

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2023

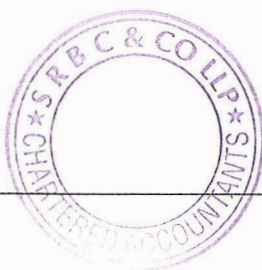
[₹ in Lacs except as stated otherwise]

Sr. No.	Particulars	Quarter Ended		Year Ended	
		30.06.23	31.03.23	30.06.22	31.03.23
		Unaudited	Audited (Refer note-2)	Unaudited	Audited
1	Income				
	(a) Revenue from operations	3,233.53	3,149.96	2,770.20	11,727.81
	(b) Other income	959.96	938.83	865.12	3,745.25
	Total income	4,193.49	4,088.79	3,635.32	15,473.06
2	Expenses				
	(a) Cost of construction material and components consumed	212.19	87.37	91.10	363.23
	(b) Land development costs	271.46	396.44	373.48	1,366.16
	(c) Construction and labour cost	368.41	1,214.86	245.47	2,917.61
	(d) Changes in inventories	449.68	545.63	134.99	1,481.86
	(e) Employee benefit expense	587.17	592.88	435.07	1,875.54
	(f) Finance costs	129.20	194.72	62.90	556.64
	(g) Depreciation and amortisation expense	47.33	45.03	26.62	128.01
	(h) Other expenses	648.73	360.15	796.38	2,049.60
	Total expenses	2,714.17	3,437.08	2,166.01	10,738.65
3	Profit from operations before tax (1-2)	1,479.32	651.71	1,469.31	4,734.41
4	Tax expenses				
	- Current Tax	230.05	252.33	284.40	1,004.97
	- Adjustment of tax pertaining to earlier years	-	(104.21)	(4.22)	(104.21)
	- Deferred Tax charge	28.24	7.31	-	6.34
5	Net profit after tax (3-4)	1,221.03	496.28	1,189.13	3,827.31
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	(5.68)	(23.88)	0.38	(22.73)
	Income tax effect on above	1.43	6.01	(0.10)	5.72
7	Total comprehensive income after tax (5+6)	1,216.78	478.41	1,189.41	3,810.30
8	Paid-up equity share capital (face value ₹ 10/- per share)	4,531.20	4,531.20	4,246.20	4,531.20
9	Other equity excluding Revaluation Reserves				48,354.35
10	EPS - (Not annualised for quarters)				
	- Basic (₹)	2.69	1.10	2.80	8.71
	- Diluted (₹)	2.67	1.09	2.72	8.41

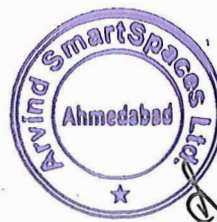
(See accompanying notes to these financial results)

Notes:

- These unaudited standalone financial results of the company for the quarter ended June 30, 2023 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on August 02, 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 figures of the quarter ended March 31, 2023 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2023 and unaudited published year-to-date figures upto December 31, 2022 which were subjected to limited review.
- 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.
- The financial results for the quarter ended June 30, 2023 can be viewed on the Company's website 'www.arvindsmartspaces.com' and have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com) where the equity shares of the Company are listed.
- Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.



Ahmedabad
August 02, 2023



For Arvind SmartSpaces Limited

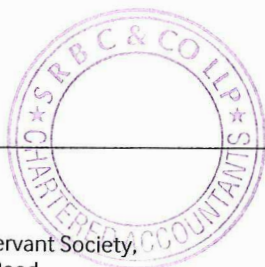

Kamal Singal
Managing Director & CEO

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2023					
[₹ in lacs except as stated otherwise]					
Sr. No.	Particulars	Quarter Ended		Year Ended	
		30.06.23	31.03.23	30.06.22	31.03.23
		Unaudited	Audited (refer Note 2)	Unaudited	Audited
1	Income				
	(a) Revenue from operations	6,683.61	9,268.29	6,026.18	25,591.68
	(b) Other income	223.61	168.71	177.10	733.36
	Total income	6,907.22	9,437.00	6,203.28	26,325.04
2	Expenses				
	(a) Cost of construction material and components consumed	500.49	463.35	392.88	1,701.57
	(b) Land development costs	321.35	4,270.94	786.35	19,244.64
	(c) Construction and labour cost	1,266.18	3,008.93	2,025.88	10,585.91
	(d) Changes in inventories	(666.88)	(1,890.47)	(682.28)	(18,962.62)
	(e) Employee benefit expense	1,085.29	1,126.91	846.67	3,681.91
	(f) Finance costs	1,460.45	641.24	161.96	1,399.47
	(g) Depreciation and amortisation expense	85.87	83.59	58.05	270.90
	(h) Other expenses	1,545.40	255.43	1,579.94	4,446.88
	Total expenses	5,598.15	7,959.92	5,169.45	22,368.66
3	Profit from operations before share of joint ventures and tax (1-2)	1,309.07	1,477.08	1,033.83	3,956.38
4	Share of Profit / (loss) of joint ventures	0.04	1.40	(0.06)	1.33
5	Profit from operations before tax (3-4)	1,309.11	1,478.48	1,033.77	3,957.71
6	Tax expenses				
	- Current Tax	485.18	(37.33)	989.25	1,802.73
	- Adjustment of tax pertaining to earlier years	-	(104.06)	-	(104.06)
	- Deferred Tax (credit)/charge	(86.11)	571.77	(694.79)	(523.67)
7	Net profit after tax (5-6)	910.04	1,048.10	739.31	2,782.71
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	(5.68)	(23.88)	0.38	(22.73)
	Income tax effect	1.43	6.01	(0.10)	5.72
9	Total comprehensive income after tax (7+8)	905.79	1,030.23	739.59	2,765.70
	Net profit for the period/year				
	Attributable to:				
	Equityholders of the company	803.70	930.05	724.47	2,560.75
	Non-controlling interest	106.34	118.05	14.84	221.96
	Other comprehensive income for the period/year				
	Attributable to:				
	Equityholders of the company	(4.25)	(17.87)	0.28	(17.01)
	Non-controlling interest	-	-	-	-
	Total comprehensive income for the period/year				
	Attributable to:				
	Equityholders of the company	799.45	912.18	724.75	2,543.74
	Non-controlling interest	106.34	118.05	14.84	221.96
10	Paid-up equity share capital (face value ₹ 10/- per share)	4,531.20	4,531.20	4,246.20	4,531.20
11	Other equity excluding Revaluation Reserves				42,109.97
12	EPS - (Not annualised for quarters)				
	- Basic (₹)	1.77	2.05	1.71	5.83
	- Diluted (₹)	1.76	2.04	1.66	5.63

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 ended June 30, 2023 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on August 02, 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 figures of the quarter ended March 31, 2023 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2023 and unaudited published year-to-date figures upto December 31, 2022 which were subjected to limited review.
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Ahmedabad
August 02, 2023



For Arvind SmartSpaces Limited

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