

Anant Raj Limited

CIN : L45400HR1985PLC021622

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

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Tel : (0124) 4265817



ARL/CS/13478

April 22, 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.

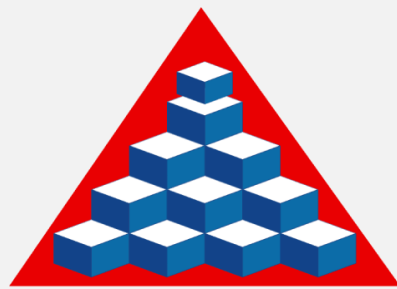
You are requested to kindly take the same on your records.

Yours Faithfully,

For **Anant Raj Limited**

Manoj Pahwa
Company Secretary
A7812

Encl: as above

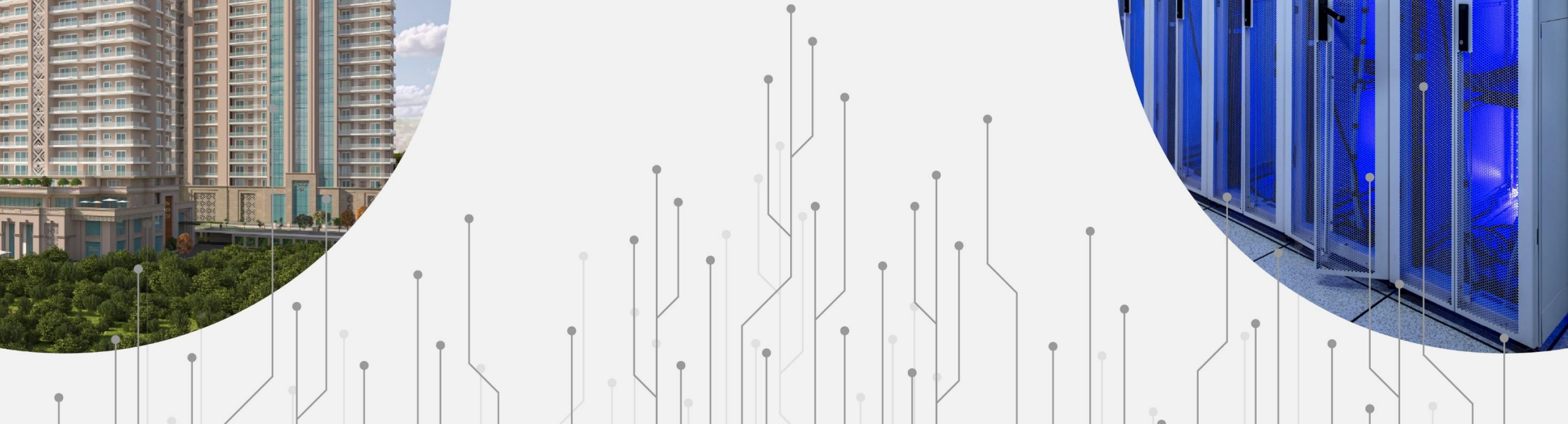


Anant Raj Limited

ANANT RAJ LIMITED

Investor Presentation

Q4 & FY25





Company Overview



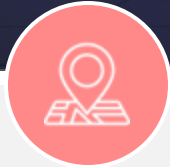
ASHOK SARIN
(Founder Chairman)

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



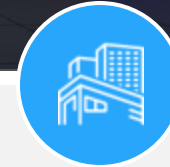
Presence across
4 Key States
of India



6 MW
Operational
Data Center Capacity
& Cloud Services



Presence across
~320 Acres of Prime,
Debt-Free Land in
Delhi-NCR

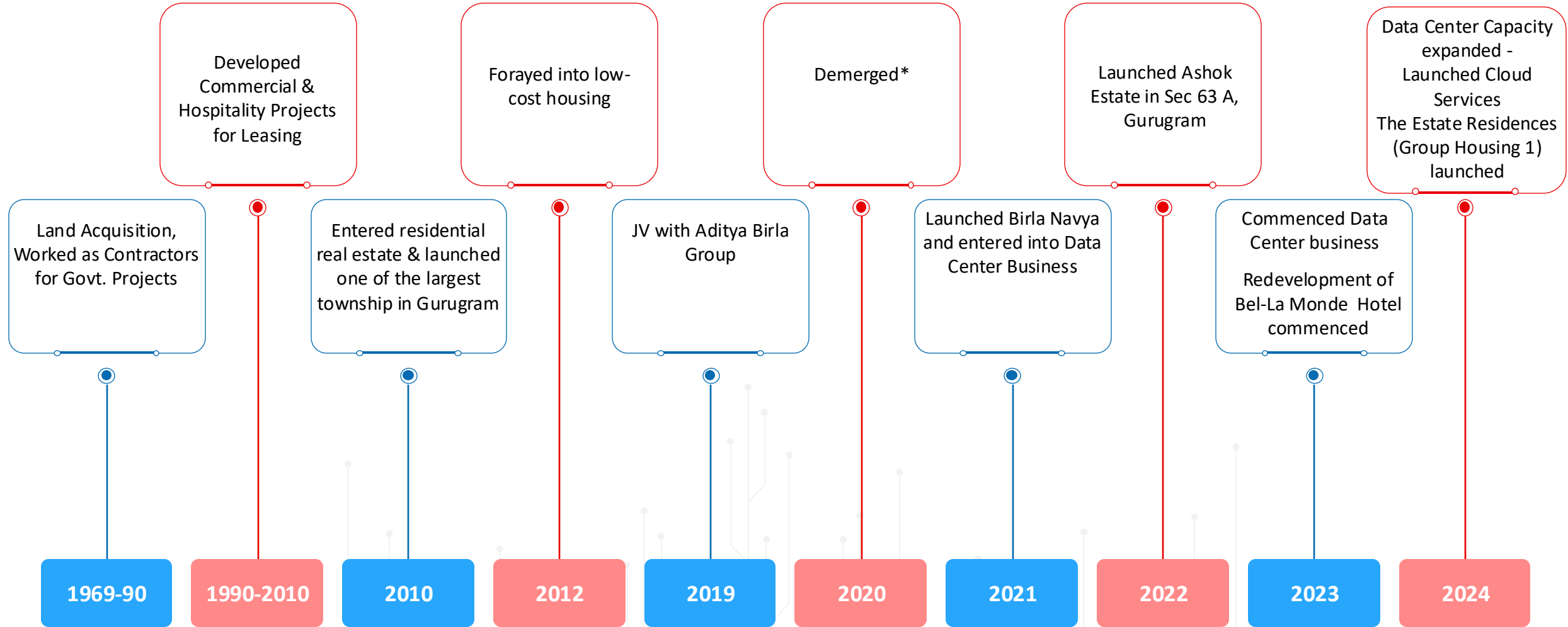


9.96 msf completed
Residential and
Commercial Projects



2,663 Units of
Affordable Housing
– Completed

50 Years of Excellence: Real Estate Legacy & Proven Diversification

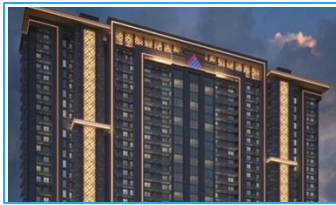


*TARC Ltd demerged from Anant Raj Ltd in 2020

Business Portfolio Overview

Residential Business

Residential
Projects



Group Housing
Projects

Affordable
Housing Projects



Plots & Villas
Projects

Annuity Business

Data Centers

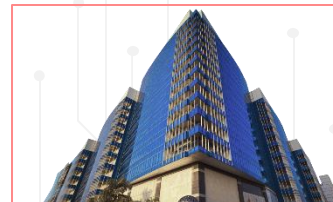


Commercial
Buildings

Hotels



IT Parks & Office Space

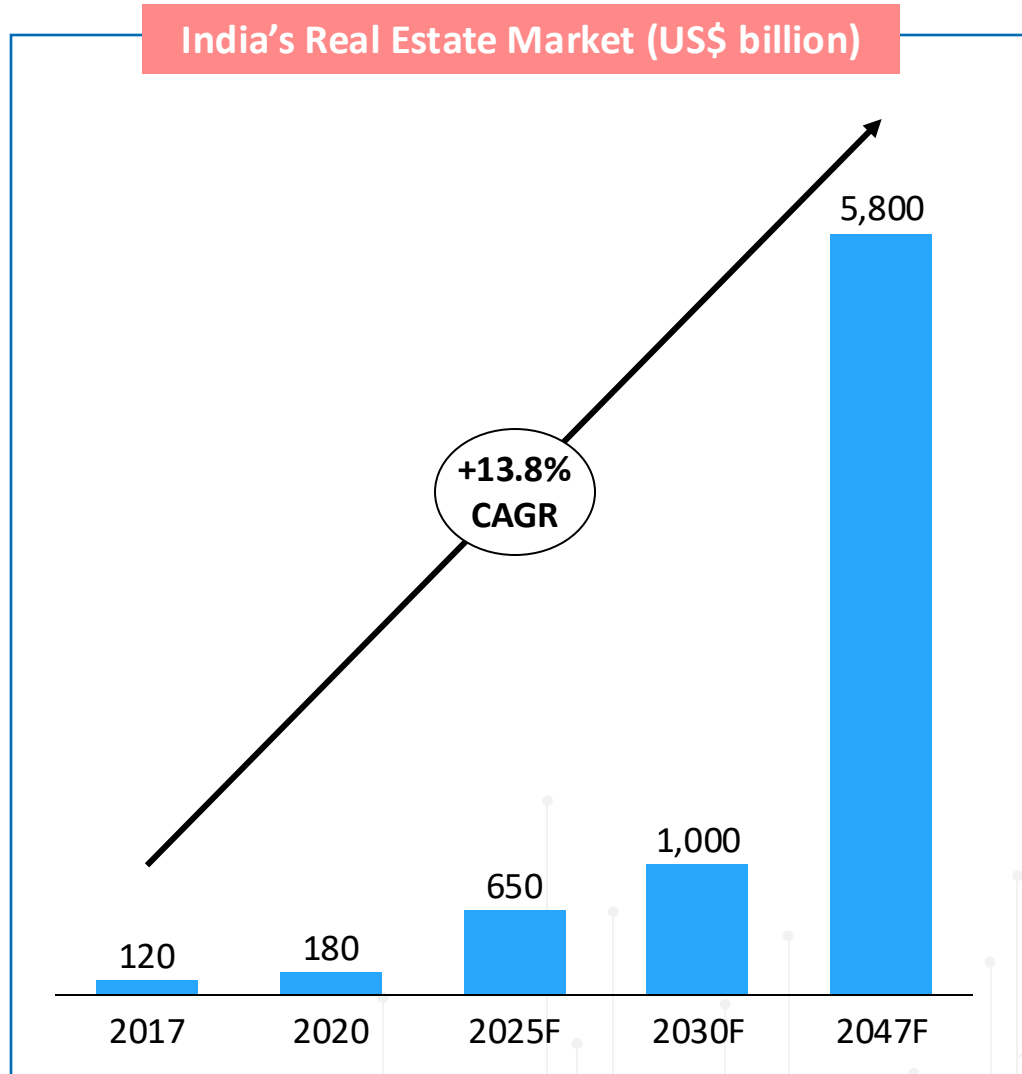




Residential Business



India's Real Estate :A Sector Poised for Growth



Real Estate Sector's Contribution to GDP of India



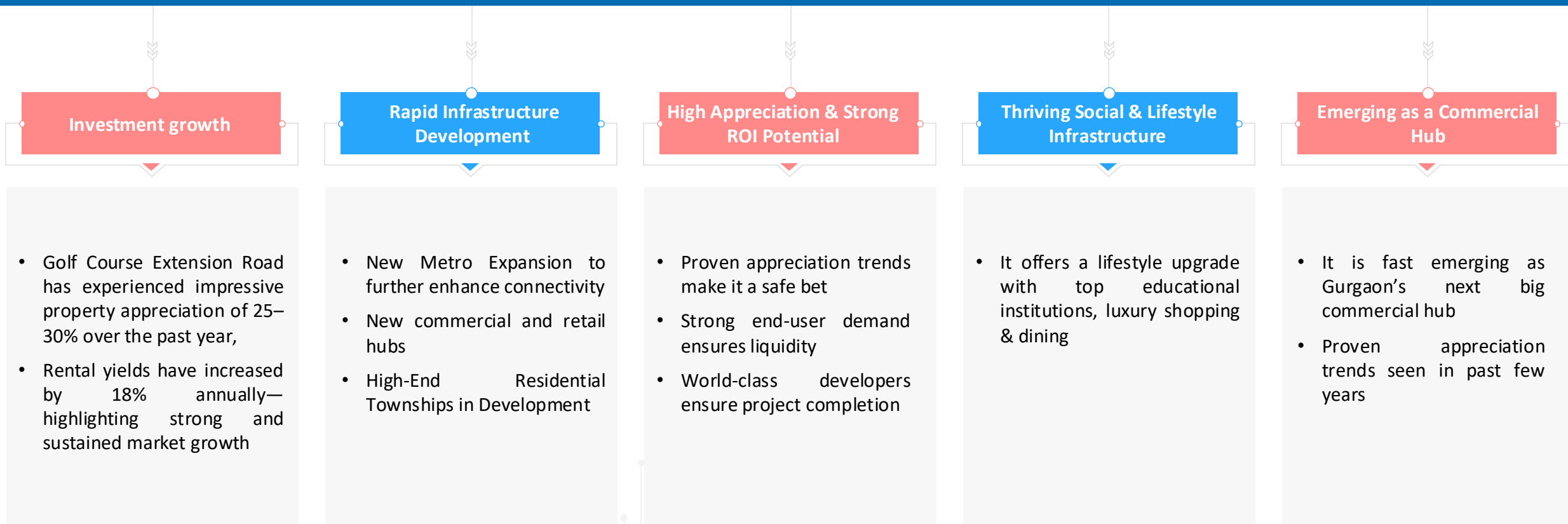
The housing market in Delhi NCR continues to experience a notable uptrend during 2024

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



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



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.
- 2nd Phase Revenue Potential : ₹ 1,500 Cr to be realized over the course of next 2-3 years



Project Status – Q4FY25

- **Independent Floors**
- **Phase 1:** Completed & handed over
- **Phase 2:** Construction to commence shortly



Growth & Expansion Outlook

Anant Raj Estate Floors 1

- Launch date: June 25
- Completion date : Jun 28
- Total Salable Area: 0.40 msf

Anant Raj Estate Floors 2

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



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 – Q4FY25

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



Growth & Expansion Outlook

- Construction of dedicated club over 2 acres commenced

Avarna Independent Floors



Sector 63A, Gurugram



Project Highlights

- Also known as Birla Navya, JV project with Birla Estate Private Limited for development of residential units
- Planned development of **764 luxury independent floors**
- Spread across 191 residential plots
- The project is planned in 4 phases



Project Status – Q4FY25

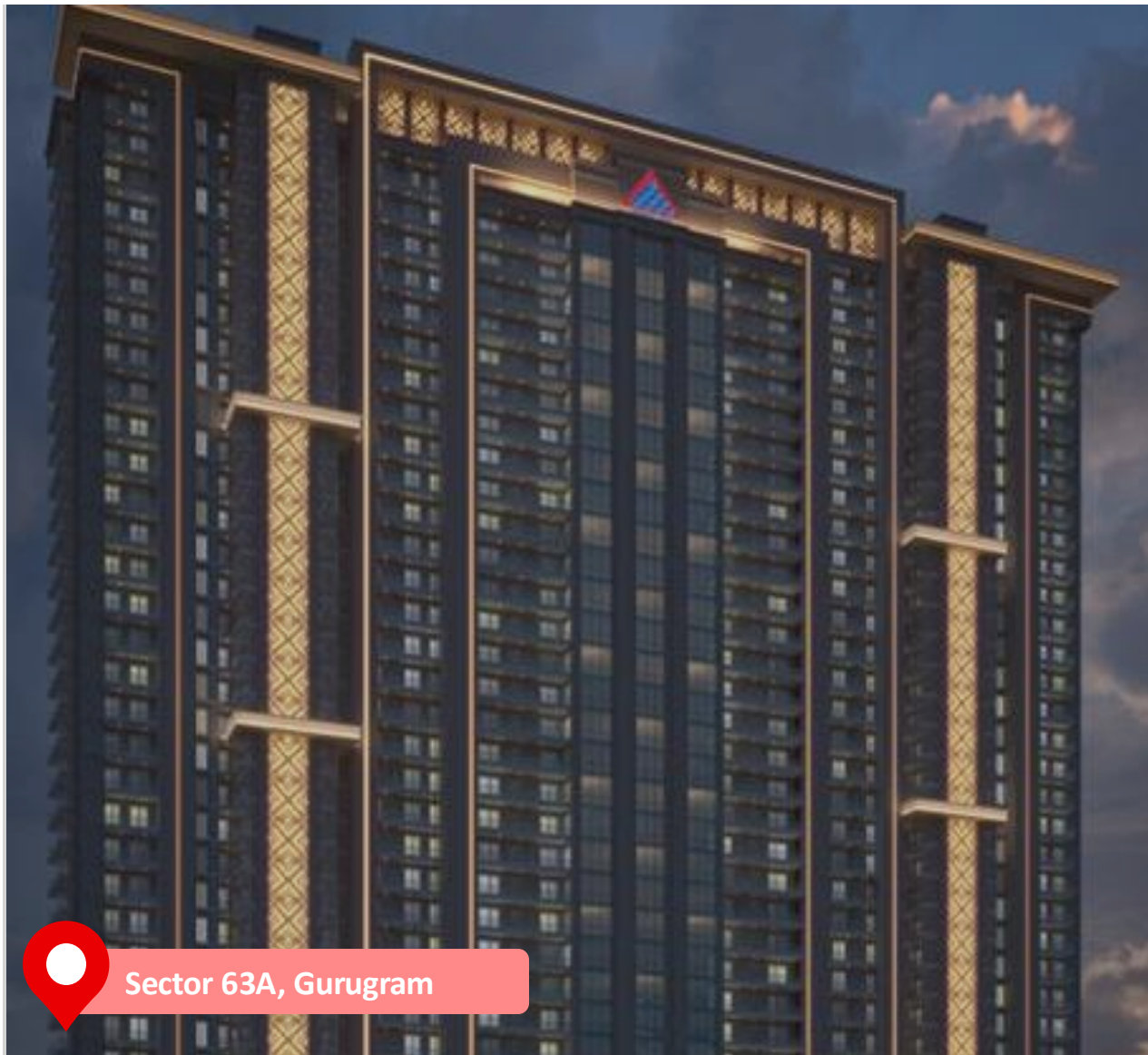
- All **554** units across the first three phases have been sold out
- Delivery of Phase I is nearing completion, and delivery of Phase 2 will commence soon
- Fourth phase launched in March 2025



Growth & Expansion Outlook

- Expected cash flow: **₹1,000 Cr** from all 4 phases

Group Housing- The Estate Residences



Project Highlights

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 – Q4FY25

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



Growth & Expansion Outlook

Group Housing 2

- Total saleable area: 1.09 million sq. ft.
- Launch timeline: Q2 FY26
- Expected completion: Mar 29
- Estimated revenue: ₹2,180 Cr

Group Housing 3

- Total saleable area: 1.33 million sq. ft.
- Launch timeline: Q3 FY26
- Expected completion: Sep 29
- 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 1848 units



Project Status – Q4FY25

- The project was launched in Nov 2023
- Construction & development is in full swing
- Completion is expected in June 2027



Growth & Expansion Outlook

- Projected revenue of ₹ 350 Cr

Residential Projects

Projects	Launch Date	Completion Date	Total Saleable Area (msf)
Sector 63A, Gurugram - Residential (Ongoing):			
Anant Raj Estate – Plots and Villas	Mar-23	Mar-27	0.55
Ashok Estate	Jul-22	Dec-25	1.34
Avarna Independent Floors (Phase 1, 2 and Phase 3)	Apr-22	Apr-27	1.16
Anant Raj Estate GH-1, The Estate Residences	Feb-24	Mar-30	0.99
Sector 63A, Gurugram - Residential (Planned):			
Anant Raj Estate Floors 1	Jul-25	Jun-28	0.40
Anant Raj Estate Floors 2	Jan-26	Dec-28	0.40
Avarna Independent Floors (Phase 4)	Mar-25	Dec-28	0.69
Anant Raj Estate GH-2	Jul-25	Mar-29	1.09
Anant Raj Estate GH-3	Oct-25	Sep-29	1.33
Others – Residential (Ongoing):			
Anant Raj Ashray 2, Tirupati	Nov-23	Jun-27	1.22



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

Ashok Estate Sector 63A, Gurugram

Hospitality Projects



Anant Raj Center I



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.



Anant Raj Center II



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



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



Anant Raj Tech Park, Panchkula



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

Commercial Projects

Projects	Estimated Launch	Estimated Completion	Total Leasable Area (msf)	Leased Area (% of Total Leasable Area)
Commercial:				
Ashok Tower		Sep-28	0.16	-
Office Building, Sector-44, Gurugram		Completed	0.12	100%
Tech Park, Panchkula		Completed	0.44	20%
Hospitality & mix land use :				
Anant Raj Center 1 (Earlier Hotel Bel La Monde), Mehrauli, Delhi	Jan-24	Apr-28	0.56	Existing area leased
Anant Raj Center 2 (Earlier Stellar Resort,) NH-8, Delhi	Oct-25	Sep-29	0.70	Existing area leased

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
<i>Total</i>		<i>83.43</i>



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

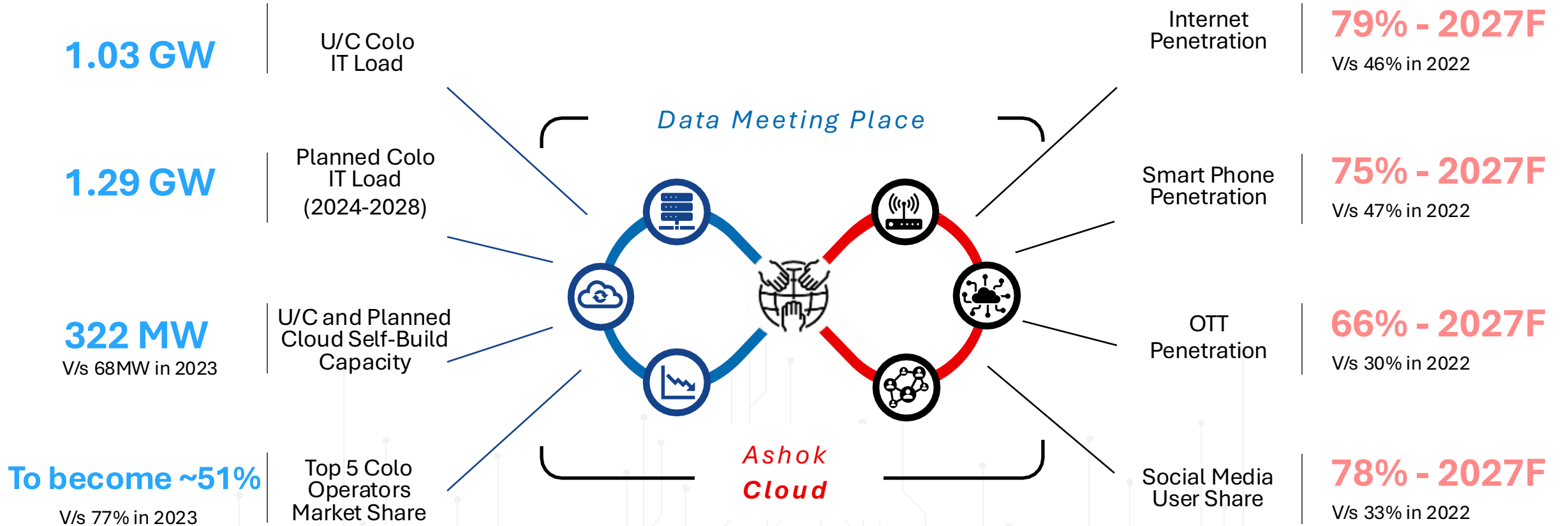
Source: India Data Centre Market Dynamics/ JLL Research



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

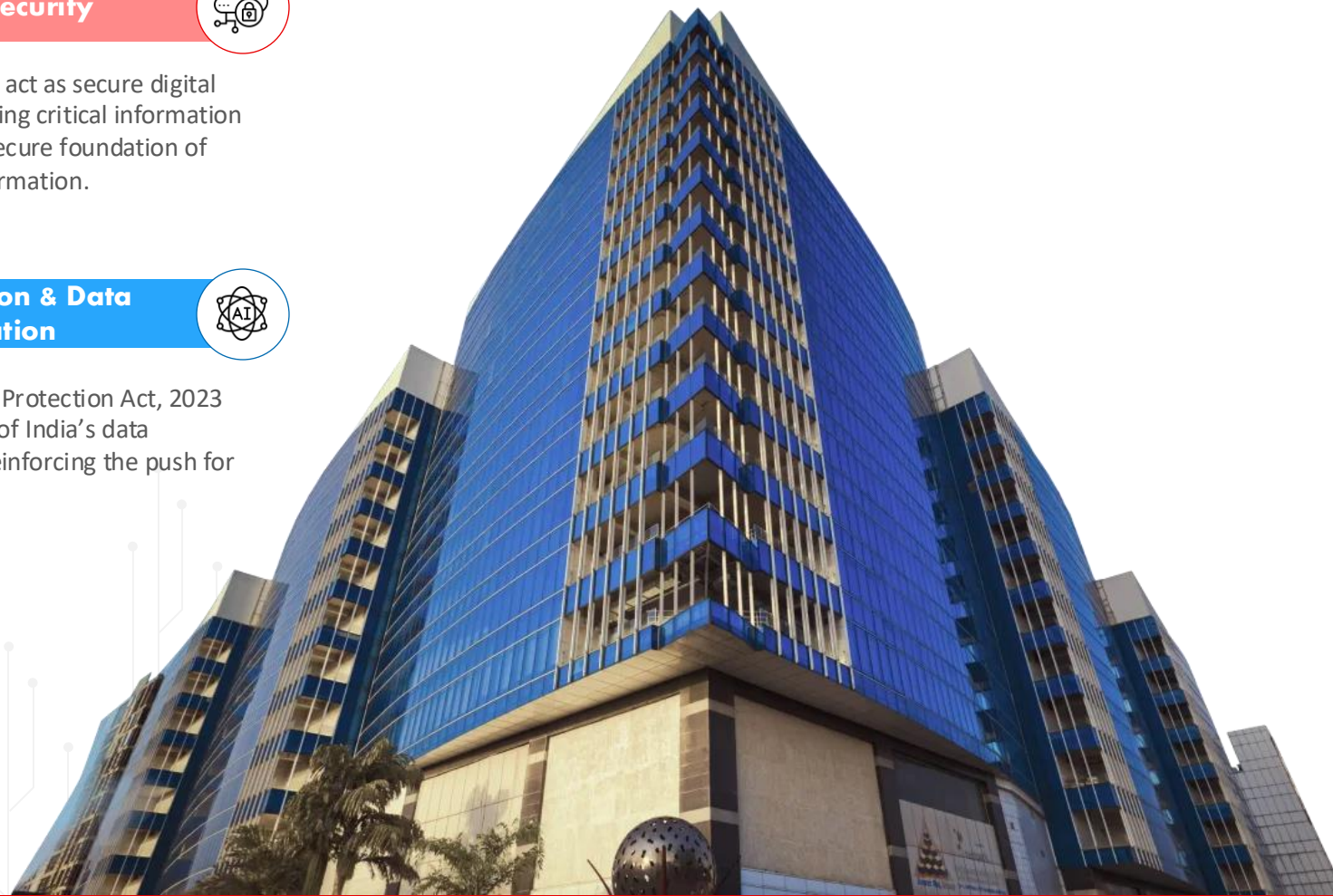


Digital Personal Data Protection Act, 2023 marks the beginning of India's data protection regime, reinforcing the push for data localization

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.

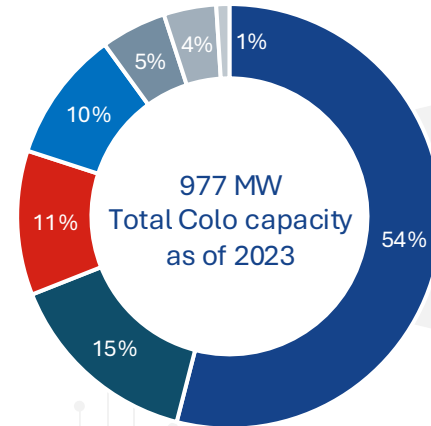


India's Data Center Boom: Delhi NCR to Witness Significant Growth

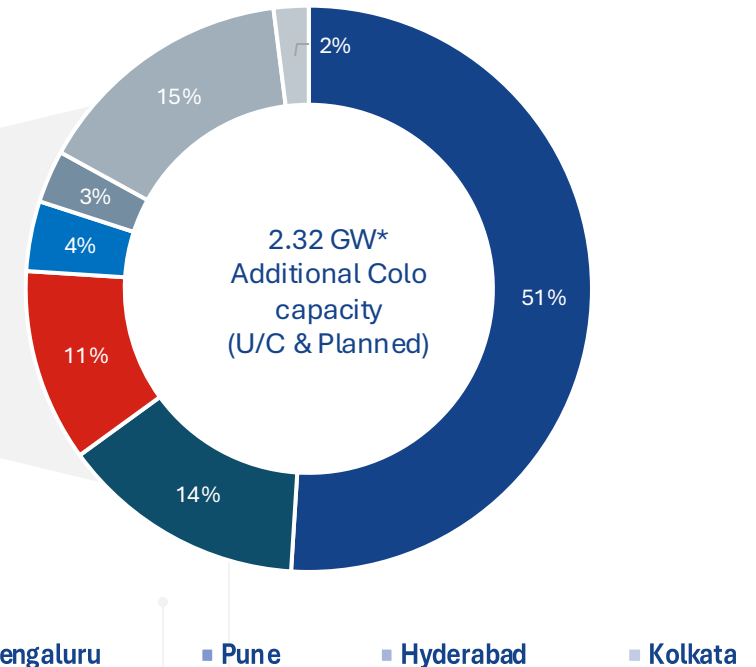
India ranks among the fastest-growing data center markets in the APAC region and is one of the top 15 globally; Rapid capacity expansion and an evolving operator landscape are expected over the next five years.



Colo Capacity (as of 2023)



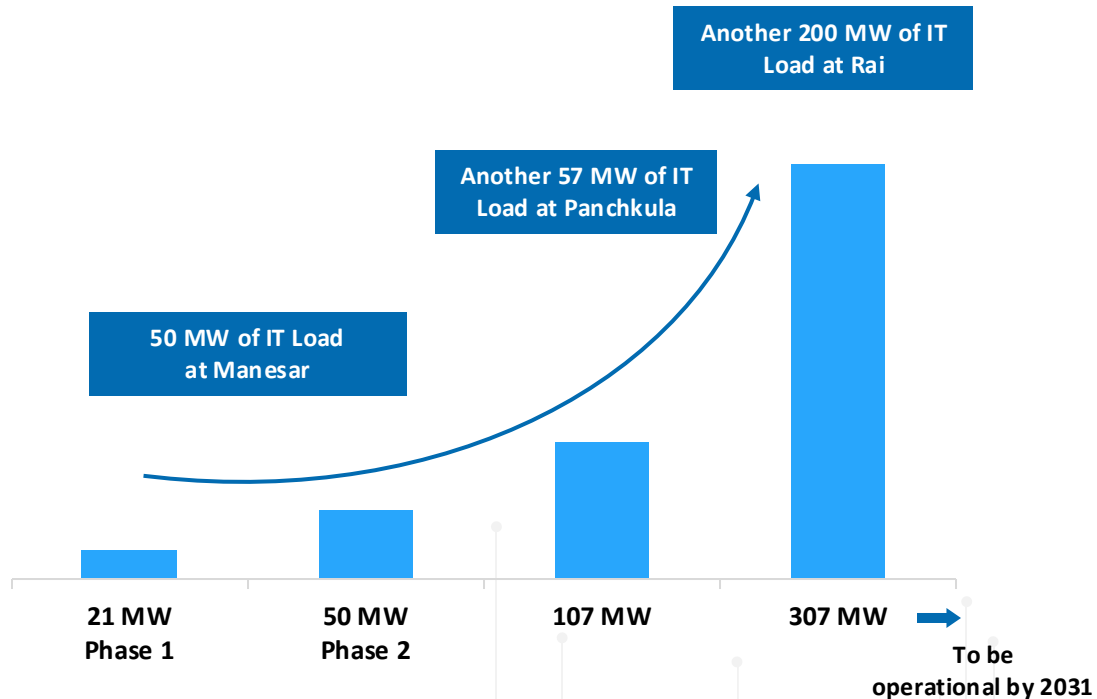
Future Colo Supply Pipeline (2024F – 2028F)



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

Data center capacity
set to hit
28 MW
in Q1 FY26

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

Building for the 7MW IT Load ready

Building for 100 MW IT Load ready

15 MW IT Load ready to be commenced in
Q1 FY26

7 MW IT Load ready to be commenced in
Q1 FY26

Design / work commenced

Future Plan

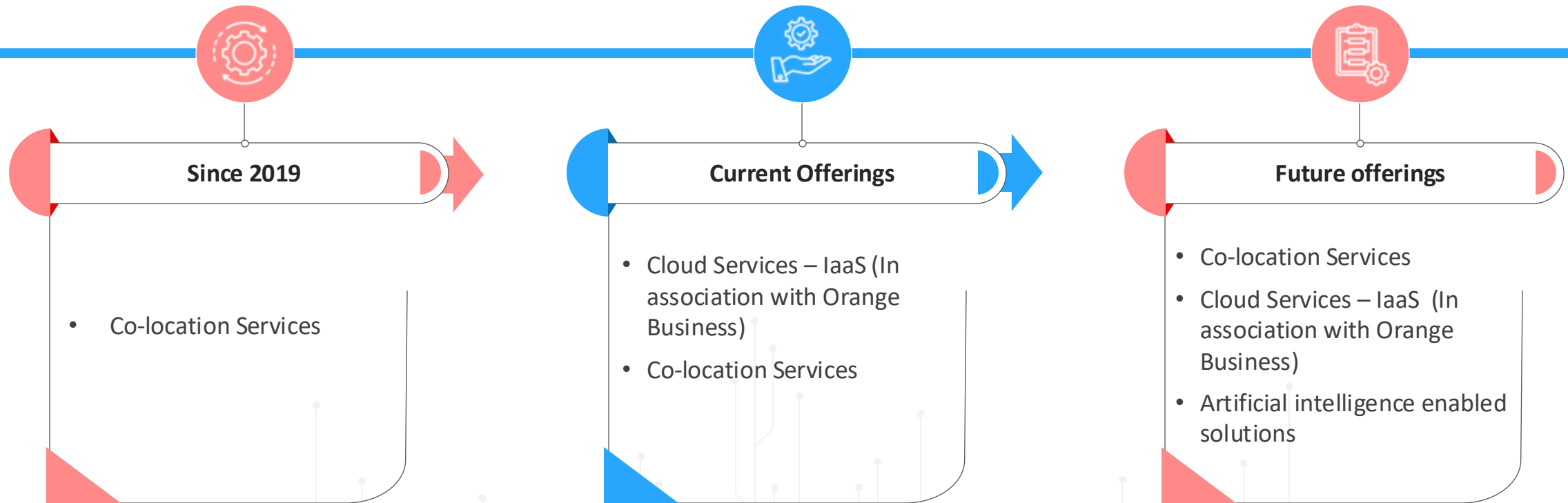
Incremental **29 MW IT** Load planned in
subsequent years

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

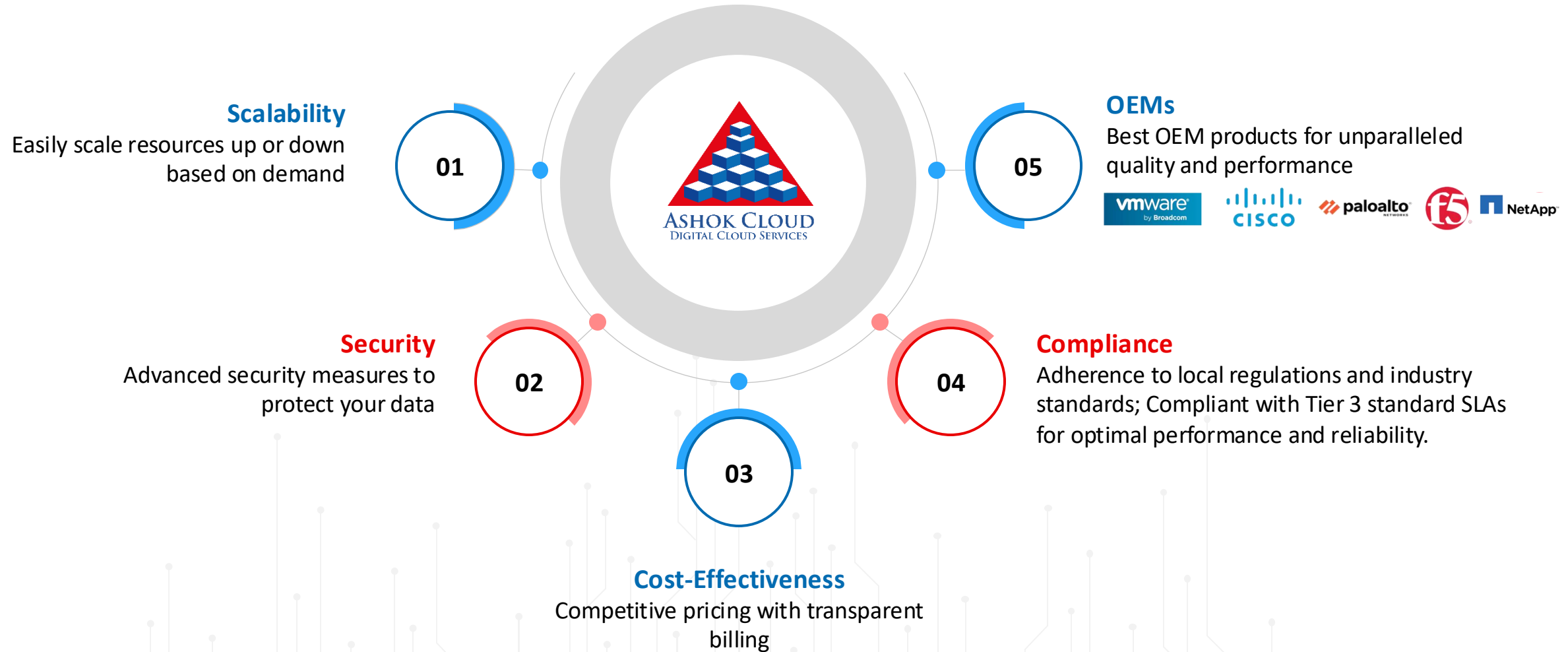


Monitoring And Support



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

Incremental Capacity of **22 MW IT Load** ready to be operationalised



Co-Location Expansion

Scale up to 307 MW IT Load by 2031



Cloud Service Adoption

Cloud Services operationalized 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

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

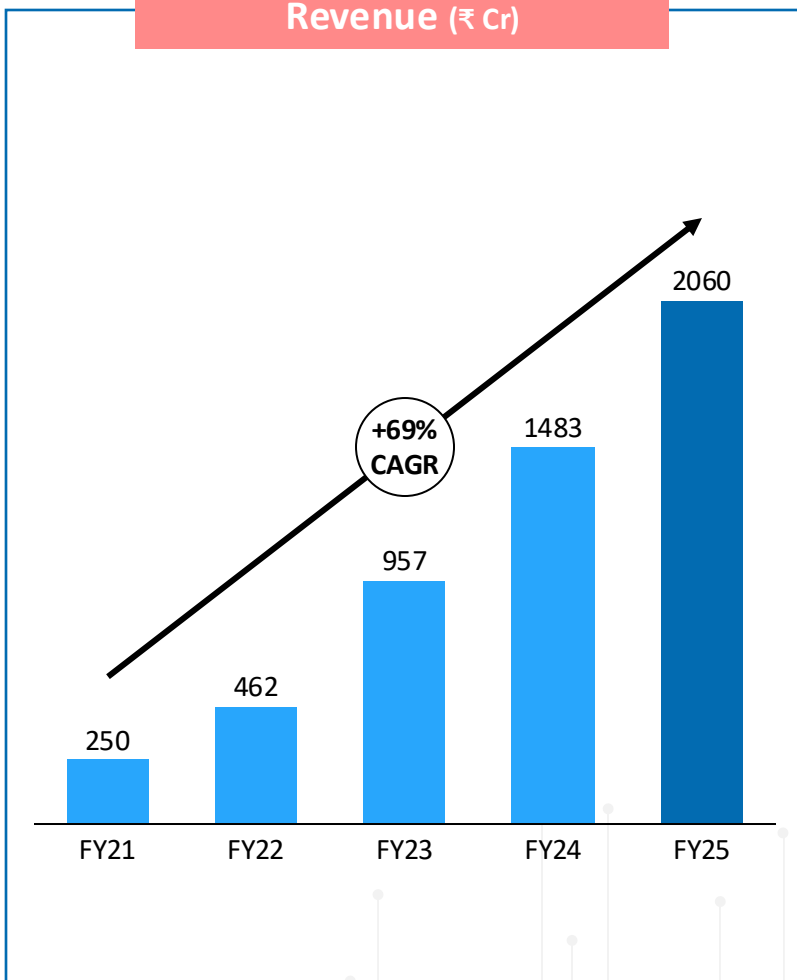


Quarter IV & Full Year 2024-25 Performance

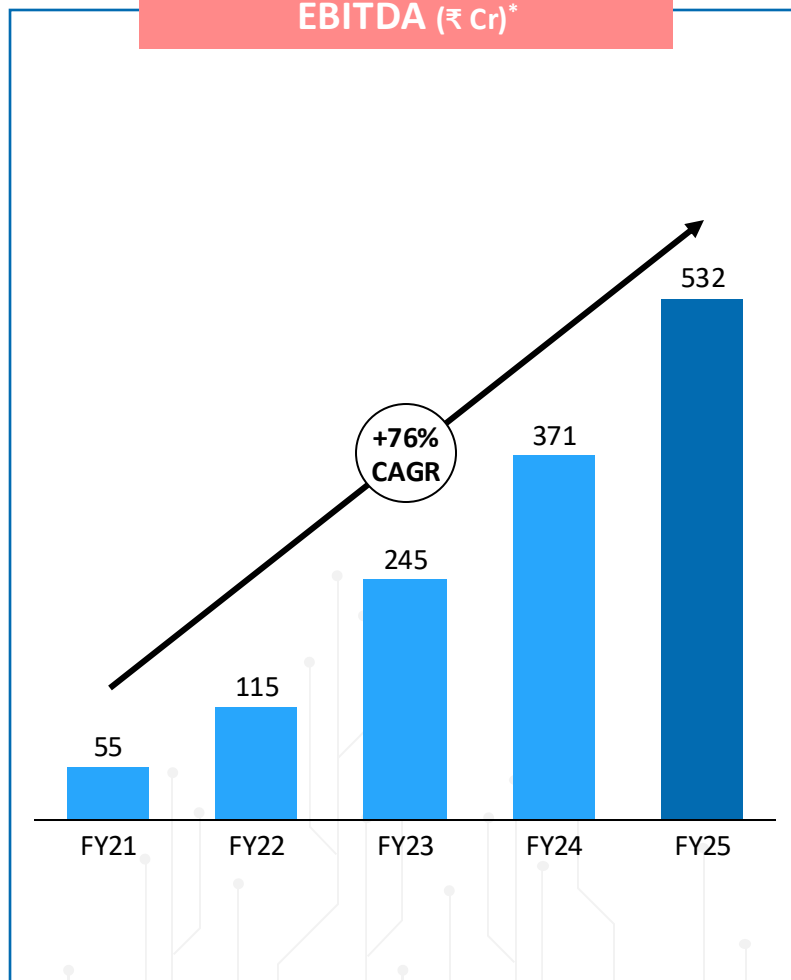


FY25 Performance at a glance

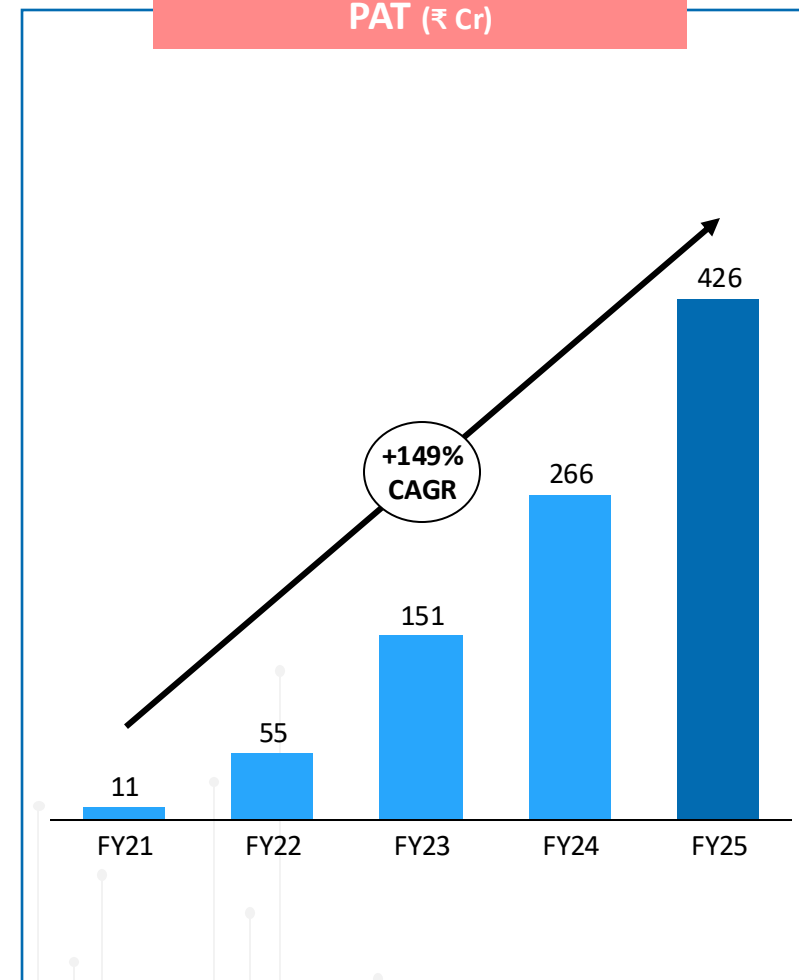
Revenue (₹ Cr)



EBITDA (₹ Cr)*



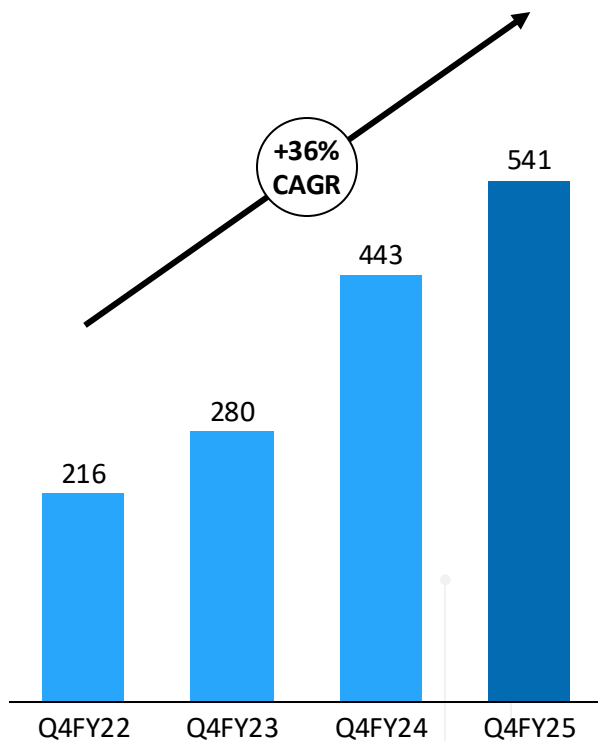
PAT (₹ Cr)



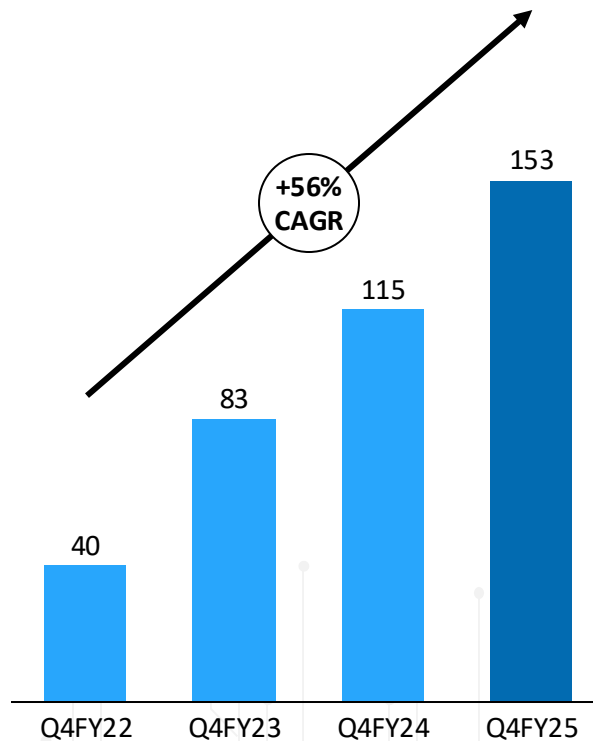
*Includes Other Income

Q4 FY25 Performance at a glance

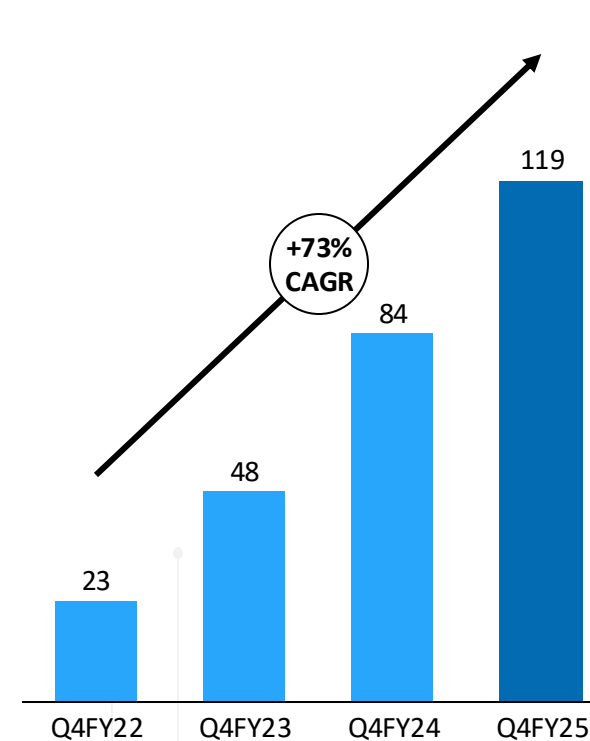
Revenue (₹ Cr)



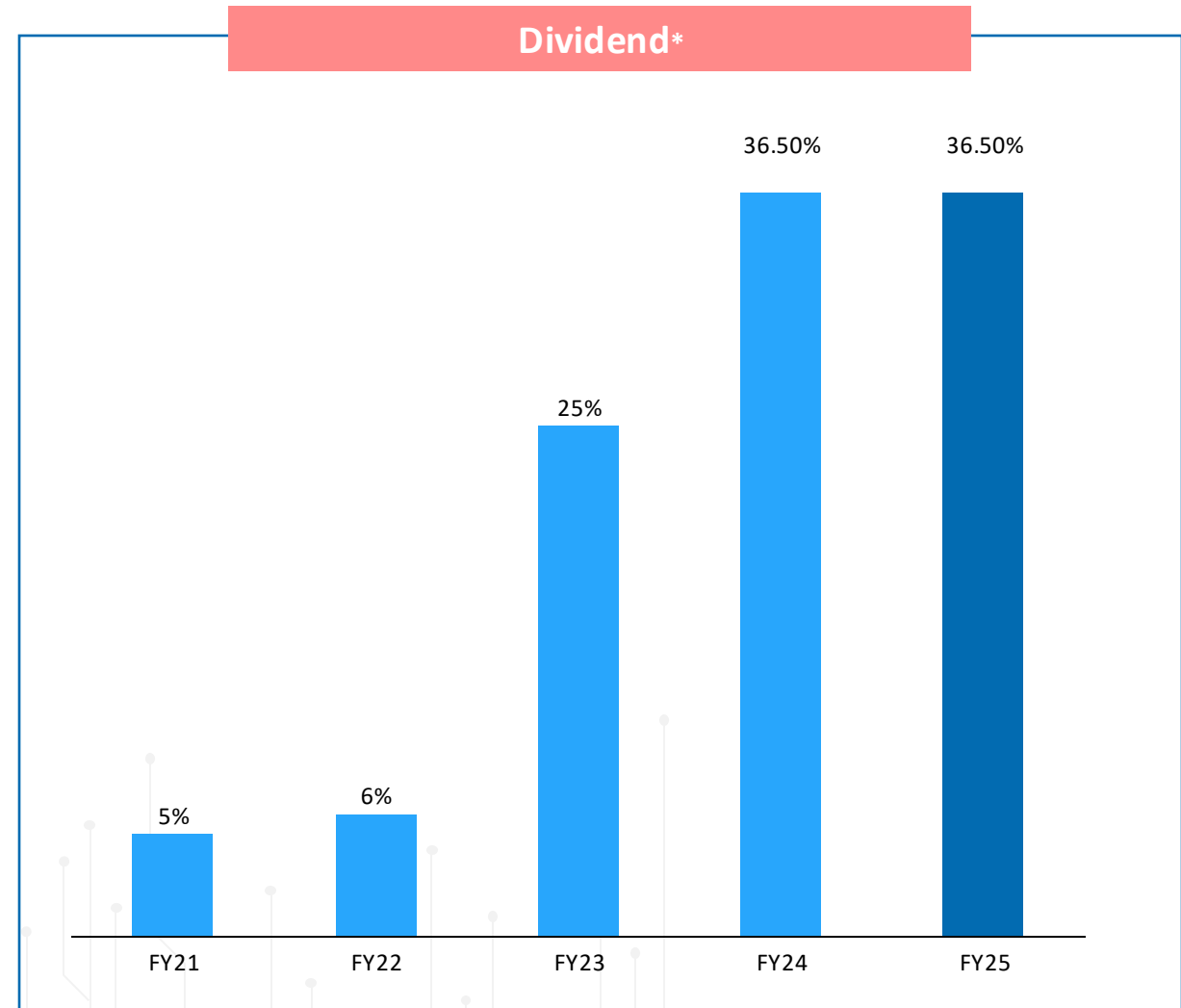
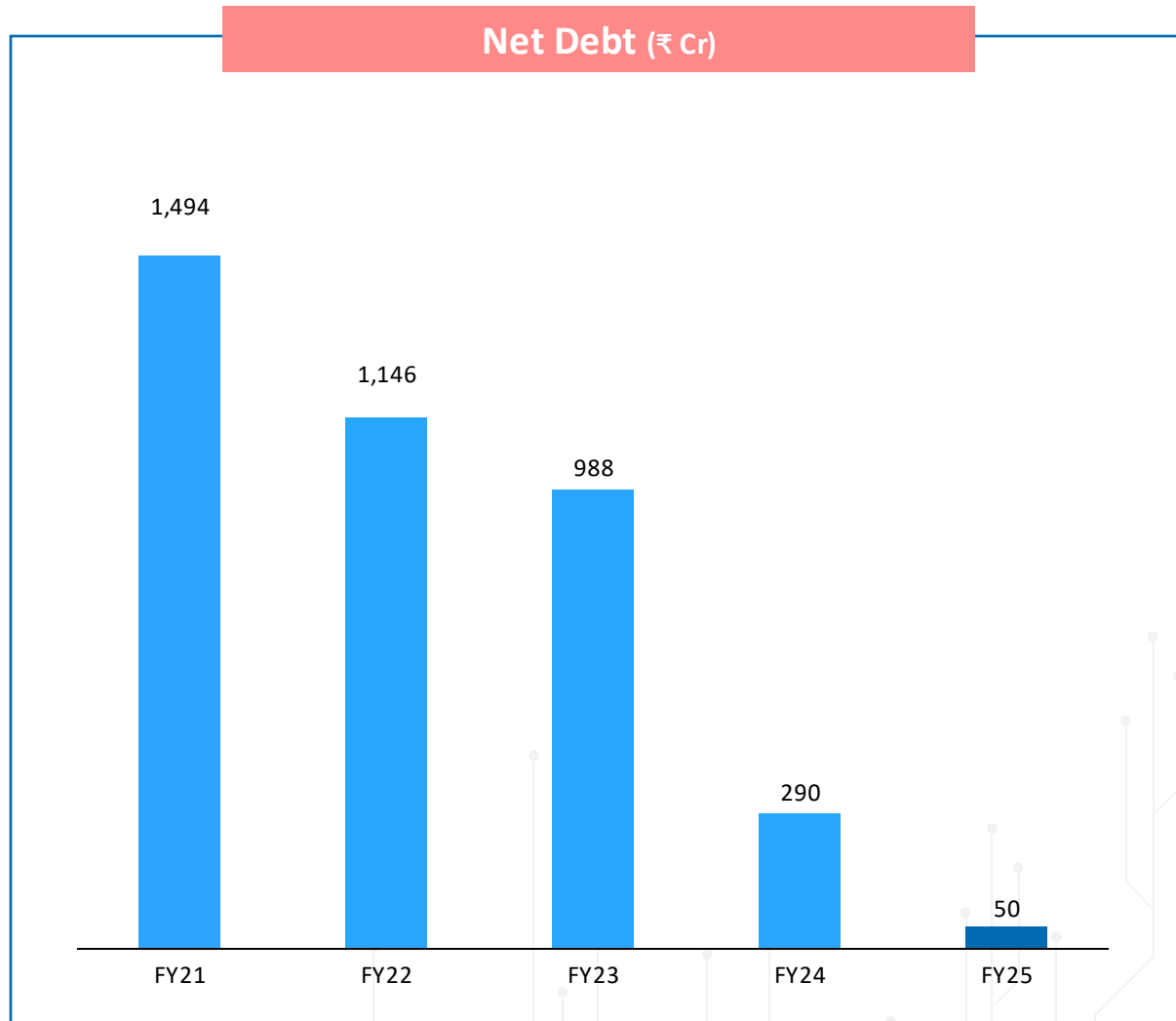
EBITDA (₹ Cr)*



PAT (₹ Cr)



Reduced Net Debt & Consistent Dividend Payouts



*As a % of face value

Key Highlights of Quarterly & Full year Performance (1/2)

Key Result Highlights



- **Revenue** from operations for Q4 FY25 stood at ₹ 541 Cr, **up 22%** YoY; **EBITDA** for Q4 FY25 stood at ₹ 153 Cr, **up 33%** YoY.
- **PBT** for Q4 FY25 **grew 43%** YoY to ₹ 141 Cr ; **PAT** in Q4 FY25 **jumps by 42%** YoY to ₹ 119 Cr.
- **FY25 annual Revenue, EBITDA and PAT** grew by **39%, 43% and 60%** as compared to FY24, reflecting strong business momentum and sustained growth trajectory.
- The company continues to significantly reduce its debt; Net debt on **31.03.2025 stood at ₹ 50 Cr** vs ₹ 290 Cr on 31.03.2024.

Data Center & Cloud Services



- **Data Center Expansion** – Operationalized 6 MW IT load data center at Manesar, with an additional 15 MW at Manesar and 7 MW at Panchkula on track, bringing the **total capacity to 28 MW IT load capacity ready to be operationalized in Q1 FY26**.
- Successfully **launched** Bharat's own sovereign **cloud platform**, 'Ashok Cloud,' on 0.5 MW IT load in collaboration with Orange Business, initially offering **Infrastructure as a Service (IaaS)**. With plans to expand cloud infrastructure, including IaaS and colocation services, the company remains well-positioned to capitalize on the growing demand for data centers data localization, and India's under-penetrated data infrastructure market.
- **Partnership signed with CSC Data Services India Limited**, approved under National E-governance plan, to jointly offer Data Center services to various Govt. and Private organisations.

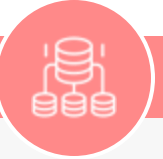
Key Highlights of Quarterly & Full year Performance (2/2)

Real Estate



- **Construction of The Estate Residences** (Group Housing 1) has begun, work is progressing at full swing. Project is fully sold out.
- **Construction** has already commenced in **Anant Raj Aashray – 2**, Tirupati and is progressing at full speed, staying on track for timely delivery.
- Construction for **Birla Navya Phase 1 completed**. Phase 2 is in advance stage of completion. Phase 3 construction in full swing.
- New version of Independent Floors, branded as **The Estate Apartments**, is in **advanced stage of the launch**. The sample apartment is ready, and soft discussions are already underway in the market.
- The approval process for the recently acquired 11.35 acres is in its advanced stage, with the **Letter of Intent for land conversion already received**.
- Birla Navya **Phase 4 launched** in March 2025.

Others



- **Promoters fully subscribed to fully convertible warrants** valuing ₹.100 cr. @ ₹ 730 per share - Allotment completed
- The Board of Directors recommended a final dividend of **36.50%** to existing share holders.

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

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

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Mr. Irfan Raeen

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Thank You

