

STATEMENT OF UNAUDITED STANDALONE RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022

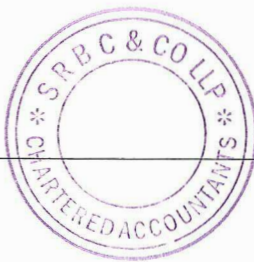
Sr. No.	Particulars	[₹ in lacs except as stated otherwise]					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.22	30.09.22	31.12.21	31.12.22	31.12.21	31.03.22
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	2,932.62	2,875.03	1,854.45	8,577.85	7,897.30	12,017.05
	(b) Other income	1,051.85	889.45	828.60	2,806.42	1,815.97	2,730.64
	Total income	3,984.47	3,764.48	2,683.05	11,384.27	9,713.27	14,747.69
2	Expenses						
	(a) Cost of construction material and components consumed	87.39	97.37	173.01	275.86	389.17	531.10
	(b) Land development costs	417.08	179.16	68.61	969.72	68.61	254.05
	(c) Construction and labour cost	707.08	750.20	634.64	1,702.75	2,079.87	3,908.33
	(d) Changes in inventories	391.03	410.21	(125.09)	936.23	320.83	1,256.79
	(e) Employee benefit expense	366.52	481.07	309.78	1,282.66	913.27	1,355.77
	(f) Finance costs	194.68	104.34	323.88	361.92	1,018.98	1,137.33
	(g) Depreciation and amortisation expense	28.55	27.81	23.80	82.98	68.04	93.85
	(h) Other expenses	478.13	414.94	660.92	1,689.45	1,346.74	1,671.27
	Total expenses	2,670.46	2,465.10	2,069.55	7,301.57	6,205.51	10,208.49
3	Profit from operations before tax (1-2)	1,314.01	1,299.38	613.50	4,082.70	3,507.76	4,539.20
4	Tax expenses						
	- Current Tax	217.24	251.00	119.60	752.64	381.01	619.97
	- Deferred Tax charge / (credit)	(1.83)	5.08	1.92	(0.97)	(1.28)	7.03
	- Adjustment of tax pertaining to earlier years	-	-	-	-	-	7.72
5	Net profit after tax (3-4)	1,098.60	1,043.30	491.98	3,331.03	3,128.03	3,904.48
6	Other comprehensive income (net of tax)						
	Items that will not be reclassified to profit and loss in subsequent periods :						
	Remeasurement gains / (losses) on defined benefit plans	0.38	0.39	(7.74)	1.15	(23.22)	1.53
	Income tax effect	(0.10)	(0.09)	1.94	(0.29)	5.84	(0.39)
7	Total comprehensive income after tax (5+6)	1,098.88	1,043.60	486.18	3,331.89	3,110.65	3,905.62
8	Paid-up equity share capital (face value ₹ 10/- per share)	4,531.20	4,396.20	4,240.93	4,531.20	4,240.93	4,246.20
9	Other equity excluding Revaluation Reserves						41,798.29
10	EPS - (Not annualised for quarters and nine months)						
	- Basic (₹)	2.43	2.44	1.19	7.66	8.34	10.08
	- Diluted (₹)	2.37	2.39	1.11	7.40	7.80	9.82
	(See accompanying notes to the financial results)						

Notes:

- These unaudited standalone financial results of the Company for the quarter and nine months ended December 31, 2022 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on January 23, 2023. The standalone financial results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The Company's business falls within single business segment of developing of commercial and residential units. Hence, disclosures under Ind AS 108- Operating Segments are not reported separately.
- Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

For Arvind SmartSpaces Limited

Ahmedabad
January 23, 2023



Kamal Singal
Kamal Singal
Managing Director & CEO

STATEMENT OF UNAUDITED CONSOLIDATED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022

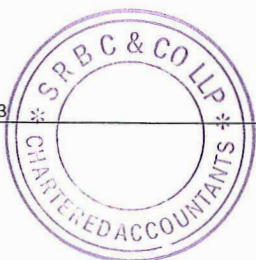
[₹ in lacs except as stated otherwise]

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2022	30.09.22	31.12.21	31.12.22	31.12.21	31.03.22
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	5,263.28	5,033.93	4,293.59	16,323.39	9,560.77	25,684.41
	(b) Other income	259.45	128.10	199.74	564.65	518.93	757.81
	Total income	5,522.73	5,162.03	4,493.33	16,888.04	10,079.70	26,442.22
2	Expenses						
	(a) Cost of construction material and components consumed	422.09	423.25	547.77	1,238.22	1,494.34	2,229.76
	(b) Land development costs	8,983.08	5,204.27	956.84	14,973.70	2,043.41	6,570.23
	(c) Construction and labour cost	3,270.45	2,280.65	2,369.32	7,576.98	7,216.07	10,864.54
	(d) Changes in inventories	(10,312.71)	(6,077.16)	(2,821.84)	(17,072.15)	(9,825.83)	(7,132.05)
	(e) Employee benefit expense	805.54	902.79	649.48	2,555.00	1,884.74	2,723.69
	(f) Finance costs	399.26	197.01	436.76	758.23	1,556.41	1,683.41
	(g) Depreciation and amortisation expense	66.08	63.18	33.19	187.31	94.62	150.77
	(h) Other expenses	1,222.54	1,388.97	1,390.49	4,191.45	4,045.34	5,517.88
	Total expenses	4,856.33	4,382.96	3,562.01	14,408.74	8,509.10	22,608.23
3	Profit from operations before share of joint ventures and tax (1-2)	666.40	779.07	931.32	2,479.30	1,570.60	3,833.99
4	Share of Profit / (loss) of joint ventures	(0.06)	0.05	(0.17)	(0.07)	(0.21)	(71.97)
5	Profit from operations before tax (3-4)	666.34	779.12	931.15	2,479.23	1,570.39	3,762.02
6	Tax expenses						
	- Current Tax	429.46	421.35	312.44	1,840.06	1,674.44	2,607.23
	- Deferred Tax (credit)	(269.13)	(131.52)	26.42	(1,095.44)	(1,157.44)	(1,330.07)
	- Adjustment of tax pertaining to earlier years	-	-	-	-	-	7.72
7	Net profit after tax (5-6)	506.01	489.29	592.29	1,734.61	1,053.39	2,477.14
8	Other comprehensive income (net of tax)						
	Items that will not be reclassified to profit and loss in subsequent periods :						
	Remeasurement gains / (losses) on defined benefit plans	0.38	0.39	(7.74)	1.15	(23.22)	1.53
	Income tax effect	(0.10)	(0.09)	1.94	(0.29)	5.84	(0.39)
9	Total comprehensive income after tax (7+8)	506.29	489.59	586.49	1,735.47	1,036.01	2,478.28
	Net profit for the period						
	Attributable to:						
	Equityholders of the company	424.68	481.55	591.96	1,630.70	1,110.77	2,505.83
	Non-controlling interest	81.33	7.74	0.33	103.91	(57.38)	(28.69)
	Other comprehensive income for the period						
	Attributable to:						
	Equityholders of the company	0.28	0.30	(5.80)	0.86	(17.38)	1.14
	Non-controlling interest	-	-	-	-	-	-
	Total comprehensive income for the period						
	Attributable to:						
	Equityholders of the company	424.96	481.85	586.16	1,631.56	1,093.39	2,506.97
	Non-controlling interest	81.33	7.74	0.33	103.91	(57.38)	(28.69)
10	Paid-up equity share capital (face value ₹ 10/- per share)	4,531.20	4,396.21	4,240.93	4,531.20	4,240.93	4,246.20
11	Other equity excluding Revaluation Reserves						38,934.89
12	EPS - (Not annualised for quarters and nine months)						
	- Basic (₹)	0.94	1.13	1.43	3.75	2.96	6.47
	- Diluted (₹)	0.92	1.10	1.34	3.62	2.77	6.30

Notes:

- These unaudited consolidated financial results of Arvind SmartSpaces Limited ("Holding Company") and its subsidiaries (together referred as "Group") and joint ventures for the quarter and nine months ended December 31, 2022 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on January 23, 2023. The consolidated financial results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The Group's business falls within single business segment of developing of commercial and residential units. Hence, disclosures under Ind AS 108- Operating Segments are not reported separately.
- Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

For Arvind SmartSpaces Limited

 Ahmedabad
January 23, 2023

 Kamal Singal
Managing Director & CEO