

Arvind SmartSpaces

Information Update – Q3FY22

January 28, 2022



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

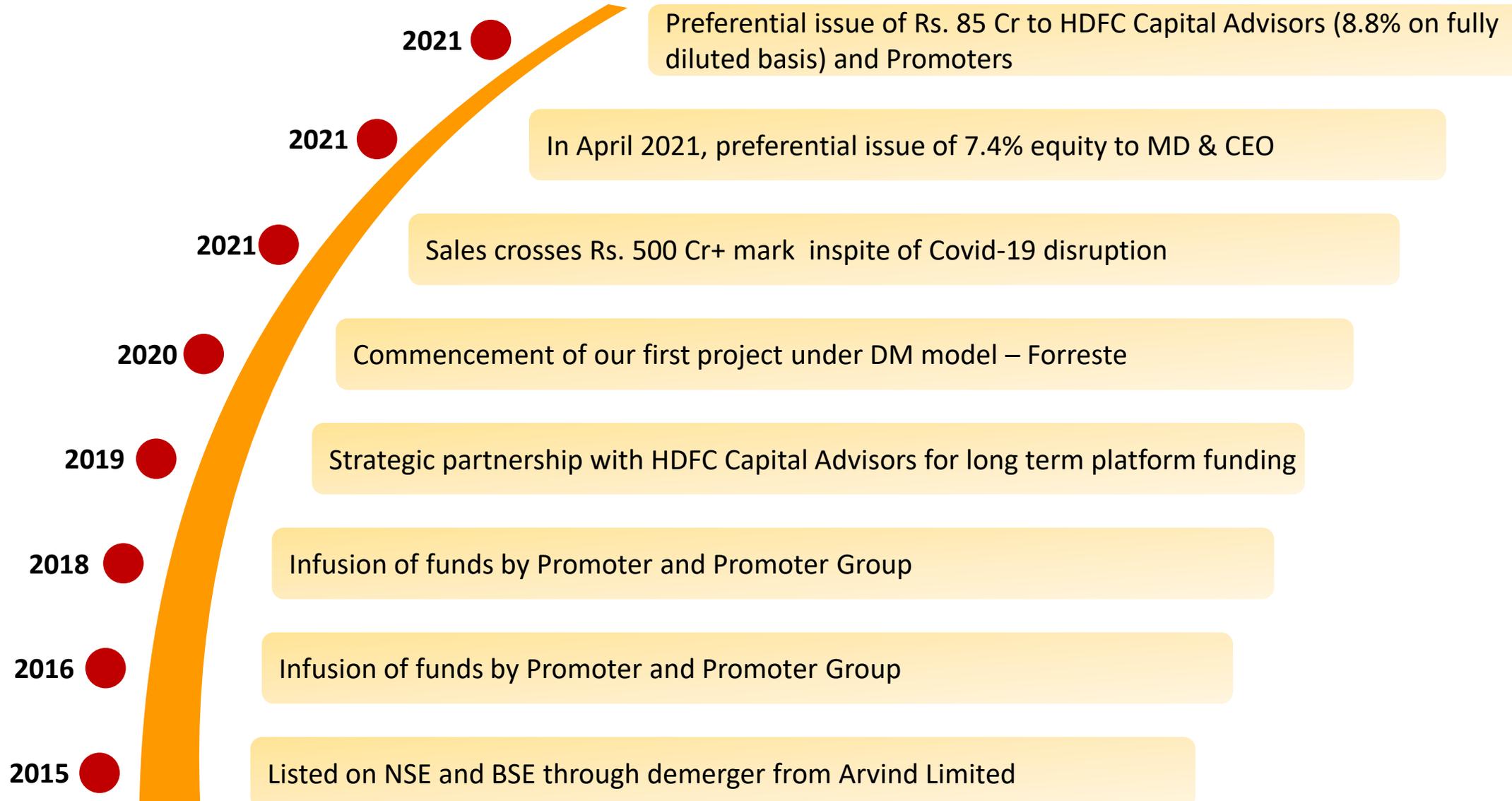
Delivered 3.8 Mn sq. Ft., ongoing projects of 14.9 msf and planned projects of 6.6 msf

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

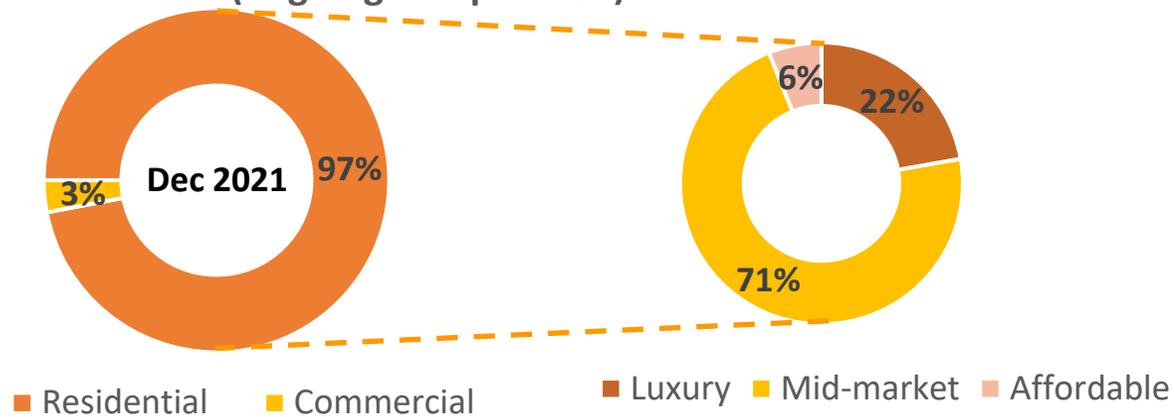
Strong financial performance, 49% CAGR¹ in Fresh sales, ~30%² in revenues & profit, Stable long term credit rating of A-

The Journey so far

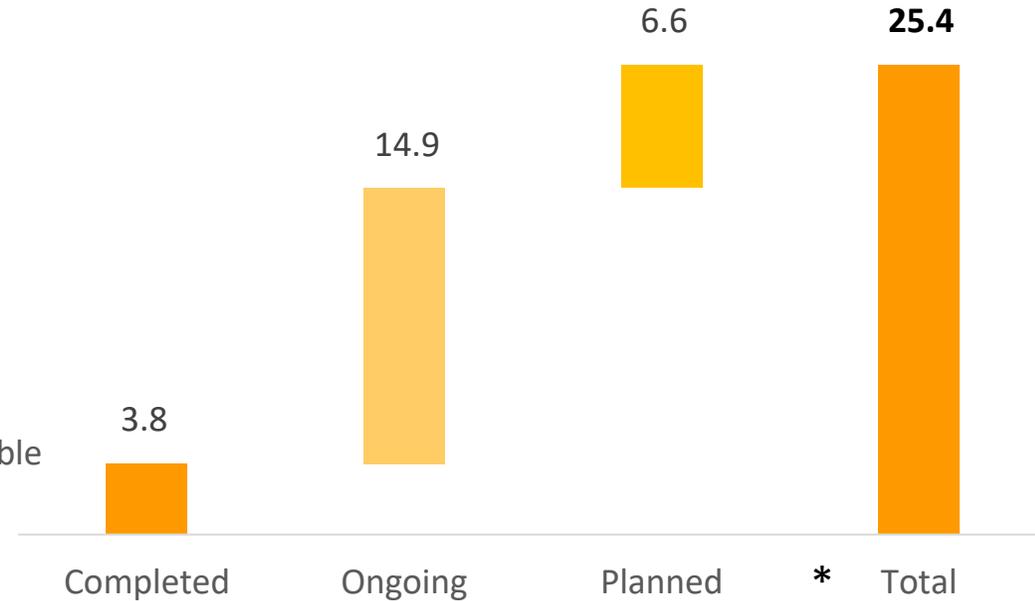


Focus on Residential Real Estate

Project classification
(ongoing and planned)

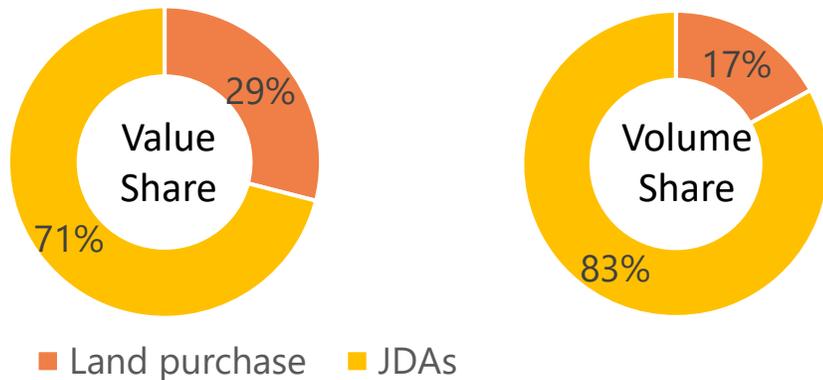


Project Pipeline (Mn Sq. Ft.)



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

Multiple Land Sourcing Models



Board of Directors



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. Vipul Roongta
Nominee Director



Mr. Prem Prakash Pangotra
Independent Director

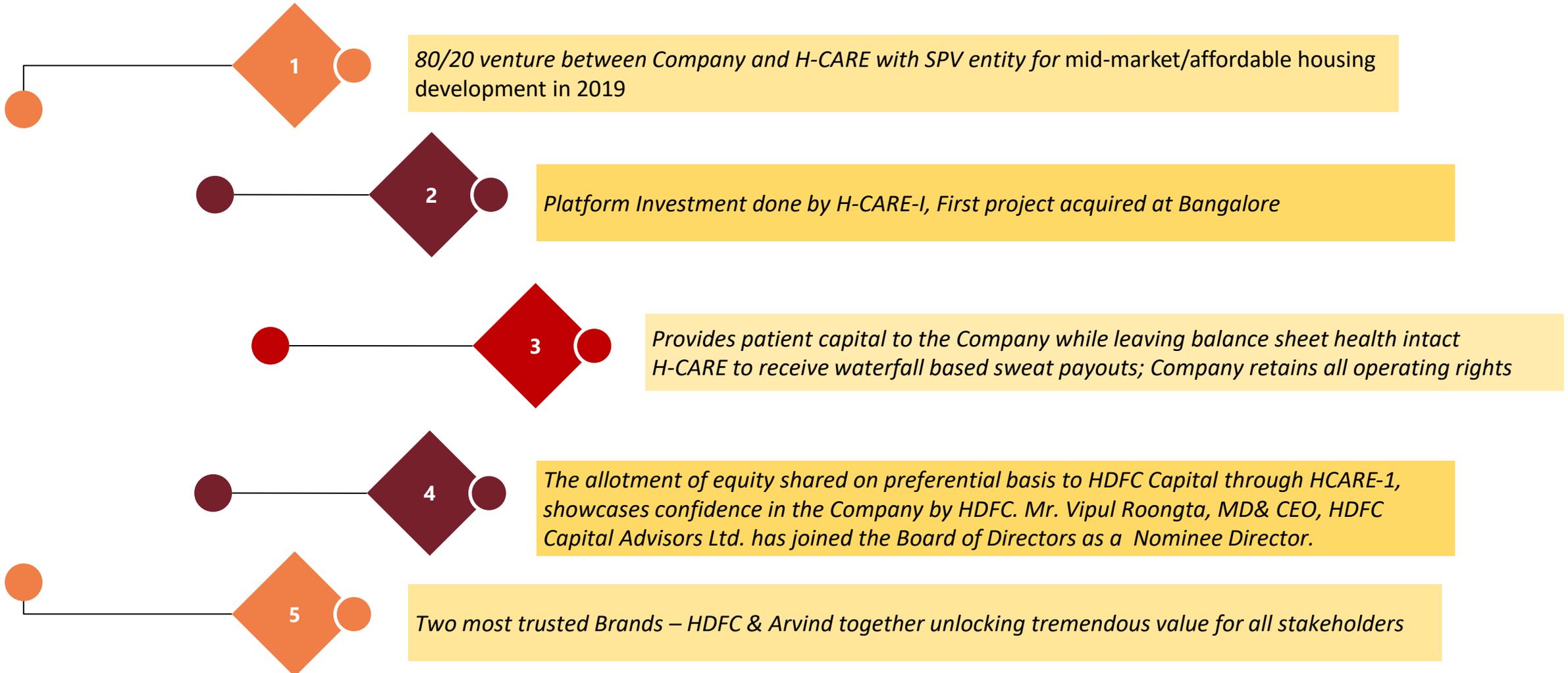


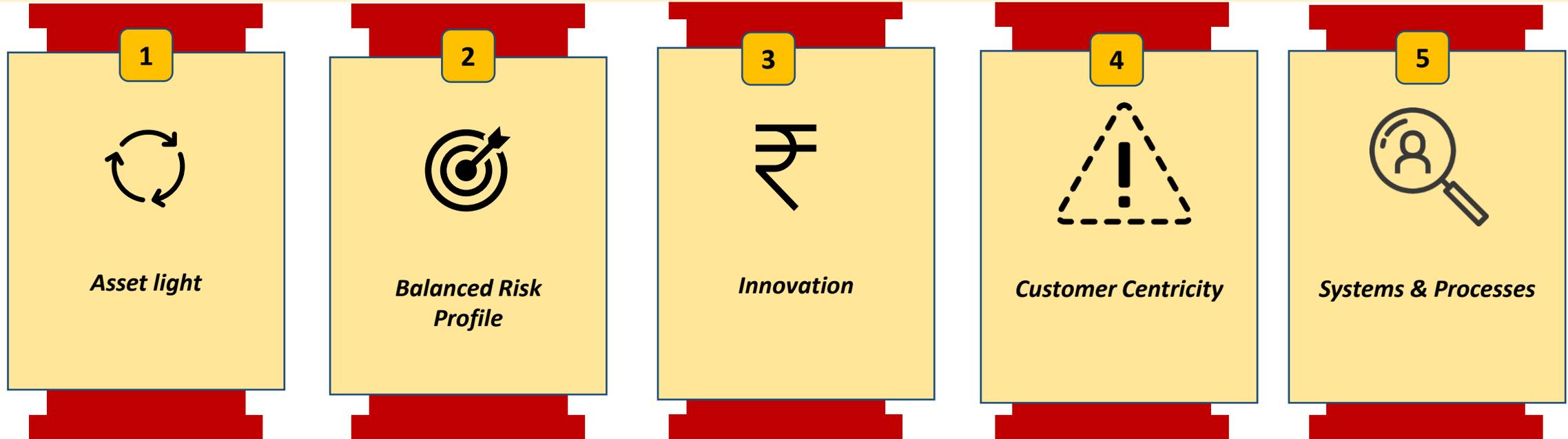
Mr. Nirav Shah
Independent Director

Best in class Audit & Compliance framework

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

Strategic Partnership With HDFC Capital Advisors





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*

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

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

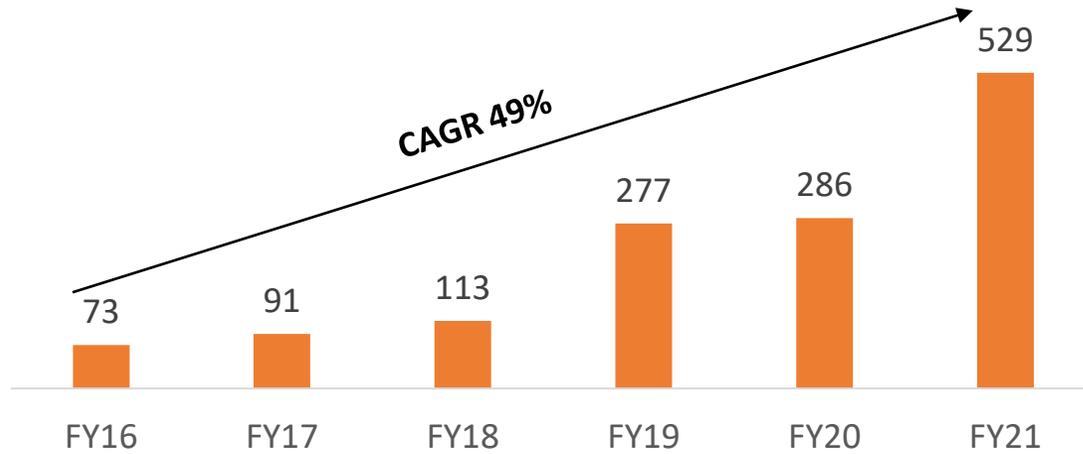
- Focus on end-customer
- Greater value through superior price-product offering vs the competition

Leveraging Brand Arvind

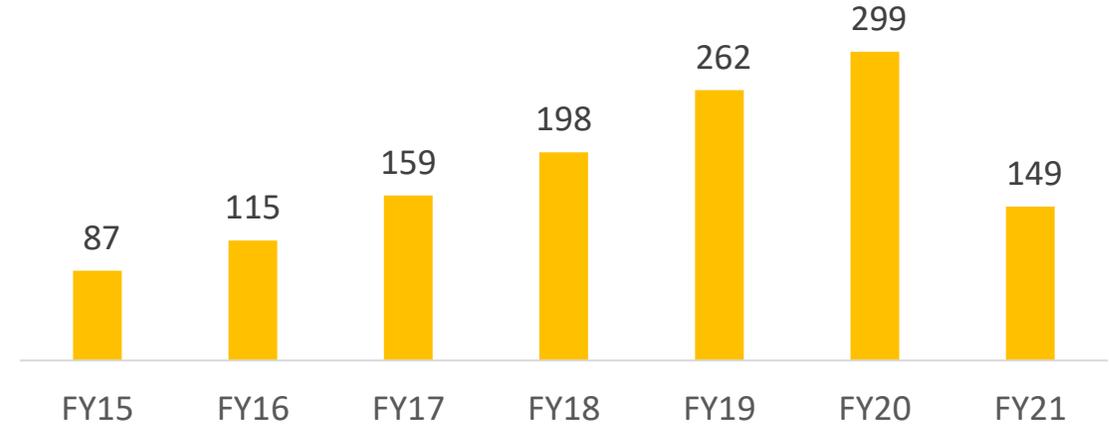
- Brand Equity
- Legacy of over 120 years of Trust & Excellence

Financial Highlights

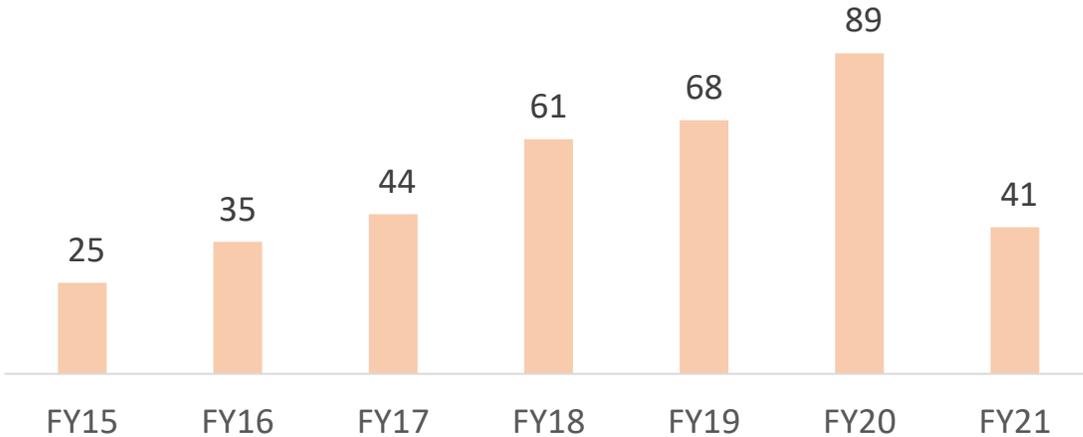
Fresh Sales (Rs Cr)



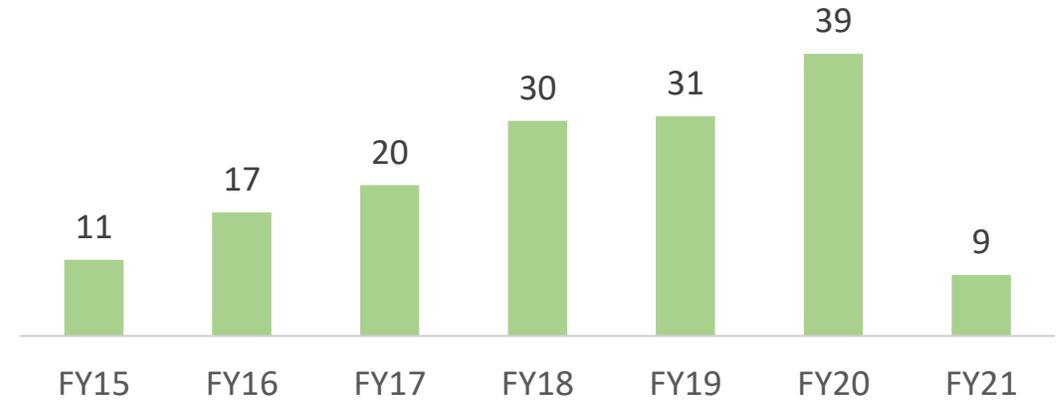
Revenue (Rs Cr)



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.

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

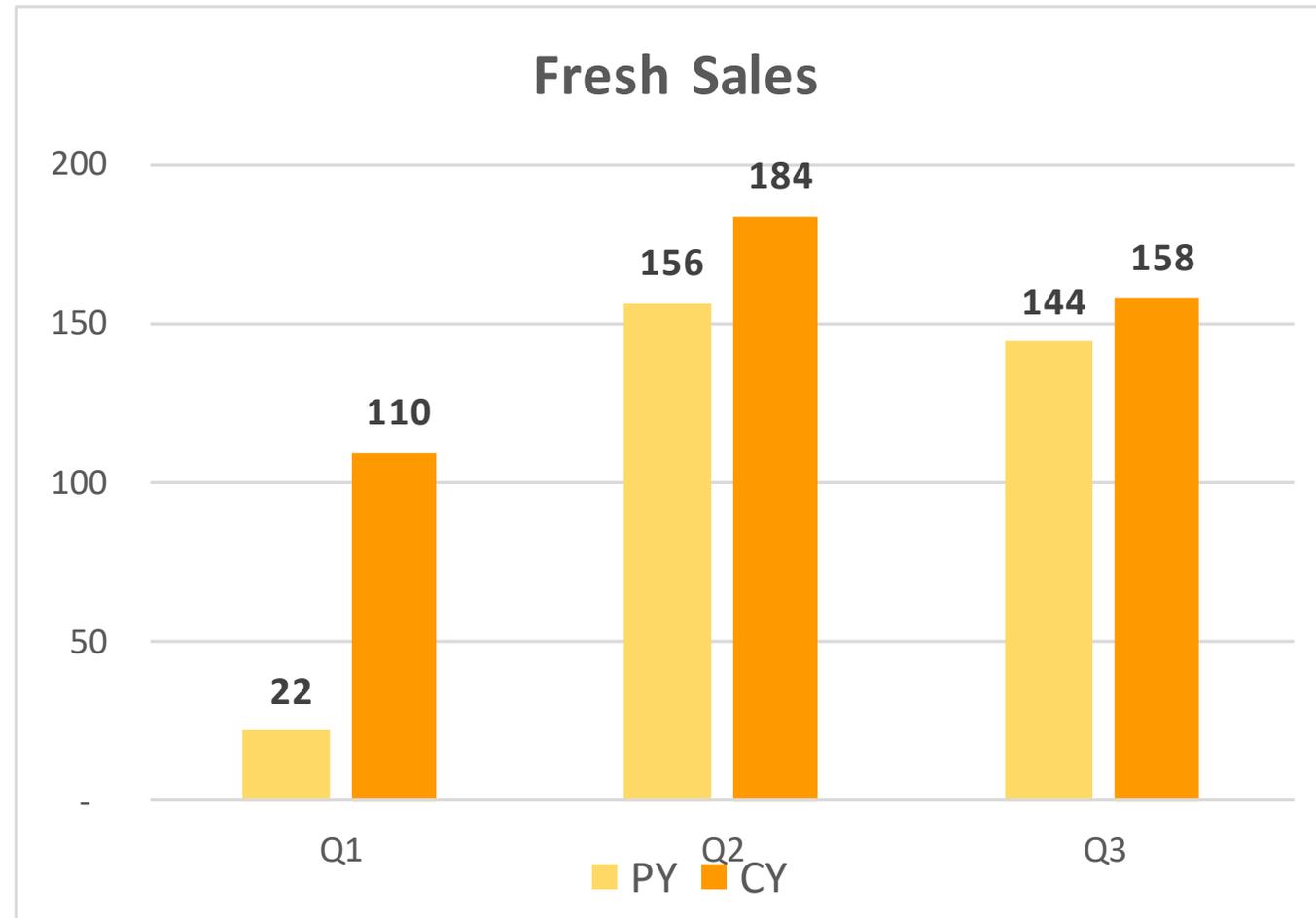
Leverage HDFC partnership

Q3FY22 Update



Fresh Sales – Q3

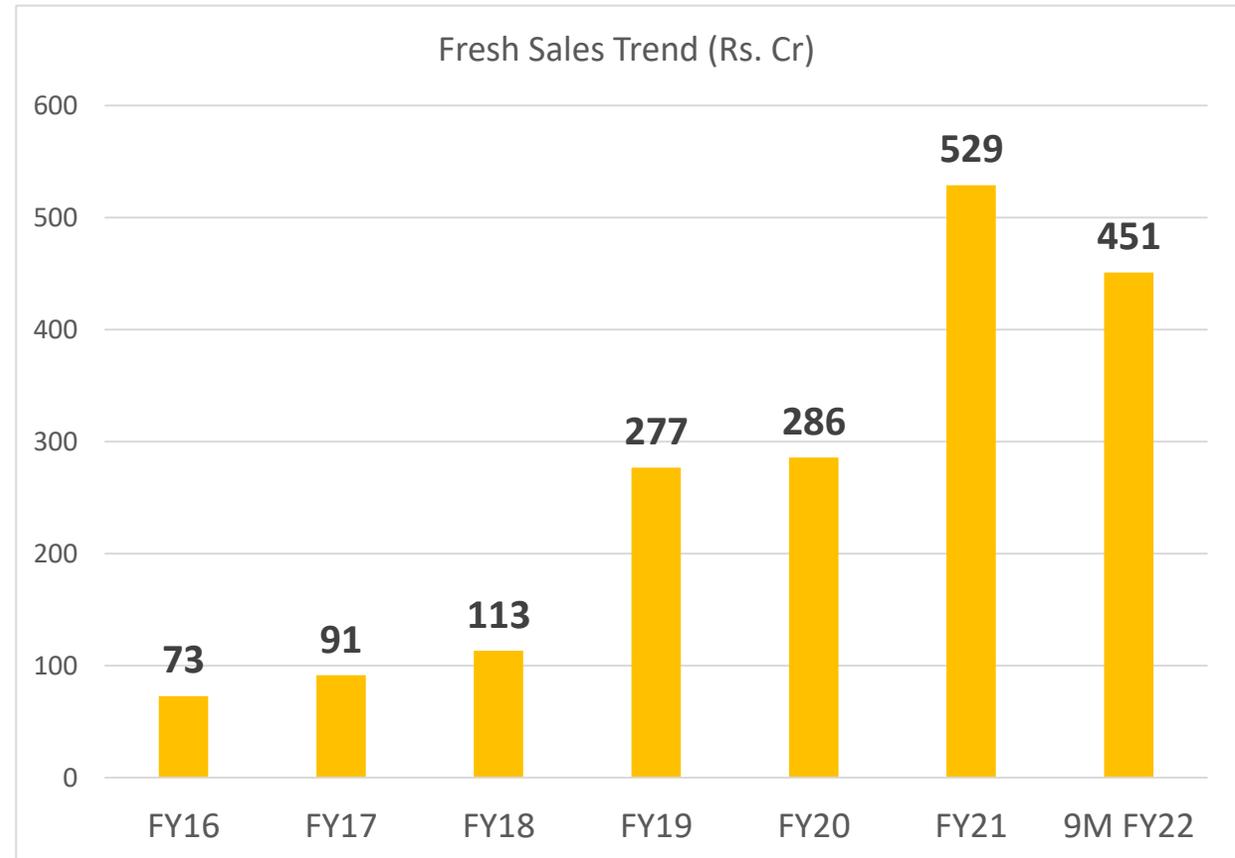
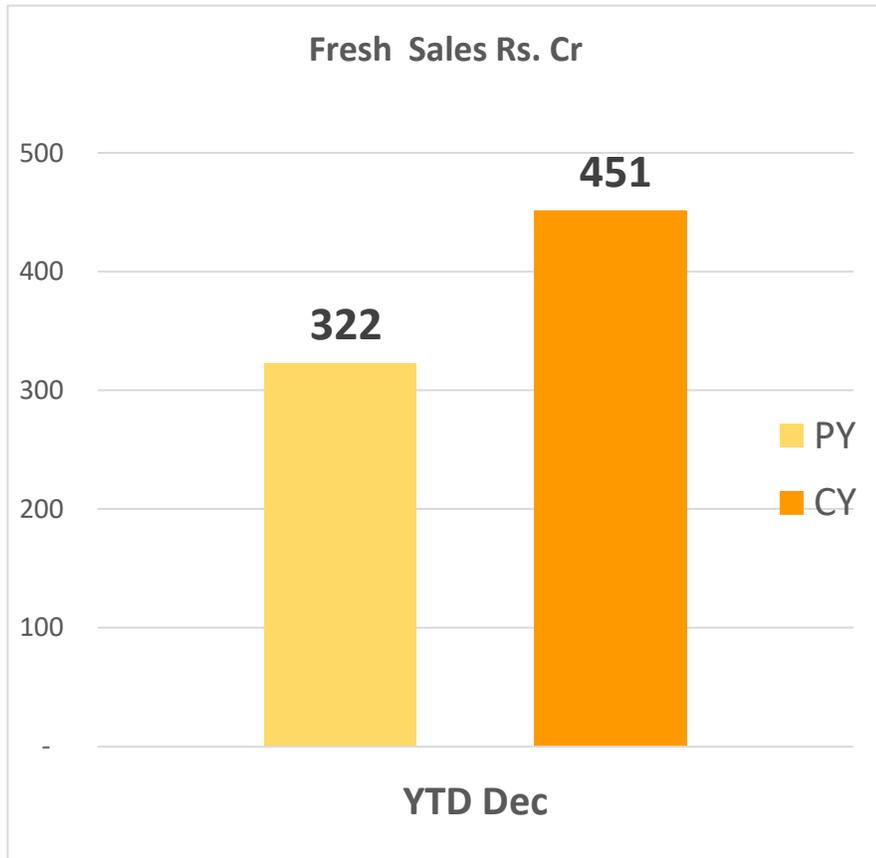
- Q3FY22 **Rs. 158 Cr** vs Rs. 144 Cr in Q3FY21 (**10% Growth**)



Key Updates – YTD Dec FY22

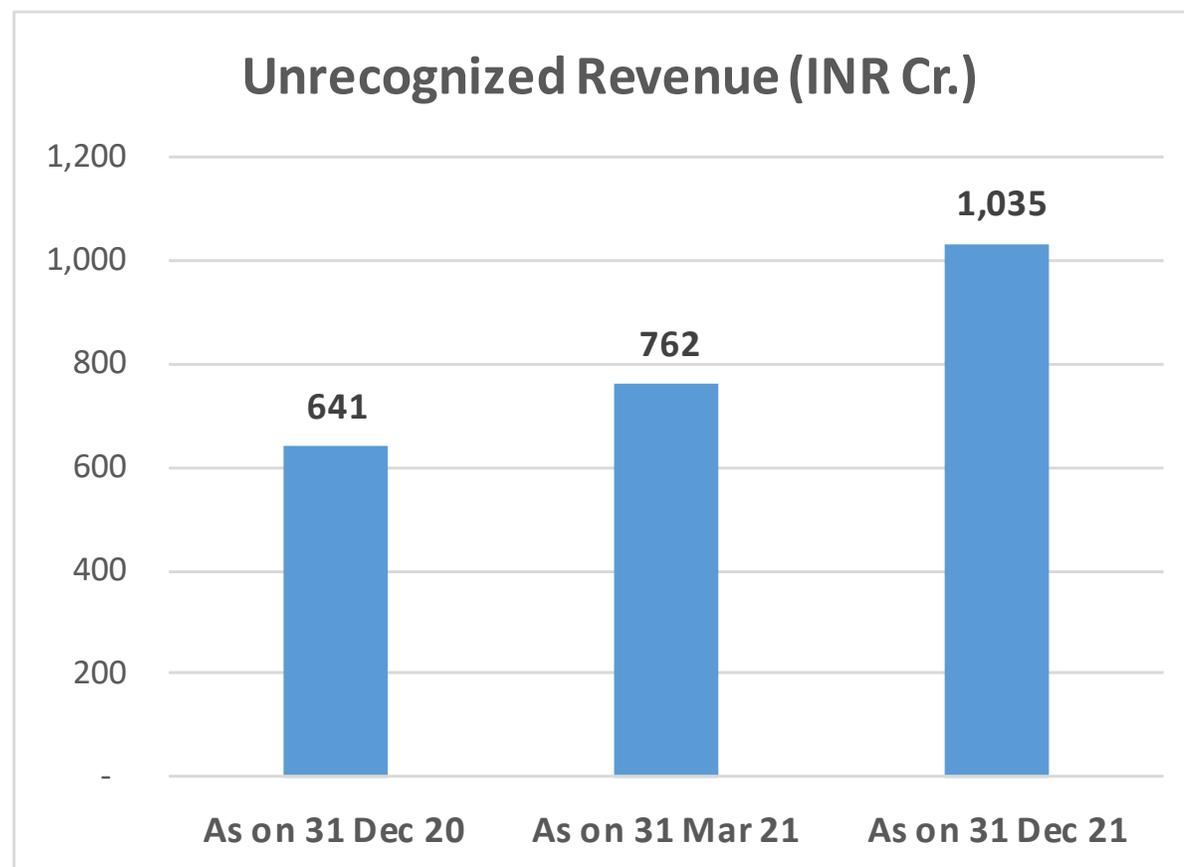
Fresh Sales – YTD Dec

- YTD Dec FY22 **Rs. 451 Cr** vs Rs. 322 Cr in YTD Dec FY21 (**40% Growth**)



Unrecognised Revenue

- **Rs. 1035 Cr** as on December 31, 2021 vs **Rs. 641 Cr** as on December 31, 2020

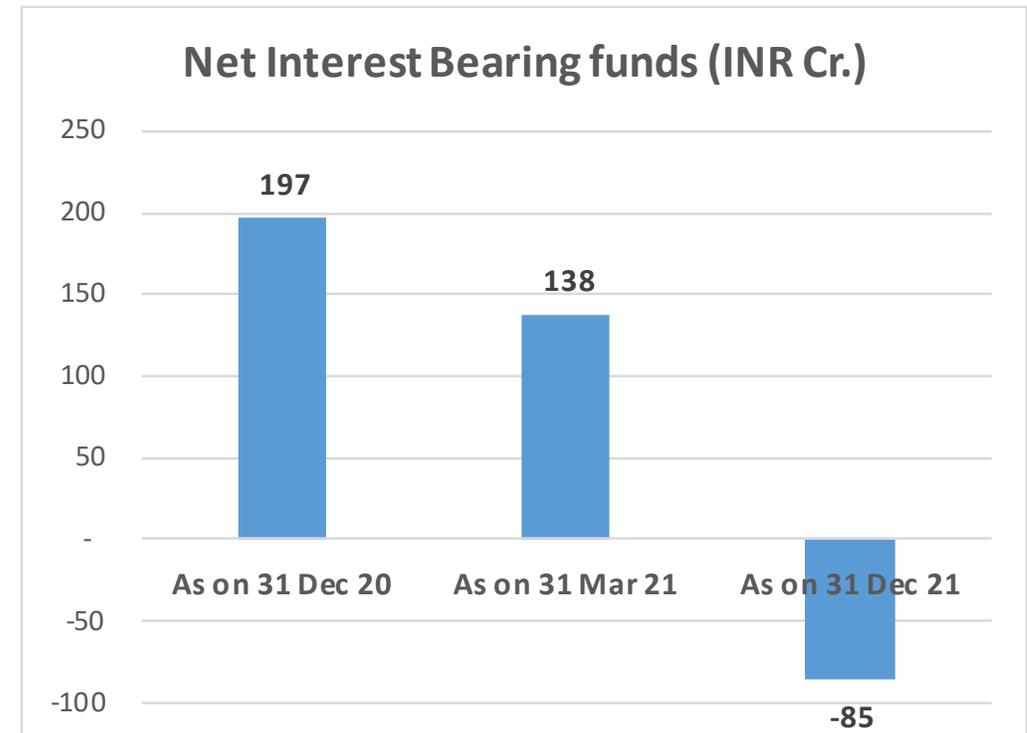
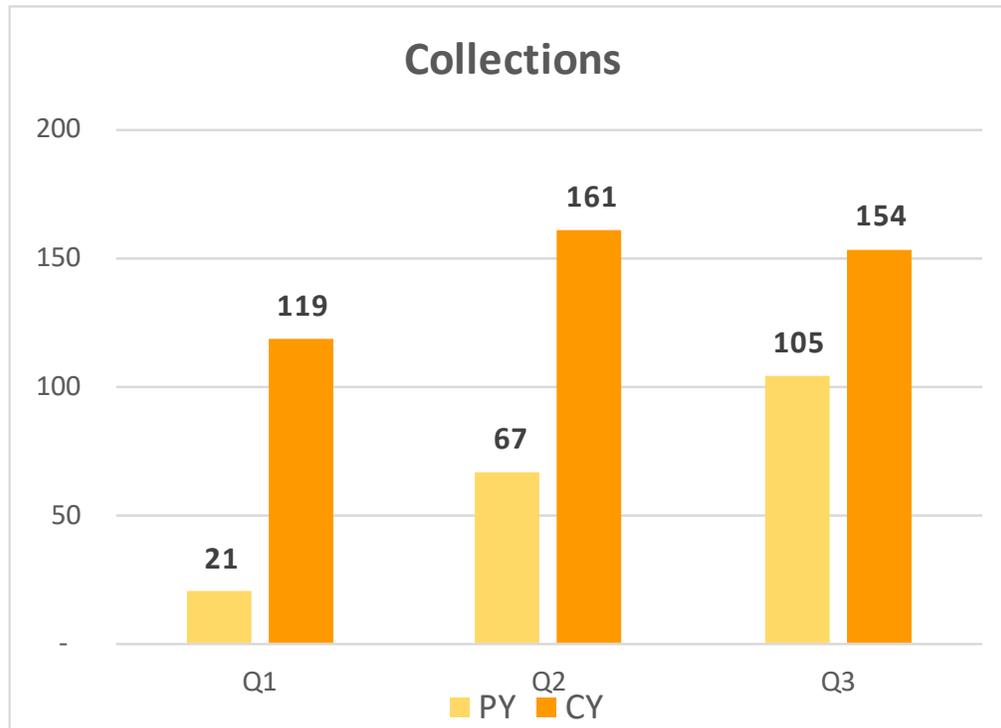


Collections

- Strong collections ~**Rs. 154 Cr** during Q3FY22 vs Rs. 105 Cr in Q3FY21 and ~ **Rs. 434 Cr** during YTD Dec FY22 vs. 192 Rs. Cr

Net Debt

Net Interest bearing funds as on Dec 31, 2021 is **Rs. -85 Cr** (vs Dec-20 Rs. 197Cr) reduction by **Rs. 111 Cr** during Q3 (**including Equity funds of Rs. 85 Cr**)
 Net Interest bearing funds to Equity ratio at **-0.21** as on Dec-21 vs 0.08 on Sept-21



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

Investment in New Project at Bhugaon, Pune

Overview:

- Signed a binding agreement for a 35 acre land parcel located in Bhugaon, Pune (West)
- This is our second deal in Pune and our first horizontal development in the city
- The deal is signed on an outright basis with an expected closure on or before July 22

Market Attractiveness:

- The Mulshi road is a fast growing villa and plotted development destination in Pune
- The micro-market is in close proximity to the key IT hub of Hinjawadi
- The micro-market is home to several large developments like Forest Trails by Pranjape Schemes, SP Vanaha, Rohan Madhubhan etc...

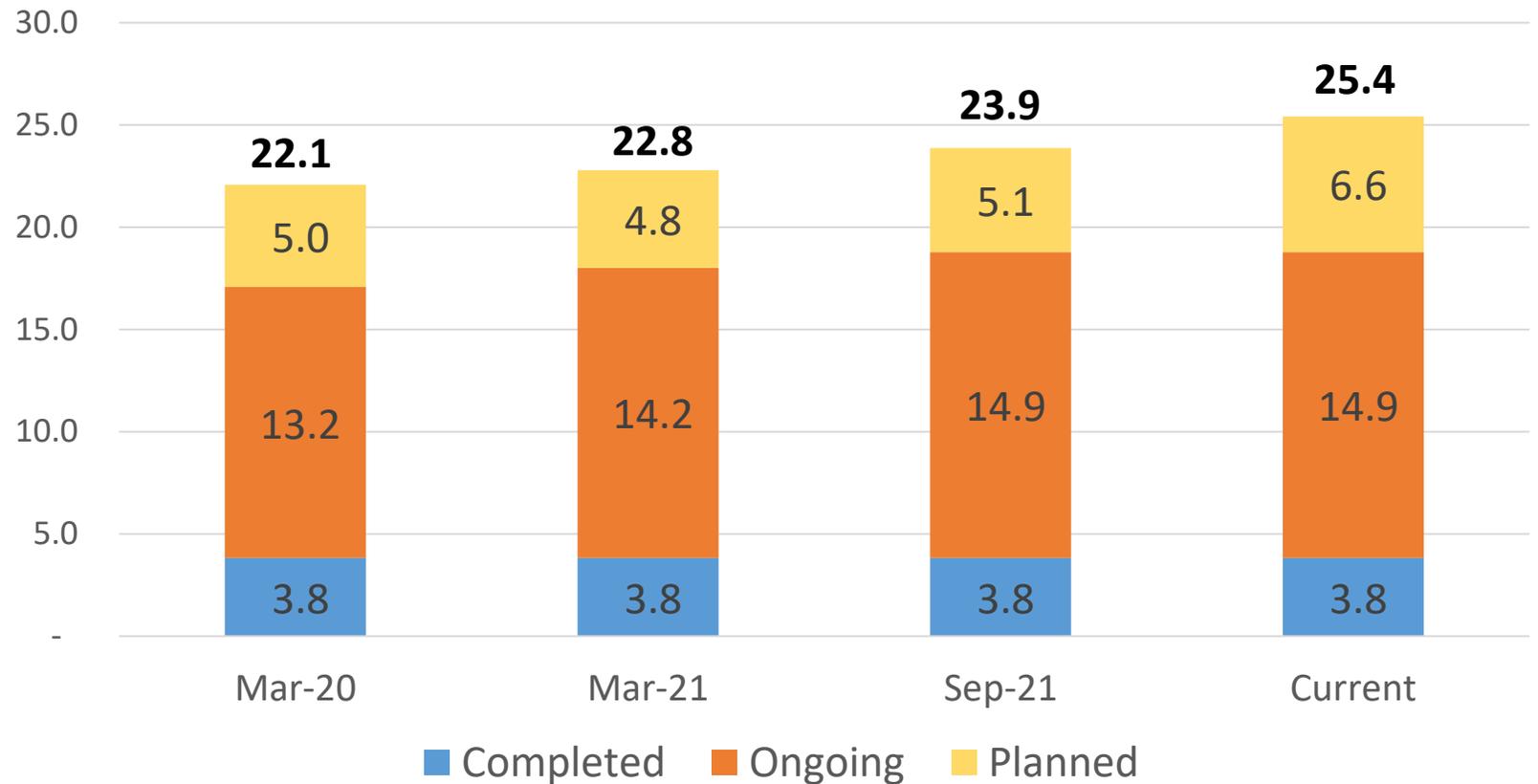
Deal Parameters:

Residential Villa Project	Particulars
Land Area	35 Acres
Indicative Saleable Area	~1.3 mn sq ft
Indicative Topline	Rs. 690 Cr

Projects Pipeline

- Completed 3.2 mn sq ft, Ongoing 14.9 mn sq ft and Planned 6.6 mn sq ft;
- **Total 25.4 mn sq ft**

Project Pipeline (mn Sq ft)



Sales and New Launches during the Nine Months

- Strong Sales momentum continues
- Forreste – 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

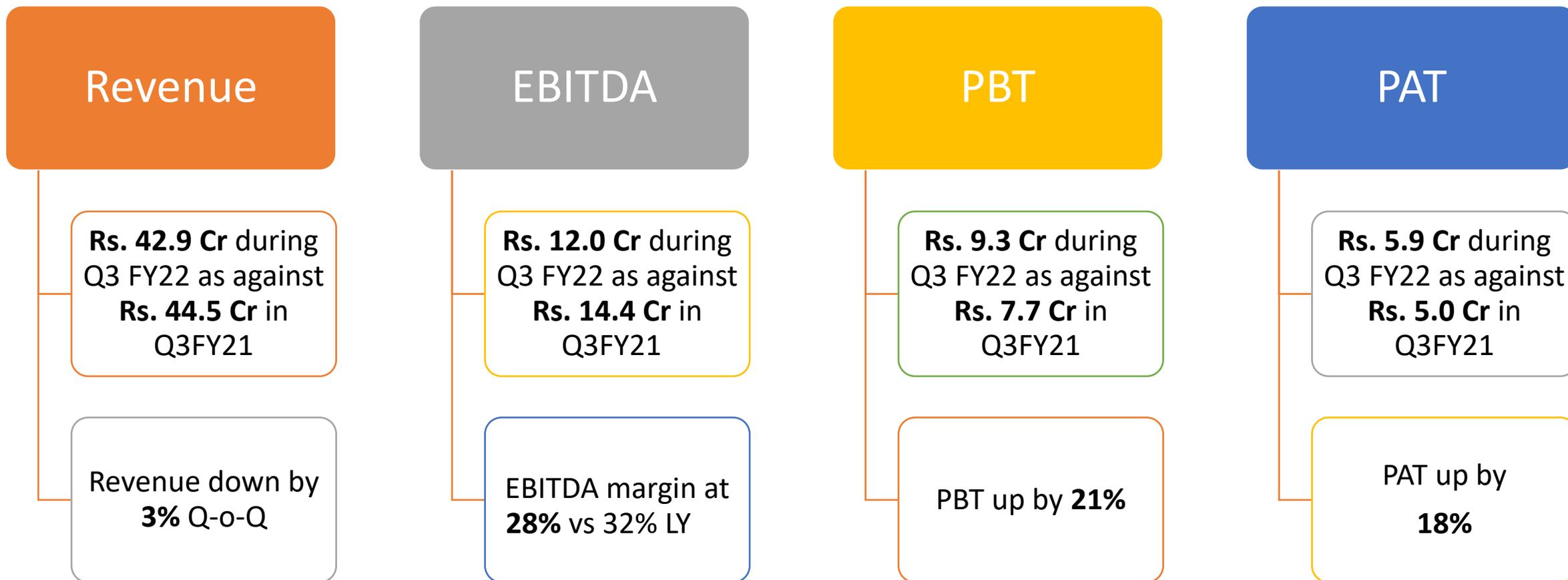
- Till date completed and handed over 10 projects measuring total developed area of **3.8 Million** sqft (Alcove, Megatrade, Parishkaar, Trade square, Expansia, Citadel, Sporcica, Megapark, Megaestate and Skylands)

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, Forreste, Uplands Two, Belair and Chirping Woods)
- Projects yet to be launched measures approx. **6.6 million sq ft**

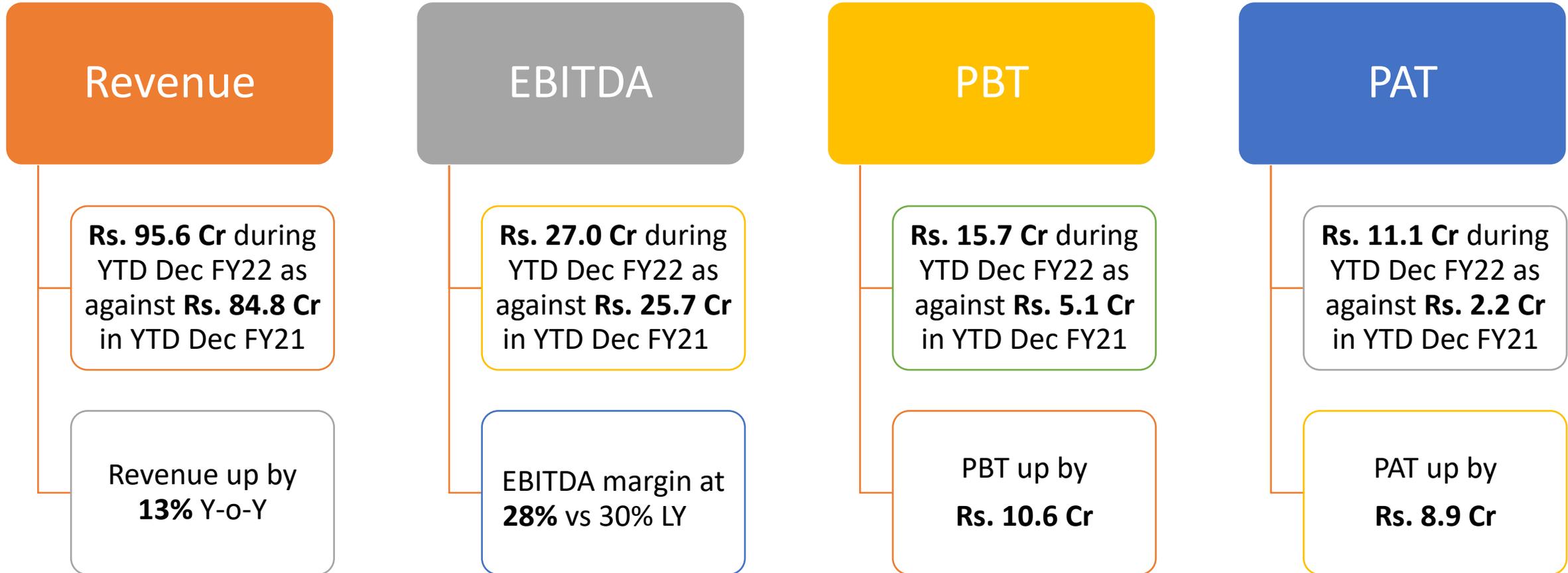
Financial performance vs Fresh Sales

- 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.



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

Consolidated Financials – YTD Dec FY22



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

Fresh Bookings – Q3 FY22

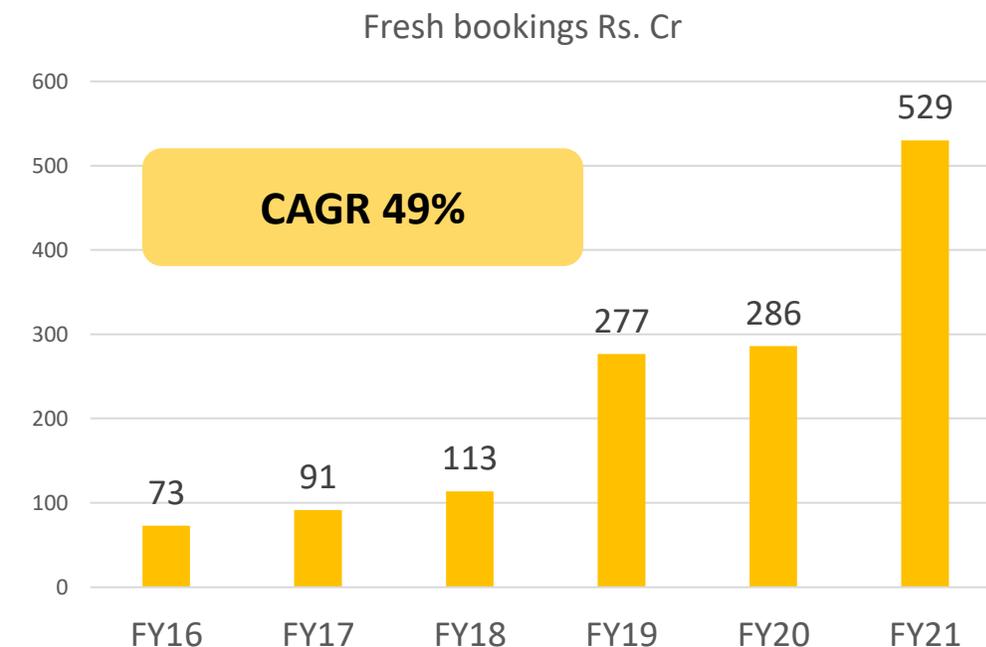
Project wise	Q3FY21 Rs. Cr	Q3FY22 Rs. Cr
Uplands	16	46
High Grove	52	6
Chirping Woods	-	5
Forreste	23	40
Skylands	24	4
Belair	13	19
Oasis	5	18
The Edge	1	2
Aavishkaar	7	12
Elan	4	6
Other Completed Projects	(0)	-
Total	144	158



Collections during Q3FY22 amounts to **Rs. 154 Cr** vs LY Q3 Rs. 105 Cr

Fresh Bookings – YTD Dec FY22

Project wise	YTD Dec FY21	YTD Dec FY22
	Rs. Cr	Rs. Cr
Uplands	25	164
High Grove	108	16
Chirping Woods	-	41
Forreste	83	94
Skylands	42	25
Belair	34	41
Oasis	15	40
The Edge	7	0
Aavishkaar	8	20
Elan	(3)	8
Other Completed Projects	3	2
Total	322	451



Collections during the year amounts to **Rs. 434 Cr** in YTD Dec FY22 vs Rs. 192 Cr in LY

Q3 FY22

Particulars	Q3 FY22 (Rs. Cr)		
	PY	CY	Growth %
Revenue	44.5	42.9	-3%
EBITDA	14.4	12.0	-17%
EBITDA %	32%	28%	
Finance Cost	6.7	4.4	-35%
PBT	7.7	9.3	21%
PBT %	17%	22%	
PAT	5.0	5.9	18%
PAT %	11%	14%	

YTD Dec FY22

Particulars	YTD Dec FY22 (Rs. Cr)		
	PY	CY	Growth %
Revenue	84.8	95.6	13%
EBITDA	25.7	27.0	5%
EBITDA %	30%	28%	
Finance Cost	20.5	15.6	-24%
PBT	5.1	15.7	209%
PBT %	6%	16%	
PAT	2.2	11.1	411%
PAT %	3%	12%	

Revenue recognition during Q3FY22 is mainly Uplands Rs. 30 Cr, Skylands Rs. 10 Cr, Forrester DM Rs. 3 Cr and PY Q3 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.

Amount in Rs. Cr	31-Mar-2021	30-Sept-2021	31-Dec-2021
Gross Debt*	177	96	27
Net Interest bearing funds	138	26	(85)
Net Interest bearing funds to Equity	0.46	0.08	(0.21)

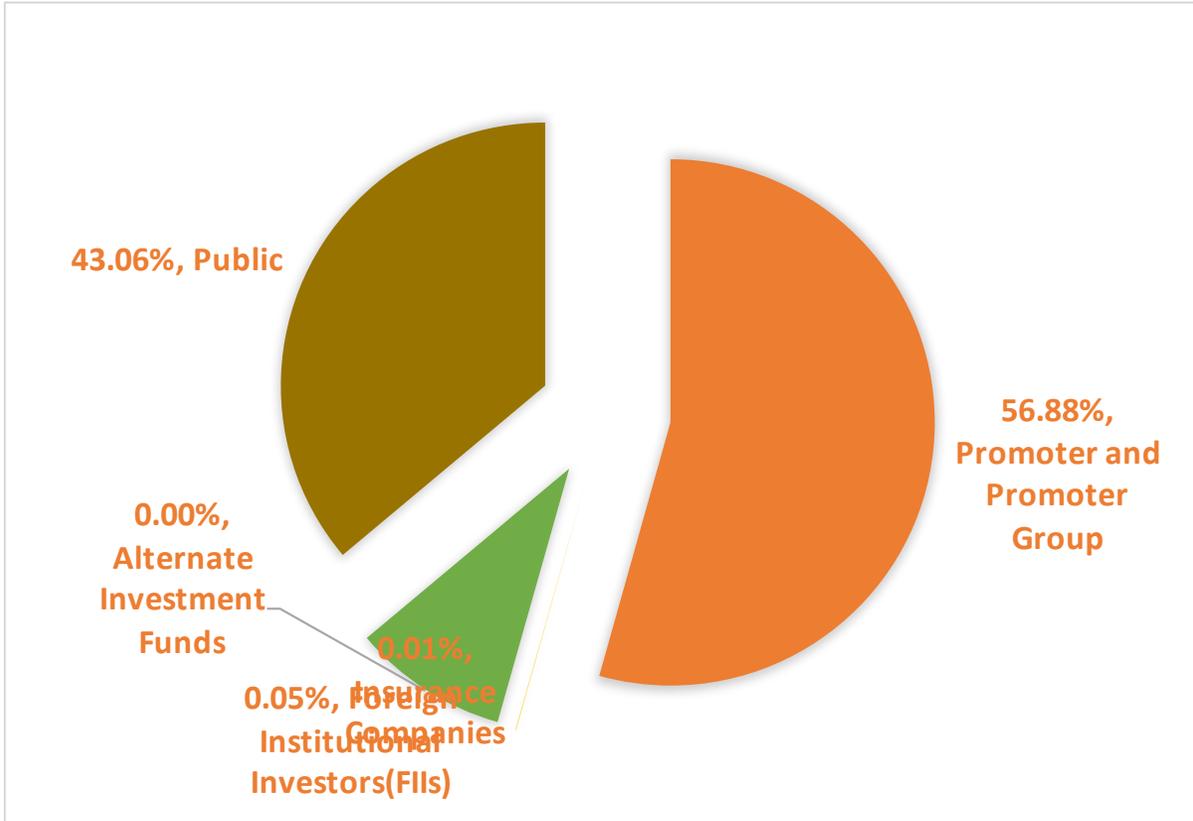
- Net Interest bearing funds comes down by **Rs. 111 Cr** in a quarter (including proceeds from Equity issuance on preferential basis to HDFC Capital Advisors and Promoters Rs. 85 Cr)
- The above statement does not include OCD of Rs. 50 Cr issued to HDFC (15 years tenure) for joint project in Bangalore
- Net Interest bearing funds is netted off with Short term Loans and Advances given to third parties to optimize Cash flow mismatch
- 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., Arka Fincap Ltd., SBM Bank, Tata Capital and HDFC Bank

Shareholding Pattern (%)



Category	30-Jun-2021	30-Sept-2021	31-Dec-2021
Promoter and Promoter Group	56.88%	56.88%	54.34%
Foreign Institutional Investors (FIIs)	0.05%	0.05%	0.03%
Alternate Investment Funds	0.00%	0.00%	9.51%
Insurance Companies	0.31%	0.01%	0.00%
Public	42.76%	43.06%	36.12%

Number of Shareholders as on Dec 31, 2021: 104,982

Completed Projects

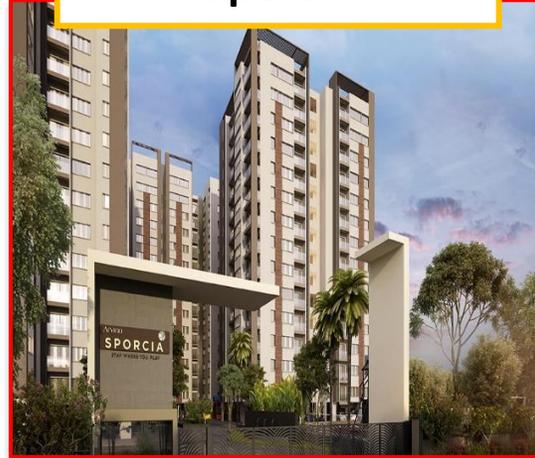
ARVIND SMARTSPACES

Skylands



4.9 Lakh Sq. Ft.

Sporcia



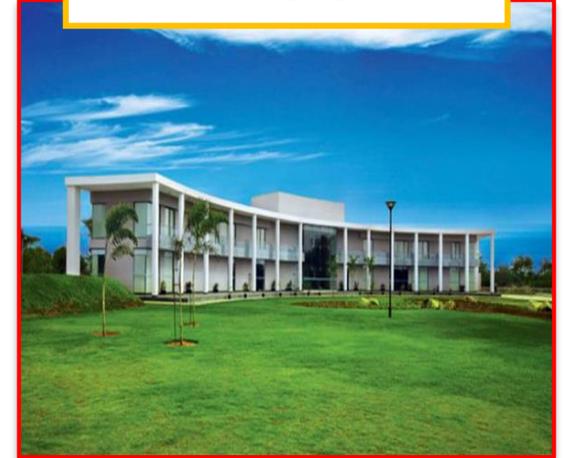
5.0 Lakh Sq. Ft.

Expansia



1.4 Lakh Sq. Ft.

Alcove



10.3 Lakh Sq. Ft.

Megatrade



0.8 Lakh Sq. Ft.

MegaEstate



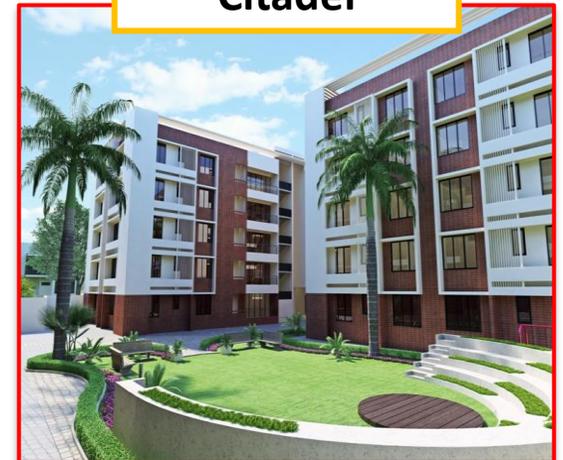
0.6 Lakh Sq. Ft.

MegaPark



5.0 Lakh Sq. Ft.

Citadel

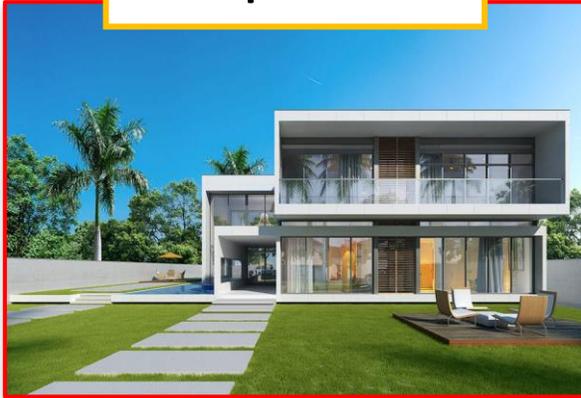


1.0 Lakh Sq. Ft.

Ongoing Projects

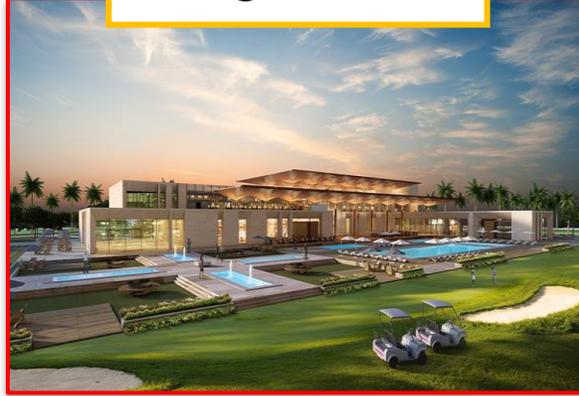
ARVIND SMARTSPACES

Uplands



56.0 Lakh Sq. Ft.

HighGrove



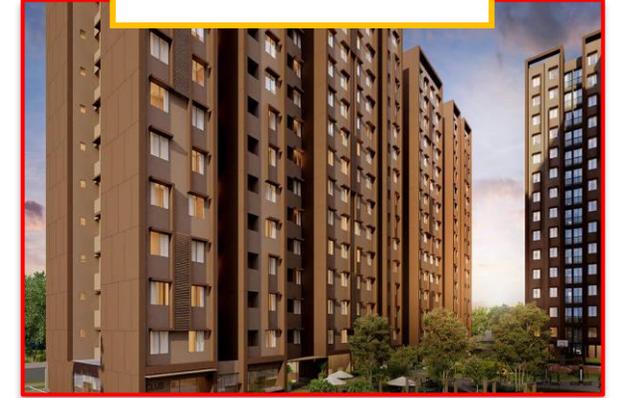
~58 Lakh Sq. Ft.

Forreste



~50 Lakh Sq. Ft.

Aavishkaar



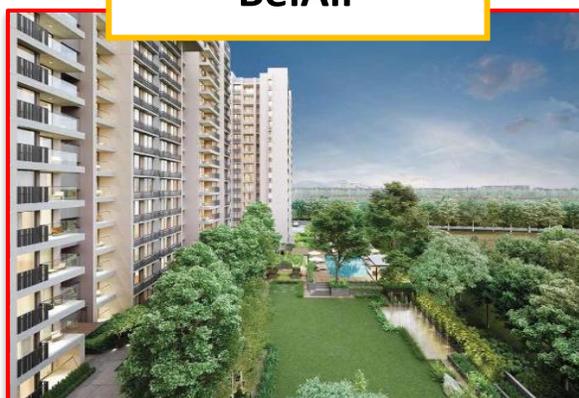
5.5 Lakh Sq. Ft.

Elan



1.3 Lakh Sq. Ft.

BelAir



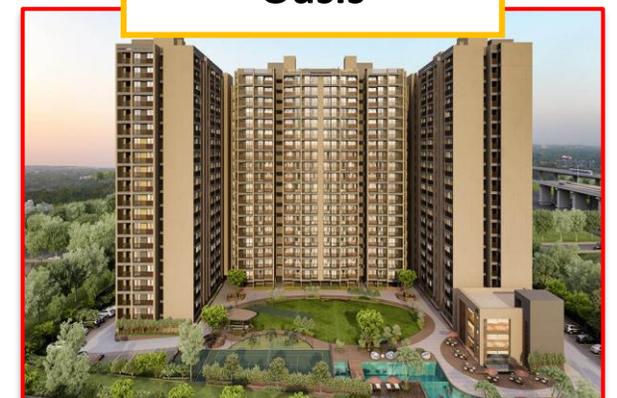
4.7 Lakh Sq. Ft.

Edge



1.7 Lakh Sq. Ft.

Oasis



5.5 Lakh Sq. Ft.

Quarterly Synopsis

Projects	Area Booked in Q3 FY22 (sq ft.)	Units Booked in Q3 FY22 (nos.)	Sales Value for Q3 FY22 (Rs. Lac)	Amount Collected in Q3 FY22 (Rs. Lac)	Revenue Recognized in Q3 FY22 (Rs. Lac)
Skylands	6,342	6	388	913	971
Uplands ONE	65,520	4	1,576	2,537	2,608
Oasis	32,271	26	1,803	1,489	-
Aavishkaar	41,251	45	1,190	629	-
Elan	8,998	8	582	272	-
The Edge	2,032	2	150	7	-
Forreste^	2,30,068	27	3,984	2,847	299
Uplands Two	1,13,155	6	3,072	3,281	349
Belair	32,370	23	1,912	872	-
Highgrove	57,528	4	647	1,834	-
Chirping Woods	51,057	10	497	708	-
Total	6,40,591	161	15,801	15,389	4,228

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

YTD Dec FY22 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	37,006	35	2,490	3,987	4,293
Uplands ONE	1,74,825	11	4,723	6,663	3,560
Oasis	72,994	59	3,977	5,198	-
Aavishkaar	71,721	76	2,007	1,209	-
Elan	13,494	11	834	983	-
The Edge	(5,580)	-	32	2	-
Forreste^	5,63,729	76	9,407	7,868	744
Uplands Two	3,54,669	13	11,627	6,123	349
Belair	70,350	50	4,087	2,374	-
Highgrove	2,88,152	20	1,648	6,947	-
Chirping Woods	4,26,501	78	4,096	1,676	-
Expansia	2,408	2	140	166	299
Sporcia	11,565	1	69	99	69
Megapark	-	-	-	95	71
Megaestate	-	-	-	36	-
Total	20,81,835	432	45,136	43,428	9,385

**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	6,641,062
Grand Total		25,411,392

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	1,132,560
		Sarjapur	Residential	JD	~65% Revenue Share	Yet to be launched	889,169
	Pune	Bhukum	Residential	Owned	100%	Yet to be launched	1,313,334
Grand Total							25,411,392

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	434,161	56,950	233	226	228	5,368
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	3,629,853	196,055	938	931	933	

Details upto Dec 31, 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	340,372	205,152	90	-	50	2,636
Belair	469,620	165,236	304,384	92	-	30	5,567
Chirping Woods	632,407	426,501	205,906	41	-	16	960
Edge	168,224	53,326	114,898	37	-	4	6,971
Elan	134,952	40,470	94,482	30	-	13	7,328
Foreste I - IV	2,972,443	2,273,789	698,654	316	13	133	1,389
Highgrove	5,168,182	1,874,817	3,293,365	156	-	114	833
Oasis	547,428	395,910	151,518	204	-	145	5,162
Uplands I	3,192,901	2,842,555	350,346	465	281	374	1,636
Uplands II	1,112,742	683,322	429,420	179	3	79	2,617
Total	14,944,423	9,096,299	5,848,124	1,610	298	958	

Details upto Dec 31, 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	1,247	480	643	778	346
	Yet to be launched	752	0	0	752	548	204
Ahmedabad Total		3,066	1,644	481	1,422	1,339	564
Bangalore	Completed	575	541	5	34	-1	40
	Ongoing	690	334	155	356	232	279
	Yet to be launched	993	0	0	993	679	314
Bangalore Total		2,258	874	159	1,384	910	634
Pune	Ongoing	75	30	17	45	27	35
	Yet to be launched	689	0	0	689	479	210
Pune Total		764	30	17	735	506	245
Grand Total		6,089	2,548	657	3,541	2,755	1,443
Add: Surplus							85
Net Operating Cash for the Company							1,528

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. Details basis Dec 31, 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

ARVIND SMARTSPACES





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

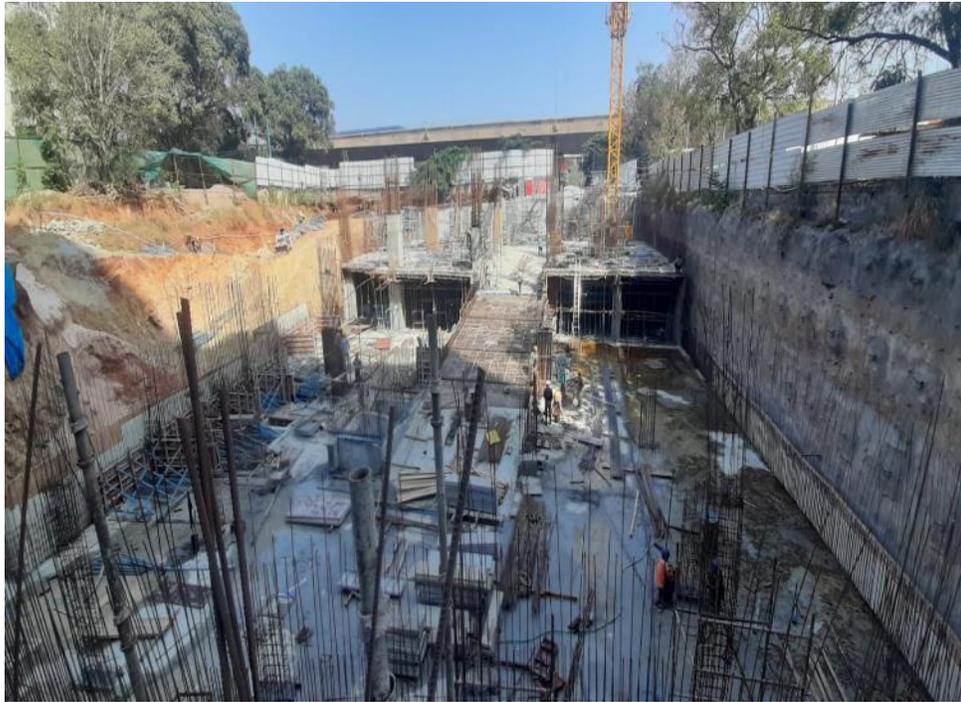


- **Location** : Tumkur Road, Bengaluru
- **Product** : Commercial & Retail Space
- **Project Size** : 130 Units – **1.7 Lakh Sq. Ft.**
- **Deal Structure** : Outright Purchase
- **Rera Number** : PRM/KA/RERA/1251/309/PR/190823/002822
- **Features** : Common Conference Room
Theatre/Auditorium
Modern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



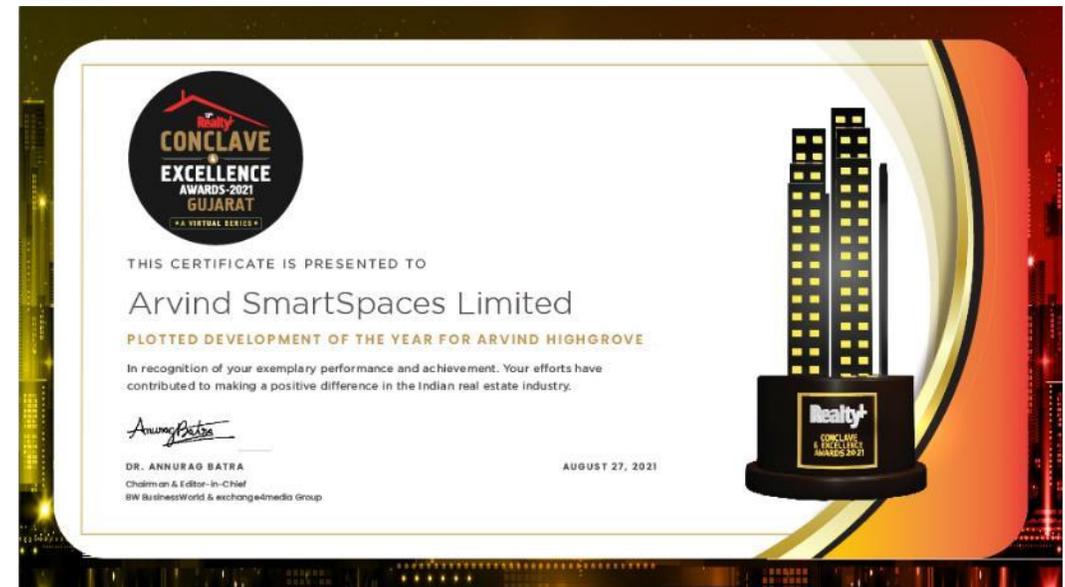
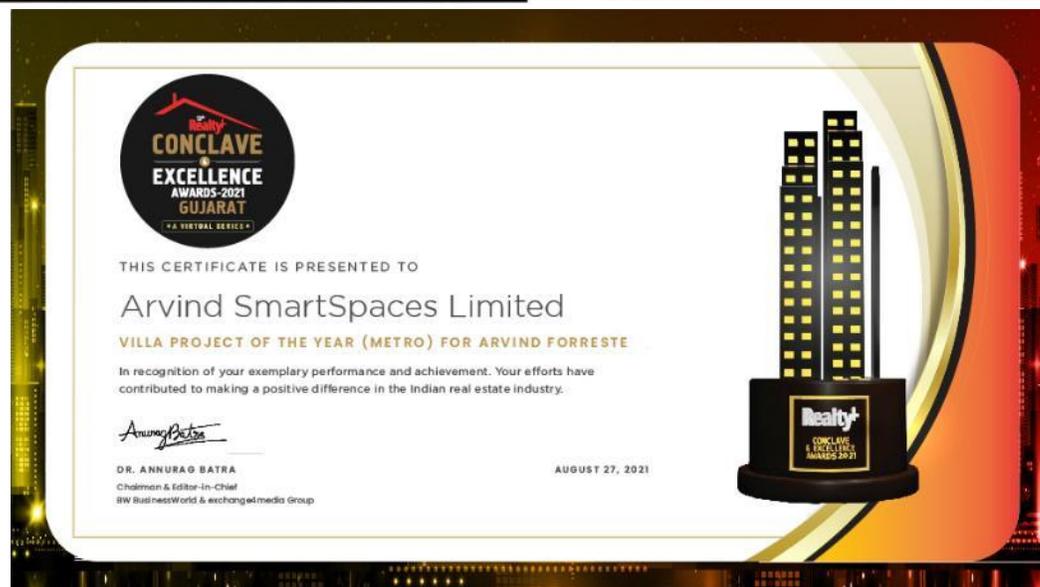
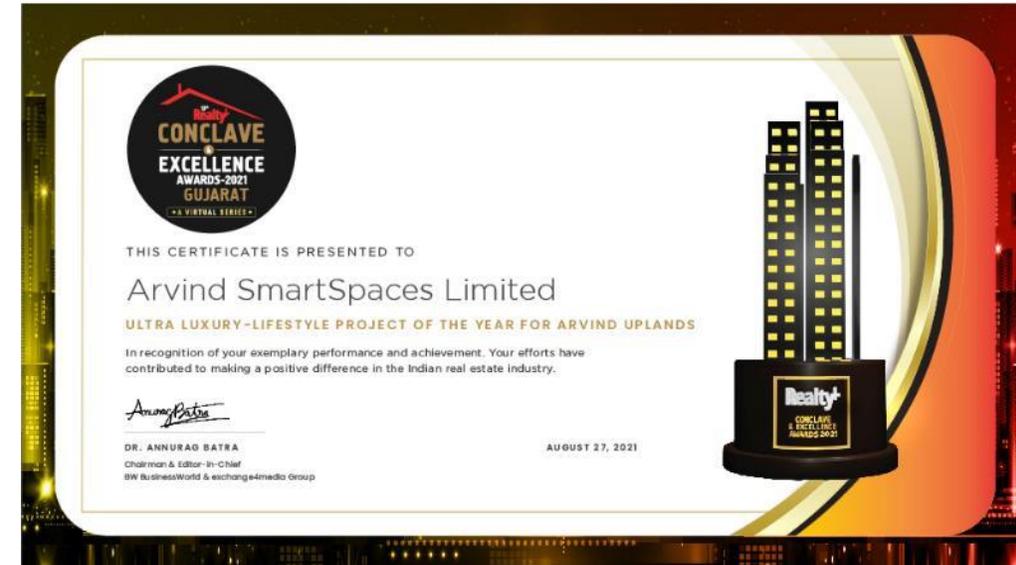
Awards & Recognition



Awards & Recognition



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.