

Arvind SmartSpaces

Information Update – Q4FY22

May 20, 2022

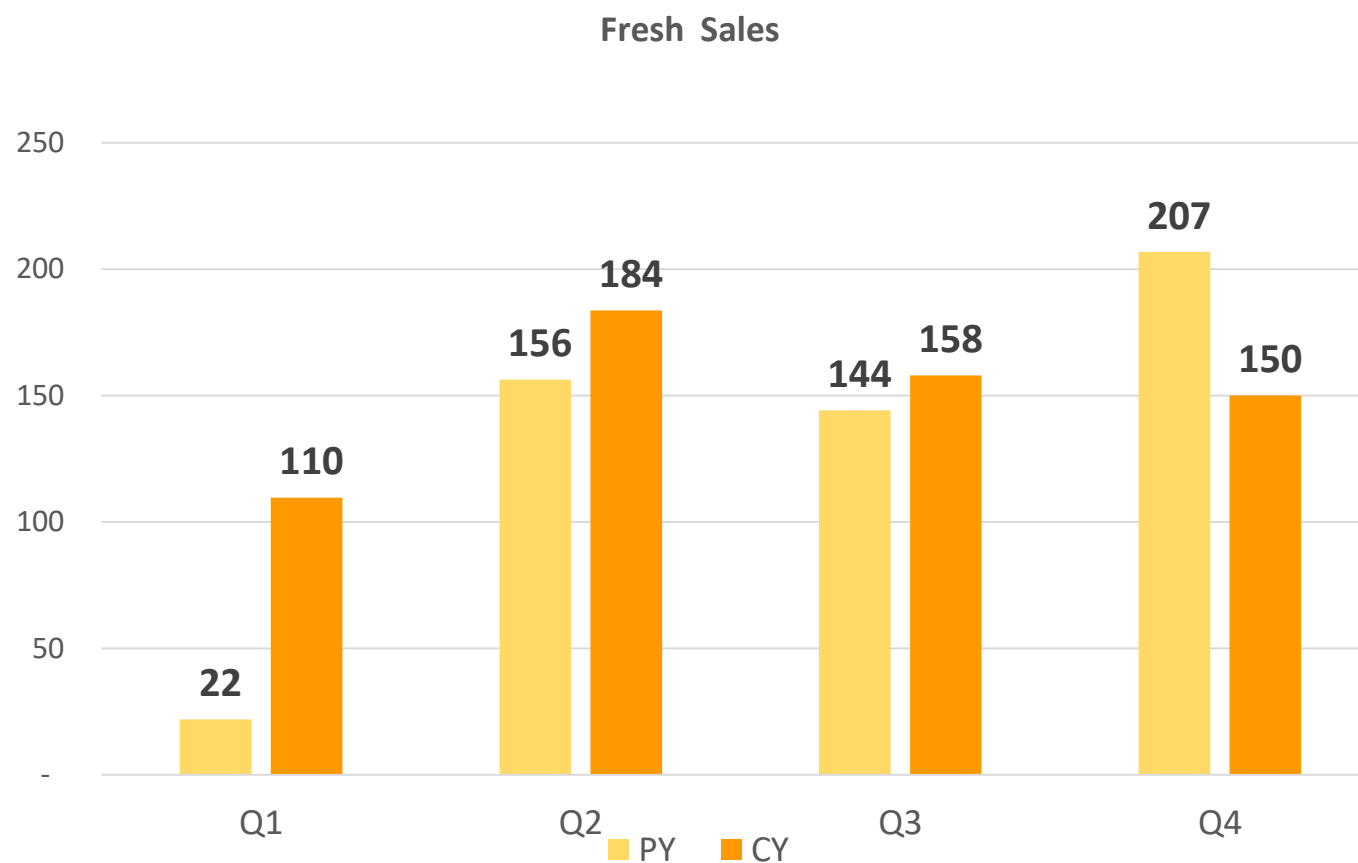


Q4FY22 Update



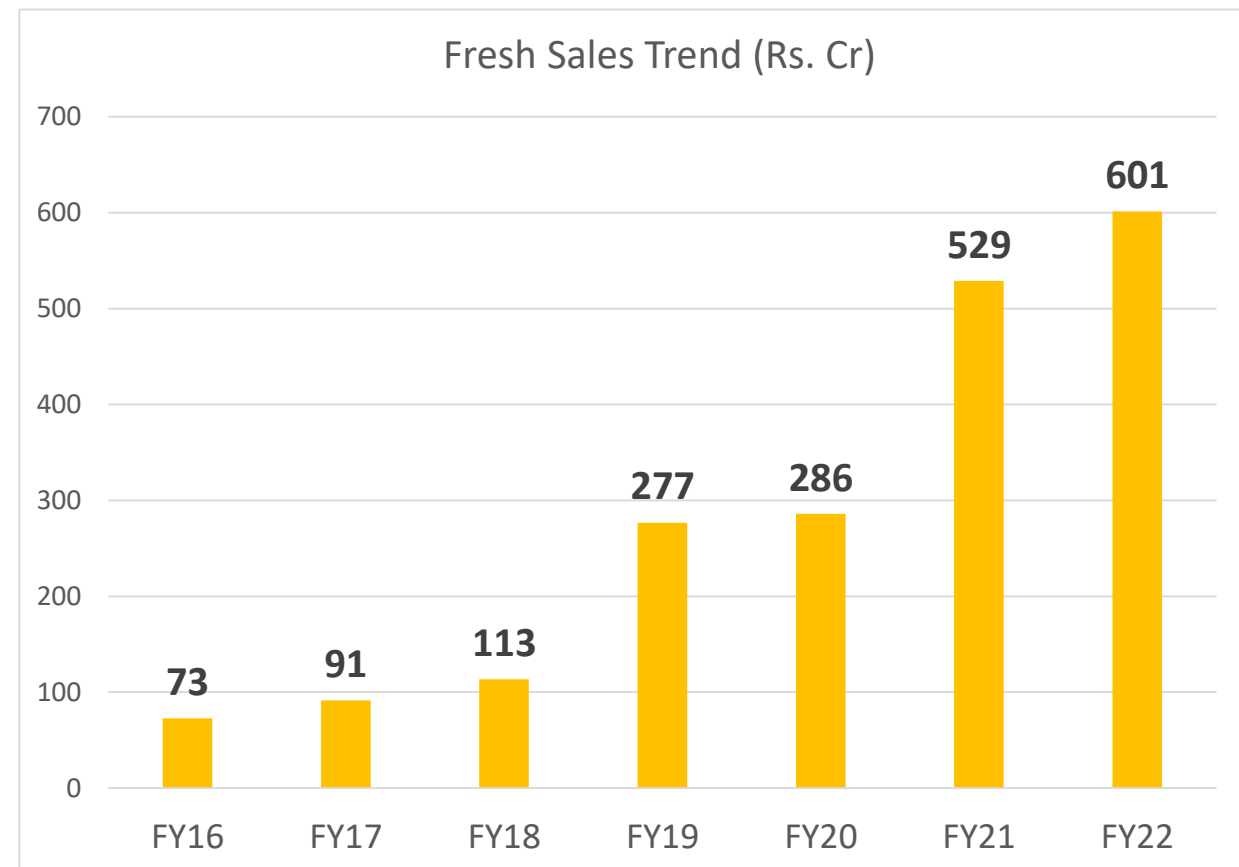
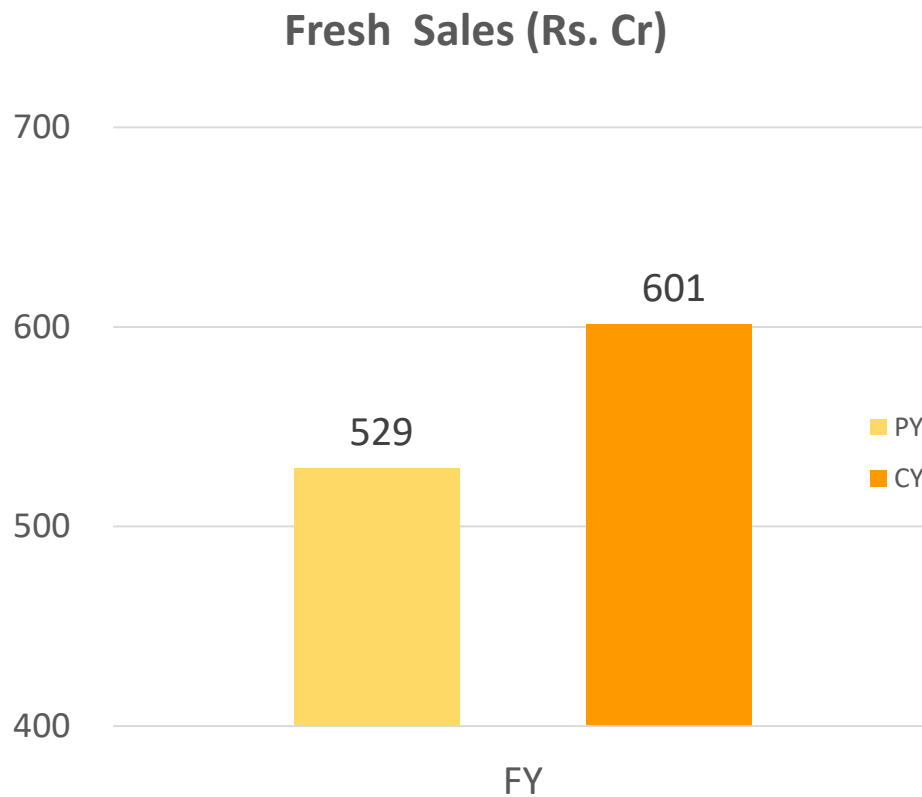
Fresh Sales – Q4

- Q4FY22 **Rs. 150 Cr** vs Rs. 207 Cr in Q4FY21 (27% decline)



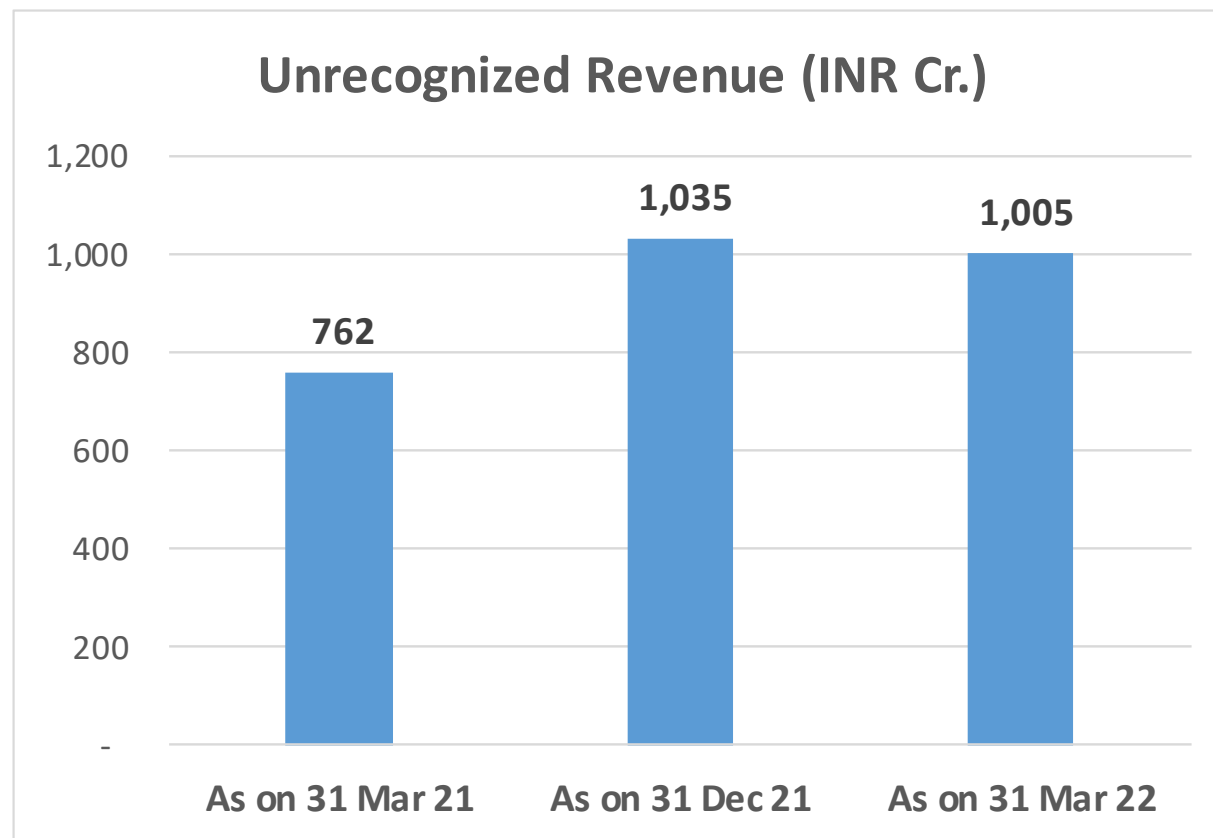
Fresh Sales FY22

- FY22 **Rs. 601 Cr** vs Rs. 529 Cr in FY21 (14% Growth)



Unrecognised Revenue

- **Rs. 1005 Cr** as on March 31, 2022 vs Rs. 762 Cr as on March 31, 2021

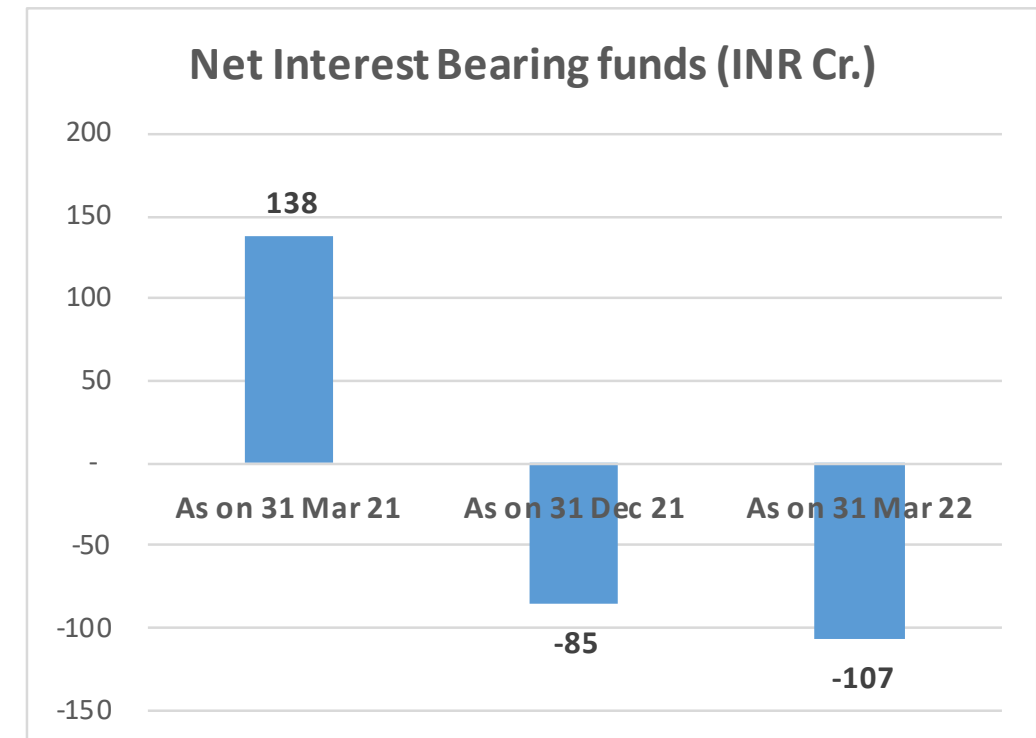
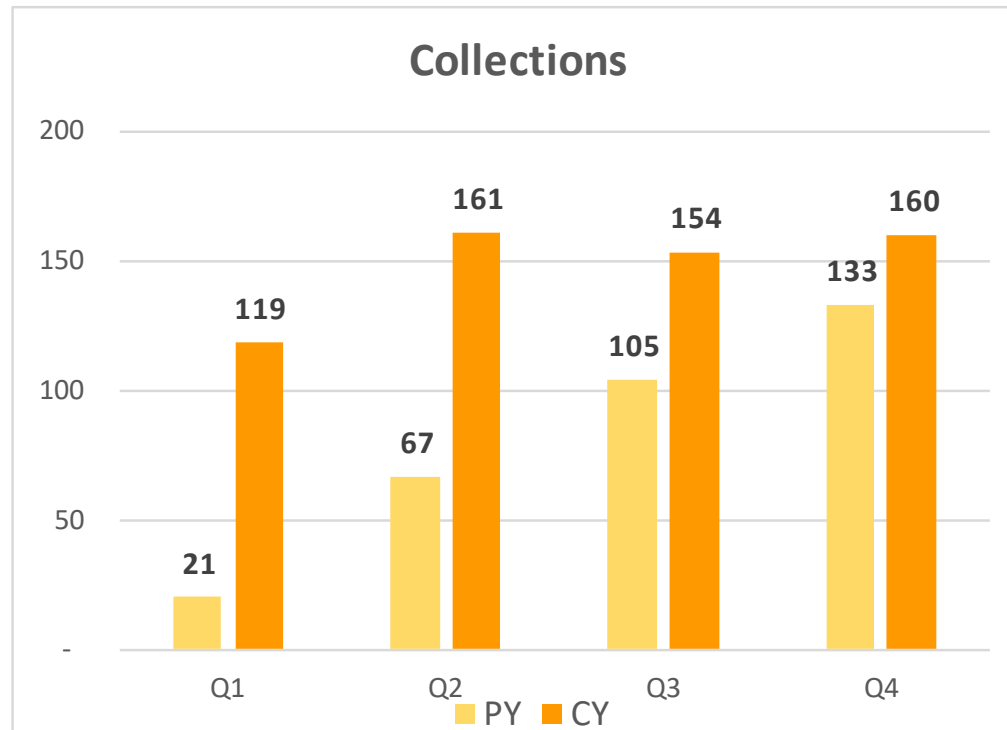


Collections

- Strong collections ~**Rs. 160 Cr** during Q4FY22 vs Rs. 133 Cr in Q4FY21 and ~ **Rs. 595 Cr** during FY22 vs. 326 Rs. Cr

Net Debt

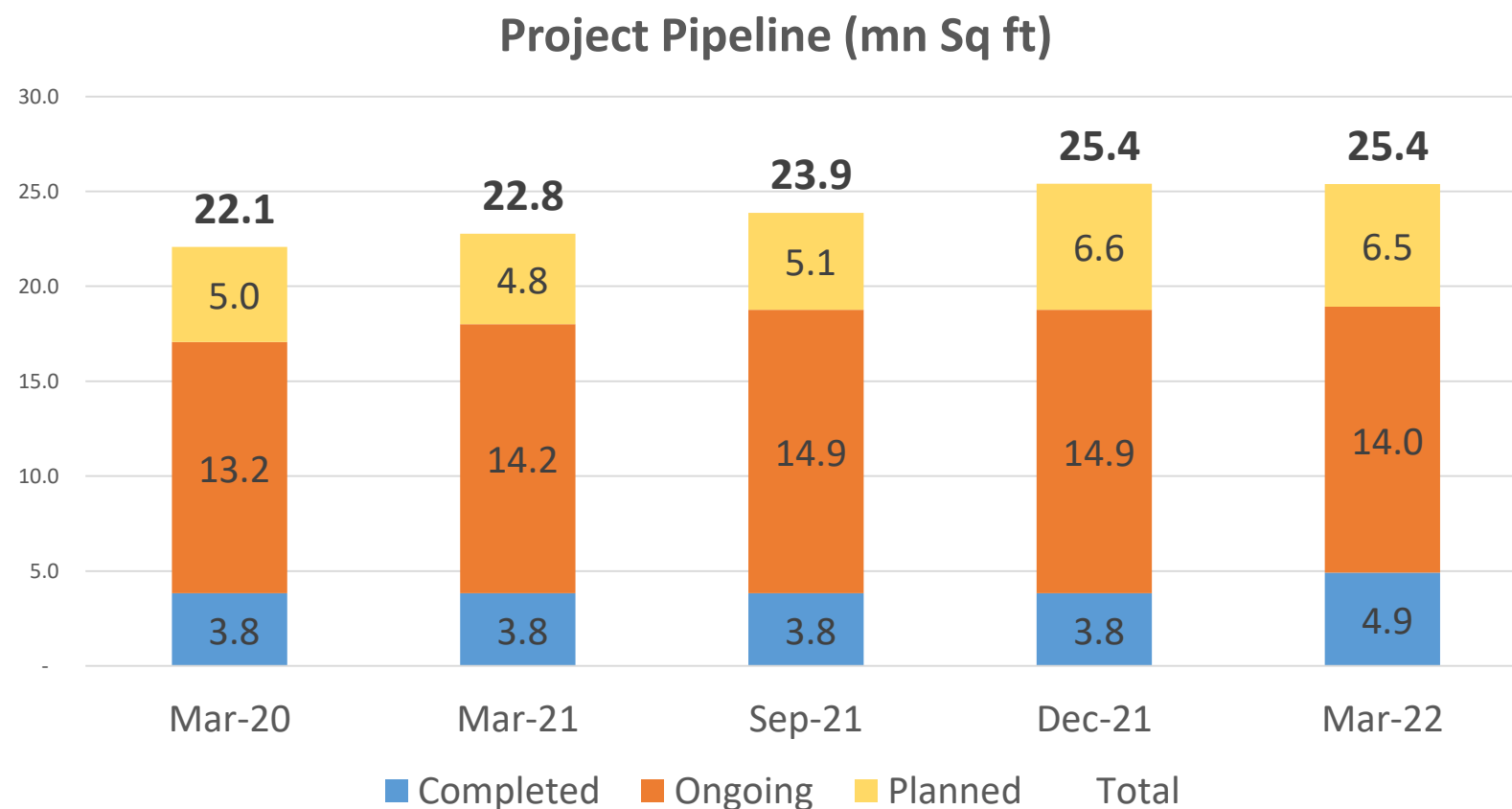
Net Interest bearing funds as on Mar 31, 2022 is **Rs. -107 Cr** (vs Mar-21 Rs. 138Cr) reduction by **Rs. 245 Cr** during the year **(including Equity funds of Rs. 85 Cr))**
Net Interest bearing funds to Equity ratio at **-0.26** as on Mar-22 vs 0.46 on Mar-21



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

Projects Pipeline

- Completed 4.9 mn sq ft, Ongoing 14.0 mn sq ft and Planned 6.5 mn sq ft;
- **Total 25.4 mn sq ft**



Sales and New Launches during the Year

- 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, Uplands Two – additional area added into the phase **1.8 lacs sq ft**

Project Completion

- Till date completed and handed over 12 projects measuring total developed area of **4.9 Million** sqft (Alcove, Megatrade, Parishkaar, Trade square, Expansia, Citadel, Sporcia, Megapark, Megaestate, Skylands, Oasis and Aavishkaar)

Ongoing Projects

- Currently, executing 8 projects in Ahmedabad, Bengaluru and Pune measuring **14.0 Million** sq ft of developable area (Uplands One, HighGrove, Elan, The Edge, Forreste, Uplands Two, Belair and Chirping Woods)
- Projects yet to be launched measures approx. **6.5 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 – Q4FY22

Revenue

Rs. 161.1 Cr during Q4 FY22 as against **Rs. 64.5 Cr** in Q4FY21

Revenue up by **150% Q-o-Q**

EBITDA

Rs. 22.0 Cr during Q4 FY22 as against **Rs. 14.9 Cr** in Q4FY21

EBITDA margin at **14% vs 23% LY**

PBT

Rs. 21.9 Cr during Q4 FY22 as against **Rs. 9.4 Cr** in Q4FY21

PBT up by **133%**

PAT

Rs. 14.0 Cr during Q4 FY22 as against **Rs. 6.6 Cr** in Q4FY21

PAT up by **112%**

Consolidated Financials – FY22

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Revenue

Rs. 256.8 Cr during FY22 as against **Rs. 149.3 Cr** in FY21

Revenue up by **72% Y-o-Y**

EBITDA

Rs. 49.1 Cr during FY22 as against **Rs. 40.6 Cr** in FY21

EBITDA margin at **19%** vs 27% LY

PBT

Rs. 37.6 Cr during FY22 as against **Rs. 14.5 Cr** in FY21

PBT up by **159% Y-o-Y**

PAT

Rs. 25.1 Cr during FY22 as against **Rs. 8.7 Cr** in FY21

PAT up by **186% Y-o-Y**

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

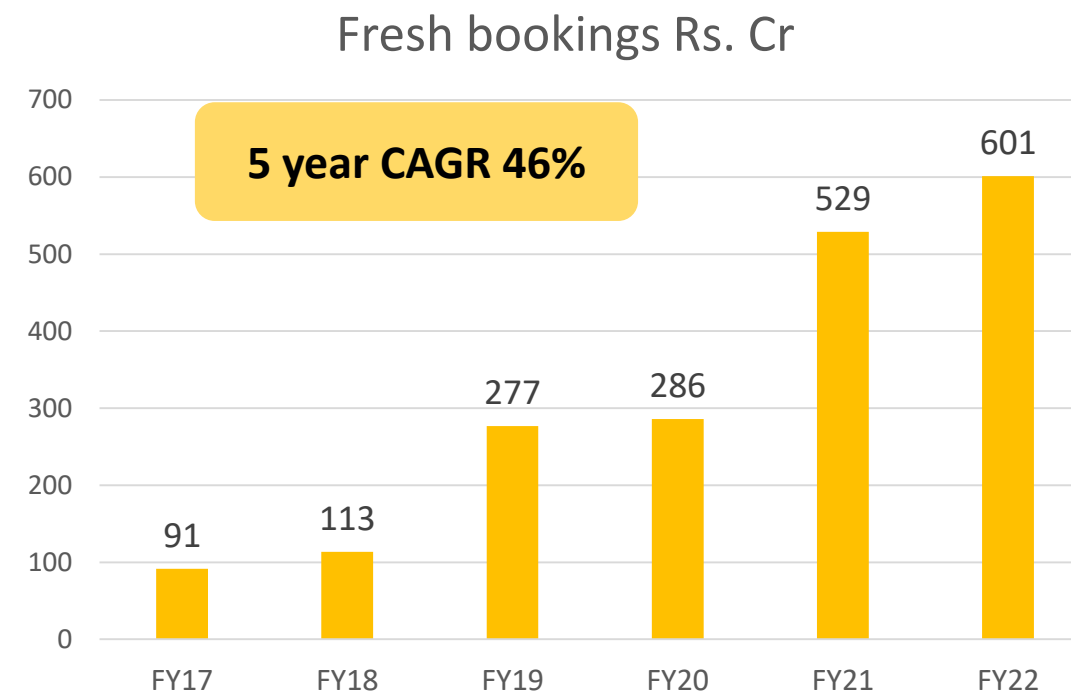
Fresh Bookings – Q4 FY22

Project wise	Q4FY21 Rs. Cr	Q4FY22 Rs. Cr
Uplands	80	56
High Grove / CW	22	24
Forreste	32	22
Skylands	26	3
Belair	17	19
Oasis	13	9
The Edge	3	2
Aavishkaar	4	2
Elan	6	12
Other Completed Projects	4	-
Total	207	150

Collections during Q4FY22 amounts to **Rs. 160 Cr** vs LY Q4 Rs. 133 Cr

Fresh Bookings – FY22

Project wise	FY21 Rs. Cr	FY22 Rs. Cr
Uplands	105	219
HighGrove / CW	131	82
Forreste	115	116
Skylands	68	28
Belair	51	60
Oasis	28	49
The Edge	9	3
Aavishkaar	12	22
Elan	3	20
Other Completed Projects	7	2
Total	529	601



Collections during the year amounts to **Rs. 595 Cr** in YTD FY22 vs Rs. 326 Cr in LY

Financial Performance

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Q4 FY22

Particulars	Q4 FY22 (Rs. Cr)		
	PY	CY	Growth %
Revenue	64.5	161.1	150%
EBITDA	14.9	22.0	47%
EBITDA %	23%	14%	
Finance Cost	6.4	1.3	-80%
PBT	9.4	21.9	133%
PBT %	15%	14%	
PAT	6.6	14.0	112%
PAT %	10%	9%	

YTD FY22

Particulars	FY22 (Rs. Cr)		
	PY	CY	Growth %
Revenue	149.3	256.8	72%
EBITDA	40.6	49.1	21%
EBITDA %	27%	19%	
Finance Cost	26.9	16.8	-37%
PBT	14.5	37.6	159%
PBT %	10%	15%	
PAT	8.7	25.1	186%
PAT %	6%	10%	

Revenue recognition during Q4FY22 is mainly Oasis Rs. 104 Cr, Aavishkaar Rs. 28 Cr, Uplands Rs. 14 Cr, Skylands Rs. 6 Cr, Forrester DM Rs. 2 Cr and PY Q4 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 Mar 31, 2022
Equity and liabilities		
Share Capital	35.6	42.5
Reserves and Surplus	275.8	396.6
Shareholders Funds	311.4	439.1
Non-Controlling Interest	38.7	37.6
Non Current Liabilities	166.8	32.0
Current Liabilities	348.9	627.3
Total	925.7	1136.0

Assets

Amount in Rs. Cr	As on Mar 31, 2021	As on Mar 31, 2022
ASSETS		
Fixed Assets	48.4	56.0
Non-Current Financial	67.6	84.4
Inventories	694.3	766.3
Current Assets	115.3	229.3
Total	925.7	1136.0

- Gross Debt as on Mar 31, 2022 at Rs. 2 Cr; does not include OCD Rs. 50 Cr issued to HCARE-1, Gross Debt as Mar 31, 2021 at Rs. 177 Cr (does not include OCD of Rs. 29 Cr issued to HCARE-1)

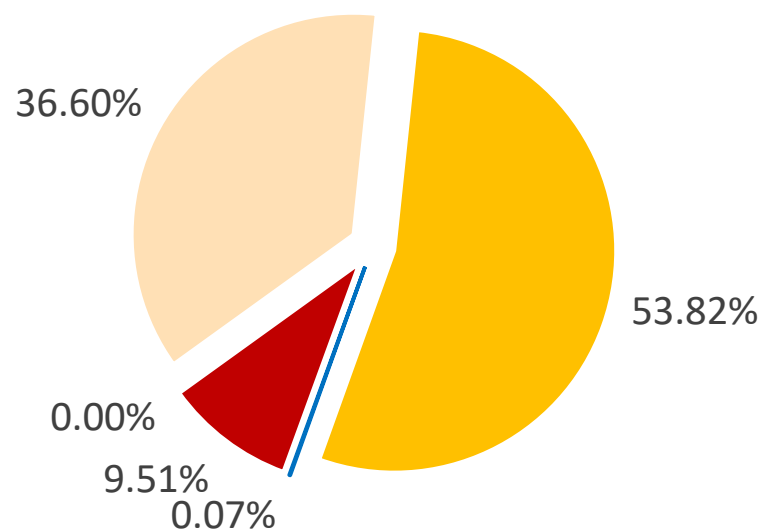
Amount in Rs. Cr	31-Mar-2021	31-Dec-2021	31-Mar-2022
Gross Debt*	177	27	2
Net Interest bearing funds	138	(85)	(107)
Net Interest bearing funds to Equity	0.46	(0.21)	(0.26)

- Net Interest bearing funds comes down by **Rs. 22 Cr** in Q4
- 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 and does not include share of collections payable to Land partners
- 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.

Shareholding Pattern (%)

Shareholding Pattern - Mar 2022



- Promoter and Promoter Group
- Foreign Institutional Investors (FIIs)
- Alternate Investment Funds
- Insurance Companies
- Public

Category	31-Mar-2021	31-Dec-2021	31-Mar-2022
Promoter and Promoter Group	58.66%	54.34%	53.82%
Foreign Institutional Investors (FIIs)	0.03%	0.03%	0.07%
Alternate Investment Funds	0.00%	9.51%	9.51%
Insurance Companies	1.64%	0.00%	0.00%
Public	39.67%	36.12%	36.60%

Number of Shareholders as on Mar 31, 2022: 103,737

Note: Promoter shareholding has come down from 54.34% as on Dec 31, 2021 vs. 53.82% as on Mar 31, 2022 mainly due to reclassification of certain group entities from Promoter group category to Public group category

CNBC AWAAZ

Real Estate & Business Excellence Awards 2022

DEVELOPER OF THE YEAR - RESIDENTIAL

**RESIDENTIAL PROPERTY OF THE YEAR
(ARVIND BEL AIR)**



The Economic Times

Real Estate Conclave & Awards 2022



e4m Pride of India The Best of Bharat' Awards 2022



Realty+ Conclave Iconic Project of the Year 2022 – Arvind Elan



Completed Projects

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Skylands



4.9 Lakh Sq. Ft.

Sporcia



5.0 Lakh Sq. Ft.

Expansia



1.4 Lakh Sq. Ft.

Alcove



10.3 Lakh Sq. Ft.

Aavishkaar



5.5 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.

Oasis

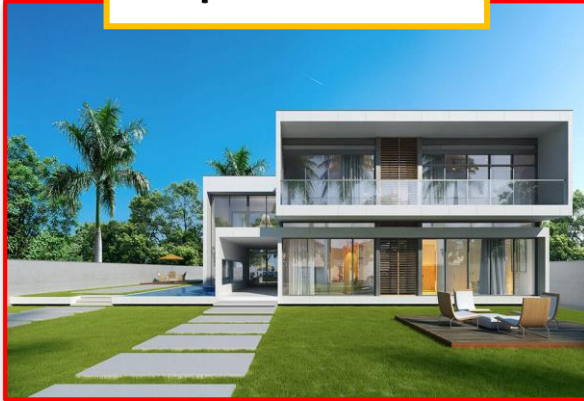


5.5 Lakh Sq. Ft.

Ongoing Projects

ARVIND SMARTSPACES

Uplands One



56.0 Lakh Sq. Ft.

Uplands Two

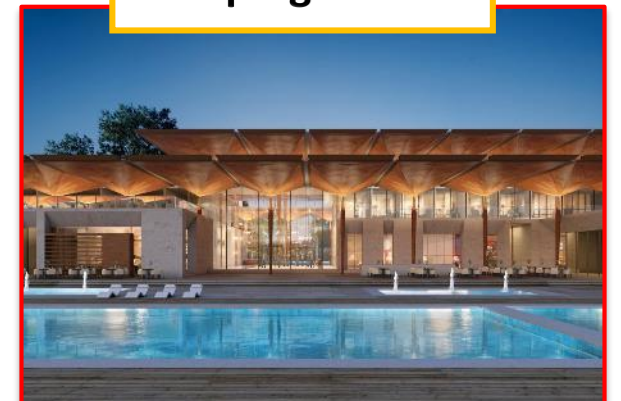


HighGrove

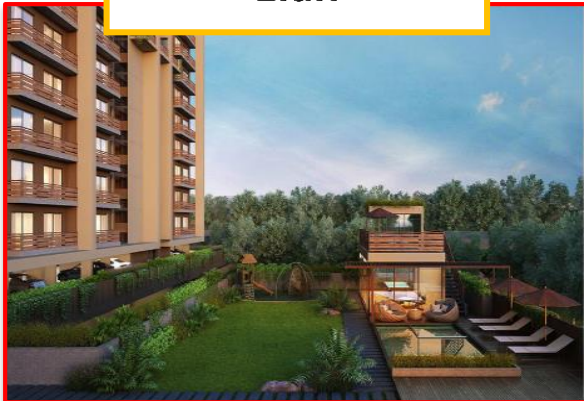


~58 Lakh Sq. Ft.

Chirping Woods

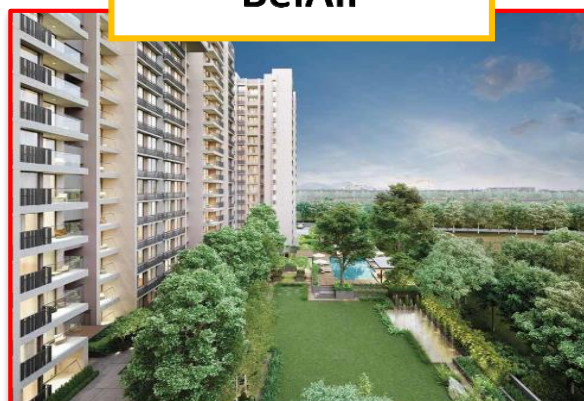


Elan



1.3 Lakh Sq. Ft.

BelAir



4.7 Lakh Sq. Ft.

Edge



1.7 Lakh Sq. Ft.

Forreste



~50 Lakh Sq. Ft.

Quarterly Synopsis

Projects	Area Booked in Q4 FY22 (sq ft.)	Units Booked in Q4 FY22 (nos.)	Sales Value for Q4 FY22 (Rs. Cr)	Amount Collected in Q4 FY22 (Rs. Cr)	Revenue Recognized in Q4 FY22 (Rs. Cr)
Skylands	5,285	5	3	5	6
Uplands ONE	14,571	2	5	16	16
Oasis	15,528	12	9	22	104
Aavishkaar	6,981	8	2	7	28
Elan	13,484	12	11	5	-
The Edge	3,171	3	2	(0)	-
Forreste^	1,22,519	15	22	24	2
Uplands Two	1,58,018	6	53	52	-
Belair	32,429	24	19	10	-
Highgrove	87,624	8	12	10	4
Chirping Woods	96,453	15	11	10	-
Sporcia	-	-	-	-	(0)
Megapark	-	-	-	-	-
Total	5,56,063	110	150	160	160

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

FY22 Synopsis

Projects	Area Booked in FY22 (sq ft.)	Units Booked in FY22 (nos.)	Sales Value for FY22 (Rs. Cr)	Amount Collected in FY22 (Rs. Cr)	Revenue Recognized in FY22 (Rs. Cr)
Skylands	42,291	40	28	45	49
Uplands ONE	1,89,396	13	52	83	52
Oasis	88,522	71	49	74	104
Aavishkaar	78,702	84	22	19	28
Elan	26,978	23	19	15	-
The Edge	3,269	3	3	(0)	-
Forreste^	6,85,134	91	116	103	10
Uplands Two	5,12,687	19	170	114	3
Belair	1,02,779	74	60	33	-
Highgrove	3,75,776	28	29	79	4
Chirping Woods	5,22,954	93	52	26	-
Sporcia	2,408	2	1	2	3
Megapark	11,565	1	1	1	1
Total	26,42,461	542	601	595	254

**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	4,275,932
	Commercial	82,526
	Industrial	560,402
A. Completed Total		4,918,860
B. Ongoing	Residential	13,846,036
	Commercial	168,224
B. Ongoing Total		14,014,260
C. Planned	Residential	6,464,676
Grand Total		25,397,795

Project Details

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Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Total
A.Completed	Ahmedabad	Aavishkar	Residential	Owned	100%	Complete	545,524
		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
		Oasis	Residential	Owned	100%	Complete	547,428
B. Ongoing	Ahmedabad	Skylands	Residential	Owned	100%	Complete	491,111
		Sporcia	Residential	Owned	100%	Complete	501,265
		Chirping Woods	Residential	JV	~ 50% Revenue Share	2024	632,407
		Foreste I - IV	Residential	DM	~ 10% Revenue Share	2024	2,958,846
		Highgrove	Residential	JV	~ 45% Revenue Share	2024	5,168,182
		Uplands I	Residential	JV	~ 77% Revenue Share	2022	3,192,901
	Bangalore	Uplands II	Residential	JV	~ 77% Revenue Share	2023	1,289,128
		Belair	Residential	Owned	100%	2024	469,620
	Pune	Edge	Commercial	Owned	100%	2024	168,224
		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	~ 77% Revenue Share	2025	1,115,294
	Bangalore	Devanhalli	Residential	JV	100%	Yet to be launched	1,132,560
		Sarjapur	Residential	JD	~ 35% Revenue Share	2025	889,169
	Pune	Bhukum	Residential	Owned	100%	2025	1,313,334
Grand Total							25,397,795

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
Aavishkaar	545,524	347,353	198,171	92	28	57	2,648
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
Oasis	547,428	411,438	135,990	213	104	164	5,185
Skylands	491,111	439,446	51,665	236	232	233	5,376
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
	4,918,860	4,393,929	524,931	1,247	1,069	1,159	39,549

Details upto Mar 31, 2022

Ongoing Projects

ARVIND SMARTSPACES

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
Belair	469,620	197,665	271,955	111	-	39	5,634
Chirping Woods	632,407	522,954	109,453	52	-	25	990
Edge	168,224	56,497	111,727	39	-	4	6,976
Elan	134,952	53,954	80,998	40	-	17	7,482
Foreste I - IV	2,958,846	2,396,308	562,538	338	16	156	1,410
Highgrove	5,168,182	1,962,441	3,205,741	168	4	123	858
Uplands I	3,192,901	2,857,126	335,775	470	297	389	1,643
Uplands II	1,289,128	841,341	447,787	232	3	129	2,761
TOTAL	14,014,260	8,888,285	5,125,975	1,451	320	883	27,755

Details upto Mar 31, 2022

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	568	489	36	79	5	110
	Ongoing	1,795	1,260	437	535	761	212
	Yet to be launched	702	0	0	702	506	196
Ahmedabad Total		3,065	1,750	473	1,316	1,272	517
Bangalore	Completed	855	757	52	97	24	126
	Ongoing	410	151	108	259	171	196
	Yet to be launched	993	0	0	993	657	336
Bangalore Total		2,258	908	160	1,350	852	658
Pune	Ongoing	75	40	23	35	24	33
	Yet to be launched	689	0	0	689	479	210
Pune Total		764	40	23	724	503	244
Grand Total		6,088	2,698	656	3,390	2,627	1,420
Add: Surplus							107
Net Operating Cash for the Company							1,527

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

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 4.9 Mn sq. Ft., ongoing projects of 14.0 msf and planned projects of 6.5 msf

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

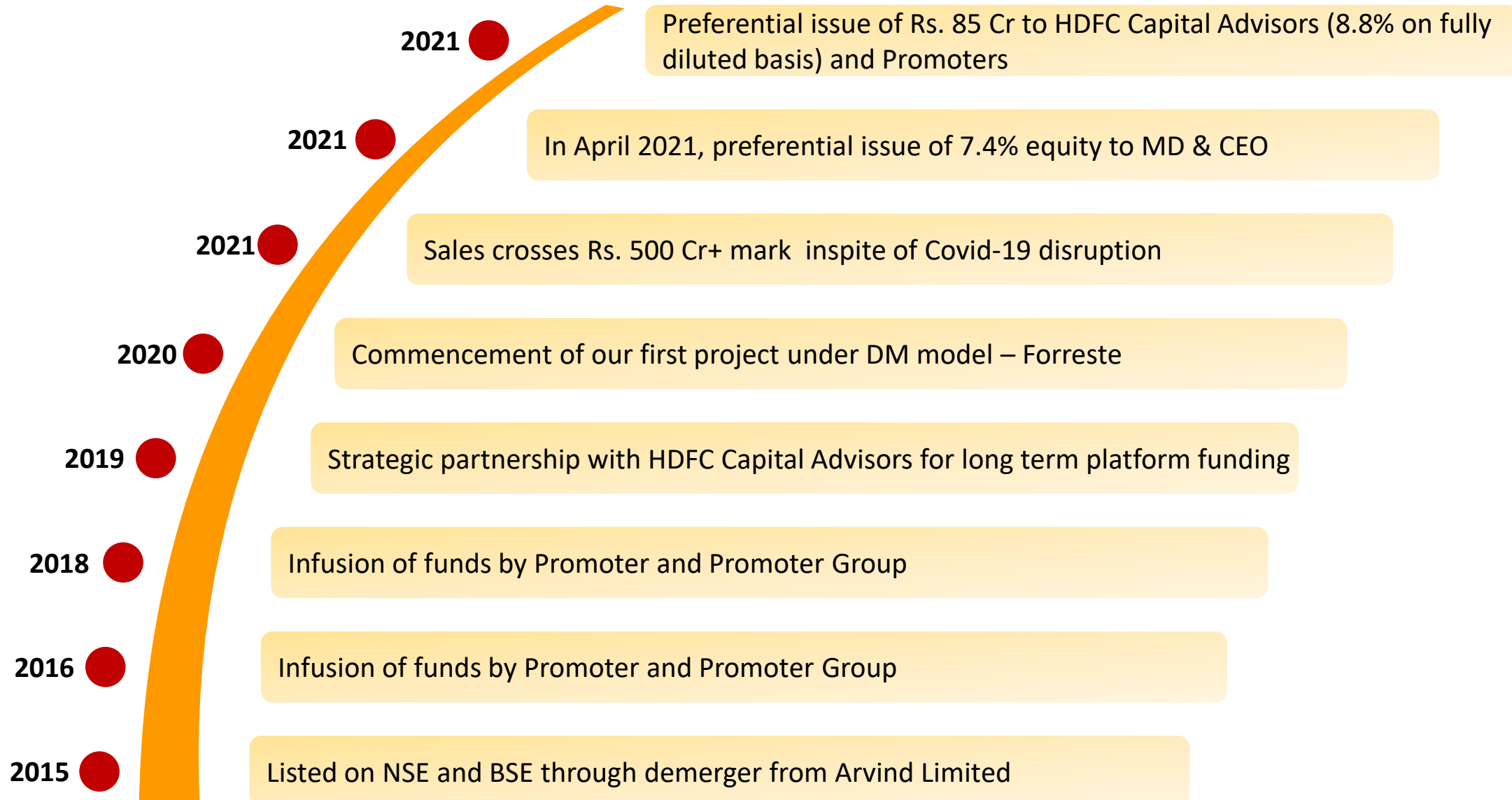
Strategic partnership with HDFC Capital; Equity investment at Hold co and Platform funding

Strong financial performance, 46% CAGR¹ in Fresh sales, Long term credit rating of A/Positive

1) 5 year CAGR upto FY22

The Journey so far

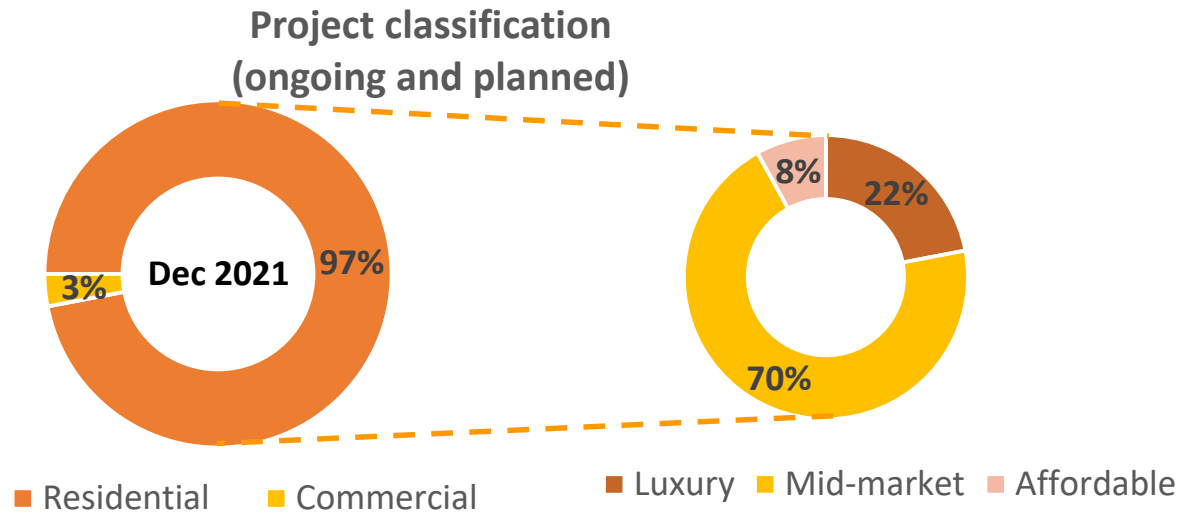
ARVIND SMARTSPACES



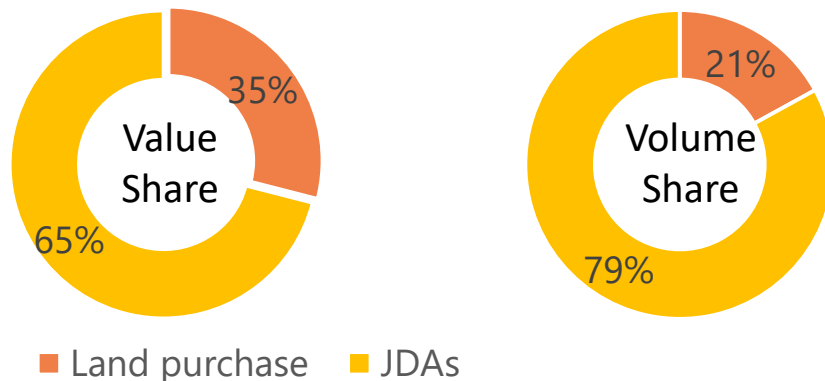
Our Business - Overview

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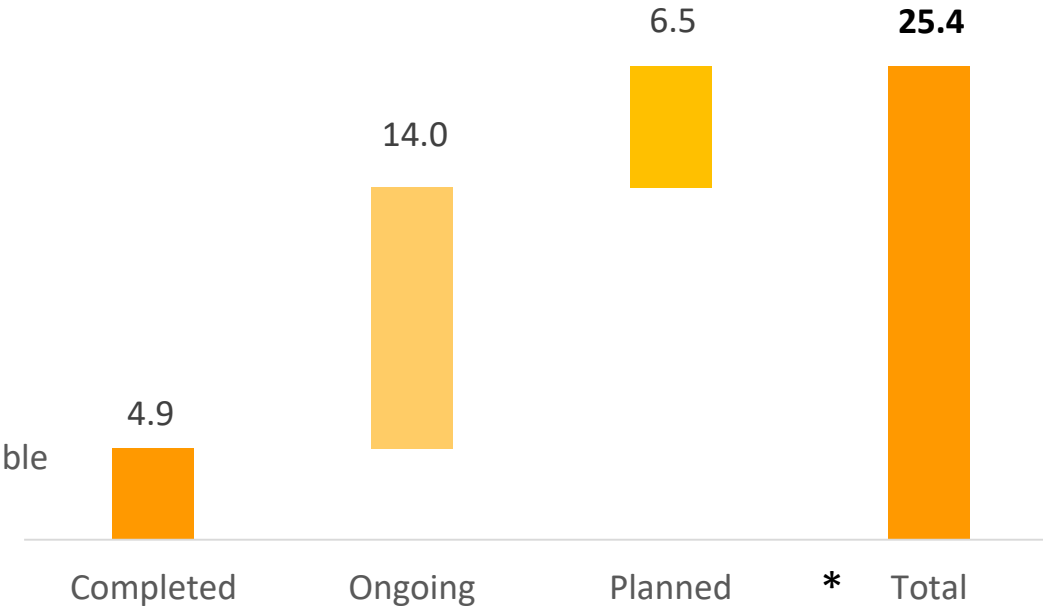
Focus on Residential Real Estate



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

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

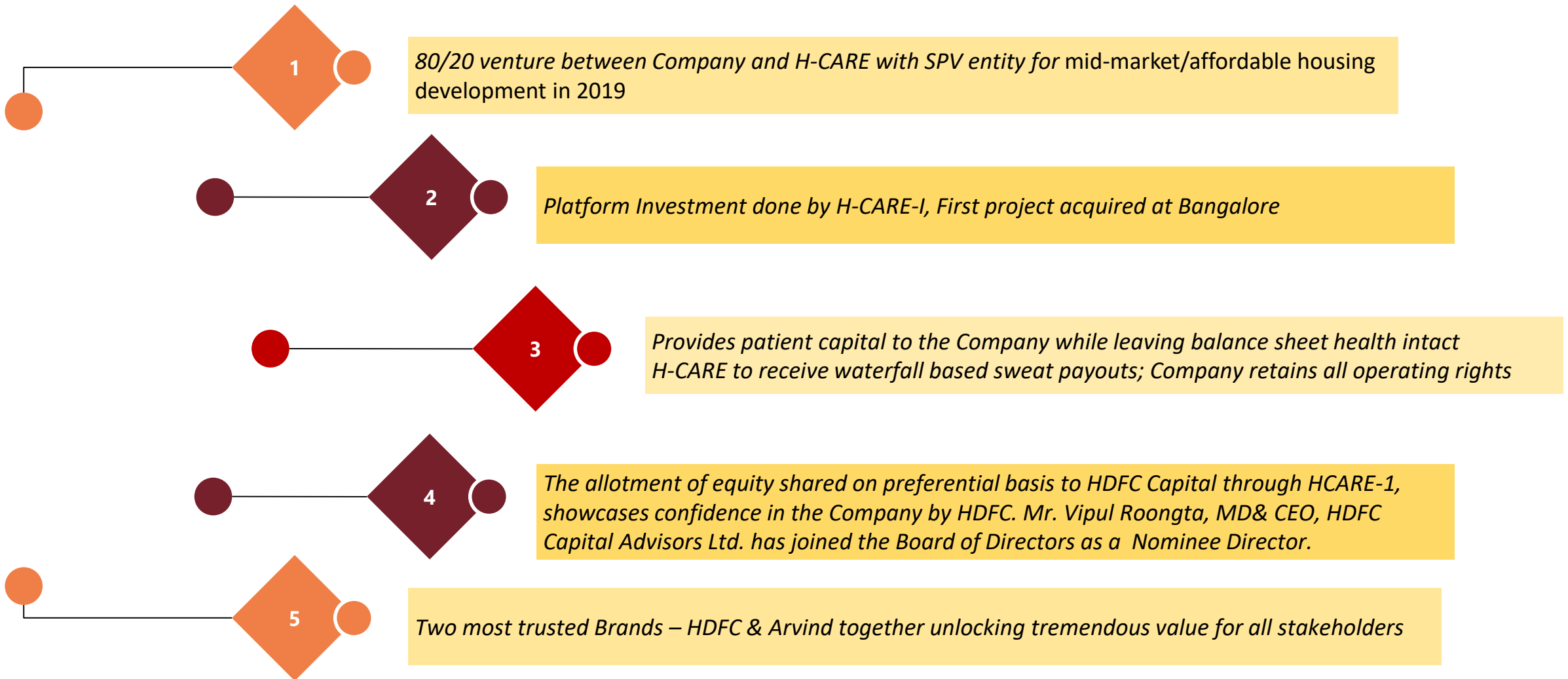
Best in class Audit & Compliance framework

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

Strategic partnership with HDFC

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Strategic Partnership With HDFC Capital Advisors



1



Asset light

2



**Balanced Risk
Profile**

3



Innovation

4



Customer Centricity

5



Systems & Processes

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

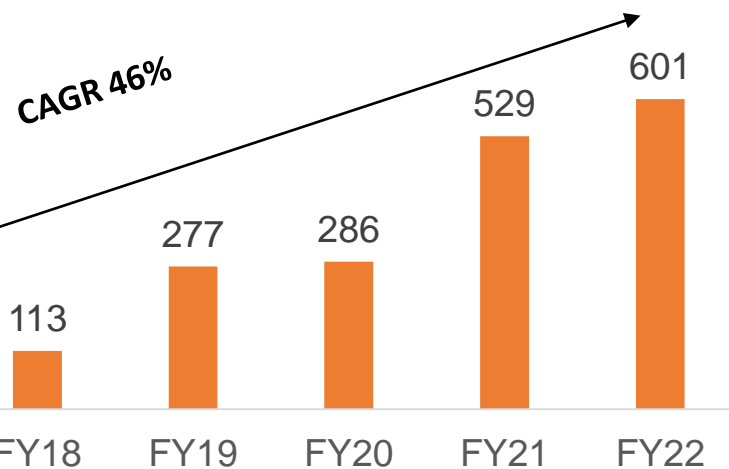
Leveraging Brand Arvind

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

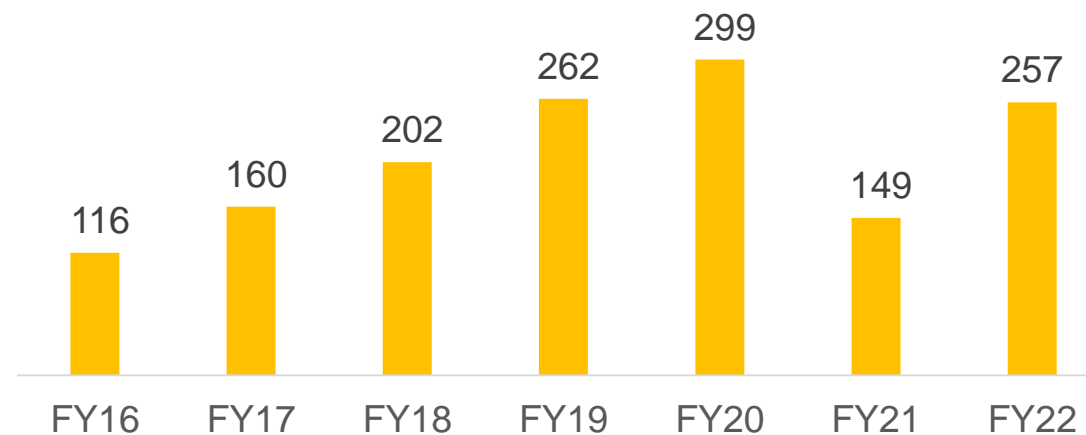
Financial Highlights

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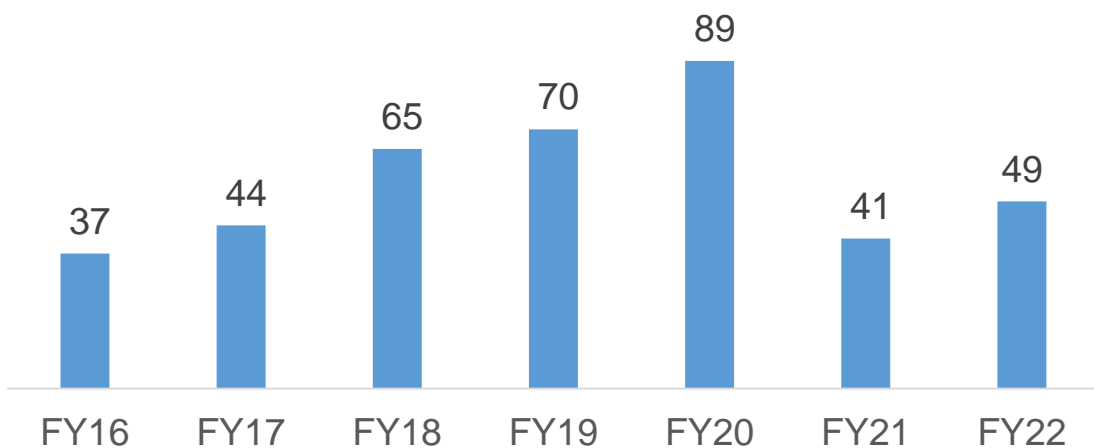
Fresh Sales (Rs Cr)



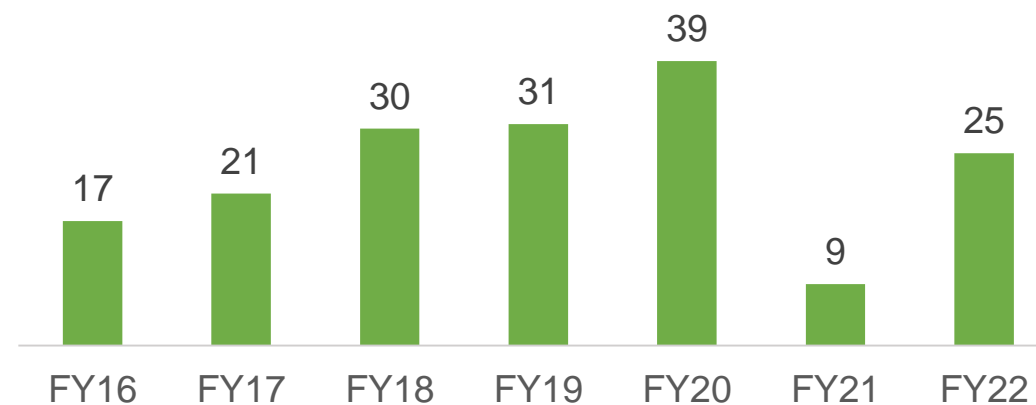
Revenue (Rs Cr)



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

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

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Uplands ClubHouse

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- **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





- **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** : Vitant (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

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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



Oasis

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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

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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

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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

ARVIND SMARTSPACES



CNN NEWS 18 AWARDS 2021

MOST ADMIRED PROJECT OF THE YEAR- FORRESTE



MOST TRUSTED REAL ESTATE BRAND OF THE YEAR

ARVIND
SMARTSPACES



REALTY CONCLAVE EXCELLENCE AWARDS, GUJARAT (2021)



Ultra luxury-lifestyle project of the year for **ARVIND UPLANDS**



Plotted development of the year for **ARVIND HIGHGROVE**



Villa Project of the year (Metro) for **ARVIND FORRESTE**

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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

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