

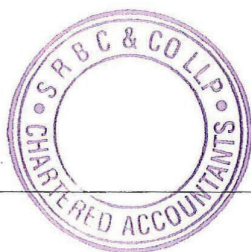
**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2023**

Sr. No.	Particulars	[₹ in Lacs except as stated otherwise]					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.23	30.09.23	31.12.22	31.12.23	31.12.22	31.03.23
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	(a) Revenue from operations	1,173.66	4,269.64	2,932.62	8,676.83	8,577.85	11,727.81
	(b) Other income	928.64	969.69	1,051.85	2,858.29	2,806.42	3,745.25
	<b>Total income</b>	<b>2,102.30</b>	<b>5,239.33</b>	<b>3,984.47</b>	<b>11,535.12</b>	<b>11,384.27</b>	<b>15,473.06</b>
2	<b>Expenses</b>						
	(a) Cost of construction material and components consumed	107.89	120.40	87.39	440.48	275.86	363.23
	(b) Land development costs	5,964.79	914.48	417.08	7,150.73	969.72	1,366.16
	(c) Construction and labour cost	1,145.48	908.87	707.08	2,422.76	1,702.75	2,917.61
	(d) Changes in inventories	(6,993.50)	(682.68)	391.03	(7,226.50)	936.23	1,481.86
	(e) Employee benefit expense	753.90	717.94	366.52	2,059.01	1,282.66	1,875.54
	(f) Finance costs	148.36	94.42	194.68	371.98	361.92	556.64
	(g) Depreciation and amortisation expense	67.47	62.82	28.55	177.62	82.98	128.01
	(h) Other expenses	850.26	774.96	478.13	2,273.95	1,689.45	2,049.60
	<b>Total expenses</b>	<b>2,044.65</b>	<b>2,911.21</b>	<b>2,670.46</b>	<b>7,670.03</b>	<b>7,301.57</b>	<b>10,738.65</b>
3	<b>Profit from operations before tax (1-2)</b>	<b>57.65</b>	<b>2,328.12</b>	<b>1,314.01</b>	<b>3,865.09</b>	<b>4,082.70</b>	<b>4,734.41</b>
4	<b>Tax expenses</b>						
	- Current Tax	53.42	231.62	217.24	515.09	752.64	1,004.97
	- Adjustment of tax pertaining to earlier years	-	-	(1.83)	-	(0.97)	(104.21)
	- Deferred Tax charge / (credit)	(41.40)	(9.30)	-	(22.46)	-	6.34
5	<b>Net profit after tax (3-4)</b>	<b>45.63</b>	<b>2,105.80</b>	<b>1,098.60</b>	<b>3,372.46</b>	<b>3,331.03</b>	<b>3,827.31</b>
6	<b>Other comprehensive income (net of tax)</b>						
	Items that will not be reclassified to profit and loss in subsequent periods :						
	Remeasurement gains / (losses) on defined benefit plans	(5.68)	(5.68)	0.38	(17.04)	1.15	(22.73)
	Income tax effect on above	1.43	1.43	(0.10)	4.29	(0.29)	5.72
7	<b>Total comprehensive income after tax (5+6)</b>	<b>41.38</b>	<b>2,101.55</b>	<b>1,098.88</b>	<b>3,359.71</b>	<b>3,331.89</b>	<b>3,810.30</b>
8	<b>Paid-up equity share capital (face value ₹ 10/- per share)</b>	<b>4,531.20</b>	<b>4,531.20</b>	<b>4,531.20</b>	<b>4,531.20</b>	<b>4,531.20</b>	<b>4,531.20</b>
9	<b>Other equity excluding Revaluation Reserves</b>						<b>48,354.35</b>
10	<b>EPS - (Not annualised for quarters and nine months)</b>						
	- Basic (₹)	0.10	4.65	2.43	7.44	7.66	8.71
	- Diluted (₹)	0.10	4.61	2.37	7.38	7.40	8.41

**Notes:**

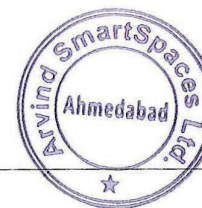
- These unaudited standalone financial results of the company for the quarter and nine months ended December 31, 2023 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on February 1, 2024. The standalone financial results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, other recognised accounting practices and policies to the extent applicable.
- 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 and nine months ended December 31, 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/year figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

Ahmedabad  
February 1, 2024



For Arvind SmartSpaces Limited

*Kamal Singal*  
Kamal Singal  
Managing Director & CEO



**Arvind Smartspaces Limited**

**Regd. Office:** 24, Government Servant Society, Near Municipal Market, Off C. G. Road, Navrangpura, Ahmedabad. 380 009, India.

**Tel.:** +91 79 68267000 | **Web.:** www.arvindsmartspaces.com | **CIN :** L45201GJ2008PLC055771

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2023						
[₹ in lacs except as stated otherwise]						
Sr. No.	Particulars	Quarter Ended			Nine Months Ended	
		31.12.23	30.09.23	31.12.2022	31.12.23	31.12.2022
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income					
	(a) Revenue from operations	8,429.96	7,266.92	5,263.28	22,380.49	16,323.39
	(b) Other income	212.33	260.50	259.45	696.44	564.65
	Total income	8,642.29	7,527.42	5,522.73	23,076.93	16,888.04
2	Expenses					
	(a) Cost of construction material and components consumed	593.23	377.54	422.09	1,471.26	1,238.22
	(b) Land development costs	20,924.60	6,382.16	8,983.08	27,628.11	14,973.70
	(c) Construction and labour cost	2,442.21	2,522.13	3,270.45	6,230.52	7,576.98
	(d) Changes in inventories	(21,114.06)	(8,515.53)	(10,312.71)	(30,296.47)	(17,072.15)
	(e) Employee benefit expense	1,266.74	1,240.95	805.54	3,592.98	2,555.00
	(f) Finance costs	263.51	1,924.39	399.26	3,648.35	758.23
	(g) Depreciation and amortisation expense	110.15	132.35	66.08	328.37	187.31
	(h) Other expenses	2,322.95	1,874.60	1,222.54	5,742.95	4,191.45
	Total expenses	6,809.33	5,938.59	4,856.33	18,346.07	14,408.74
3	Profit from operations before share of joint ventures and tax (1-2)	1,832.96	1,588.83	666.40	4,730.86	2,479.30
4	Share of Profit / (loss) of joint ventures	0.01	(0.05)	(0.06)	-	(0.07)
5	Profit from operations before tax (3-4)	1,832.97	1,588.78	666.34	4,730.86	2,479.23
6	Tax expenses					
	- Current Tax	91.02	790.79	429.46	1,367.11	1,840.06
	- Adjustment of tax pertaining to earlier years	-	(49.12)	(269.13)	(49.24)	(1,095.44)
	- Deferred Tax (credit)/charge	576.70	(236.06)	-	254.53	-
7	Net profit after tax (5-6)	1,165.25	1,083.17	506.01	3,158.46	1,734.61
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)	(5.68)	0.38	(17.04)	1.15
	Income tax effect	1.43	1.43	(0.10)	4.29	(0.29)
9	Total comprehensive income after tax (7+8)	1,161.00	1,078.92	506.29	3,145.71	1,735.47
	Net profit for the period/year					
	Attributable to:					
	Equityholders of the company	939.95	864.02	424.68	2,607.67	1,630.70
	Non-controlling interest	225.30	219.15	81.33	550.79	103.91
	Other comprehensive income for the period/year					
	Attributable to:					
	Equityholders of the company	(4.25)	(4.25)	0.28	(12.75)	0.86
	Non-controlling interest	-	-	-	-	-
	Total comprehensive income for the period/year					
	Attributable to:					
	Equityholders of the company	935.71	859.77	424.96	2,594.93	1,631.56
	Non-controlling interest	225.29	219.15	81.33	550.78	103.91
10	Paid-up equity share capital (face value ₹ 10/- per share)	4,531.20	4,531.20	4,531.20	4,531.20	4,531.20
11	Other equity excluding Revaluation Reserves					42,109.97
12	EPS - (Not annualised for quarters and nine months)					
	- Basic (₹)	2.07	1.91	0.94	5.75	3.75
	- Diluted (₹)	2.05	1.89	0.92	5.70	3.62
	(See accompanying notes to these consolidated financial results)					

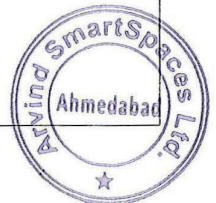
**Notes:**

- These unaudited consolidated financial results of Arvind SmartSpaces Limited ("Holding Company"), its subsidiaries (together referred as "Group") and joint ventures for the quarter and nine months ended December 31, 2023 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on February 01, 2024. 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, other recognised accounting practices and policies to the extent applicable.
- 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.
- The financial results for the quarter and nine months ended December 31, 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 Holding Company are listed.
- Previous period/year figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

Ahmedabad  
February 01, 2024



For Arvind SmartSpaces Limited  
*Kamal Singal*  
Managing Director & CEO



**Arvind Smartspaces Limited**

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