

Arvind SmartSpaces

Information Update – Q2FY22

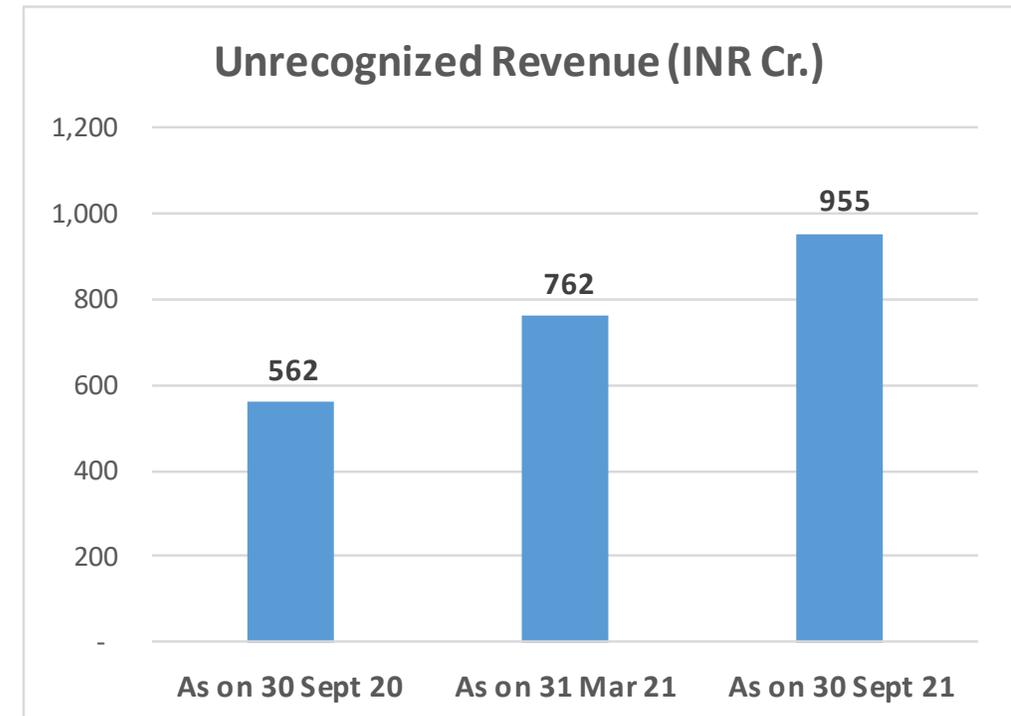
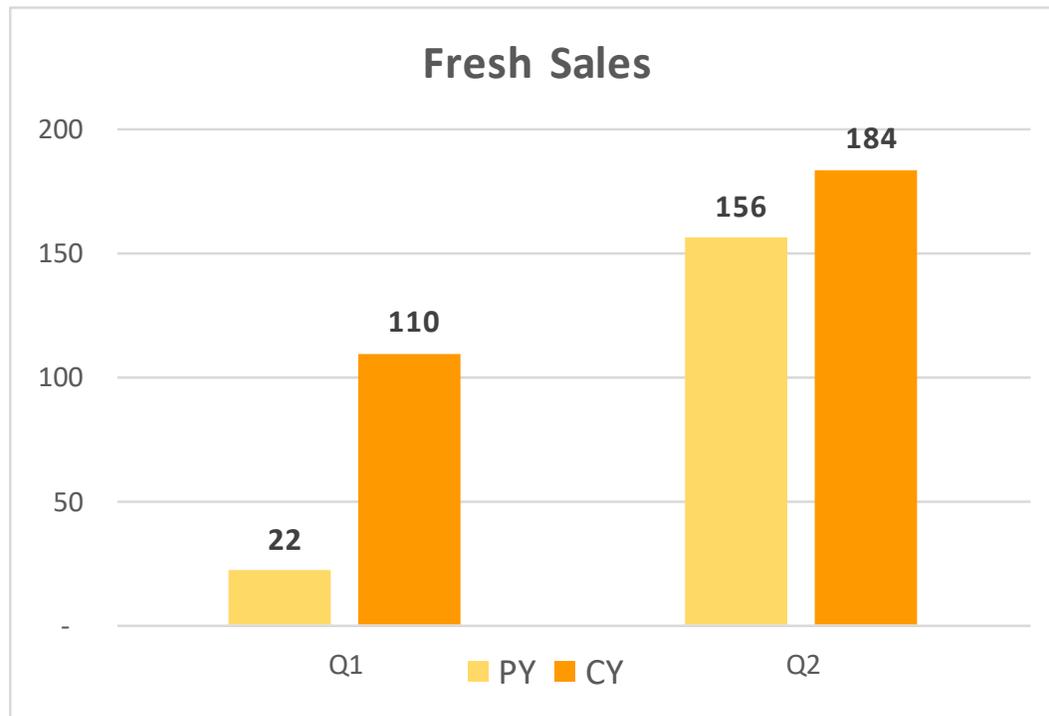


Fresh Sales

- Q2FY22 **Rs. 184 Cr** vs Rs. 156 Cr in Q2FY21 (**17% Growth**)
- H1FY22 **Rs. 293 Cr** vs Rs. 178 Cr in H1FY21 (**65% Growth**)

Unrecognised Revenue

- **Rs. 955 Cr** as on September 30, 2021 vs Rs. 562 Cr as on September 30, 2020

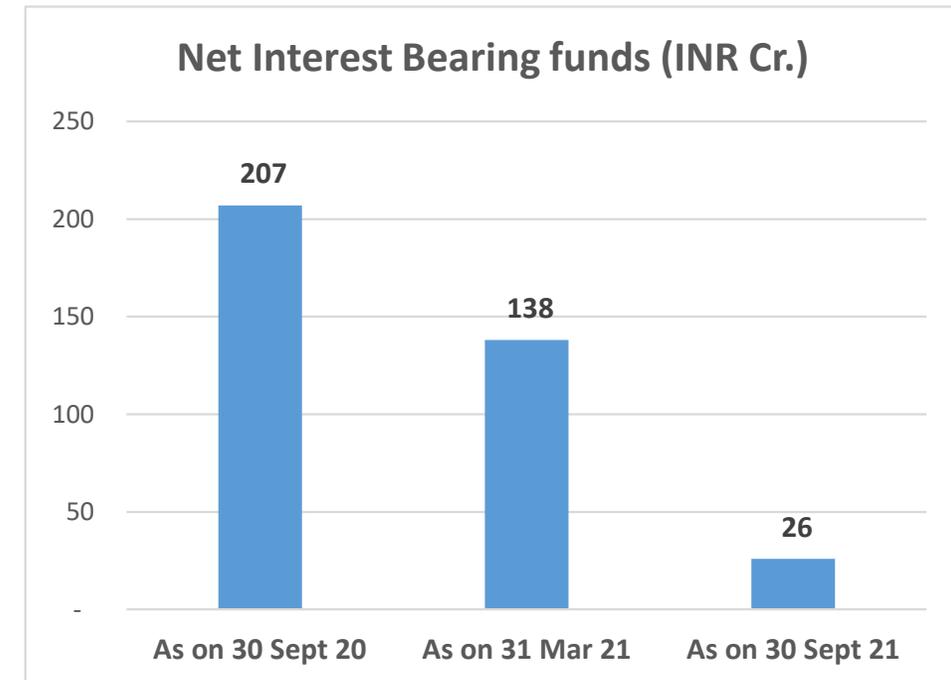
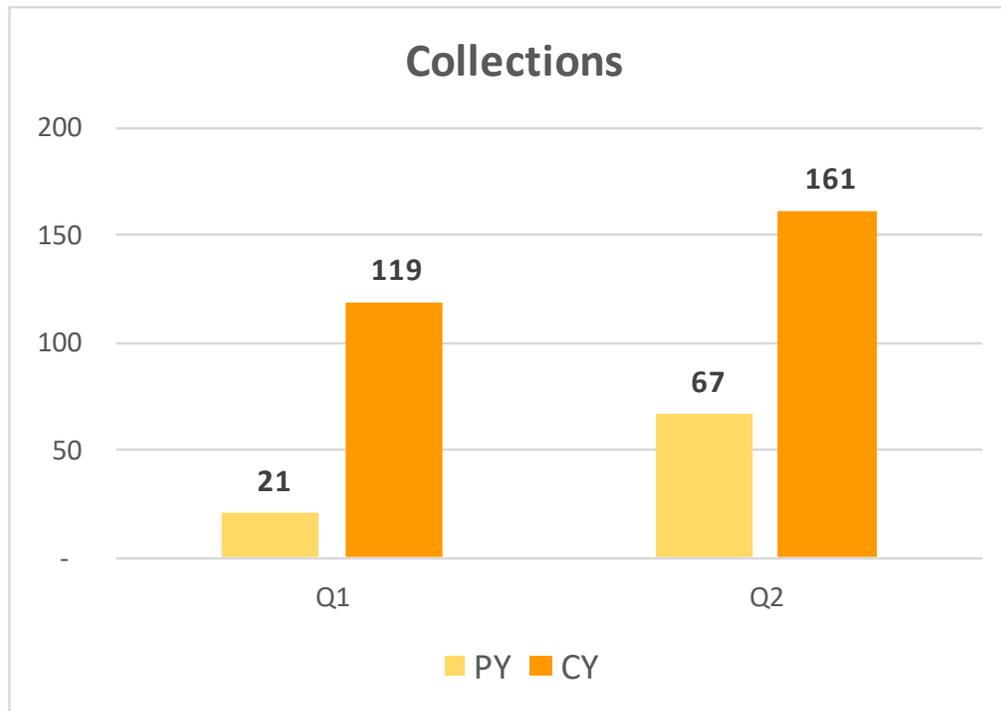


Collections

- Strong collections ~**Rs. 161 Cr** during Q2FY22 vs Rs. 67 Cr in Q2FY21 and ~ Rs. 280 Cr during H1FY22 vs. 88 Rs. Cr

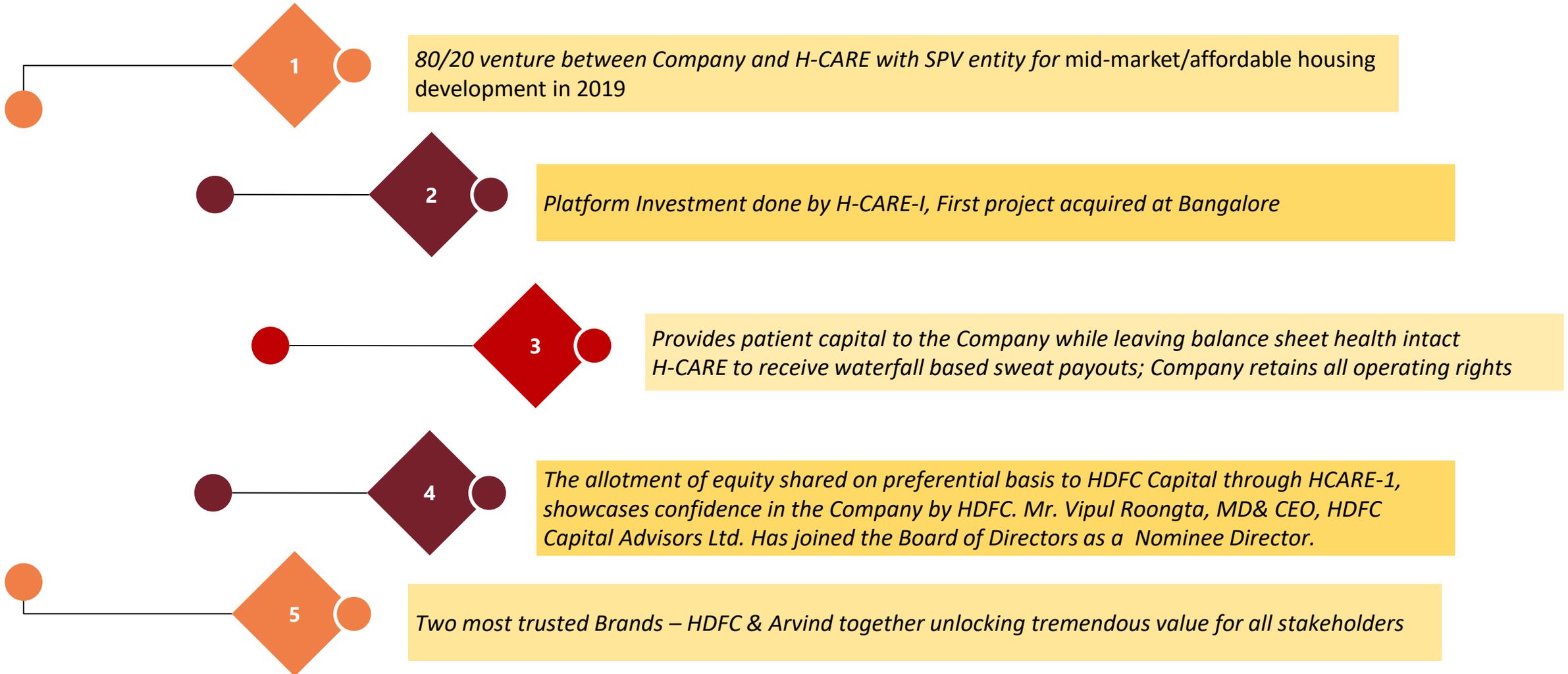
Net Debt

Net Interest bearing funds as on Sept 30, 2021 is **Rs. 26 Cr** (vs Sept-20 Rs. 217 Cr) reduction by **Rs. 50 Cr** during Q2 (**66% reduction**)
Net Interest bearing funds to Equity ratio at **0.08** as on Sept-21 vs 0.25 on Jun-21



Note : Previous Year period has been regrouped/reinstated for like to like comparison

Strategic Partnership With HDFC Capital Advisors



Investment in New Project – Sarjapur, Bangalore

Overview:

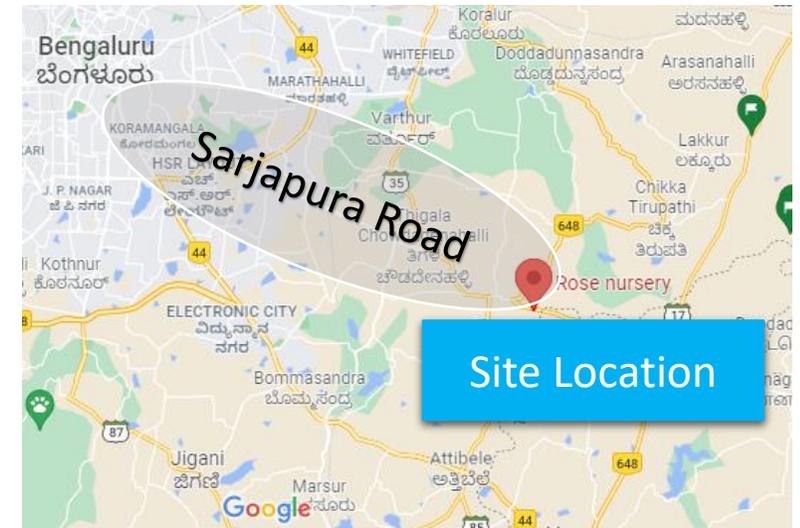
- Signed a binding agreement for an 18 acre land parcel located on the Sarjapur Bagalur road
- Marks our entry into the Sarjapur micro-market
- The deal is signed on a revenue share basis with 65% revenue share

Market Attractiveness:

- Sarjapur road has emerged as one of the fastest growing micro-markets in Bangalore
- The micro-market is in close proximity to the key business district of the Outer Ring Road and Electronic City
- The area has a well developed social infrastructure with several international schools in the vicinity
- The micro-market is home to several large plotted, villa and villament developments like Prestige Smart City, Sriram Chirping Grove, Nambiar Ellegenza etc...

Deal Parameters:

Parameters	Particulars
Land Area	18 Acres
Indicative Saleable Area	880,000 sqft
Indicative Topline	Rs. 600 cr



Sales and New Launches during the Half Year

- Strong Sales momentum continues
- Forrester – total **7.7 lacs sq ft** area added with Phase 4
- **Chirping Woods** launched with freshness hit the market consisting of **6.3 lacs sq ft** area

Project Completion

- Till date completed and handed over 10 projects measuring total developed area of **3.8 Million** sqft (Alcove, Megatrade, Parishkaar, Trade square, Expansia, Citadel, Sporcia, Megapark, Megaestate and Skylands)

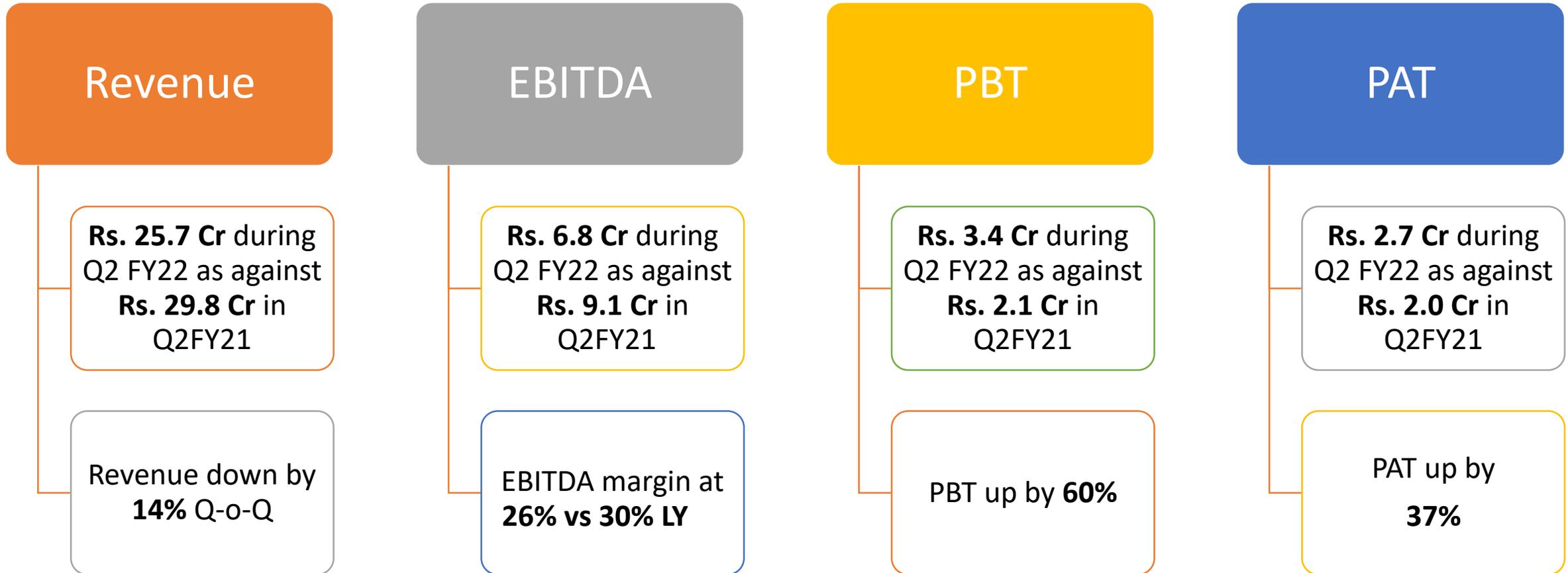
Ongoing Projects

- Currently, executing 10 projects in Ahmedabad, Bengaluru and Pune measuring **14.9 Million** sq ft of developable area (Uplands One, HighGrove, Oasis, Aavishkaar, Elan, The Edge, Forrester, Uplands Two, Belair and Chirping Woods)
- Projects yet to be launched measures approx. **5.1 million sq ft**

Financial performance vs Fresh Sales

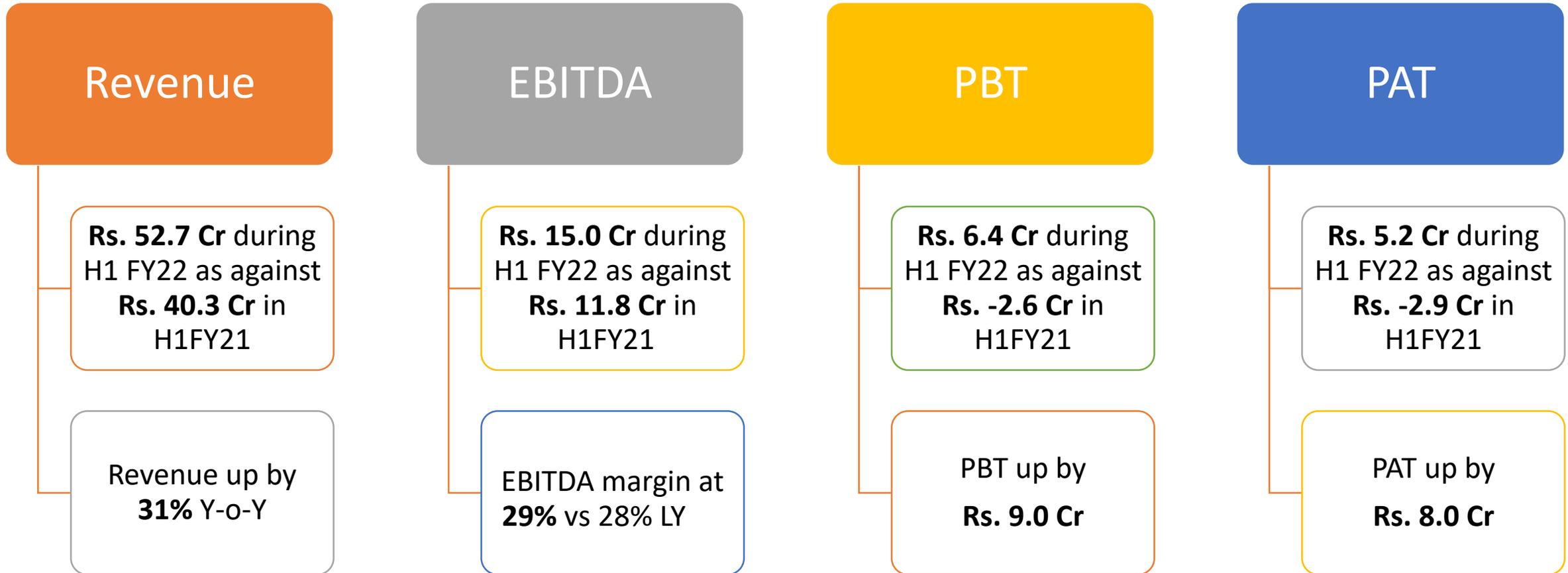
- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two.

Consolidated Financials – Q2FY22



Note : PAT is Net profit attributable to Equityholders of the Company

Consolidated Financials – H1FY22



Note : PAT is Net profit attributable to Equityholders of the Company

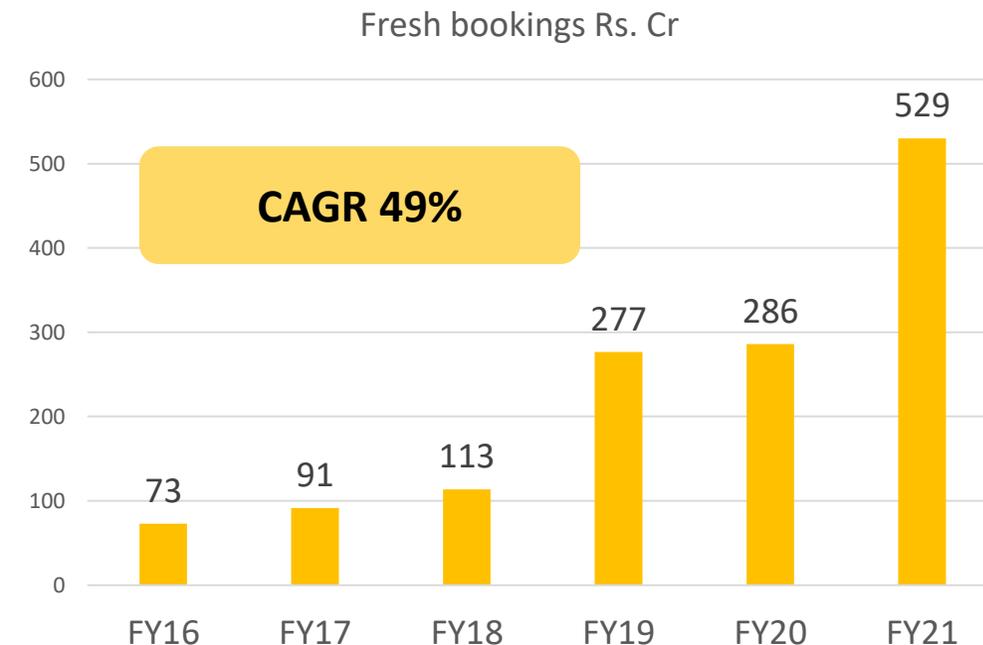
Fresh Bookings – Q2 FY22

Project wise	Q2FY21 Rs. Cr	Q2FY22 Rs. Cr
Uplands	29	74
High Grove	56	4
Chirping Woods	-	9
Forreste	43	37
Skylands	12	16
Belair	10	21
Oasis	7	17
The Edge	1	(1)
Aavishkaar	(1)	5
Elan	(2)	-
Other Completed Projects	(1)	-
Total	156	183

Collections during Q2FY22 amounts to **Rs. 161 Cr** vs LY Q2 Rs. 67 Cr

Fresh Bookings – H1 FY22

Project wise	H1 FY21 Rs. Cr	H2 FY22 Rs. Cr
Uplands	9	117
High Grove	56	10
Chirping Woods	-	36
Forreste	60	54
Skylands	18	21
Belair	21	22
Oasis	11	22
The Edge	6	(1)
Aavishkaar	0	8
Elan	(7)	3
Other Completed Projects	3	2
Total	178	293



Collections during the year amounts to **Rs. 280 Cr** in H1 FY22 vs Rs. 88 Cr in H1FY21

Q2 FY22

Particulars	Q2 FY22 (Rs. Cr)		
	PY	CY	Growth %
Revenue	29.8	25.7	-14%
EBITDA	9.1	6.8	-25%
EBITDA %	30%	26%	
Finance Cost	6.9	5.0	
PBT	2.1	3.4	
PBT %	7%	13%	
PAT	2.0	2.7	37%
PAT %	7%	10%	

H1 FY22

Particulars	H1 FY22 (Rs. Cr)		
	PY	CY	Growth %
Revenue	40.3	52.7	31%
EBITDA	11.2	15.0	
EBITDA %	28%	29%	
Finance Cost	13.7	11.2	
PBT	-2.6	6.4	
PBT %	-6%	12%	
PAT	-2.9	5.2	
PAT %	-7%	10%	

Revenue recognition during Q2FY22 is mainly Skylands Rs. 33 Cr, Uplands Rs. 9.5 Cr, Sporcias 1.17 Cr, Forrester DM Rs. 3.5 Cr and Megepark Rs. 0.7 Cr. PY Q2 Revenue Recognition mainly relates to Skylands and Uplands.

Financial performance is based on Project completion method as per applicable Accounting Standards. However, there is strong momentum in Sales with fresh bookings and healthy pipeline.

Balance Sheet (abridged)

Liabilities

Amount in Rs. Cr	As on Mar 31, 2021	As on Sept 30, 2021
Equity and liabilities		
Share Capital	35.6	35.6
Reserves and Surplus	275.8	298.3
Shareholders Funds	311.4	333.8
Non-Controlling Interest	38.7	49.9
Non Current Liabilities	166.8	104.6
Current Liabilities	408.9	578.9
Total	925.7	1067.2

Assets

Amount in Rs. Cr	As on Mar 31, 2021	As on Sept 30, 2021
ASSETS		
Fixed Assets	48.4	50.0
Non-Current Financial	67.6	78.4
Inventories	694.3	754.6
Current Assets	115.3	184.2
Total	925.7	1067.2

- Gross Debt as on Mar 31, 2021 at Rs. 177 Cr; does not include OCD Rs. 29 Cr issued to HCARE-1, Gross Debt as Sep 30, 2021 at Rs. 96 Cr (does not include OCD of Rs. 50 Cr issued to HCARE-1)

Amount in Rs. Cr	31-Mar-2021	30-Jun-2021	30-Sept-2021
Gross Debt*	177	147	96
Net Interest bearing funds	138	76	26
Net Interest bearing funds to Equity	0.46	0.25	0.08

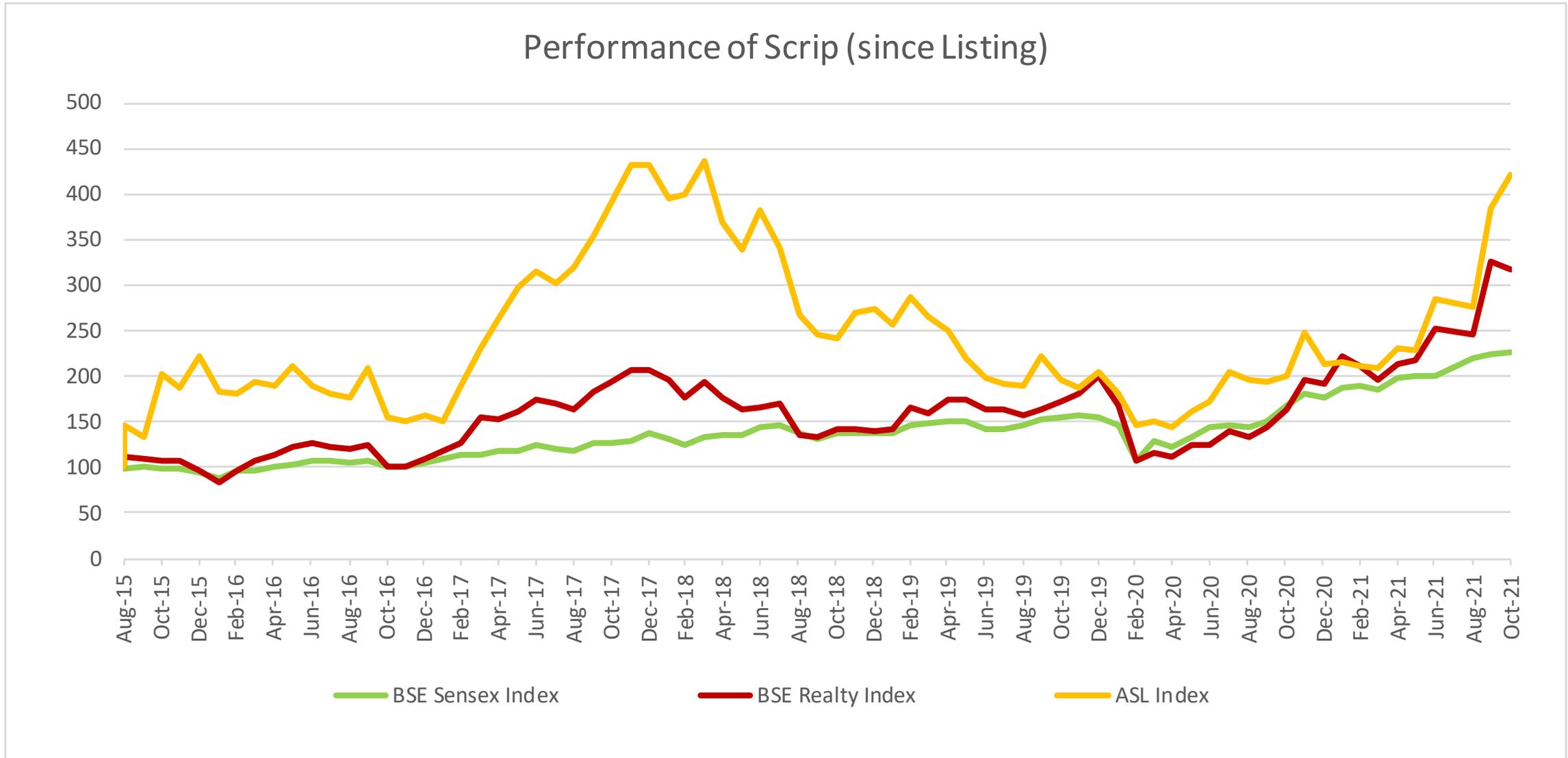
- Net Interest bearing funds comes down by **Rs. 50 Cr** in a quarter (**66% reduction**)
- The above statement does not include OCD of Rs. 50 Cr issued to HDFC (15 years tenure) for joint project in Bangalore
- Net Interest bearing funds is netted off with Short term Loans and Advances given to third parties to optimize Cash flow mismatch
- Out of Rs. 96 Cr Gross Debt – Rs. 19 Cr is due within a year and Rs. 77 Cr more than one year
- Net Interest bearing funds for Mar-21 has been reinstated for like to like comparison

Note : * The numbers for Gross Debt and Net Debt may appear different in financials basis the reporting as per accounting standards.

Lenders

HDFC Ltd., SBM Bank India Ltd., Arka Fincap Ltd. and TATA Capital Financial Services Ltd.

Performance of Scrip (since Listing)

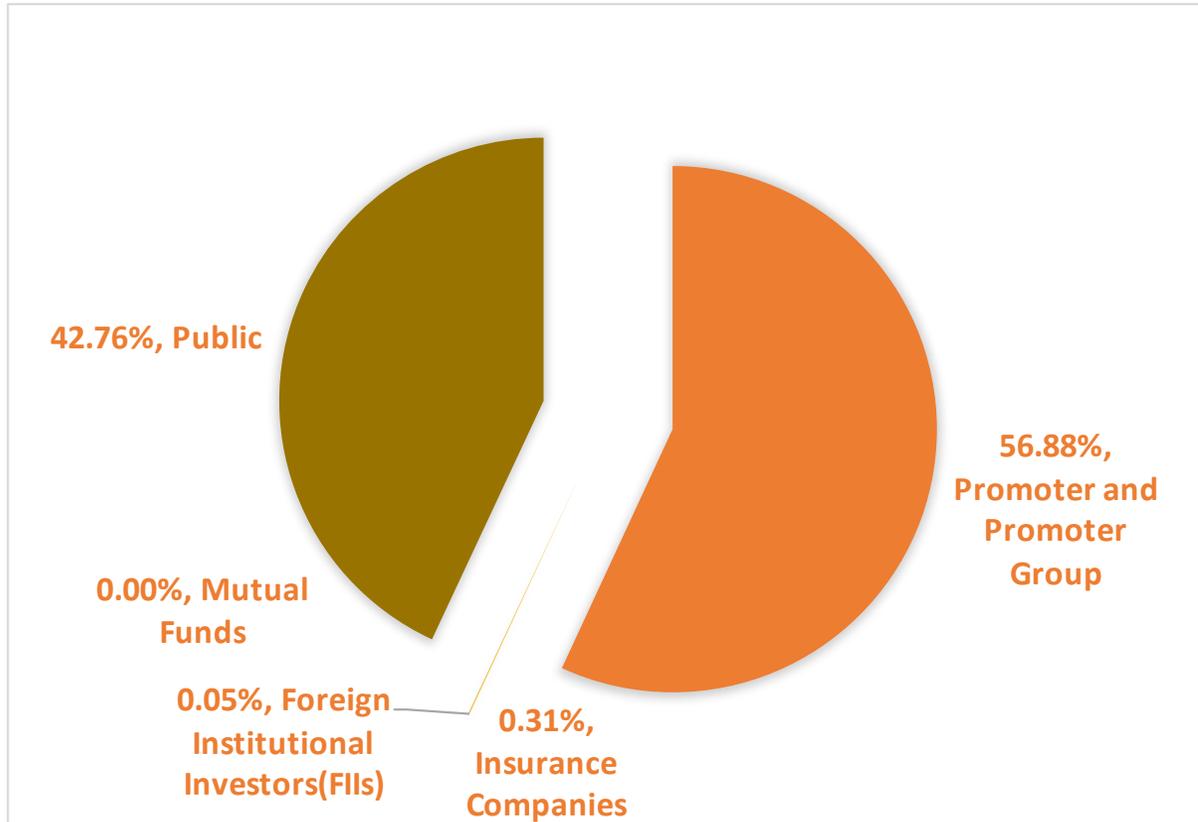


Note :

Closing levels of Sensex and Realty Index as on Aug 31, 2015 was 26,283 and 1,261 respectively, the same have been indexed to 100.

For Arvind SmartSpaces Limited, the Listed closing price as on Aug 31, 2015 of Rs. 45.85 is indexed to 100.

Shareholding Pattern (%)



Category	31-Mar-2021	30-Jun-2021	30-Sept-2021
Promoter and Promoter Group	58.66%	56.88%	56.88%
Foreign Institutional Investors (FIIs)	0.03%	0.05%	0.05%
Mutual Funds	0.00%	0.00%	0.00%
Insurance Companies	3.73%	0.31%	0.01%
Public	37.58%	42.76%	43.06%

Number of Shareholders as on Sept 30, 2021: 108,093

Completed Projects

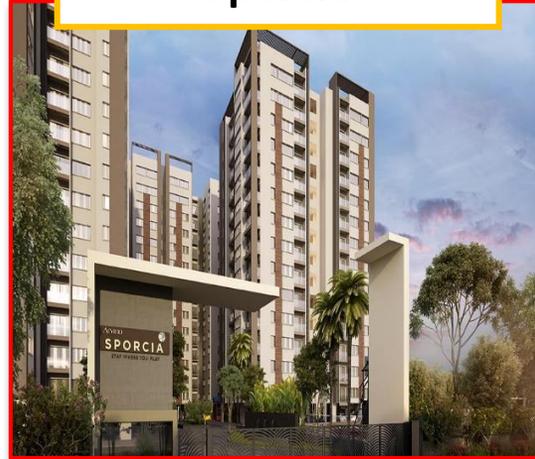
ARVIND SMARTSPACES

Skylands



4.9 Lakh Sq. Ft.

Sporcia



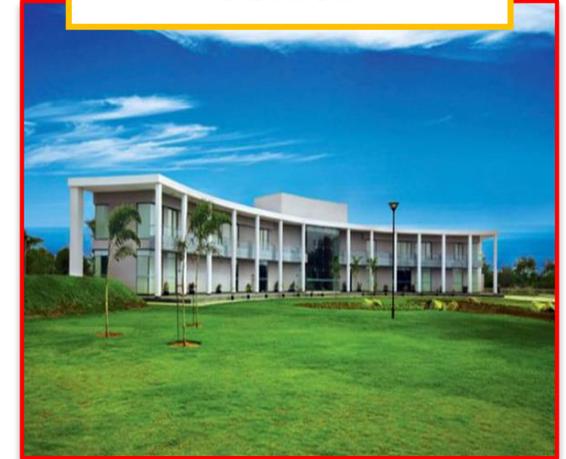
5.0 Lakh Sq. Ft.

Expansia



1.4 Lakh Sq. Ft.

Alcove



10.3 Lakh Sq. Ft.

Megatrade



0.8 Lakh Sq. Ft.

MegaEstate



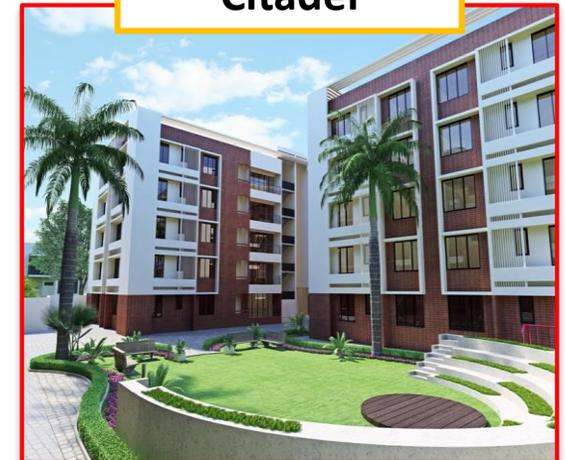
0.6 Lakh Sq. Ft.

MegaPark



5.0 Lakh Sq. Ft.

Citadel

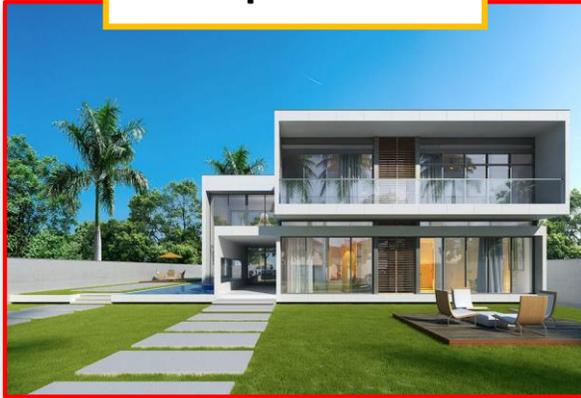


1.0 Lakh Sq. Ft.

Ongoing Projects

ARVIND SMARTSPACES

Uplands



56.0 Lakh Sq. Ft.

HighGrove



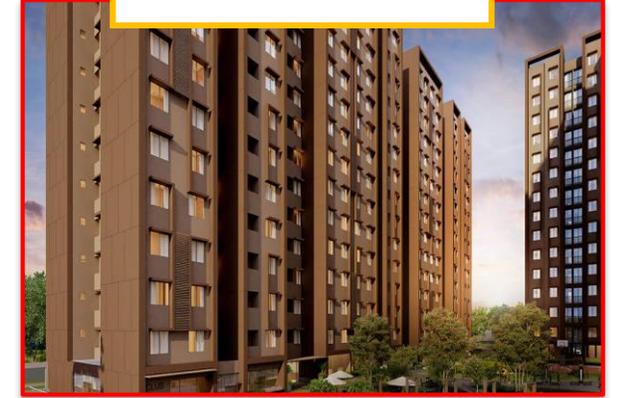
~58 Lakh Sq. Ft.

Forreste



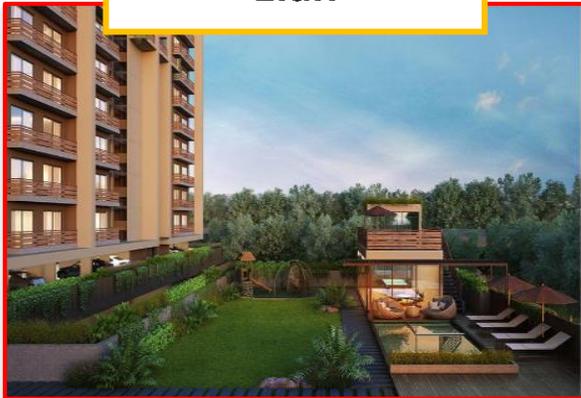
~50 Lakh Sq. Ft.

Aavishkaar



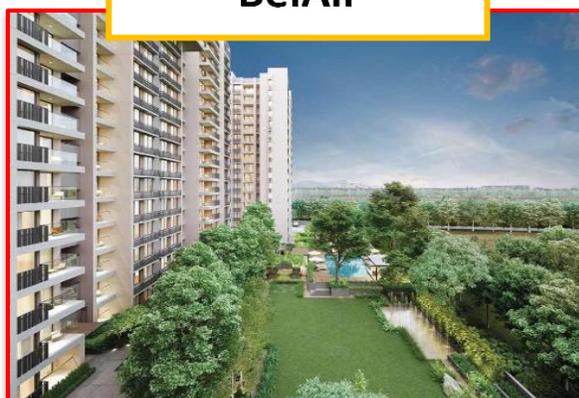
5.5 Lakh Sq. Ft.

Elan



1.3 Lakh Sq. Ft.

BelAir



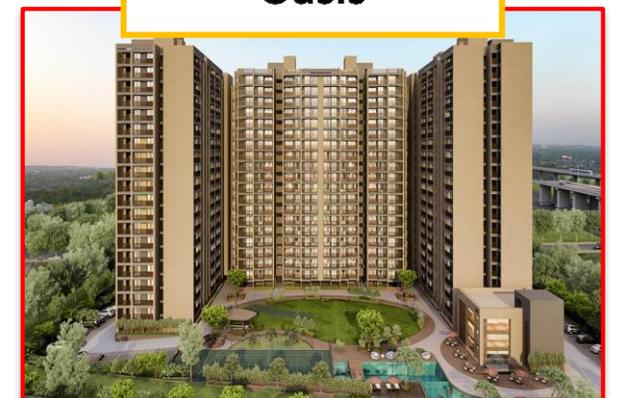
4.7 Lakh Sq. Ft.

Edge



1.7 Lakh Sq. Ft.

Oasis



5.5 Lakh Sq. Ft.

Quarterly Synopsis

Projects	Area Booked in Q2 FY22 (sq ft.)	Units Booked in Q2 FY22 (nos.)	Sales Value for Q2 FY22 (Rs. Lac)	Amount Collected in Q2 FY22 (Rs. Lac)	Revenue Recognized in Q2 FY22 (Rs. Lac)
Skylands	24,322	23	1,621	1,586	1,570
Uplands ONE	1,00,755	6	2,773	1,527	347
Oasis	30,248	24	1,662	2,069	-
Aavishkaar	18,873	19	508	264	-
Elan	-	-	-	300	-
The Edge	(6,645)	(1)	(54)	-	-
Forreste^	2,30,068	32	3,754	3,365	354
Uplands Two	1,23,803	5	4,802	2,069	-
Belair	36,511	26	2,101	828	-
Highgrove	28,872	4	191	3,247	-
Chirping Woods	98,433	19	945	702	-
Expansia	-	-	-	-	-
Sporcia	1,071	1	62	121	117
Megapark	-	-	-	62	69
Megaestate	-	-	-	-	71
Total	6,86,312	158	18,366	16,136	2,528

*^Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.
Amount Collected is inclusive of Taxes*

Half Yearly Synopsis

Projects	Area Booked in YTD FY22 (sq ft.)	Units Booked in YTD FY22 (nos.)	Sales Value for YTD FY22 (Rs. Lac)	Amount Collected in YTD FY22 (Rs. Lac)	Revenue Recognized in YTD FY22 (Rs. Lac)
Skylands	30,664	29	2,103	3,074	3,322
Uplands ONE	1,09,305	7	3,147	4,126	952
Oasis	40,723	33	2,174	3,709	-
Aavishkaar	30,470	31	817	580	-
Elan	4,496	3	252	712	-
The Edge	(7,612)	(2)	(119)	(6)	-
Forreste^	3,33,661	49	5,423	5,021	445
Uplands Two	2,41,514	7	8,555	2,841	-
Belair	37,980	27	2,175	1,502	-
Highgrove	2,30,624	16	1,000	5,113	-
Chirping Woods	3,75,444	68	3,598	969	-
Expansia	2,408	2	140	166	298
Sporcia	11,565	1	69	99	69
Megapark	-	-	-	95	71
Megaestate	-	-	-	36	-
Total	14,41,243	271	29,335	28,038	5,157

**Forreste Revenue for Arvind SmartSpaces it would be equivalent to DM Fees only.
Amount Collected includes Taxes*

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	5,101,216
Grand Total		23,871,546

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	134,952
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
		Sarjapur	Residential	JD	~65% Revenue Share	Yet to be launched	889,169
Grand Total						23,871,546	

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	27	27	575
Megatrade	82,526	72,318	10,208	29	29	29	4,075
Skylands	491,111	427,819	63,292	229	216	212	5,357
Sporcia	501,265	498,573	2,692	234	234	234	4,691
Parishkar / Trade Square	915,809	915,809	0	254	254	254	2,776
Total	3,825,908	3,623,511	202,397	934	921	917	

Details upto Sep 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	299,121	246,403	78	-	44	2,601
Belair	469,620	132,866	336,754	73	-	22	5,485
Chirping Woods	632,407	375,444	256,963	36	-	9	958
Edge	168,224	51,294	116,930	36	-	4	6,954
Elan	134,952	31,472	103,480	24	-	10	7,574
Foreste I - IV	2,972,443	2,043,721	928,722	276	10	106	1,351
Highgrove	5,168,182	1,817,289	3,350,893	150	-	96	824
Oasis	547,428	363,639	183,789	186	-	132	5,124
Uplands I	3,192,901	2,777,035	415,866	449	255	346	1,618
Uplands II	1,112,742	570,168	542,574	148	-	48	2,598
Total	14,944,423	8,462,049	6,482,373	1,456	265	817	

Details upto Sep 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	0	27	13	14
	Ongoing	1,890	1,137	487	753	819	421
	Yet to be launched	752	0	0	752	548	204
Ahmedabad Total		3,066	1,534	488	1,532	1,380	640
Bangalore	Completed	575	537	17	38	-1	55
	Ongoing	690	295	138	395	255	277
	Yet to be launched	917	0	0	917	648	270
Bangalore Total		2,182	832	154	1,350	902	603
Pune	Ongoing	75	24	14	51	30	35
Grand Total		5,324	2,390	655	2,934	2,311	1,278

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. Details basis Sep 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

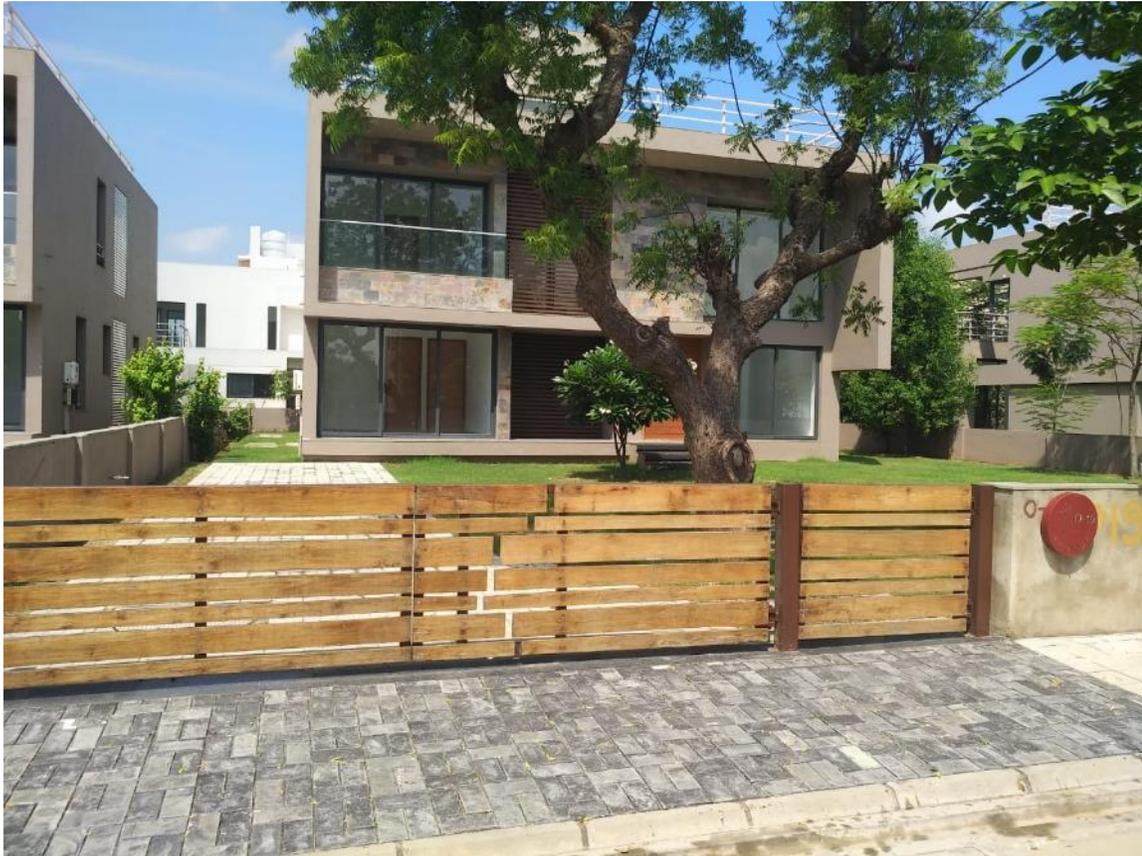
Projects



- **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



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** : Vitan (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



Aavishkaar

ARVIND SMARTSPACES

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



Actual Construction Images



- **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



Actual Construction Images



- **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



Actual Construction Images



The Edge

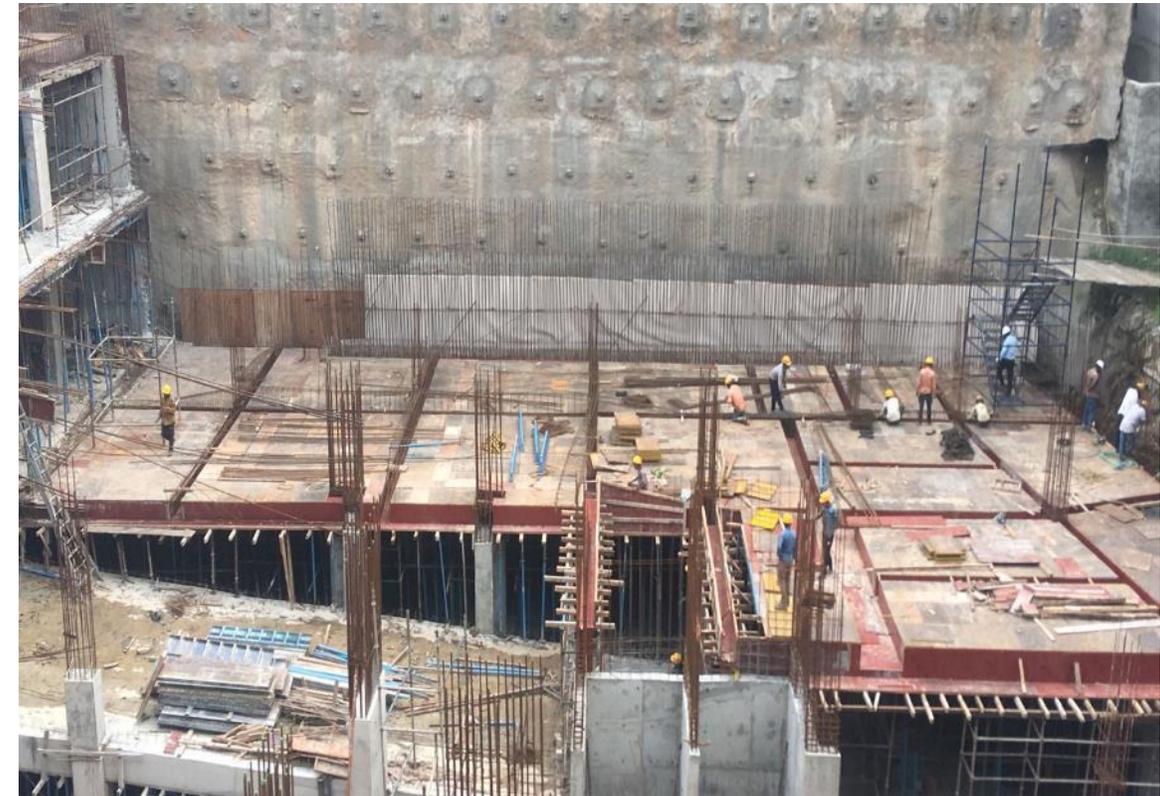
ARVIND SMARTSPACES

- **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



The Edge

Actual Construction Images



- **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



Highgrove

ARVIND SMARTSPACES

Actual Construction Images



- **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



Actual Construction Images



About the Company



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

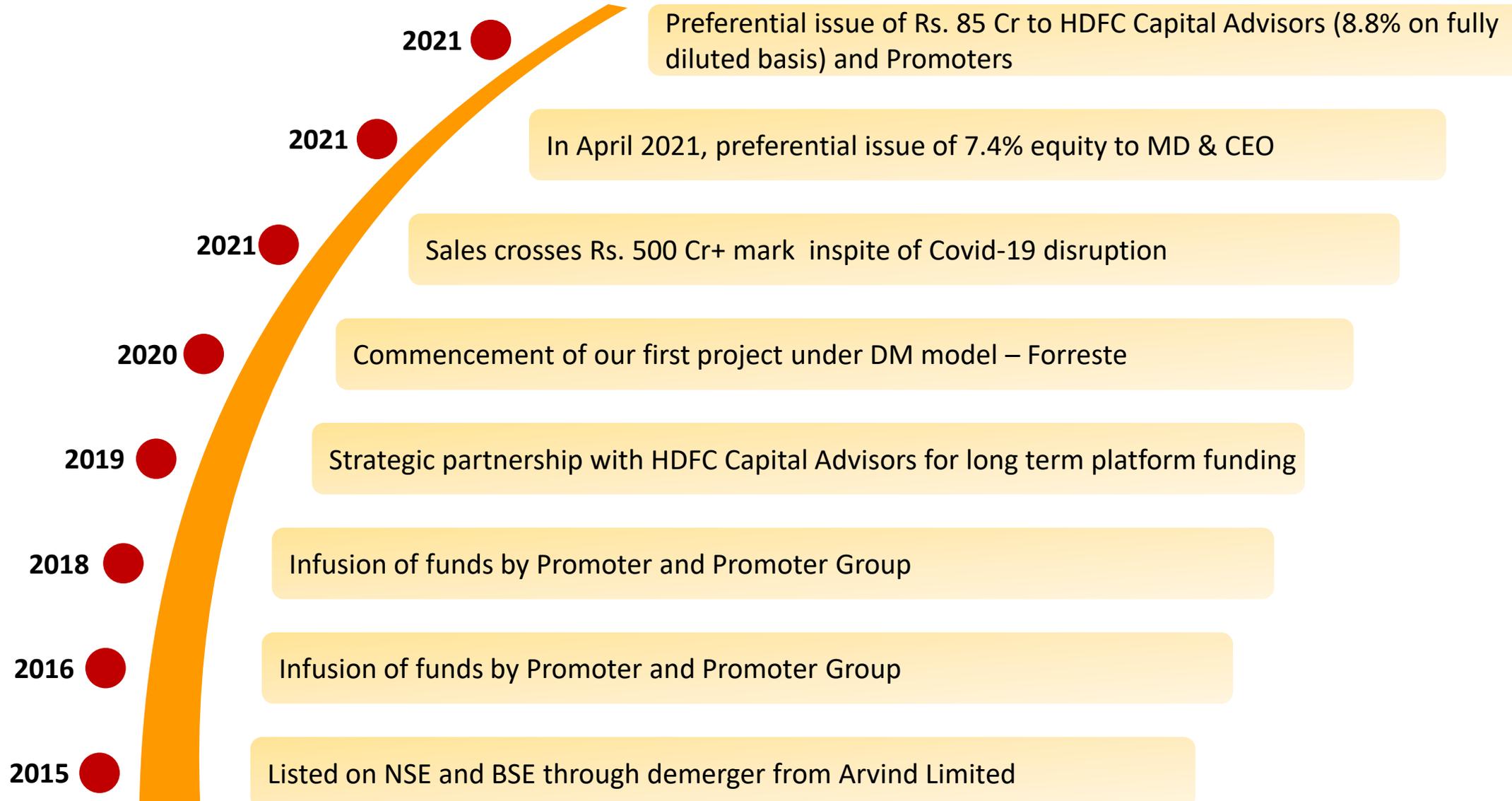
Delivered 3.8 Mn sq. Ft., ongoing projects of 14.9 msf and planned projects of 4.2 msf

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



Board of Directors

ARVIND SMARTSPACES



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



Mr. Kamal Singal
Managing Director & CEO



Mr. Kulin S. Lalbhai
Non-Executive Director



Mr. Pratul Shroff
Independent Director



Ms. Pallavi Vyas
Independent Director

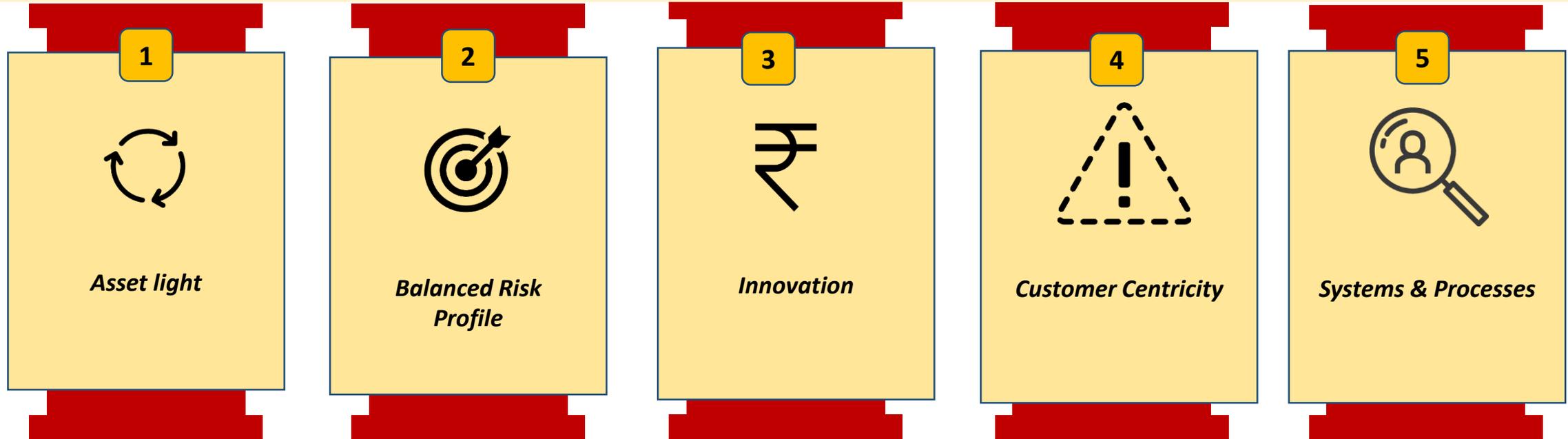


Mr. Nirav Shah
Independent Director



Mr. Prem Prakash Pangotra
Independent Director

Strategic Pillars of Growth



1 *Land as Raw Material, no Land Banking, Process Industry approach*

2 *Focus on efficient cash flow management and low leverage, Focussed market and geography strategy*

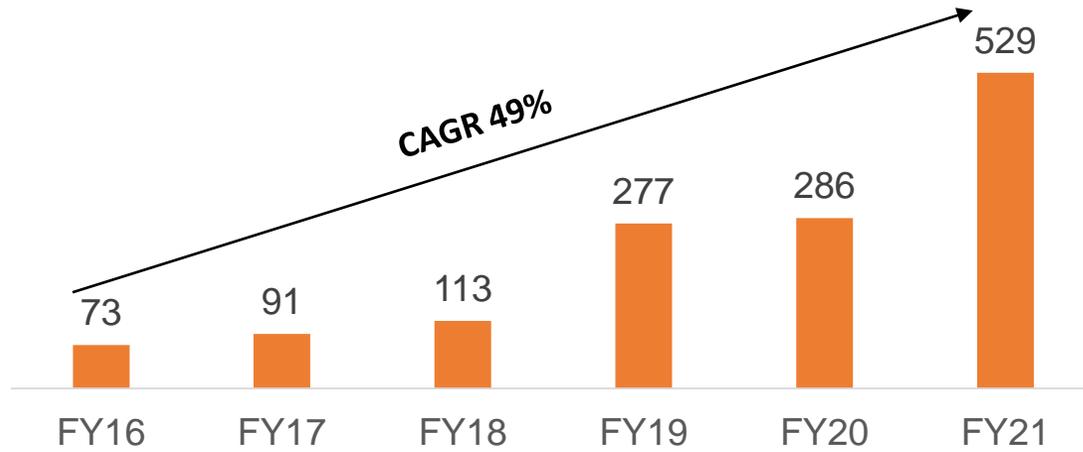
3 *Product Innovation and design*

4 *Aiming for delight at every touch point in customer life cycle, On-time delivery*

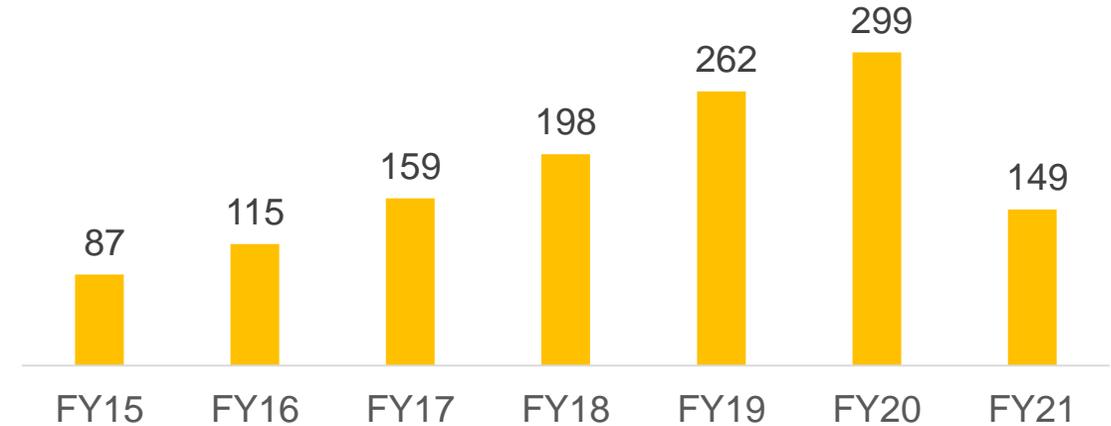
5 *Strong Governance. Defined Project acquisition process, powerful Sales engine, design and development process, supported by best in class technology*

Financial Highlights

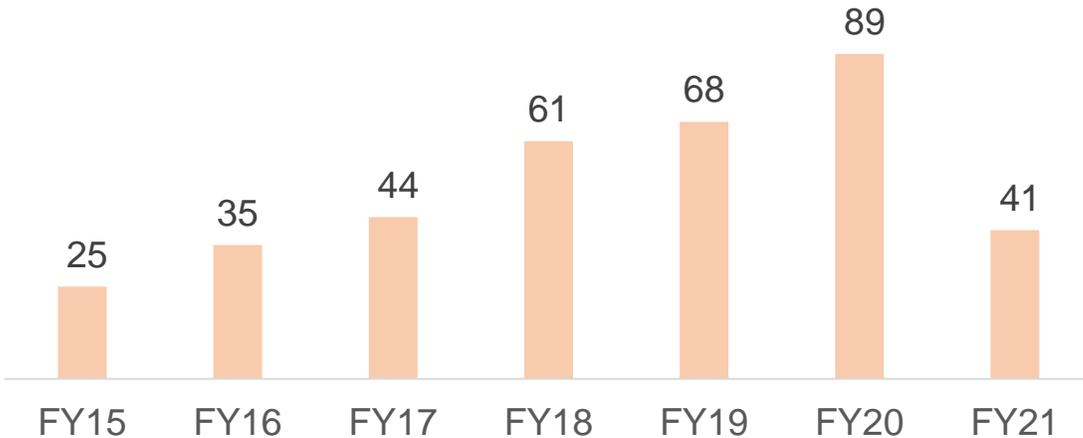
Fresh Sales (Rs Cr)



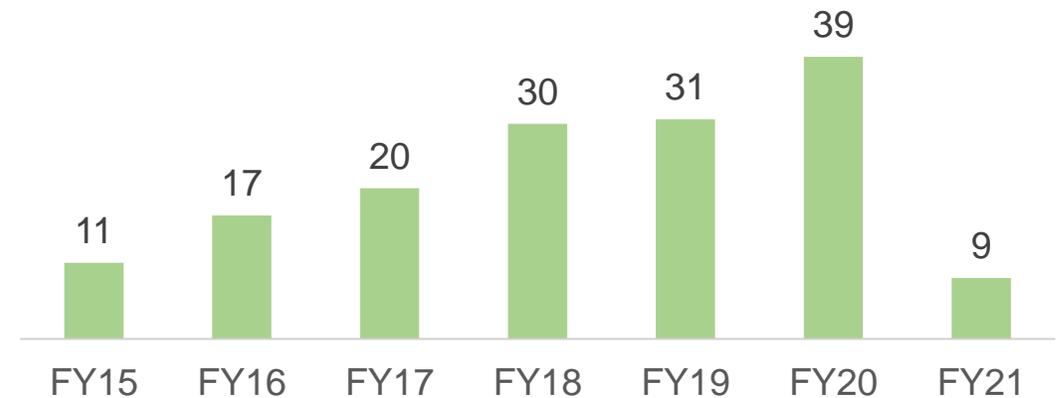
Revenue (Rs Cr)



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.

Awards & Recognition

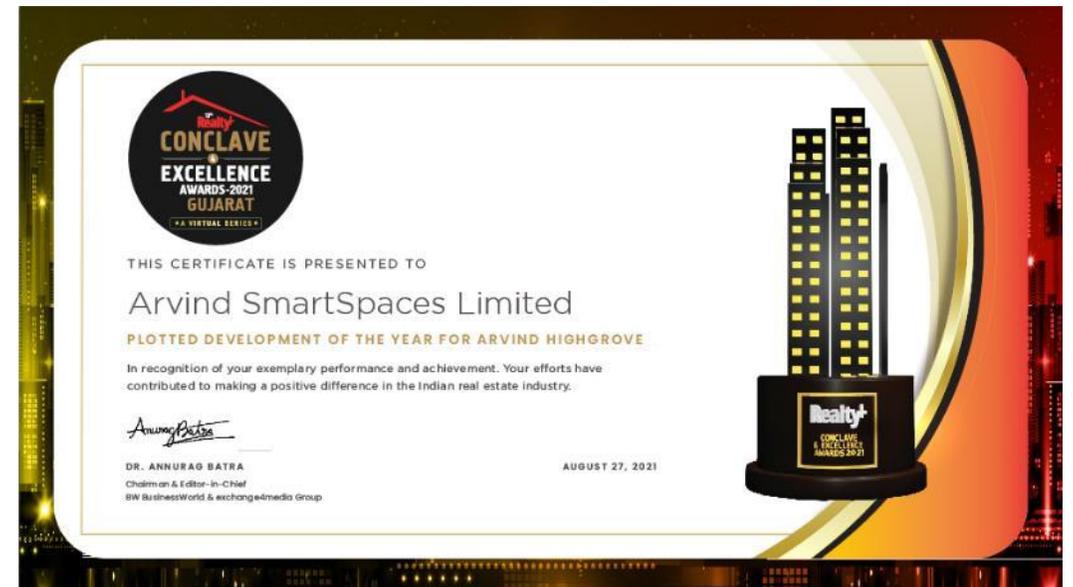
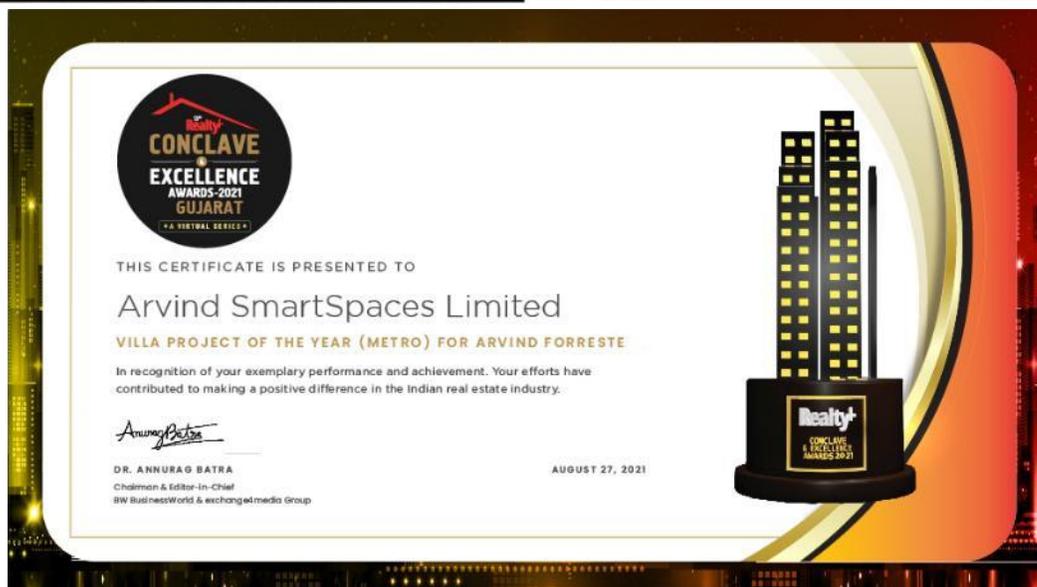
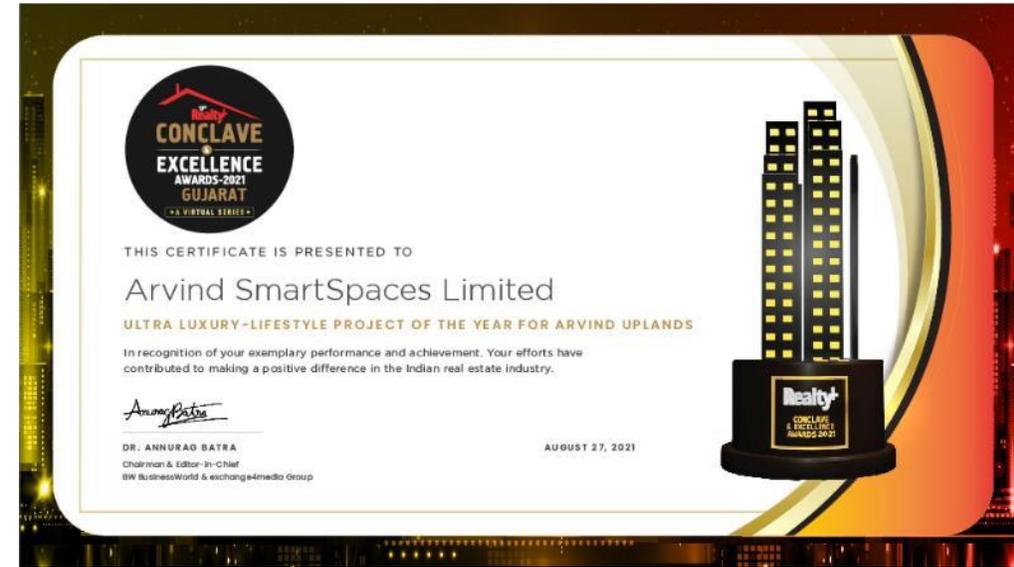


National Awards for Marketing Excellence in Real Estate and Infrastructure, Mumbai

9th Realty Plus Conclave & Excellence Awards

Realty Plus Excellence Awards (South), Bengaluru

Awards & Accolades 2021



Disclaimer

The views expressed here may contain information derived from publicly available sources that have not been independently verified, and no representation or warranty is made as to the accuracy, completeness, reasonableness or reliability of this information. This presentation should not be relied upon as a recommendation or forecast by Arvind SmartSpaces Limited and any of their subsidiaries, joint ventures and associates and cannot be relied upon as a guide to future performance

This presentation may contain 'forward-looking statements' – that is, statements related to future, not past, events. In this context, forward-looking statements often address our expected future business and financial performance, and often contain words such as 'expects,' 'anticipates,' 'intends,' 'plans,' 'believes,' 'seeks,' or 'will.' Any forward-looking information in this presentation including, without limitation, any tables, charts and/or graphs, has been prepared on the basis of a number of assumptions which may prove to be incorrect. Forward-looking statements by their nature address matters that are, to different degrees, uncertain. These uncertainties may cause our actual future results to be materially different than those expressed in our forward-looking statements. We do not undertake to update our forward-looking statements. We caution you that reliance on any forward-looking statement involves risk and uncertainties, and that, although we believe that the assumption on which our forward-looking statements are based are reasonable, any of those assumptions could prove to be inaccurate and, as a result, the forward-looking statement based on those assumptions could be materially incorrect

In no event shall the Company or its directors be responsible to any person or entity for any loss or damage, whether direct, indirect, incidental, consequential or otherwise, arising out of access or use or dissemination of information contained in this presentation, including, but not limited to, loss of profits. No representation, warranty, guarantee or undertaking (express or implied) is made as to, and no reliance should be placed on, the accuracy, completeness or correctness of any information, including any estimates, targets and opinions, contained herein, and no liability whatsoever is accepted as to any errors, omissions or misstatements contained herein and, accordingly, none of the Company, its advisors and representative and any of its or their affiliates, officers, directors, employees or agents, and anyone acting on behalf of such persons accepts any responsibility or liability whatsoever, in negligence or otherwise, arising directly or indirectly from this presentation or its contents or otherwise arising in connection therewith

You must make your own assessment of the relevance, accuracy and adequacy of the information contained in this presentation and must make such independent analysis as you may consider necessary or appropriate for such purpose. Any opinions expressed in this presentation are subject to change without notice and past performance is not indicative of future results. By attending this presentation, you acknowledge that you will be solely responsible for your own assessment of the market and the market position of the Company and that you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the Company's business

The information in this presentation has been prepared for use in presentations by Company for information purposes only and does not constitute, or should be regarded as, or form part of any offer, invitation, inducement or advertisement to sell or issue, or any solicitation or any offer to purchase or subscribe for, any securities of the Company in any jurisdiction, including the United States and India, nor shall it, or the fact of its distribution form the basis of, or be relied on in connection with, any investment decision or any contract or commitment to purchase or subscribe for any securities of the Company in any jurisdiction, including the United States and India. This presentation does not constitute a recommendation by the Company or any other party to sell or buy any securities of the Company. This presentation and its contents are not and should not be construed as a prospectus or an offer document, including as defined under the Companies Act, 2013, to the extent notified and in force or an offer document under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended

This presentation may contain certain supplemental measures of performance and liquidity that are not required by or presented in accordance with Ind-AS, and should not be considered as an alternative to profit, operating revenue or any other performance measures derived in accordance with Ind-AS or an alternative to cash flow from operations as a measure of liquidity of the Company

By accessing this presentation, you accept this disclaimer and any claims arising out of the use of the information from this presentation shall be governed by the laws of India and only the courts in Ahmedabad, and no other courts, shall have jurisdiction over the same.

Thank You

ARVIND SMARTSPACES

Arvind SmartSpaces Ltd

(CIN: L45201GJ2008PLC055771)

Registered & Corporate Office:

24, Govt. Servant's Society,
Adj. Municipal Market,
C. G. Road, Ahmedabad- 380009
Tel: +91 79 68267000
www.arvindsmartspaces.com

Investor Relations:

Ankit Jain

Chief Financial Officer

Email: ankit.jain@arvind.in

Prakash Makwana

Company Secretary

Email: prakash.makwana@arvind.in

Jagdish Dalal

Investor Relations

Email: jagdish.dalal@arvind.in

Disclaimer:

The information in this presentation contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of Capital expenditures. These statements are based on current expectations that involve a Number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.