

28th September, 2021

To,
BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

To,
National Stock Exchange of India Limited
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Security Code: 539301
Security ID : ARVSMART

Symbol: ARVSMART

Dear Sir,

Sub: Corporate Presentation and Strategic Outlook - 28 September, 2021.

With reference to captioned subject, we are enclosing herewith a Corporate Presentation and Strategic Outlook - 28 September, 2021.

This is to further inform that a copy of the said Presentation is also available on the website of the Company at www.arvindsmartspaces.com.

Please take the above on your record.

Thanking you,

Yours faithfully,

For Arvind SmartSpaces Limited

**PRAKASH
BHOGIBHAI
MAKWANA**

Digitally signed by PRAKASH BHOGIBHAI
MAKWANA
DN: c=IN, o=Personal, postalCode=380054,
st=GUJARAT,
serialNumber=f671636d730236e61303726
70ca2fed14ae5a679f1a5cc00d5b8f5cfff020
509, cn=PRAKASH BHOGIBHAI MAKWANA
Date: 2021.09.28 19:00:24 +05'30'

Prakash Makwana
Company Secretary

Arvind SmartSpaces Limited
Regd. Office: 24, Government Servant Society,
Near Municipal Market, Off C. G. Road,
Navrangpura, Ahmedabad, 3800 009, India
Tel.: +91 79 68267000 Fax.: +91 79 68267021
CIN: L45201GJ2008PLC055771

Arvind SmartSpaces

Corporate Presentation and Strategic Outlook

Sep 28, 2021



Company Overview

Part of Lalbhai Group with a 120 year legacy, listed in 2015 post demerger from Arvind Ltd

Corporate developer with a strong trusted consumer brand, benefiting from consolidation post RERA

Robust governance & experienced professional management, learnings in place to help scale up

Focussed on high opportunity markets of Ahmedabad, Gandhinagar, Bangalore & Pune

Primarily focussed on residential development, with wide spectrum of products & land acquisition models

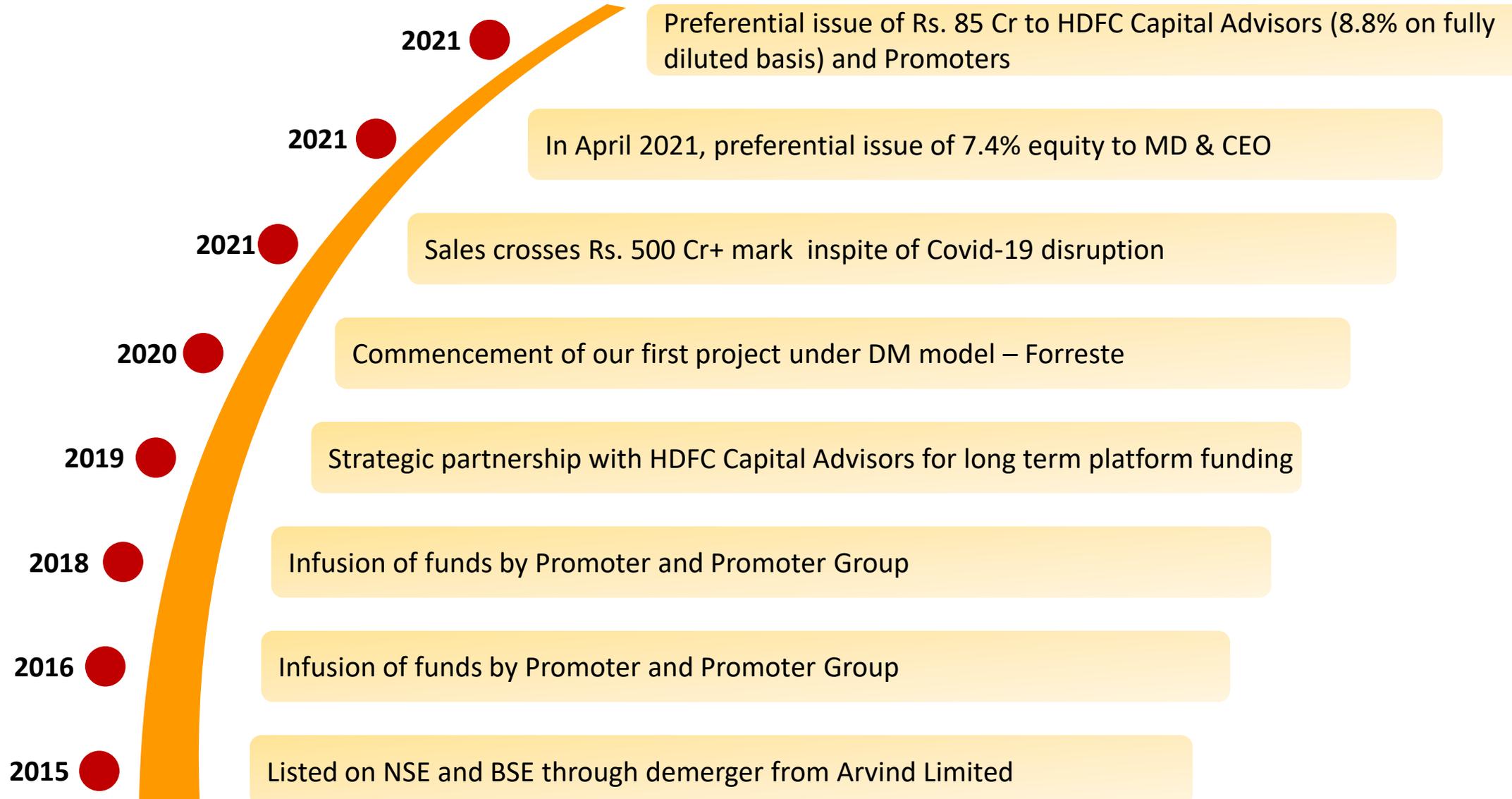
Delivered 3.8 Mn sq. Ft., ongoing projects of 14.9 msf and planned projects of 4.2 msf

Strong conviction - 3 rounds of capital infusion by promoters and recent one by MD & CEO

Strategic partnership with HDFC Capital; Equity investment at Hold co and Platform funding

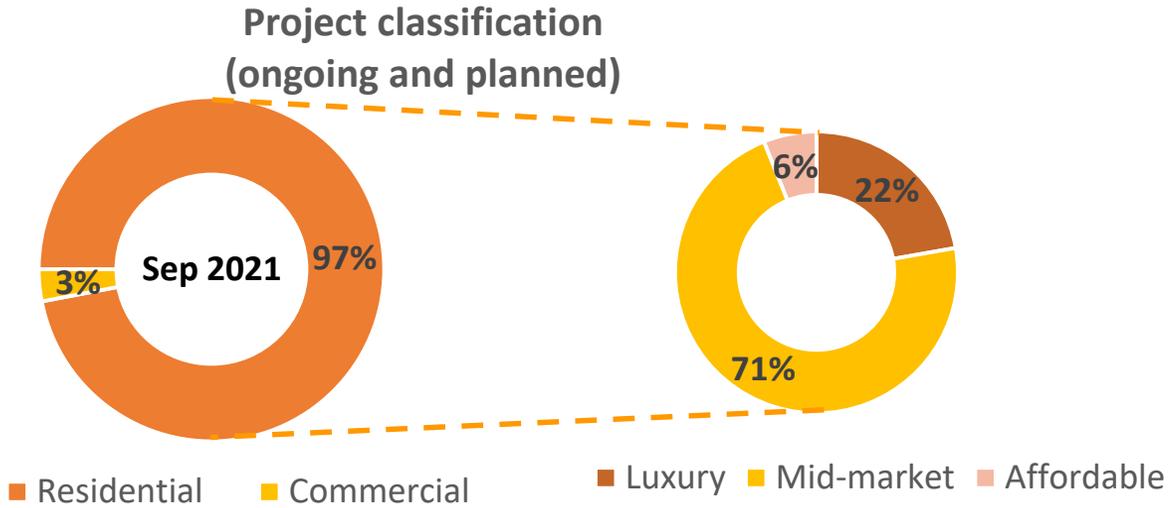
Strong financial performance, 49% CAGR¹ in Fresh sales, ~30%² in revenues & profit, Stable long term credit rating of A-

The Journey so far

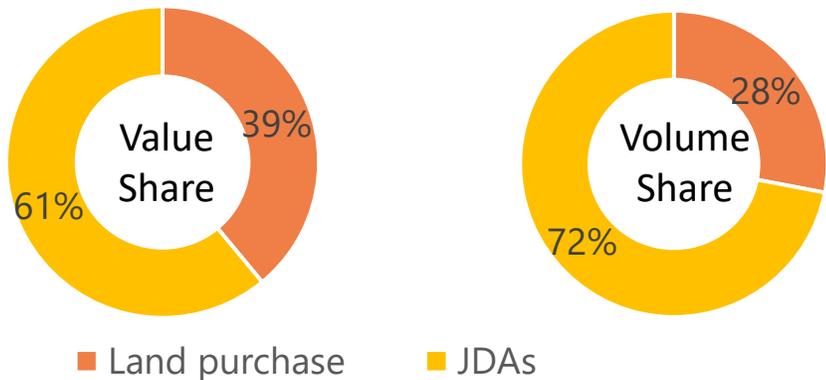


Our Business - Overview

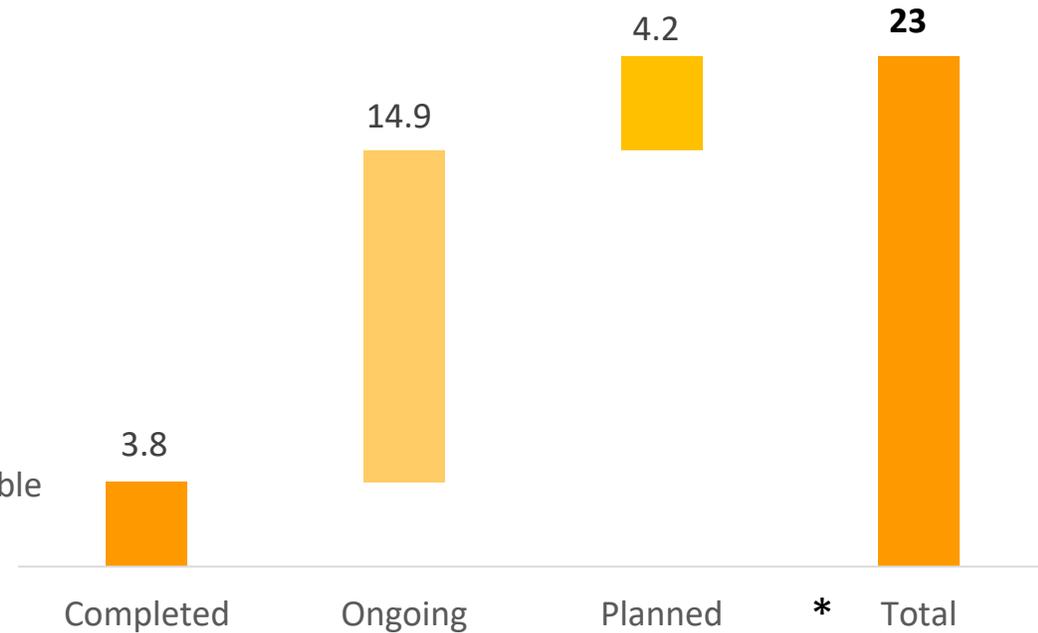
Focus on Residential Real Estate



Multiple Land Sourcing Models



Project Pipeline (Mn Sq. Ft.)



- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired and site preparation started

Completed Projects

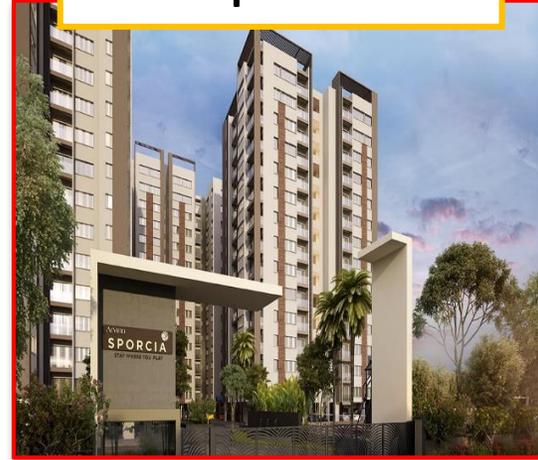
ARVIND SMARTSPACES

Skylands



4.9 Lakh Sq. Ft.

Sporcia



5.0 Lakh Sq. Ft.

Expansia



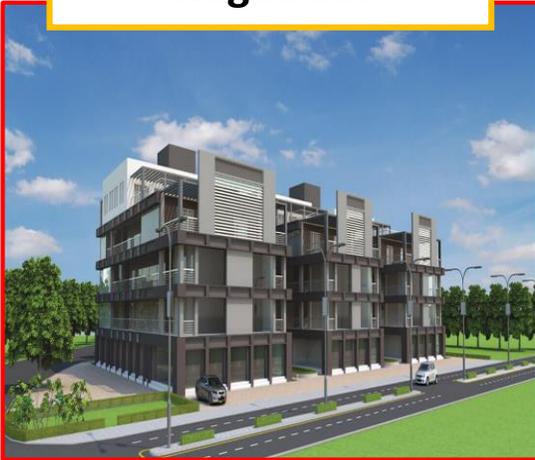
1.4 Lakh Sq. Ft.

Alcove



10.3 Lakh Sq. Ft.

Megatrade



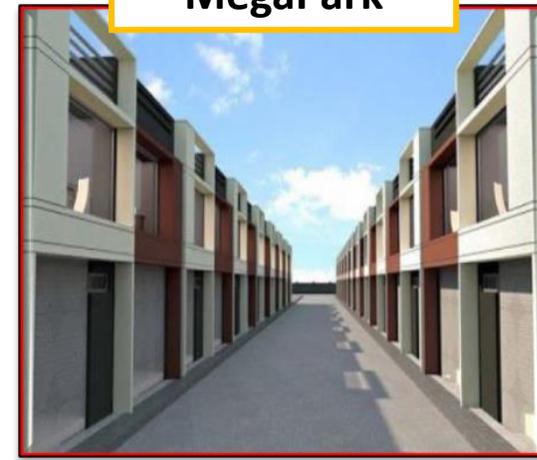
0.8 Lakh Sq. Ft.

MegaEstate



0.6 Lakh Sq. Ft.

MegaPark



5.0 Lakh Sq. Ft.

Citadel



1.0 Lakh Sq. Ft.

Ongoing Projects

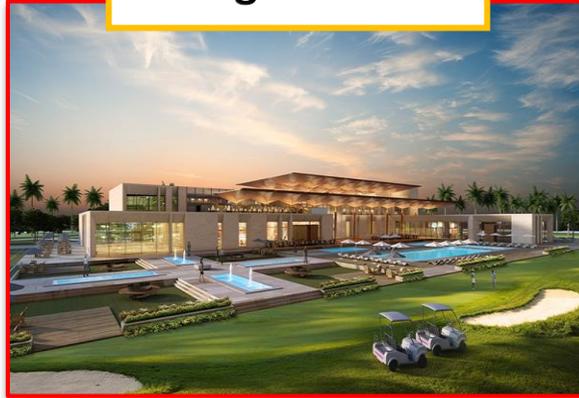
ARVIND SMARTSPACES

Uplands



56.0 Lakh Sq. Ft.

HighGrove



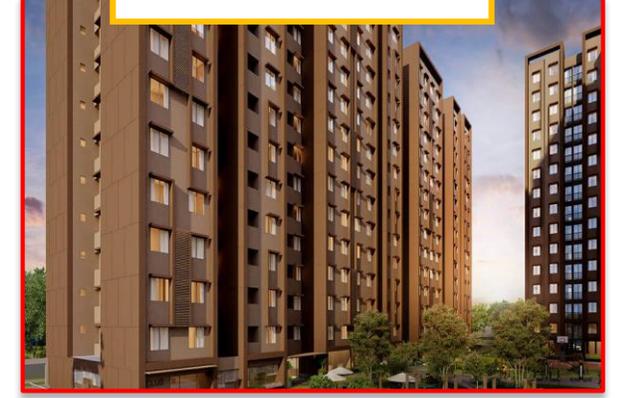
~58 Lakh Sq. Ft.

Forreste



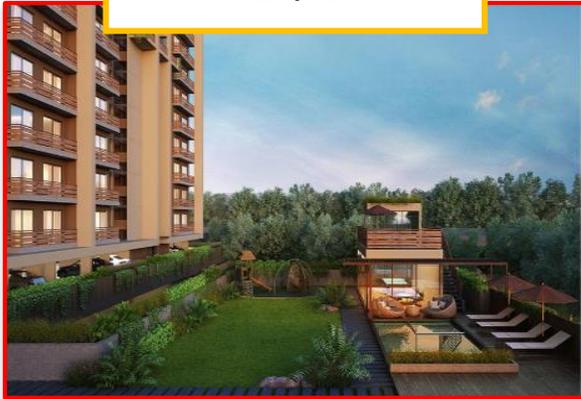
~50 Lakh Sq. Ft.

Aavishkaar



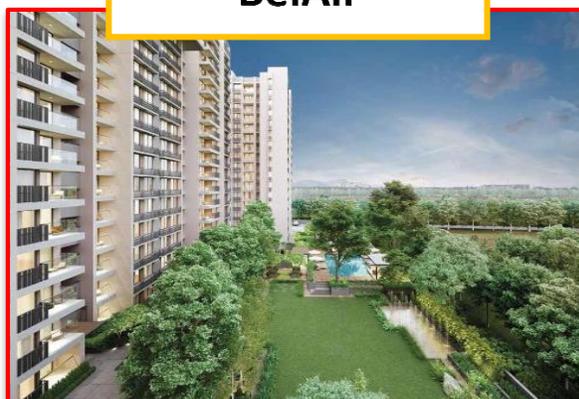
5.5 Lakh Sq. Ft.

Elan



1.3 Lakh Sq. Ft.

BelAir



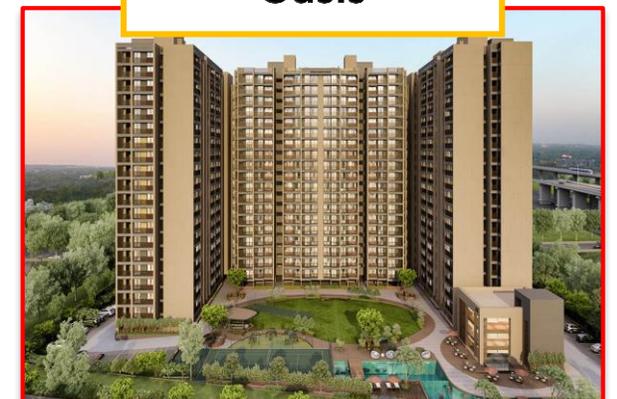
4.7 Lakh Sq. Ft.

Edge



1.7 Lakh Sq. Ft.

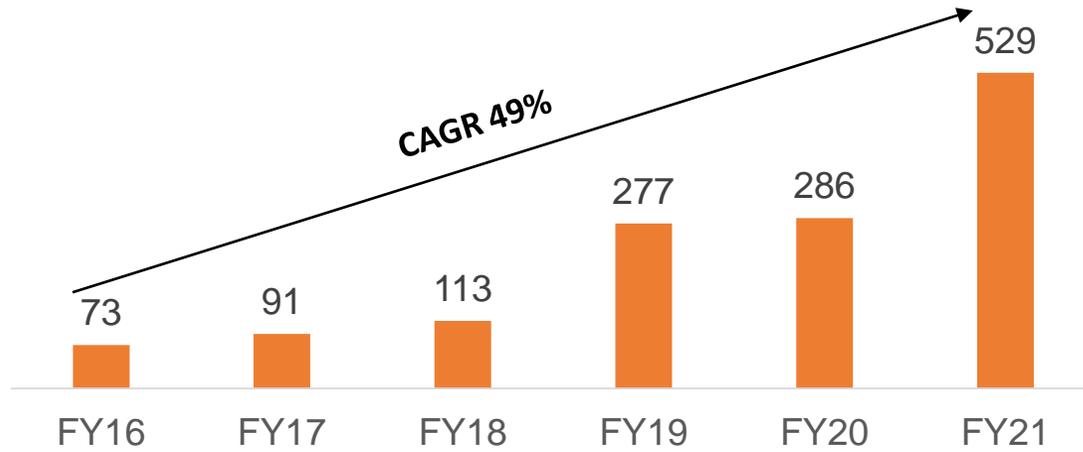
Oasis



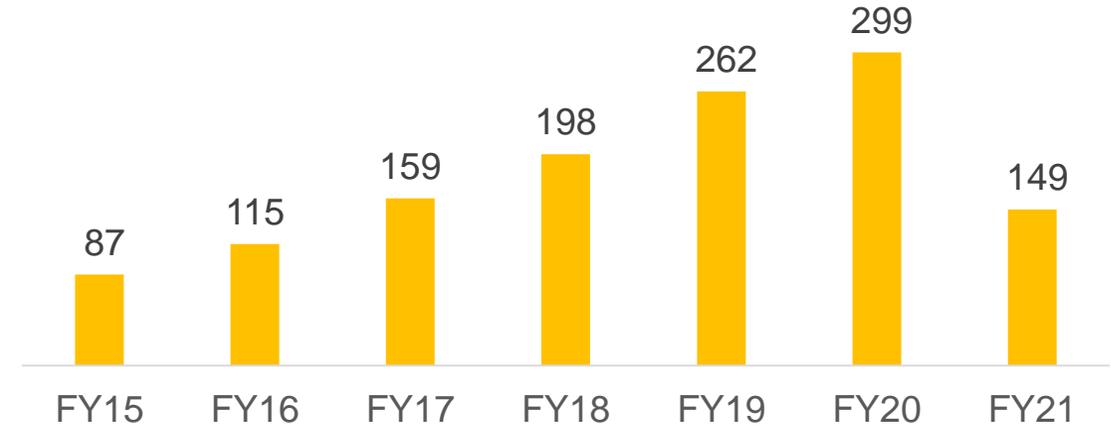
5.5 Lakh Sq. Ft.

Financial Highlights

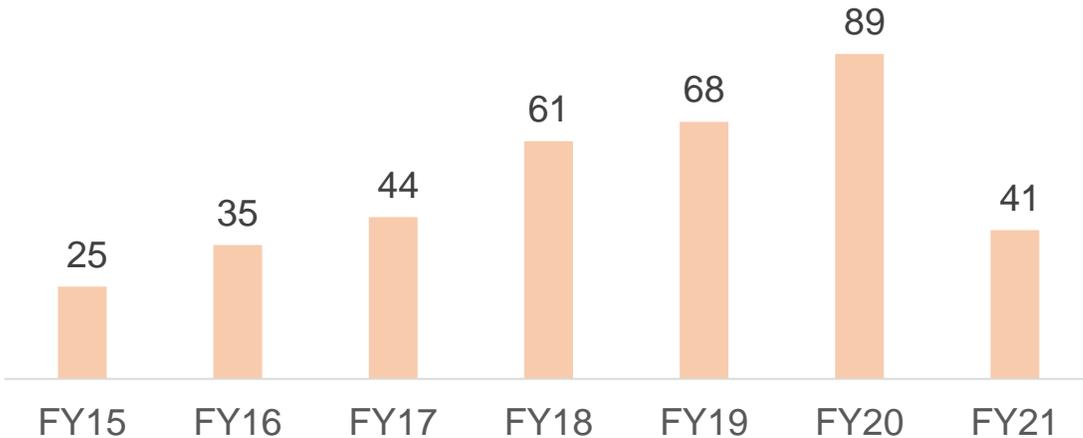
Fresh Sales (Rs Cr)



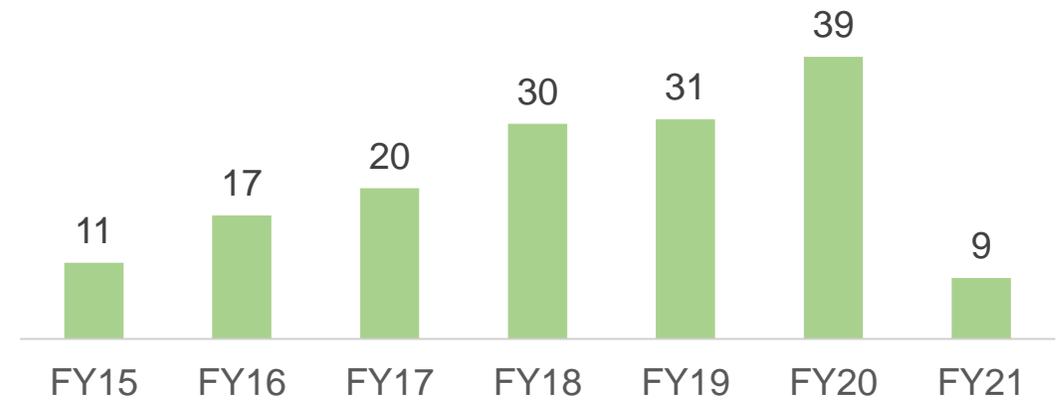
Revenue (Rs Cr)



EBITDA (Rs Cr)



PAT (Rs Cr)



Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation. Previous year periods have been regrouped wherever necessary.

Business Details

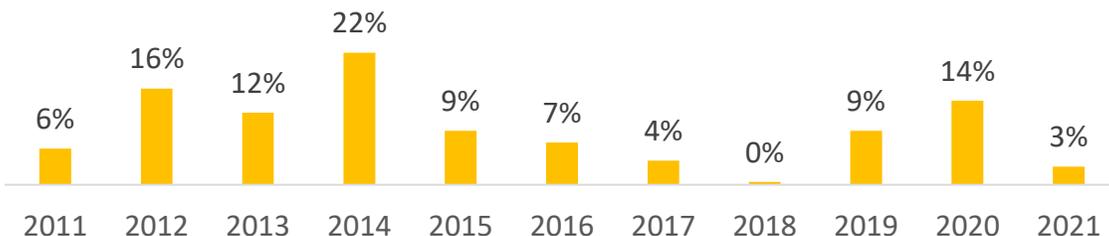
Tailwinds for Organized Developers

Regulatory Push Has Benefitted Organized Players...

RERA	GST	Demonetization
<ul style="list-style-type: none"> • Transparency and financial discipline • Increased accountability 	<ul style="list-style-type: none"> • GST implementation for all under construction / affordable housing projects now @ 5% / 1% 	<ul style="list-style-type: none"> • Improved transparency • Enhancement of formal and clean transactions • Increased institutional inflow

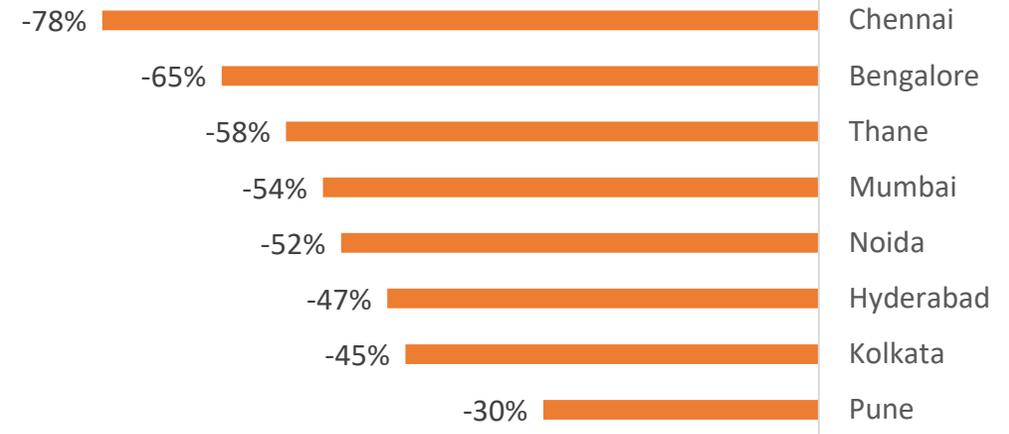
Reduced Real Estate Funding...

- NBFC liquidity crisis led to a pause in the availability of capital
- Significant Covid-19 impact on cash flows for unorganized sector



...Consolidation Due To Policy Reforms

Decline in number of Real Estate Developers (% change between 2011-20)



Increased Preference for Branded Players

- Strong Brands with established track record on delivery and quality preferred
- Enhanced consumer awareness / Enhanced accountability for developers
- Good Governance frameworks are now imperative for sustainability
- Large pool of formal and structured Capital available for Organised players at sustainable cost
- Low interest rates improving affordability

Capabilities, Teams & Processes Created – Ready To Scale Up With Tailwinds For Corporate Developers

Strengths

- Strong established brand
- Robust governance framework
- Product innovation & execution track record
- Diversified residential portfolio
- Process orientated and technology driven
- Development cost

Weaknesses

- Relatively small base
- Challenges in bank funding for land
- Informal markets



Opportunities

- Industry consolidation
- Historic high in residential affordability
- Pandemic driven shift in consumer preference (larger, horizontal and peripheral homes)
- Scope to penetrate deeper
- Significant headroom to raise debt
- Brand recall in next big potential market: MMR

Threats

- Covid Uncertainty

Competitive Advantage

Efficient And Competitive Land Sourcing

- Created Joint Development models
- Competitive land sourcing

Successful Partnership – Long Term Value Creation

- Uplands, High Grove, Arvind B Safal, Tata Value Housing (now under execution by Arvind Ltd.) are examples of successful partnership of Arvind

Execution Expertise

- Executive golf course, company owned large clubs, Disney tie-up, Sky Club, Sky walk, Sport centricity, elevated amenities & common facilities
- 10-15% cost advantage through contracting model, strong in-house technical team, design optimisation

On Time Execution

- 100% track record for on-time delivery

Value for Money

- Focus on end-customer
- Greater value through superior price-product offering vs the competition

Leveraging Brand Arvind

- Brand Equity
- Legacy of over 120 years of Trust & Excellence

Our Geographical Presence

Geography | Depth Over Breadth

Ahmedabad – High on Luxury and preference for horizontal

Bangalore – Seeing good traction in mid-market segment due to growing salaried class in the IT services industry

Pune – High sales and launch velocity for mid-priced housing due to its position as a fast-growing IT services and manufacturing hub

Key Decision Parameters

Particulars	Bangalore	Ahmedabad	Pune	Remarks
Mid Income segment size	●	◐	●	Strong presence of salaried class
Mid income segment growth	●	◐	●	High influx of salaried workers makes an attractive market
IT-driven Growth	●	◐	●	Bangalore and Pune are established IT hubs
Manufacturing Growth	●	◐	●	Presence of manufacturing clusters in close vicinity to the city
Services Growth	●	◐	●	Booming services industry – Finance in Ahmedabad, IT in Pune & Bangalore
Brand Recognition	◐	●	◐	Recognition of "Arvind" as a brand
Importance of having a brand	●	●	●	Brand sensitive consumers
Market potential for deeper growth	●	◐	◐	Untapped market potential
Formalized / organized	●	◐	●	Formalized nature of dealings in land and real estate
Current regulatory and local knowledge	●	●	◐	Ease of getting clearances and operating in the regulatory environment
Pre-existing Arvind setup	●	●	◐	Ahmedabad and Bangalore have established Arvind offices and ecosystems
Capital requirements	●	◐	◐	Favorable land prices allow for quick purchase

Focus On Low Operating Leverage And Greater Corporate Efficiency

Lean Organisation

- Low fixed cost: Centralized key functions
- Small team comprising key skill sets: Total on-roll strength of ~225

Outsourcing Model

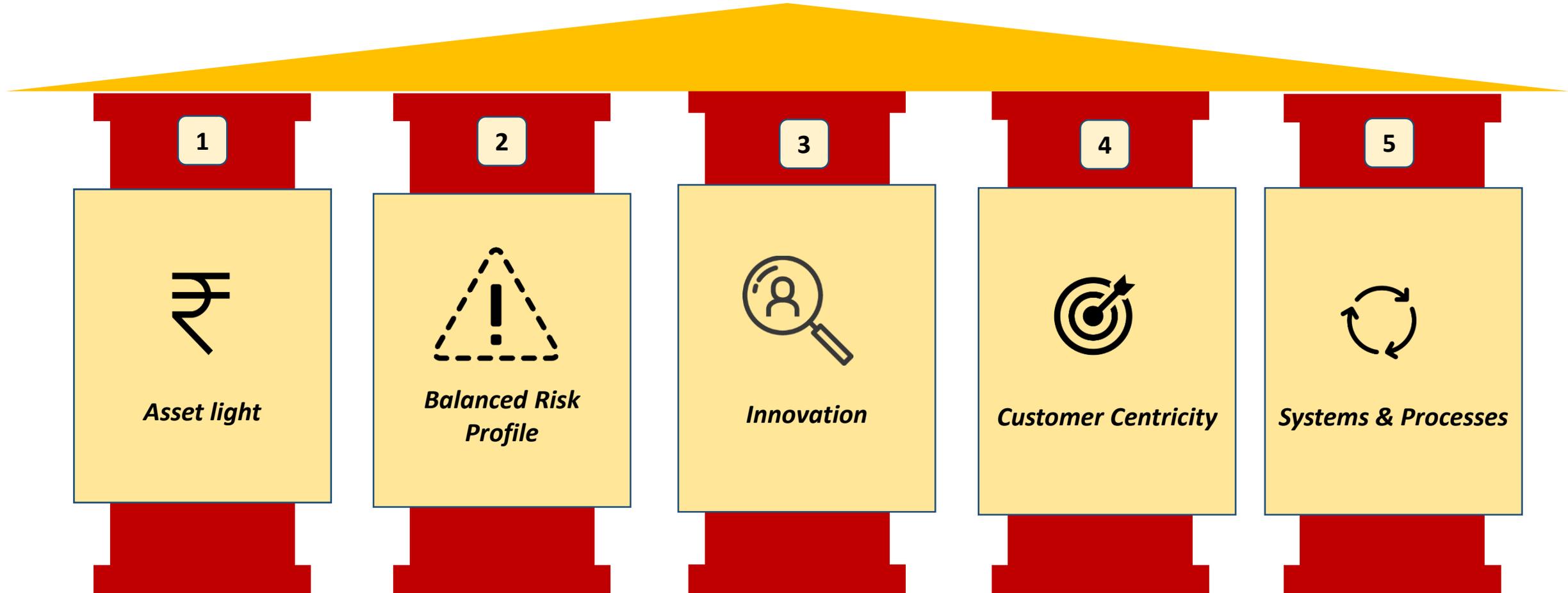
- High reliance on outsourcing of noncore activities and entire construction activities

Focus on Horizontal products

- Low proportion of Construction volume and value vis a vis value creation
- Significant reduction contingent liabilities on account of construction commitments post launch

Build to Sell

- Launch in Phases
- Aggressive Sales at Launch: Target selling 30-40% inventory in first 6 months of launch



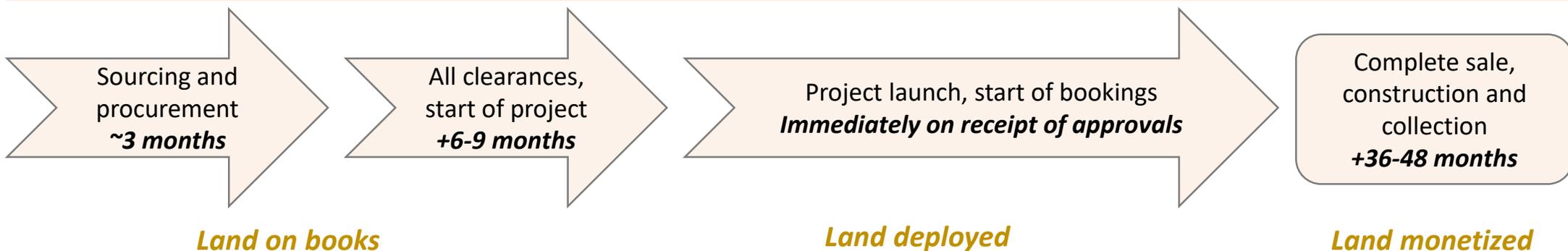
5 Core Strategic Pillars

Strategic Pillar - Asset Light

Treat Land as Raw Material; No Land Banking; Process Industry Approach

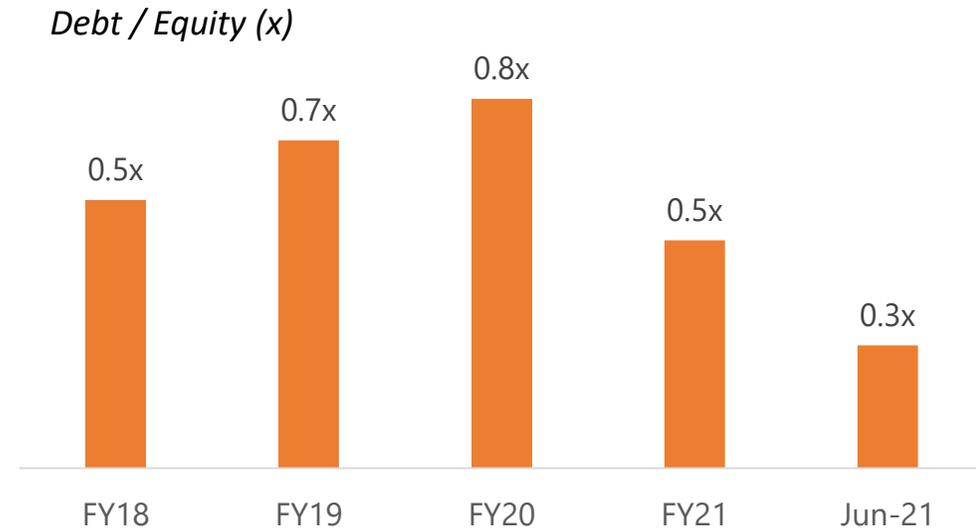
Parameter	Traditional land banking approach	Our approach
Investment class	Asset	Raw Material
Approach	Speculative for appreciation	Quick turnaround
Value Add	By Holding	By quick conversion into value added FG
Monetization time	~10 years	3-5 years, Go to Market within 6-9 months
Sourcing	By Purchase / Ownership	Combination of Purchase and Partnerships (JDs/JVs)
Business model	<ul style="list-style-type: none"> Speculative returns from land appreciation Reliance on speculative business cycles 	<ul style="list-style-type: none"> Product turnaround as a Process Industry Cost efficiency in land and execution Brand premium Rely on systems, processes, Innovation and consumer centricity

Land Procurement And Monetization Life Cycle



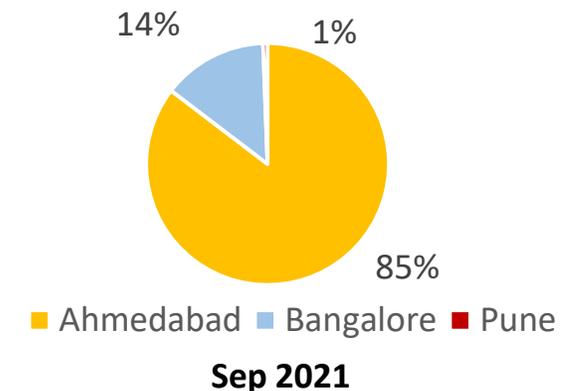
Focus On Efficient Cash Flow Management & Low Leverage

- Target 30-40% sales at pre-launch & launch stages to generate momentum and thereby reduce working capital requirements
- Ensure D/E remains below 1:1; currently well below that due to healthy cash accruals and equity infusion by promoters and MD&CEO
- Judiciously use headroom available for raising debt to fuel growth while retaining conservative stance on leveraging Balance sheet
- Proposed equity infusion by HDFC Capital Partners will further help



Focused Market & Geographic Strategy

- Conservative horizontal market expansion
- Treat each new market as a new business vertical due to regulatory, viability and technical dynamics
- Aggressive deep penetration in existing markets – where we have significant brand presence
 - Ahmedabad with premium / plotting / villa opportunity targeting high end consumer
 - Bangalore as a large growing mid market, brand driven market offering us orbital change opportunity
- Organizational bandwidth being built to focus on significant and important market of Pune / MMR



Product Innovation

Uplands : Executive Golf Course



Sporcia: Homes around Sports

Skylands: Jogging track in the sky



Expansia: All about Spaces



BelAir: Your club in the Air



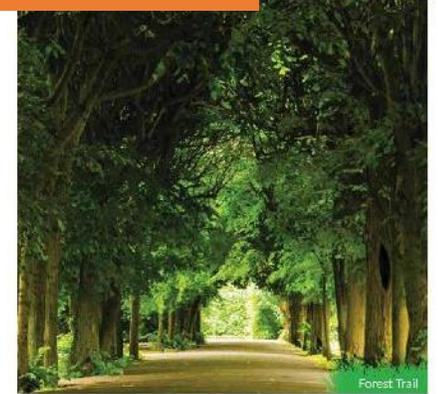
Uplands: Inspired by Disney®

Product Innovation

3 Acres of Lily Pond @ HG



Forest Sitouts



Forest Trail

Urban Forrest @ Forreste



Campfire Point

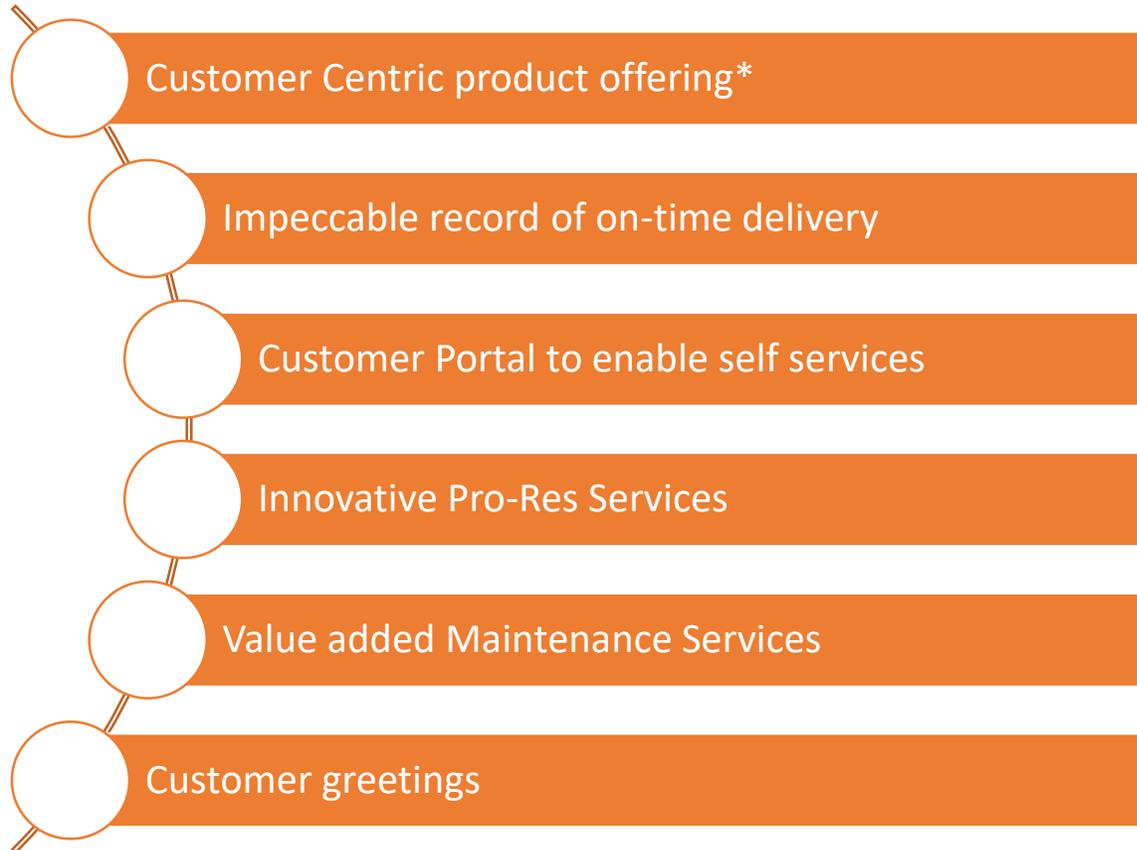
Representative Images



**International Club
Architecture @ HG**

Strategic Pillar - Customer Centricity

Aiming For Delight At Every Touch Point In Customer Life Cycle



Project	Delivery Status (vs. commitment)
Alcove	- 3 months
MegaTrade	On time
Parishkaar	+ 2 months**
Trade Square	+ 2 months**
Citadel	+ 2 months**
Expansia	On time
Sporcia	- 4 months
Skylands	- 6 months
MegaEstate	On time
MegaPark	On time

* Examples: Consolidated open spaces, WFH, Two/Three side Open spaces, State of the art large recreation & sports facilities, unique and evolved facades and aesthetics, significant investment in landscaping

** Deliveries done as per commitment; however formal certification received within 2 months of commitment in the pre RERA regime

Defined Project Acquisition Process

- Experienced land acquisition and in-house legal team
- Strong oversight and approval mechanism
 - Directly handled by MD & CEO
- Strong due diligence process (engaging reputed law firms)
- Detailed and conservative viability model
- Strong commercial terms and safeguards
- Strong relationship with landowners and channel partners

Design & Development Process

- Best in class design partners: Woods Bagot, HOK, RSP, AAA
- Strong in-house team
- Clear mandate and focus on project specific USPs

Team	Engineering	Arch. / Design
Leadership Experience	30+ years	20+ years
Strength	90	10

Powerful Sales Engine & Processes

- System driven sales funnel for enhanced efficiency & effectiveness of lead management through automated data tracking and analytics
- Integrated software for pre-sales, sales, post sales & customer experience management
- Sharp focus on Digital Sales (22% share), State of art in-house call center set up with 15-member dedicated team
- Cost of acquired Sales less than 1% for most of the new launches
- Vast network of channel partners comprising > 400 in Bangalore alone with detailed CP management systems, and growing

Supported by Best-in-Class Technology



ERP System



NEWTON®

Generates BOQs directly from drawings



SAP implementation in progress



Document Management System



Notion

Task Management

Board of Directors

ARVIND SMARTSPACES



Mr. Sanjay S. Lalbhai
*Chairman & Non-Executive
Director & Promoter*



Mr. Kamal Singal
Managing Director & CEO



Mr. Kulin S. Lalbhai
Non-Executive Director



Mr. Pratul Shroff
Independent Director



Ms. Pallavi Vyas
Independent Director



Mr. Nirav Shah
Independent Director



Mr. Prem Prakash Pangotra
Independent Director

Strong Governance & CSR Initiatives

- Statutory audit by SRBC & Co. (EY), Internal audit by KPMG and outsourced business process audit
- Legal Compliance tool from EY
- Impactful CSR initiatives

Experienced Professional Management team



Kamal Singal

- Managing Director & Chief Executive Officer
- Associated with the Lalbhai Group since 2001 in various capacities. He was elevated to head the real estate business of the Lalbhai Group in 2008. He is responsible for giving strategic direction to the real estate business and also identifying new business opportunities and to further expand the product portfolio of the real estate business.
- Overall experience of 29 years
- He holds an EPGM from the Indian Institute of Management, Indore
- ASL has allotted warrants convertible into equity of Rs 29 Cr



Jagdish Dalal

- Senior Vice president with over 31 years of experience
- Excels in corporate finance



Ankit Jain

- Chief financial officer
- Overall experience of 16 years with Marico and with Arvind for more than 1 year



Avinash Suresh

- National Chief Operating officer
- Overall experience of 16 years with Godrej, Aditya Birla etc



Prakash Makwana

- Company secretary and compliance officer
- Member of Arvind group for 25 years



Pankaj Jain

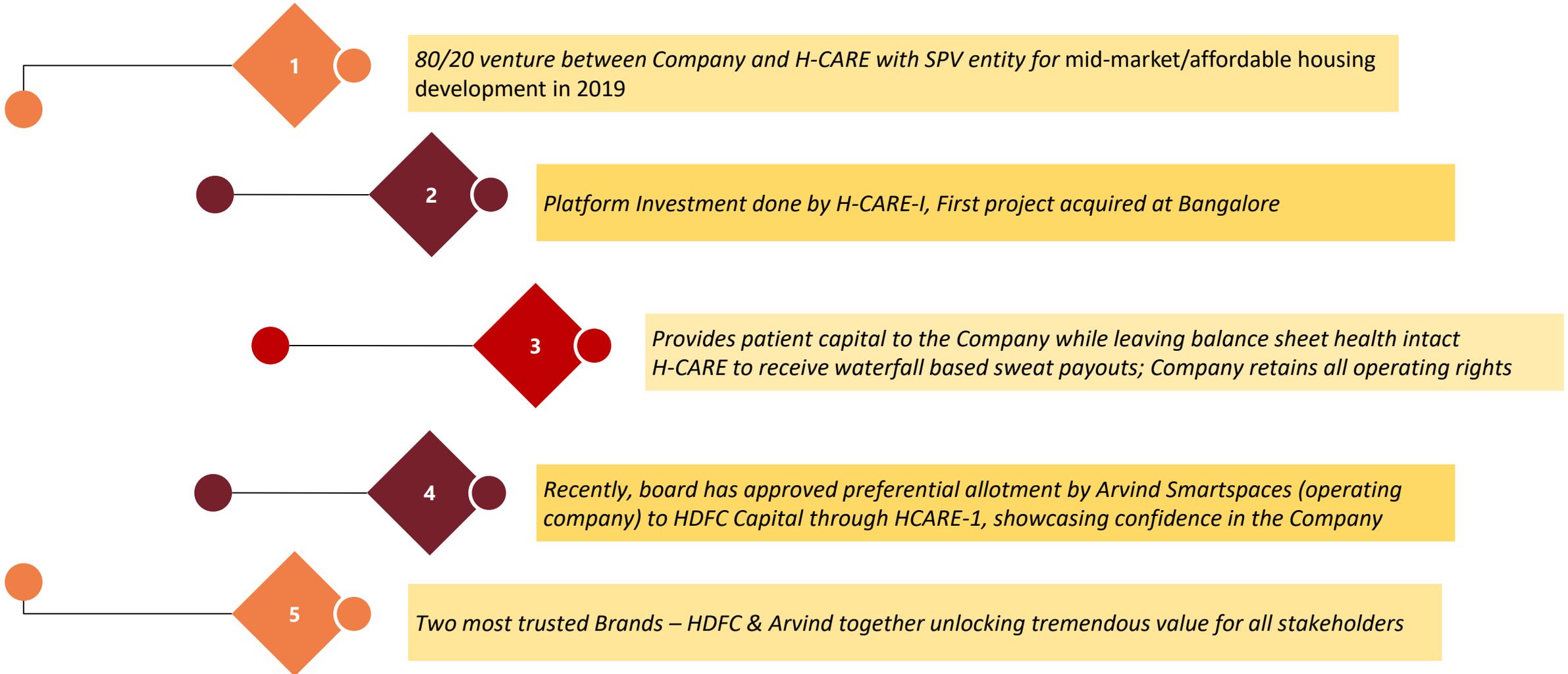
- Head of CRM and marketing
- Overall experience of 29 years with more than 20 years in Arvind Group



Manoj Chellani

- Chief Sales Officer
- Overall experience of 17 years with Lodha, Runwal, Tech Mahindra and Radius Developers (with Arvind more than 2years)

Strategic Partnership With HDFC Capital Advisors



Financial Highlights

Summary Financials

Particulars (Rs Cr)	FY17	FY18 ¹	FY19	FY20	FY21
Revenue from Operations	159	198	262	299	149
<i>Revenue growth (%)</i>	<i>38%</i>	<i>25%</i>	<i>32%</i>	<i>14%</i>	<i>-50%</i>
EBITDA	44	61	68	89	41
<i>EBITDA Margin (%)</i>	<i>28%</i>	<i>31%</i>	<i>26%</i>	<i>30%</i>	<i>27%</i>
PAT	20	30	31	39	9
<i>PAT Margin (%)</i>	<i>13%</i>	<i>15%</i>	<i>12%</i>	<i>13%</i>	<i>6%</i>
Net Worth	194	295	255	289	297
Net Debt²	94	161	170	217	138
D/E	0.5	0.5	0.7	0.8	0.5

1) Due to implementation of IND AS in FY18 the figures of previous years may not be comparable

2) Net Debt is equivalent to Net Interest bearing funds. Further, Net Debt as on Mar-21 does not include OCD of Rs. 29 Cr issued to HDFC Capital Affordable Real Estate Fund – 1 (15 years tenure) under strategic partnership.

Project Synopsis

Total Saleable Area - Overview

Status	Type	Total Saleable Area (Sq. Ft.)
A. Completed	Residential	3,182,980
	Commercial	82,526
	Industrial	560,402
A. Completed Total		3,825,908
B. Ongoing	Residential	14,776,199
	Commercial	168,224
B. Ongoing Total		14,944,423
C. Planned	Residential	4,212,047
Grand Total		22,982,378

Project Details

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Total
A. Completed	Ahmedabad	Alcove	Residential	Owned	100%	Complete	1,032,660
		Citadel	Residential	Owned	100%	Complete	101,859
		Megaestate	Industrial	Owned	100%	Complete	59,180
		Megapark	Industrial	JD	100%	Complete	501,222
		Megatrade	Commercial	Owned	100%	Complete	82,526
	Bangalore	Parishkar / Trade Square	Residential	JV	~ 50% Profit Share	Complete	915,809
		Expansia	Residential	Owned	100%	Complete	140,276
		Skylands	Residential	Owned	100%	Complete	491,111
		Sporcia	Residential	Owned	100%	Complete	501,265
B. Ongoing	Ahmedabad	Aavishkar	Residential	Owned	100%	2022	545,524
		Chirping Woods	Residential	JV	~ 55% Revenue Share	2024	632,407
		Foreste I - IV	Residential	DM	~ 10% Revenue Share	2024	2,972,443
		Highgrove	Residential	JV	~ 45% Revenue Share	2024	5,168,182
		Uplands I	Residential	JV	~ 75% Revenue Share	2022	3,192,901
	Bangalore	Uplands II	Residential	JV	~ 75% Revenue Share	2023	1,112,742
		Belair	Residential	Owned	100%	2024	469,620
		Edge	Commercial	Owned	100%	2024	168,224
		Oasis	Residential	Owned	100%	2022	547,428
		Pune	Elan	Residential	JD	~ 67% Area Share	2023
C. Planned	Ahmedabad	Foreste V	Residential	DM	~ 10% Revenue Share	2024	2,014,319
		Uplands III	Residential	JV	~ 75% Revenue Share	2025	1,291,680
	Bangalore	Devanhalli	Residential	JV	100%	Yet to be launched	906,048
Grand Total						22,982,378	

Completed Projects

Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (Rs Cr)	Revenue Recognized (Rs. Cr)	Collections (Rs Cr)	Average Price (Price till date) Rs. / Sq ft
Alcove	1,032,660	984,150	48,510	25	25	25	251
Citadel	101,859	101,859	0	55	55	55	5,407
Expansia	140,276	138,384	1,892	74	74	74	5,337
Megaestate	59,180	23,115	36,065	7	7	7	3,228
Megapark	501,222	461,484	39,738	27	26	26	575
Megatrade	82,526	72,318	10,208	29	29	29	4,075
Skylands	491,111	403,497	87,614	213	200	198	5,278
Sporcia	501,265	497,502	3,763	233	233	233	4,689
Parishkar / Trade Square	915,809	915,809	0	254	254	254	2,776
Total	3,825,908	3,598,118	227,790	918	903	902	

Details upto June 30, 2021

Ongoing Projects

Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (Rs Cr)	Revenue Recognized (Rs. Cr)	Collections (Rs Cr)	Average Price (Price till date) Rs. / Sq ft
Aavishkar	545,524	280,248	265,276	73	-	42	2,595
Belair	469,620	96,425	373,195	52	-	14	5,378
Chirping Woods	632,407	277,011	355,396	27	-	3	958
Edge	168,224	57,939	110,285	36	-	4	6,250
Elan	134,952	31,472	103,480	24	-	8	7,574
Foreste I - IV	2,972,443	1,813,653	1,158,789	239	7	74	1,315
Highgrove	5,168,182	1,666,711	3,501,471	148	-	66	887
Oasis	547,428	333,391	214,037	170	-	113	5,091
Uplands I	3,192,901	2,676,280	516,622	422	252	332	1,575
Uplands II	1,112,742	446,364	666,378	100	-	28	2,242
Total	14,944,423	7,679,495	7,264,928	1,289	258	683	

Details upto June 30, 2021

Estimated Operating Cash Flow

Rs. Cr		Total Est. Sales Value	Booking Value	Receivables	Estimated Value of Inventory	Balance Cost to be Incurred*	Est. Operating Cash Flow
Ahmedabad	Completed	424	398	1	27	13	14
	Ongoing	1,890	1,007	463	883	867	479
	Yet to be launched	752	0	0	752	548	204
Ahmedabad Total		3,066	1,405	464	1,662	1,428	697
Bangalore	Completed	565	520	15	45	0	60
	Ongoing	690	258	127	432	281	278
	Yet to be launched	307	0	0	307	173	134
Bangalore Total		1,562	778	142	784	454	472
Pune	Ongoing	75	24	16	51	33	35
Grand Total		4,704	2,206	622	2,497	1,915	1,204

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. Details basis June 30, 2021

* Includes Land cost payable to Land partners. Further, DM model is grossed up for Revenue and Cost. Net Operating Cash flow for the Company from DM would be equivalent to DM fees

Looking Ahead

Near Term Business Plan

Continued focus on residential segment

Medium term focus on land oriented horizontal development with low working capital

Limited geographical expansion - focus on deeper penetration in existing markets

Judicious mix of long term value creation – through creation of destination in larger land parcels

Use available headroom to significantly grow Project Pipeline

Expansion through expansion & extension of existing projects as well as greenfield acquisitions

Leverage HDFC partnership

Annexure

Shareholding Pattern (%)

Category	31-Mar-2021	30-Jun-2021
Promoter and Promoter Group	58.66%	56.88%
Foreign Institutional Investors	0.03%	0.05%
Mutual Funds	0.00%	0.00%
Insurance Companies	1.64%	0.31%
Public	39.67%	42.76%

Awards & Recognition



Golden Brick Awards, Dubai



India News Gujarat at Gujarat First Conclave



Realty Plus Conclave & Excellence Award



The Global Business Symposium, Dubai



3rd Edition of Gujarat Real Estate Awards



Realty Plus Award



National Awards for Marketing Excellence in Real Estate and Infrastructure, Mumbai



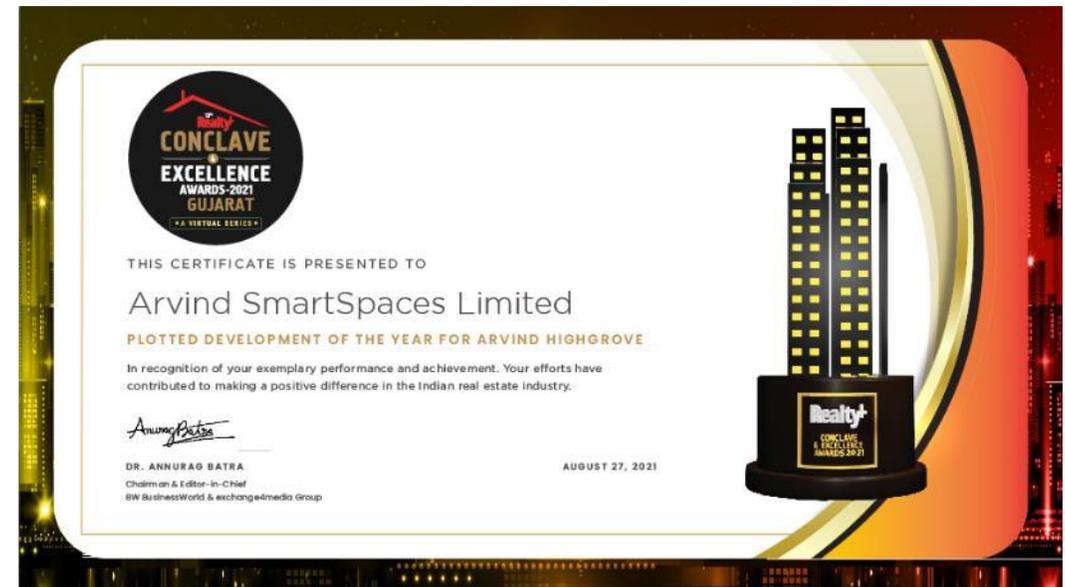
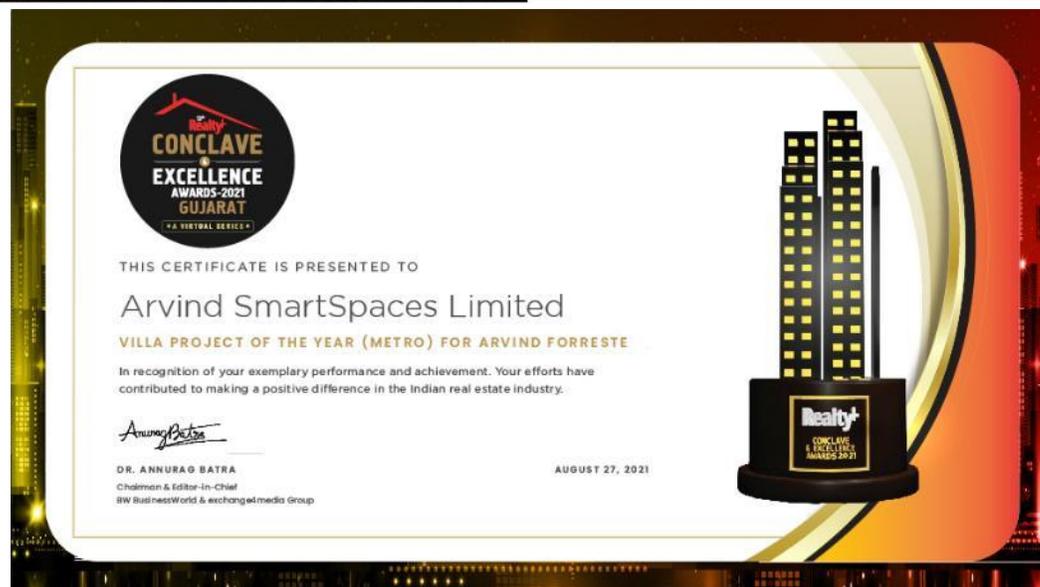
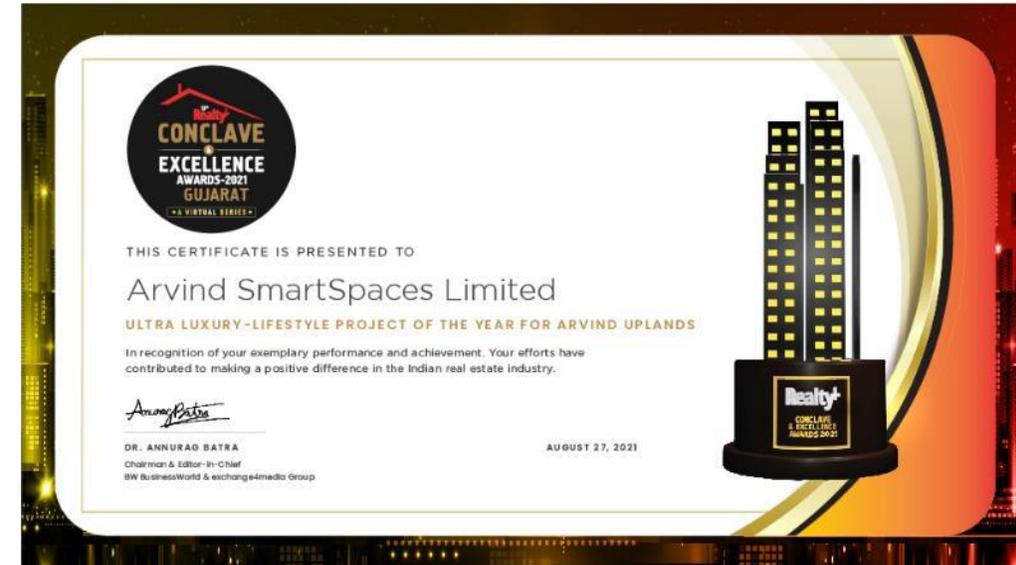
9th Realty Plus Conclave & Excellence Awards



Realty Plus Excellence Awards (South), Bengaluru



Awards & Accolades 2021



Annexure - Project Snapshot

Project Overview

ARVIND SMARTSPACES

Ahmedabad

Bangalore

Pune

Residential



Commercial



Completed projects

- **Location:** Nasmed Village, Gandhi Nagar
- **Product:** Premium golf based township
- **Project Size:** 180 Villas Phase I, 45 Villas Phase II – **Overall 56 Lakh Sq. Ft.**
- **Deal Structure:** Joint Development
- **Architect:** Woods Bagot
- **Features:** 9 Hole Executive Golf Course
3 Clubs (Golf Square, Zen Square, Fun Square)
Premium Concierge Services
Disney® themed kids bedroom
Personal Swimming Pool, Gym,
Home Theatre - Optional





Uplands ClubHouse

ARVIND SMARTSPACES



- **Location:** Jakkur Road, Shivanahalli, Bengaluru
- **Product:** High rise Residential Apartments
- **Project Size:** 417 Units – 4.9 Lakh Sq. Ft.
- **Deal Structure:** Outright Purchase
- **Architect:** Apurva Amin
- **Features:** Sky lounge on terrace
Jogging track on terrace
Open café on terrace
Star gazing deck on terrace
Club House with Indoor & Outdoor Sports Amenities



Skylands

ARVIND SMARTSPACES



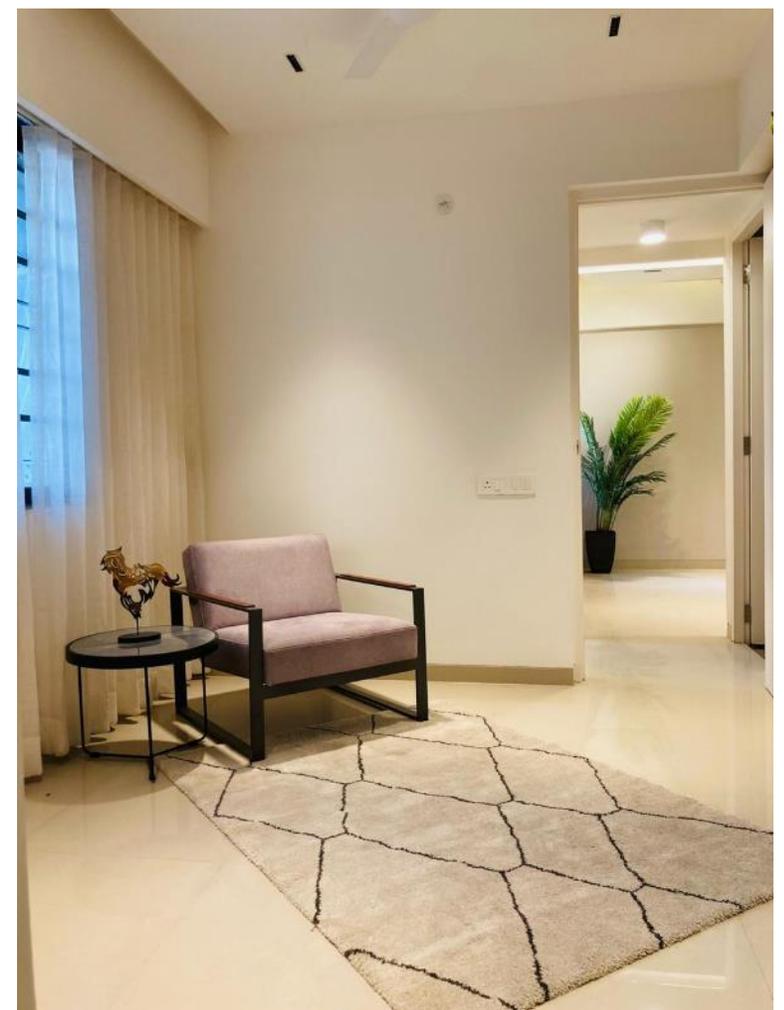
- **Location** : Naroda Road, Ahmedabad
- **Product** : Affordable Residential Apartments
- **Project Size** : 574 Units – 5.5 Lakh Sq. Ft.
- **Deal Structure** : Development Agreement
- **Rera Number** : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02798/A1R/110219
- **Architect** : Viton (Jagrut & Partners LLP)
- **Features** : Gated community & CCTV camera
Central Landscape area
Outdoor & Indoor Gym
Yoga & Multipurpose room
Jogging pathway/track
Children's splash pool & sports facilities



Actual Construction Images



Model Flat



- **Location** : Tumkur Road, Bengaluru
- **Product** : 2 and 3 BHK Residential Apartments
- **Project Size** : 452 units – 5.5 Lakh Sq. Ft.
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/309/PR/180425/001543
- **Architect** : Apurva Amin
- **Features** : Aqua Center
Terrace café
Central Landscape Area
Senior Citizen's Nook
Indoor Gym & Steam room
Sports facilities like Cricket pitch,
Basketball post & Badminton



- **Location** : New Town Road Yelahanka, Bengaluru
- **Product** : 2, 2.5 & 3 BHK Residential Apartments
- **Project Size** : 334 units – **4.7 Lakh Sq. Ft.**
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/472/PR/200515/003406
- **Features** : Cantilevered Sky Club
Vaastu Compliant
Water Management Solutions
Kids Play Area
Swimming Pool
Indoor Gym
Smart Amenities – Smart switches, Wifi enabled CCTV, Keyless smartlock, Car parking with electrical charging point



- **Location** : Kothrud Road, Pune
- **Product** : High rise Residential Apartments
- **Project Size** : 81 Units – **1.3 Lakh Sq. Ft.**
- **Deal Structure** : Development Agreement
- **Rera Number** : P52100018613
- **Features** : Landscape Walkway
Club Terrace Café Sitting
Outdoor & Indoor Gym
Fully equipped Home Theatre room
State of art Security System
Kids Play Area, Basketball, Splash Pool
CCTV, Intercom Facility



The Edge

ARVIND SMARTSPACES

- **Location** : Tumkur Road, Bengaluru
- **Product** : Commercial & Retail Space
- **Project Size** : 130 Units – **1.7 Lakh Sq. Ft.**
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/309/PR/190823/002822
- **Features** : Common Conference Room
Theatre/Auditorium
Modern Cafeteria
Gymnasium
CCTV, Intercom Facility
Parking & Automatic Elevators



- **Location** : Moti Devti, Sanand, Ahmedabad
- **Product** : Weekend Homes - Plots
- **Project Size** : 814 Units – **Overall 58 Lakh Sq. Ft.**
- **Deal Structure** : Joint Development
- **Architect:** : Woods Bagot
- **Features** : 9 Hole Executive Golf Course
Clubhouse powered by SMAAASH, which is perfected by Sachin Tendulkar
Bowling Alley
Golf Promenade

Ahmedabad's biggest shallow water lily pond spread over 3 acres



- **Location** : Racharda Khatraj Road, Ahmedabad
- **Product** : Premium Land Oriented Villa Scheme
- **Project Size** : 350+ Units in Phase 1 to 4
(Overall ~50 Lakh Sq. Ft.)
- **Deal Structure** : DM
- **Rera Number** : PR/GJ/GHANDINAGAR/GHANDINAGAR/
AUDA/RAA06788/A2R/291020
- **Architect** : InHouse
- **Features** : Lounge with Seating & Library
Café & Restaurant
Banquet Hall & Kids Zone
Gymnasium, Multimedia Theatre
Sports amenities like Badminton,
Tennis & Basketball Court, Skating Rink



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Thank You

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