



ARL/CS/13546

January 22, 2026

<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>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

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.



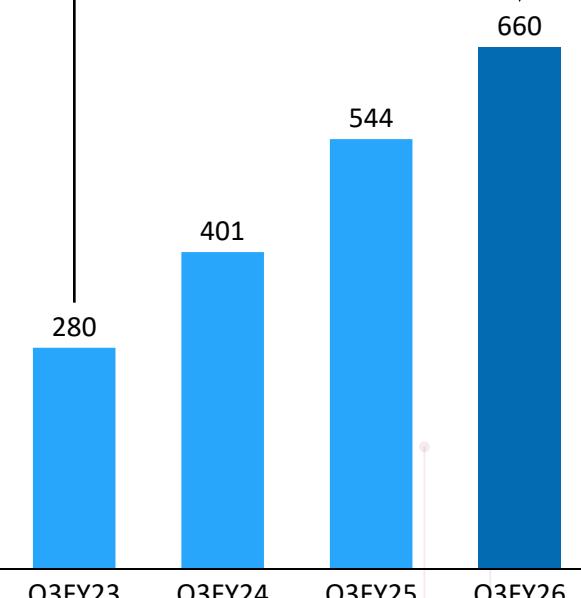
Group Housing 2 - Artistic image



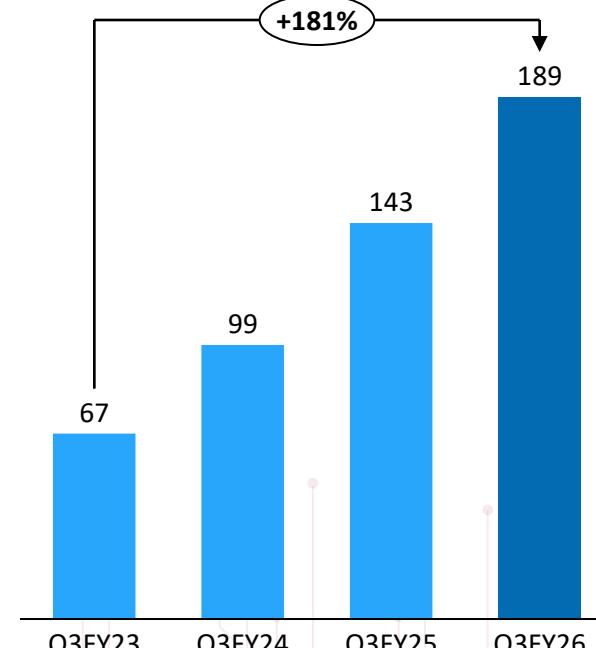
Quarterly Highlights

Q3 FY26 Performance at a glance

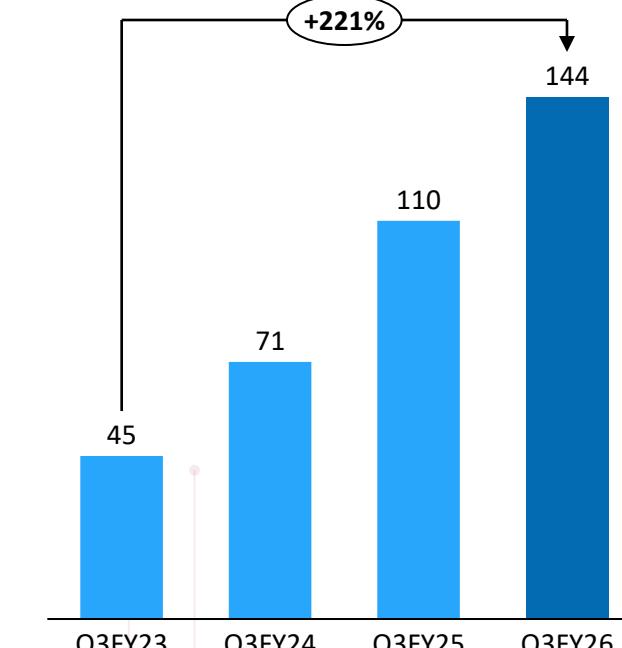
Revenue (₹ Cr)



EBITDA (₹ Cr)*



PAT (₹ Cr)



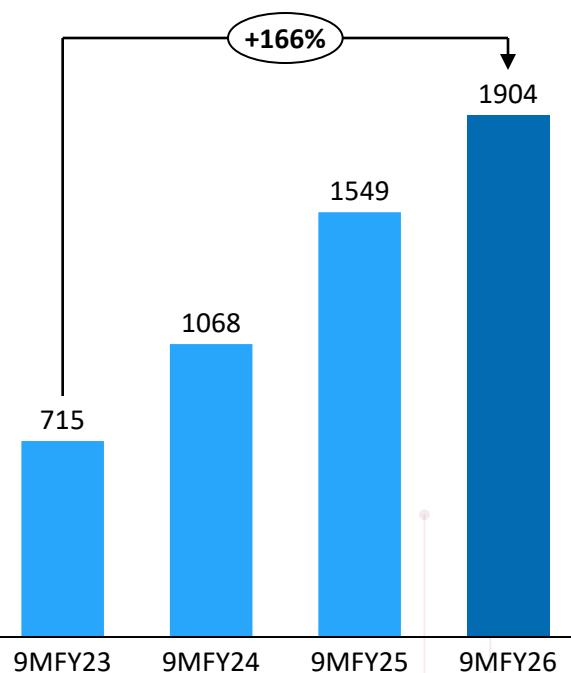
Note: All Figures Above Include Data Center & Cloud Services

*Includes Other Income

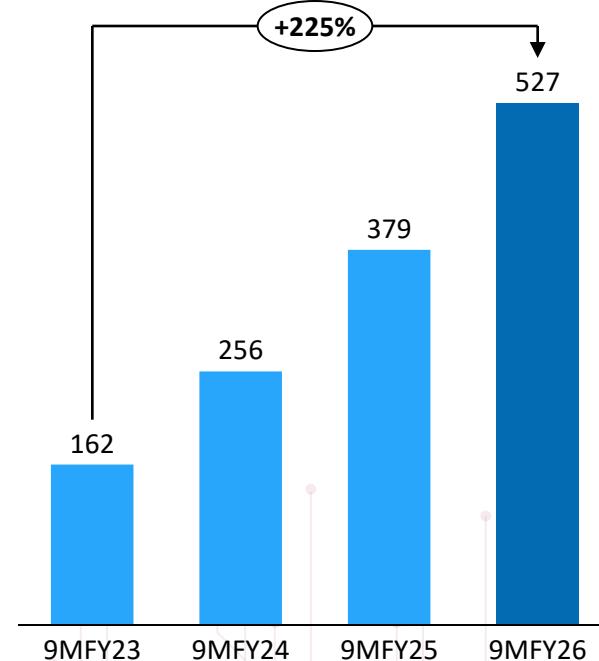
9M FY26 Performance at a glance



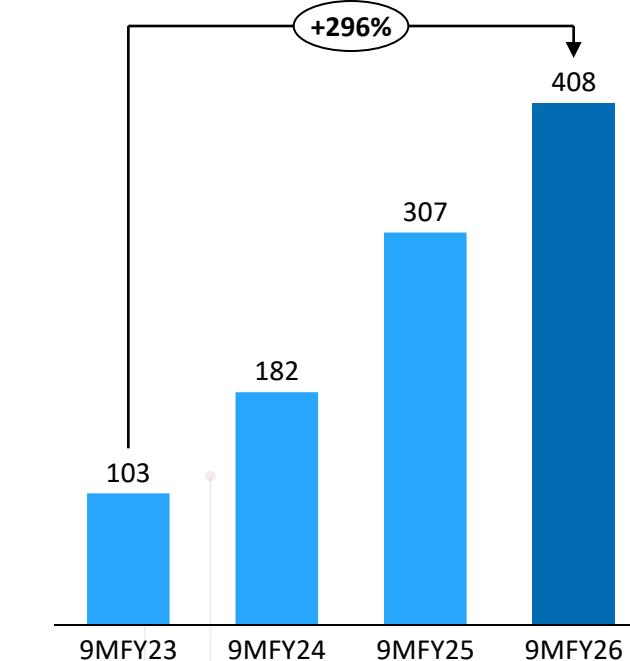
Revenue (₹ Cr)



EBITDA (₹ Cr)*



PAT (₹ Cr)



Note: All Figures Above Include Data Center & Cloud Services

*Includes Other Income

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+**

Key Highlights of 9M FY26

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** – 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.
- **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

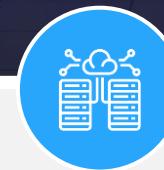
we are driving operational excellence, maintaining financial resilience, executing with discipline, diversifying revenue streams, enhancing strategic partnerships, and developing scalable, future-ready platforms.



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



Developed Commercial & Hospitality Projects for Leasing

Forayed into low-cost housing

Demerged*

Launched Ashok Estate in Sec 63 A, Gurugram

Data Center Capacity expanded - Launched Cloud Services
The Estate Residences (Group Housing 1) launched

Land Acquisition, Worked as Contractors for Govt. Projects

Entered residential real estate & launched one of the largest township in Gurugram

JV with Aditya Birla Group

Launched Birla Navya and entered into Data Center Business

Commenced Data Center business
Redevelopment of Bel-La Monde Hotel commenced

Raised Rs.1,100 cr. through QIP
Operationalised additional 22 MW IT Load capacity in Data Center
Launched Anant Raj Estate Apartments
Launched Birla Phase 4

1969-90

1990-2010

2010

2012

2019

2020

2021

2022

2023

2024

2025



Residential Business

Residential Projects



Luxury Group Housing Projects

Affordable Housing Projects



Plots & Villas Projects



Annuity Business

Data Centers



Commercial Buildings



Hotels



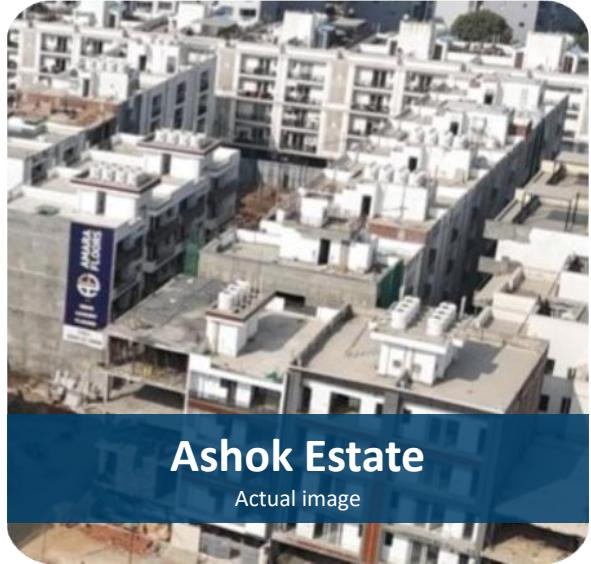
IT Parks & Office Space





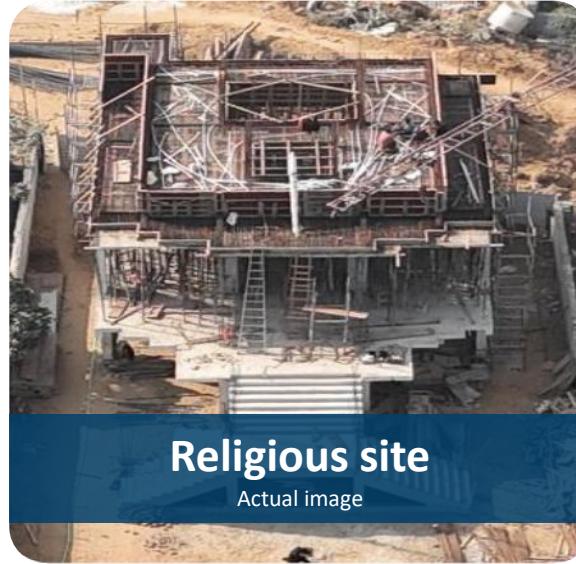
Residential Business

Residential Portfolio



Ashok Estate

Actual image



Religious site

Actual image



Group Housing

Actual image



The Estate Floors

Actual image



Affordable Housing Projects



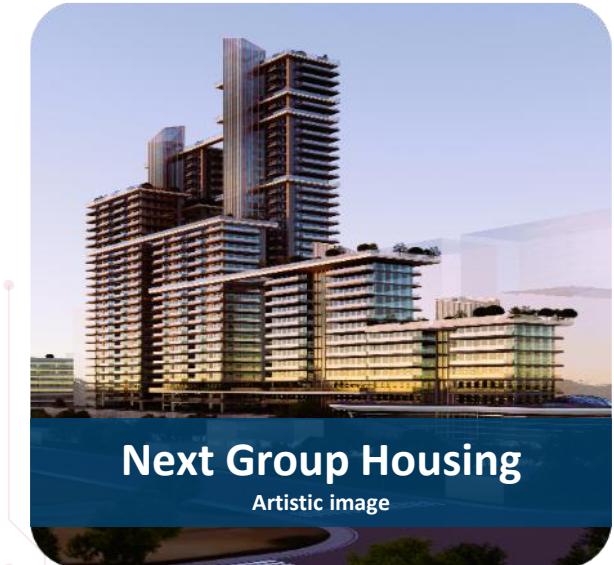
Birla Navya JV

Actual picture



Plots & Villas Projects

Actual image



Next Group Housing

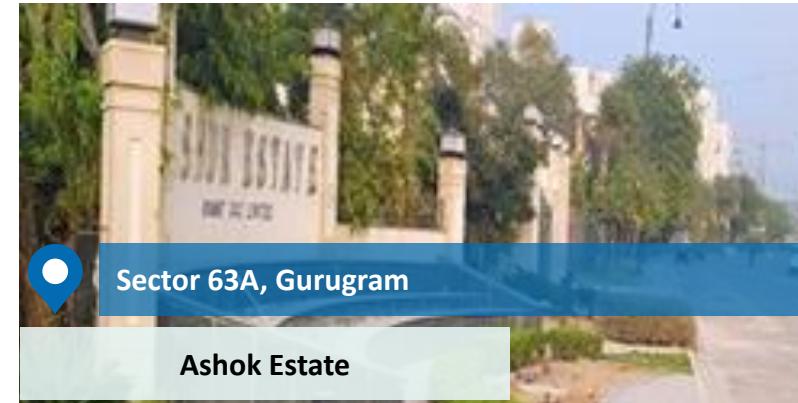
Artistic image

Anant Raj Estate – Flagship residential township in Sector 63 A, Gurugram (1/2)



Golf Course Extension, Sector 63A, Gurugram

The Estate Floors



Sector 63A, Gurugram

Ashok Estate



Actual picture Sector 63A, Gurugram

The Estate Apartments

Project Highlight

- 3-4 bhk luxury floors launched considering the potential demand for luxury homes

Project Highlight

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

Project Highlight

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

Project Status

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

Project Status

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

Project Status

- Excellent response to launched project
- Construction, development & marketing are underway
- Estimated revenue of Rs. 750 Cr.

Expansion Outlook

- Construction of dedicated club over 2 acres commenced

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 Highlight

- High rise luxury residences with 248, 4 BHK units
- Spread across 5.43 acres with saleable area of 0.99 msf.

Project Highlight

- Land allocated by APIIC
- Spread across 10.14 acres
- Comprises of 1848 units

Project Status

- Fourth phase launched in March 2025
- Phase 1 delivered and delivery of phase 2 to commence shortly

Project Status

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

Project Status

- Construction & development is in full swing
- Completion is expected in June 2027

Expansion Outlook

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

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

Expansion Outlook

- Projected revenue of ₹ 350 Cr

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



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



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.



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



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

- 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.

Expansion Outlook

- Similar projects are proposed in Sector 63 A, Gurugram

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

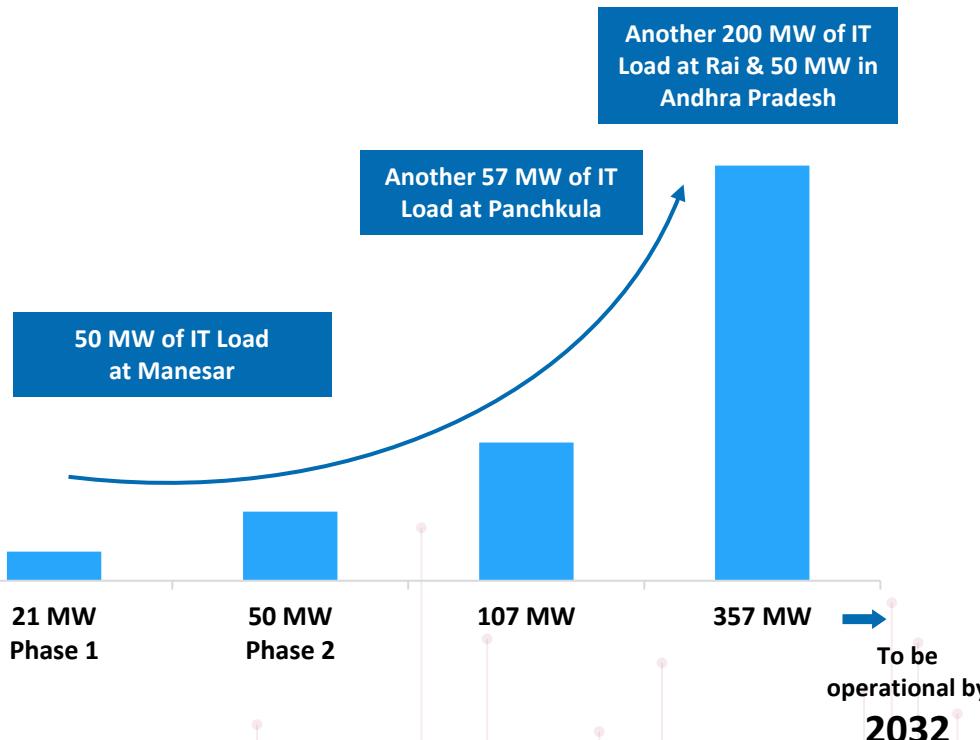
Low Cost Land Bank: Fuelling Future Growth Visibility



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

HVAC - PAHUS



COMMSCOPE®



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

21 MW IT Load operationalised
Includes Cloud Services

Building for 100 MW IT Load ready

7 MW IT Load operationalised

Expansion of capacity initiated

Design / work commenced for 20 MW

Integration of cloud services
with Orange Business is on advanced stage

Signed **MOU** with the **AP Government** for development
of new Data Center facilities along with IT Park and to
make investment for development of Data Center and
Cloud Services.

Future Plan

Incremental **IT Load** planned in subsequent years

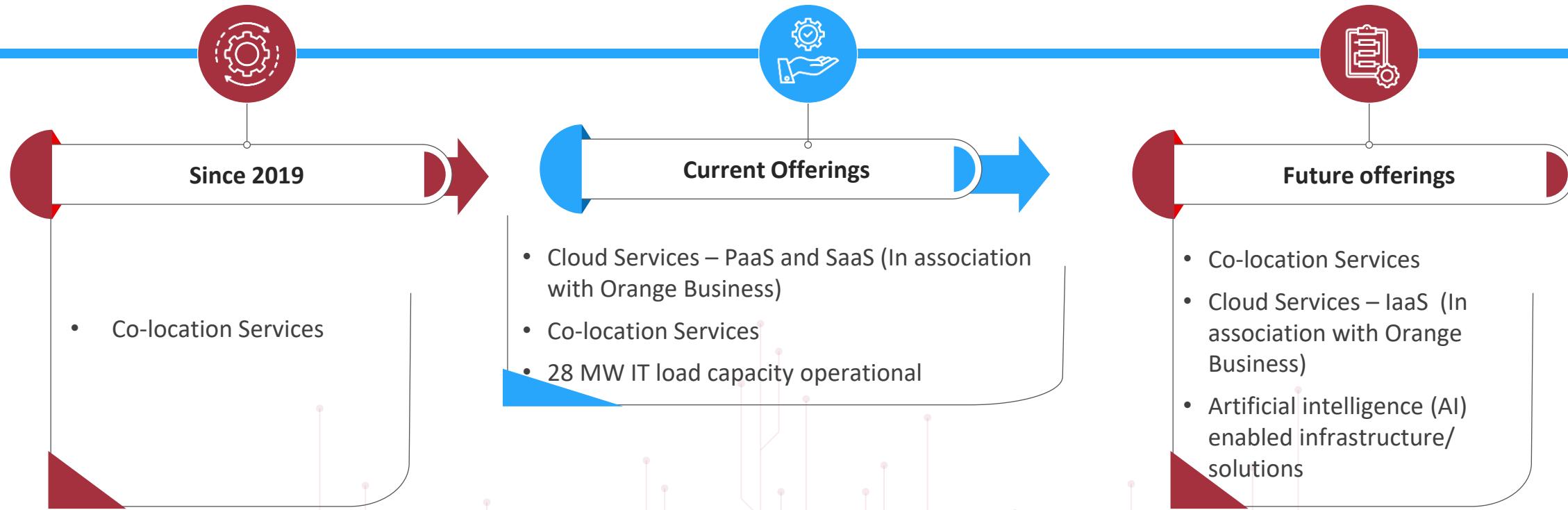
Opportunity to develop a Data Center with **100 MW**
IT Load capacity within the existing building.
Additional **100 MW IT Load** planned through a
greenfield development project

5.25 acres of greenfield land available with an FSI of
0.6 million sq. ft. wherein **50 MW** IT Load capacity is
envisioned

50 MW IT 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

Scalability
Easily scalable resources with AI enabled infrastructure based on demand



Security
Advanced security measures to protect your data

Cost-Effectiveness
Competitive pricing with transparent billing

OEMs
Best OEM products for unparalleled quality and performance



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

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)

* 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



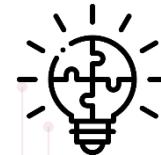
Annuity Business

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

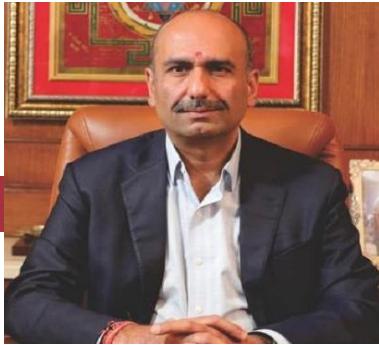
With over 50 years of proven experience, the company brings unmatched execution capability, delivering projects with precision, consistency and excellence across every stage



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

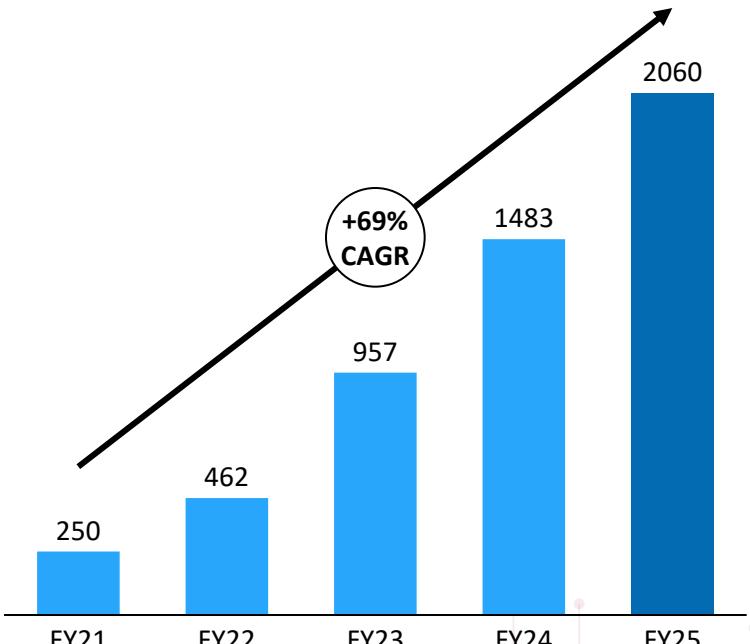
**Dynamic & Diverse
Board Driving
Strategic and
Sustainable Growth,
innovation and long-
term value creation**



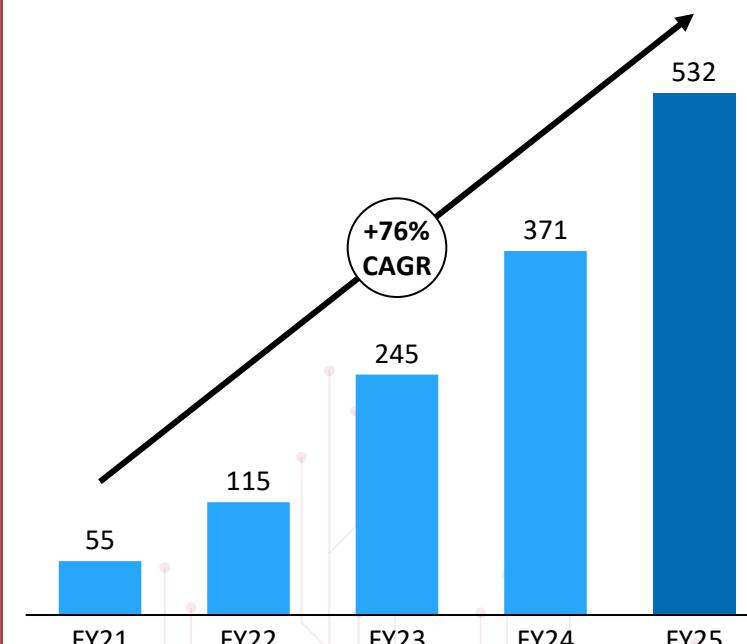
Financial Performance

FY25 Performance at a glance

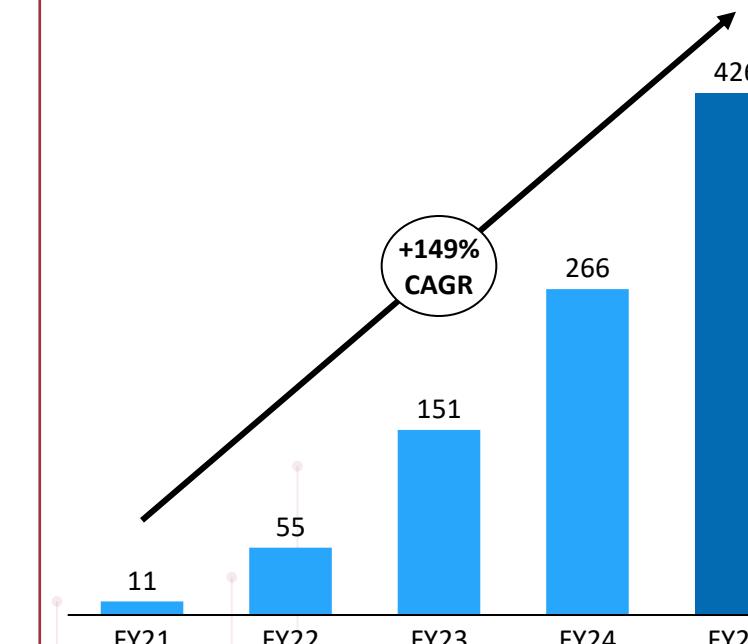
Revenue (₹ Cr)



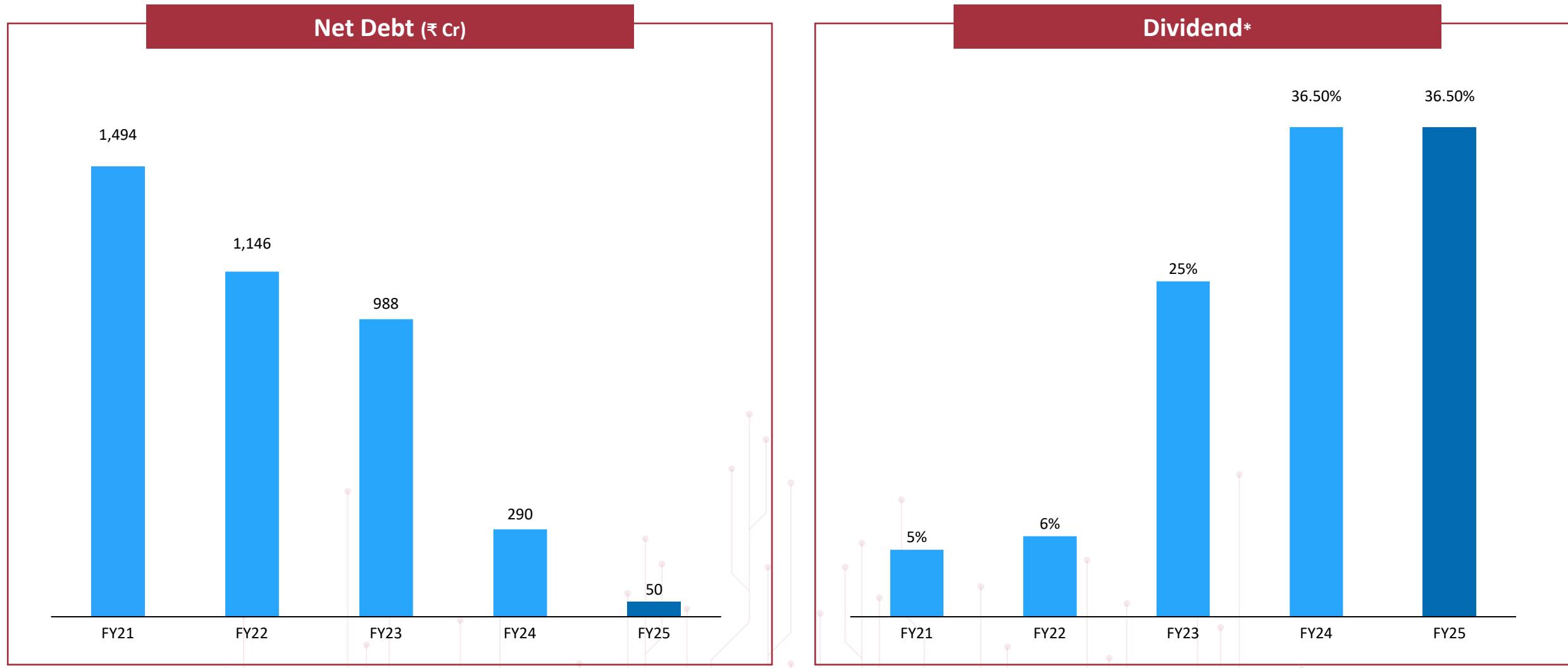
EBITDA (₹ Cr)*



PAT (₹ Cr)

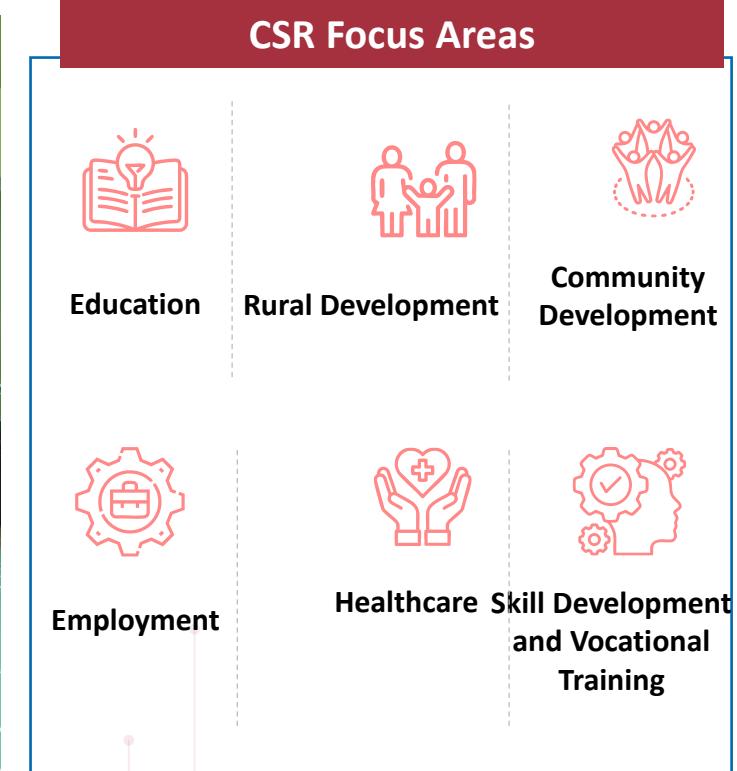


Reduced Net Debt & Consistent Dividend Payouts



*As a % of face value

Building Stronger Social and Community Bonds at Anant Raj



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](#)

