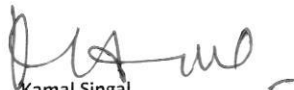


## STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025

|  |  | [₹ in Lacs except as stated otherwise]  |                                       |                       |                     |
|--|--|---|---------------------------------------|-----------------------|---------------------|
| Sr. No.  | Particulars  | Quarter Ended   |                                       | Year Ended            |                     |
|  |  | 30.06.25<br>Unaudited   | 31.03.25<br>Audited<br>(Refer note-2) | 30.06.24<br>Unaudited | 31.03.25<br>Audited |
| 1  | <b>Income</b>  |   |                                       |                       |                     |
|  | (a) Revenue from operations  | 1,982.31  | 6,826.75                              | 2,415.95              | 12,483.36           |
|  | (b) Other income   | 793.67  | 939.62                                | 895.19                | 3,779.26            |
|  | <b>Total income</b>  | <b>2,775.98</b>   | <b>7,766.37</b>                       | <b>3,311.14</b>       | <b>16,262.62</b>    |
| 2  | <b>Expenses</b>  |   |                                       |                       |                     |
|  | (a) Cost of construction material and components consumed                      | 294.87  | 530.21                                | 420.86                | 2,463.87            |
|  | (b) Land development costs   | 5,453.36  | 4,150.86                              | 807.31                | 7,462.73            |
|  | (c) Construction and labour cost   | 767.69  | 1,173.33                              | 600.03                | 3,497.22            |
|  | (d) Changes in inventories   | (5,812.22)  | (3,521.50)                            | (1,113.78)            | (9,403.90)          |
|  | (e) Employee benefit expense   | 880.28  | 1,628.23                              | 785.16                | 4,086.82            |
|  | (f) Finance costs  | 564.66  | 449.43                                | 177.73                | 1,052.55            |
|  | (g) Depreciation and amortisation expense                                      | 99.66   | 87.24                                 | 65.51                 | 302.89              |
|  | (h) Other expenses   | 813.91  | 2,435.37                              | 782.35                | 5,005.33            |
|  | <b>Total expenses</b>  | <b>3,062.21</b>   | <b>6,933.17</b>                       | <b>2,525.17</b>       | <b>14,467.51</b>    |
| 3  | <b>Profit from operations before tax (1-2)</b>                                 | <b>(286.23)</b>   | <b>833.20</b>                         | <b>785.97</b>         | <b>1,795.11</b>     |
| 4  | <b>Tax expenses</b>  |   |                                       |                       |                     |
|  | - Current Tax  | -   | 301.09                                | 144.43                | 500.00              |
|  | - Adjustment of tax pertaining to earlier years                                | -   | (5.62)                                | -                     | (5.62)              |
|  | - Deferred Tax charge / (credit)   | (96.66)   | (33.50)                               | 11.91                 | (49.92)             |
| 5  | <b>Net profit after tax (3-4)</b>  | <b>(189.57)</b>   | <b>571.23</b>                         | <b>629.63</b>         | <b>1,350.65</b>     |
| 6  | <b>Other comprehensive income (net of tax)</b>                                 |   |                                       |                       |                     |
|  | Items that will not be reclassified to profit and loss in subsequent periods : |   |                                       |                       |                     |
|  | Remeasurement (losses) on defined benefit plans                                | (29.00)   | (54.69)                               | (11.00)               | (87.69)             |
|  | Income tax effect on above   | 7.30  | 13.76                                 | 2.77                  | 22.07               |
| 7  | <b>Total comprehensive income after tax (5+6)</b>                              | <b>(211.27)</b>   | <b>530.30</b>                         | <b>621.40</b>         | <b>1,285.03</b>     |
| 8  | Paid-up equity share capital (face value ₹ 10/- per share)                     | 4,584.95  | 4,556.45                              | 4,546.20              | 4,556.45            |
| 9  | Other equity excluding Revaluation Reserves                                    |   |                                       |                       | 53,146.33           |
| 10   | EPS - (Not annualised for quarters)  |   |                                       |                       |                     |
|  | - Basic (₹)  | (0.41)  | 1.25                                  | 1.39                  | 2.97                |
|  | - Diluted (₹)  | (0.41)  | 1.24                                  | 1.37                  | 2.94                |
| (See accompanying notes to these standalone financial results)   |  |   |                                       |                       |                     |
| <b>Notes:</b>  |  |   |                                       |                       |                     |
| 1 These unaudited standalone financial results of the Company for the quarter ended June 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on July 28, 2025. 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. |  |   |                                       |                       |                     |
| 2 The figures of the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures upto December 31, 2024 respectively which were subjected to limited review.  |  |   |                                       |                       |                     |
| 3 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.  |  |   |                                       |                       |                     |
| 4 The financial results for the quarter ended June 30, 2025 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.  |  |   |                                       |                       |                     |
| 5 Previous period figures have been regrouped and reclassified where necessary to conform to current period's classification.  |  |   |                                       |                       |                     |
| Ahmedabad<br>July 28, 2025   |  | For Arvind SmartSpaces Limited<br><br>Kamal Singal<br>Managing Director & CEO |                                       |                       |                     |



**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025**

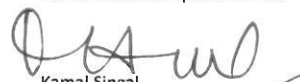
[₹ in lacs except as stated otherwise]

| Sr. No. | Particulars  | Quarter Ended    |                           | Year Ended      |                  |
|---------|--|------------------|---------------------------|-----------------|------------------|
|         |  | 30.06.25         | 31.03.25                  | 30.06.24        | 31.03.25         |
|         |  | Unaudited        | Audited<br>(Refer Note-2) | Unaudited       | Audited          |
| 1       | <b>Income</b>  |                  |                           |                 |                  |
|         | (a) Revenue from operations  | 10,176.39        | 16,309.48                 | 7,447.01        | 71,330.49        |
|         | (b) Other income   | 462.87           | 1,105.29                  | 274.31          | 2,281.11         |
|         | <b>Total income</b>  | <b>10,639.26</b> | <b>17,414.77</b>          | <b>7,721.32</b> | <b>73,611.60</b> |
| 2       | <b>Expenses</b>  |                  |                           |                 |                  |
|         | (a) Cost of construction material and components consumed                      | 647.55           | 1,395.59                  | 804.20          | 5,214.06         |
|         | (b) Land development costs   | 8,819.39         | 7,053.55                  | 6,829.52        | 23,499.49        |
|         | (c) Construction and labour cost   | 1,785.20         | 3,725.45                  | 2,052.62        | 11,079.24        |
|         | (d) Changes in inventories   | (7,196.13)       | (8,057.40)                | (6,523.81)      | (7,318.78)       |
|         | (e) Employee benefit expense   | 1,605.94         | 2,595.03                  | 1,480.20        | 7,316.24         |
|         | (f) Finance costs  | 794.04           | 778.77                    | 335.82          | 2,081.01         |
|         | (g) Depreciation and amortisation expense                                      | 157.39           | 126.78                    | 112.92          | 492.10           |
|         | (h) Other expenses   | 2,367.34         | 6,238.11                  | 1,886.68        | 14,722.63        |
|         | <b>Total expenses</b>  | <b>8,980.72</b>  | <b>13,855.88</b>          | <b>6,978.15</b> | <b>57,085.99</b> |
| 3       | <b>Profit from operations before share of joint ventures and tax (1-2)</b>     | <b>1,658.54</b>  | <b>3,558.89</b>           | <b>743.17</b>   | <b>16,525.61</b> |
| 4       | Share of Profit of joint ventures  | (0.03)           | (2.32)                    | 0.03            | (2.31)           |
| 5       | <b>Profit from operations before tax (3-4)</b>                                 | <b>1,658.51</b>  | <b>3,556.57</b>           | <b>743.20</b>   | <b>16,523.30</b> |
| 6       | <b>Tax expenses</b>  |                  |                           |                 |                  |
|         | - Current Tax  | 646.83           | 785.44                    | 304.13          | 4,195.29         |
|         | - Adjustment of tax pertaining to earlier years                                | -                | (5.62)                    | -               | (5.62)           |
|         | - Deferred Tax (credit)/charge   | (184.46)         | 600.55                    | (22.74)         | 416.73           |
| 7       | <b>Net profit after tax (5-6)</b>  | <b>1,196.14</b>  | <b>2,176.20</b>           | <b>461.81</b>   | <b>11,916.90</b> |
| 8       | <b>Other comprehensive income (net of tax)</b>                                 |                  |                           |                 |                  |
|         | Items that will not be reclassified to profit and loss in subsequent periods : |                  |                           |                 |                  |
|         | Remeasurement (loss) on defined benefit plans                                  | (29.00)          | (54.69)                   | (11.00)         | (87.69)          |
|         | Income tax effect  | 7.30             | 13.76                     | 2.77            | 22.07            |
| 9       | <b>Total comprehensive income after tax (7+8)</b>                              | <b>1,174.44</b>  | <b>2,135.27</b>           | <b>453.58</b>   | <b>11,851.28</b> |
|         | <b>Net profit for the period/year</b>  |                  |                           |                 |                  |
|         | <b>Attributable to:</b>  |                  |                           |                 |                  |
|         | Equityholders of the company   | 1,118.37         | 1,914.75                  | 291.96          | 11,049.20        |
|         | Non-controlling interest   | 77.77            | 261.45                    | 169.85          | 867.70           |
|         | <b>Other comprehensive income for the period/year</b>                          |                  |                           |                 |                  |
|         | <b>Attributable to:</b>  |                  |                           |                 |                  |
|         | Equityholders of the company   | (21.70)          | (40.93)                   | (8.22)          | (65.62)          |
|         | Non-controlling interest   | -                | -                         | -               | -                |
|         | <b>Total comprehensive income for the period/year</b>                          |                  |                           |                 |                  |
|         | <b>Attributable to:</b>  |                  |                           |                 |                  |
|         | Equityholders of the company   | 1,096.67         | 1,873.82                  | 283.73          | 10,983.58        |
|         | Non-controlling interest   | 77.77            | 261.45                    | 169.85          | 867.70           |
| 10      | Paid-up equity share capital (face value ₹ 10/- per share)                     | 4,584.95         | 4,556.45                  | 4,546.20        | 4,556.45         |
| 11      | Other equity excluding Revaluation Reserves                                    |                  |                           |                 | 55,244.24        |
| 12      | <b>EPS - (Not annualised for quarters and nine months)</b>                     |                  |                           |                 |                  |
|         | - Basic (₹)  | 2.44             | 4.20                      | 0.64            | 24.28            |
|         | - Diluted (₹)  | 2.41             | 4.17                      | 0.64            | 24.00            |

**Notes:**

- These unaudited consolidated financial results of Arvind SmartSpaces Limited ("Holding Company") , its subsidiaries (Holding company and Subsidiaries together referred as "Group") and joint ventures for the quarter ended June 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on July 28, 2025. 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, 2025 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures upto December 31, 2024 respectively which were subjected to limited review.
- 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 ended June 30, 2025 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 figures have been regrouped and reclassified where necessary to conform to current period's classification.

For Arvind SmartSpaces Limited

  
 Kamal Singal  
 Managing Director & CEO

Ahmedabad  
July 28, 2025



**Arvind Smartspaces Limited**

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