Standalone Statement of Assets and Liabilities as at 30th Sep, 2025		
	[₹ in Lacs except as stated otherwise]	
Particulars	As at	
	30.09.25 (Unaudited)	31.03.25 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	1,431.91	1,251.43
(b) Capital work in progress	95.01	21.14
(c) Right of use assets	532.05	588.79
(d) Intangible assets	69.99	111.38
(e) Financial assets		
(i) Investments	32,650.93	31,831.14
(ii) Loans	12,570.99	8,442.99
(iii) Other financial assets	7,735.92	8,612.05
(f) Deferred tax assets (net)	303.87	146.94
(g) Income tax assets (net)	1,055.71	616.52
(h) Other non-current assets	13,299.42	14,408.17
Total Non-Current Assets	**69,745.80**	**66,030.55**
Current Assets		
(a) Inventories	53,452.55	37,267.04
(b) Financial assets		
(i) Investments	9,349.59	14,447.46
(ii) Trade receivables	77.69	115.65
(iii) Cash and cash equivalents	925.18	2,592.21
(iv) Bank balance other than (iii) above	2,364.54	135.08
(v) Loans	1,450.00	2,023.95
(vi) Others financial assets	3,591.15	7,757.31
(c) Other current assets	6,444.18	14,218.71
Total Current Assets	**77,654.88**	**78,557.41**
TOTAL ASSETS	1,47,400.68	1,44,587.96
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	4,586.70	4,556.45
(b) Other equity	50,016.66	53,146.33
Total Equity	54,603.36	57,702.78
Liabilities		
Non-current liablities		
(a) Financial liabilities		
(i) Borrowings	12,431.64	17,076.49
(ii) Lease Liabilities	513.26	500.87
(b) Long term provisions	537.65	606.84
Total Non Current Liabilities	**13,482.55**	**18,184.20**
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	7,416.56	2,650.09
(ii) Lease Liabilities	103.99	147.99
(iii) Trade payables		
Total outstanding dues for micro enterprise and small enterprise	55.96	32.84
Total outstanding dues of creditors other than micro enterprise and small enterprise	3,649.95	3,109.82
(iv) Other financial liabilities	22,284.31	18,806.44
(b) Other current liablities	45,624.48	43,884.43
(c) Short term provisions	179.52	69.31
Total Current Liabilities	79,314.77	68,700.98
TOTAL EQUITY AND LIABILITIES	1,47,400.68	1,44,587.96

(See accompanying notes to these standalone financial results)

For Arvind SmartSpaces Limited

Kamal Singal
Managing Director & CEO

Ahmedabad
November 3, 2025

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

ARVIND
SMARTSPACES

Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30th September, 2025

[₹ in Lacs except as stated otherwise]

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.25	30.06.25	30.09.24	30.09.25	30.09.24	31.03.25
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	3,566.82	1,982.31	1,289.09	5,549.13	3,705.04	12,483.36
	(b) Other income	1,205.10	793.67	920.00	1,998.77	1,815.19	3,779.26
	Total income	**4,771.92**	**2,775.98**	**2,209.09**	**7,547.90**	**5,520.23**	**16,262.62**
2	**Expenses**						
	(a) Cost of construction material and components consumed	594.17	294.87	655.88	889.04	1,076.74	2,463.87
	(b) Land development costs	10,321.04	5,453.36	1,466.91	15,774.40	2,274.22	7,462.73
	(c) Construction and labour cost	1,111.89	767.69	758.83	1,879.58	1,358.86	3,497.22
	(d) Changes in inventories	(10,501.69)	(5,812.22)	(2,452.97)	(16,313.91)	(3,566.75)	(9,403.90)
	(e) Employee benefit expense	1,102.61	880.28	765.06	1,982.89	1,550.22	4,086.82
	(f) Finance costs	485.92	564.66	236.97	1,050.58	414.70	1,052.55
	(g) Depreciation and amortisation expense	101.83	99.66	77.84	201.49	143.35	302.89
	(h) Other expenses	1,980.25	813.91	775.16	2,794.16	1,557.51	5,005.33
	Total expenses	**5,196.02**	**3,062.21**	**2,283.68**	**8,258.23**	**4,808.85**	**14,467.51**
3	**Profit/(Loss) from operations before tax (1-2)**	**(424.10)**	**(286.23)**	**(74.59)**	**(710.33)**	**711.38**	**1,795.11**
4	Tax expenses						
	- Current Tax	-	-	(1.52)	-	142.91	500.00
	- Adjustment of tax pertaining to earlier years	-	-	-	-	-	(5.62)
	- Deferred Tax charge / (credit)	(45.65)	(96.66)	(30.54)	(142.31)	(18.63)	(49.92)
5	**Net profit/(Loss) after tax (3-4)**	**(378.45)**	**(189.57)**	**(42.53)**	**(568.02)**	**587.10**	**1,350.65**
6	**Other comprehensive income (net of tax)**						
	Items that will not be reclassified to profit and loss in subsequent periods :						
	Remeasurement (losses) on defined benefit plans	(28.99)	(29.00)	(11.00)	(57.99)	(22.00)	(87.69)
	Income tax effect on above	7.30	7.30	2.77	14.60	5.54	22.07
7	**Total comprehensive income/(Loss) after tax (5+6)**	**(400.14)**	**(211.27)**	**(50.76)**	**(611.41)**	**570.64**	**1,285.03**
8	Paid-up equity share capital (face value ₹ 10/- per share)	4,586.70	4,584.95	4,555.45	4,586.70	4,555.45	4,556.45
9	Other equity excluding Revaluation Reserves						53,146.33
10	EPS - (Not annualised for quarters)						
	- Basic (₹)	(0.83)	(0.41)	(0.09)	(1.24)	1.29	2.97
	- Diluted (₹)	(0.83)	(0.41)	(0.09)	(1.24)	1.28	2.94
	(See accompanying notes to these standalone financial results)						

Notes:

1. These unaudited standalone financial results of the company for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on November 03, 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 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.
3. The financial results for the quarter and half year ended September 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.
4. Previous period figures have been regrouped and reclassified where necessary to conform to current period's classification.

S R B C & CO LLP
CHARTERED ACCOUNTANTS

Arvind SmartSpaces Ltd.
Ahmedabad

For Arvind SmartSpaces Limited

Kamal Singal
Managing Director & CEO

Ahmedabad
November 3, 2025

Standalone statement of cash flow for the half year ended 30th September, 2025

[₹ in lacs except as stated otherwise]

Particulars		For the half year ended 30th September, 2025 (Unaudited)	For the half year ended 30th September, 2024 (Unaudited)
A. Cash flow from operating activities			
(Loss)/Profit before Tax		(710.33)	711.39
Adjustment to reconcile profit before tax to net cash flow :			
Loss/(Profit) from limited liability partnerships		40.51	(300.13)
Depreciation and amortization expense		201.49	143.35
Loss on sale of property plant and equipment (Net)		16.23	7.96
Finance cost		1,050.58	414.70
Share based payment expense		56.41	64.13
Interest income		(1,675.49)	(1,439.07)
Gain on sale of Mutual Funds		(304.60)	(359.09)
Sundry balances written back		-	(9.42)
Fair value gain of mutual funds		(8.27)	-
Operating profit before working capital changes		**(1,333.47)**	**(766.18)**
Adjustments for:			
Increase/(Decrease) in trade payables		563.19	(79.80)
Increase in other liabilities		1,740.05	3,830.00
(Decrease)/Increase in provisions		(16.97)	27.72
(Decrease)/Increase in financial liabilities		(205.11)	681.15
(Increase) in inventory		(16,185.51)	(3,754.27)
Decrease in financial assets		1,915.57	457.29
Decrease in trade receivables		37.96	171.75
Decrease/(Increase) in other assets		8,883.27	(1,518.07)
Cash (used in) in operations		(4,601.02)	(950.41)
Direct taxes paid (net of refund)		(439.19)	(1,039.22)
Net cash (used in) in operating activities	[A]	**(5,040.21)**	**(1,989.63)**
B. Cash flow from investing activities			
Investments in subsidiaries and joint ventures		(13,794.30)	(16,864.14)
Proceeds from withdrawal of investments in subsidiaries and joint ventures		17,930.53	23,055.02
Redemption/(Investments) in mutual funds (Net)		4,147.16	(3,982.42)
Investments in fixed deposits		(7.85)	(5.93)
Loans given to subsidiaries		(9,903.00)	(7,656.09)
Loans received back from subsidiaries		5,775.00	5,568.44
Purchase of property, plant and equipment including CWIP, capital advances and intangibles		(389.11)	(108.39)
Proceeds from sale of property, plant and equipment		15.22	5.52
Interest received		2,584.30	3,440.05
Net cashflow generated from investing activities	[B]	**6,357.95**	**3,452.06**
C. Cash flow from financing activities			
Proceeds from long term borrowings		97.16	61.66
Repayment of long term borrowings		(4,701.59)	(601.61)
Proceeds from short term borrowings from subsidiaries (Net)		5,300.00	-
Payment of lease liabilities		(63.84)	(34.41)
Finance cost paid		(1,082.86)	(408.33)
Dividend Paid		(2,740.22)	(1,584.78)
Proceeds from issue of share capital (including securities premium) through ESOP's		206.58	375.41
Net cash (used in) financing activities	[C]	**(2,984.77)**	**(2,192.06)**
Net (decrease) in cash and cash equivalents	[A+B+C]	(1,667.03)	(729.63)
Cash and cash equivalents at the beginning of the period		**2,592.21**	**3,892.16**
Cash and cash equivalents at the end of the period		**925.18**	**3,162.53**
Components of cash and cash equivalents			
Balances with banks		**918.94**	2,410.51
Cash in hand		**6.24**	**2.02**
Fixed deposits having maturity of less than 3 months		-	**750.00**
		925.18	**3,162.53**

(See accompanying notes to these standalone financial results)

Ahmedabad
November 3, 2025

For Arvind SmartSpaces Limited

Kamal Singal
Managing Director & CEO

Consolidated Statement of Assets and Liabilities as at 30th September, 2025

[₹ in Lacs except as stated otherwise]

Particulars	As at 30.09.25 (Unaudited)	As at 31.03.25 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	5,267.87	5,076.93
(b) Capital work in progress	3,125.03	2,506.83
(c) Right of use assets	532.05	588.79
(d) Intangible assets	74.25	117.49
(e) Other financial assets	41,996.85	43,765.13
(f) Deferred tax assets (net)	2,710.19	2,619.95
(g) Income tax assets (net)	2,597.75	1,797.33
(h) Other non-current assets	13,550.78	13,308.70
Total Non-Current Assets	**69,854.77**	**69,781.15**
Current Assets		
(a) Inventories	1,62,975.17	1,48,933.18
(b) Financial assets		
(i) Investment in joint ventures	6.01	6.01
(ii) Other Investments	16,263.05	18,607.48
(iii) Trade receivables	746.18	1,462.14
(iv) Cash and cash equivalents	4,253.65	5,509.48
(v) Bank balance other than (iv) above	2,364.53	135.08
(vi) Other financial assets	3,700.58	1,882.77
(c) Other current assets	10,755.77	20,763.76
Total Current Assets	**2,01,064.94**	**1,97,299.90**
TOTAL ASSETS	**2,70,919.71**	**2,67,081.05**
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	4,586.70	4,556.45
(b) Other equity	55,218.96	55,244.24
Equity attributable to equity holders of the parent	59,805.66	59,800.69
(c) Non-controlling interests	20,426.14	21,023.19
Total Equity	**80,231.80**	**80,823.88**
Liabilities		
Non-current liablities		
(a) Financial liabilities		
(i) Borrowings	12,476.80	22,628.89
(ii) Lease Liabilities	513.26	500.87
(b) Deferred tax liabilities (net)	382.98	464.05
(c) Long term provisions	537.65	606.84
Total Non Current Liabilities	**13,910.69**	**24,200.65**
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	3,900.38	5,258.97
(ii) Lease Liabilities	103.99	147.99
(iii) Trade payables		
Total outstanding dues for micro enterprise and small enterprise	368.97	271.26
Total outstanding dues of creditors other than micro enterprise and small enterprise	16,699.68	18,424.43
(iv) Other financial liabilities	2,511.78	2,929.71
(b) Other current liablities	1,52,760.14	1,34,625.49
(c) Short term provisions	179.52	69.31
(d) Current tax liabilities (net)	252.76	329.36
Total Current Liabilities	**1,76,777.22**	**1,62,056.52**
TOTAL EQUITY AND LIABILITIES	**2,70,919.71**	**2,67,081.05**

(See accompanying notes to these consolidated financial results)

For Arvind SmartSpaces Limited

Ahmedabad
November 03, 2025

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

ARVIND SMARTSPACES

Statement of Unaudited Consolidated Financial Results for the quarter and half year ended 30th September, 2025

[₹ in lacs except as stated otherwise]

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.25	30.06.25	30.09.24	30.09.25	30.09.24	31.03.25
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**						
	(a) Revenue from operations	14,051.19	10,176.39	26,558.10	24,227.58	34,005.11	71,330.49
	(b) Other income	352.40	462.87	369.99	815.27	644.30	2,281.11
	Total income	**14,403.59**	**10,639.26**	**26,928.09**	**25,042.85**	**34,649.41**	**73,611.60**
2	**Expenses**						
	(a) Cost of construction material and components consumed	884.45	647.55	1,609.11	1,532.00	2,413.31	5,214.06
	(b) Land development costs	10,774.98	8,819.39	3,176.50	19,594.37	10,006.02	23,499.49
	(c) Construction and labour cost	1,975.15	1,785.20	2,921.29	3,760.35	4,973.91	11,079.24
	(d) Changes in inventories	(7,014.67)	(7,196.13)	6,624.37	(14,210.80)	100.56	(7,318.78)
	(e) Employee benefit expense	1,972.52	1,605.94	1,506.32	3,578.46	2,986.52	7,316.24
	(f) Finance costs	635.17	794.04	455.41	1,429.21	791.23	2,081.01
	(g) Depreciation and amortisation expense	140.12	157.39	128.03	297.51	240.95	492.10
	(h) Other expenses	2,506.19	2,367.34	4,123.50	4,873.53	6,010.18	14,722.63
	Total expenses	**11,873.91**	**8,980.72**	**20,544.53**	**20,854.63**	**27,522.68**	**57,085.99**
3	**Profit from operations before share of joint ventures and tax (1-2)**	**2,529.68**	**1,658.54**	**6,383.56**	**4,188.22**	**7,126.73**	**16,525.61**
4	Share of Profit of joint ventures	(0.02)	(0.03)	0.04	(0.05)	0.07	(2.31)
5	**Profit from operations before tax (3-4)**	**2,529.66**	**1,658.51**	**6,383.60**	**4,188.17**	**7,126.80**	**16,523.30**
6	Tax expenses						
	- Current Tax	695.27	646.83	2,552.10	1,342.10	2,856.23	4,195.29
	- Adjustment of tax pertaining to earlier years	-	-	-	-	-	(5.62)
	- Deferred Tax (credit)/charge	27.78	(184.46)	(428.57)	(156.68)	(451.31)	416.73
7	**Net profit after tax (5-6)**	**1,806.61**	**1,196.14**	**4,260.07**	**3,002.75**	**4,721.88**	**11,916.90**
8	**Other comprehensive income (net of tax)**						
	Items that will not be reclassified to profit and loss in subsequent periods :						
	Remeasurement (loss) on defined benefit plans	(28.99)	(29.00)	(11.00)	(57.99)	(22.00)	(87.69)
	Income tax effect	7.30	7.30	2.77	14.60	5.54	22.07
9	**Total comprehensive income after tax (7+8)**	**1,784.92**	**1,174.44**	**4,251.84**	**2,959.36**	**4,705.42**	**11,851.28**
	Net profit for the period/year						
	Attributable to:						
	Equityholders of the company	1,417.98	1,118.37	4,068.63	2,536.35	4,360.59	11,049.20
	Non-controlling interest	388.63	77.77	191.44	466.40	361.29	867.70
	Other comprehensive income for the period/year						
	Attributable to:						
	Equityholders of the company	(21.69)	(21.70)	(8.24)	(43.39)	(16.46)	(65.62)
	Non-controlling interest	-	-	-	-	-	-
	Total comprehensive income for the period/year						
	Attributable to:						
	Equityholders of the company	1,396.29	1,096.67	4,060.40	2,492.95	4,344.13	10,983.58
	Non-controlling interest	388.63	77.77	191.44	466.40	361.29	867.70
10	Paid-up equity share capital (face value ₹ 10/- per share)	4,586.70	4,584.95	4,555.45	4,586.70	4,555.45	4,556.45
11	Other equity excluding Revaluation Reserves						55,244.24
12	EPS - (Not annualised for quarters and nine months)						
	- Basic (₹)	3.09	2.44	8.95	5.54	9.59	24.28
	- Diluted (₹)	3.09	2.41	8.84	5.50	9.48	24.00
	(See accompanying notes to these consolidated financial results)						

Notes:

1. 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 half year ended September 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on November 03, 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.
2. 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.
3. The financial results for the quarter and half year ended September 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.
4. 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
November 03, 2025

S R B C & CO LLP CHARTERED ACCOUNTANTS

Arvind SmartSpaces Ltd Ahmedabad

Statement of audited consolidated cash flow for the year ended on 30th September, 2025

[₹ in lacs except as stated otherwise]

Particulars		For the half year ended 30th September, 2025 (Unaudited)	For the half year ended 30th September, 2024 (Unaudited)
A. Cash flow from operating activities			
Profit before tax		4,188.17	7,126.80
Adjustments to reconcile profit before tax to net cash flow :			
Share of loss of joint ventures		0.05	(0.07)
Depreciation and amortization expense		297.51	240.95
Loss on sale of property, plant and equipment (Net)		16.23	7.96
Finance cost		1,429.21	791.23
Share based payment expense		56.41	64.13
Interest income		(93.30)	(57.28)
Gain from sale of Mutual funds		(433.21)	(506.36)
Fair value gain of mutual Funds		(183.37)	-
Provision for doubtful advances/recoverables		161.91	-
Sundry Balance written back		-	(9.42)
Operating profit before working capital changes		**5,439.61**	**7,657.94**
Adjustments for:			
Decrease in trade payables		(1,627.04)	(1,587.81)
(Decrease)/Increase in provisions		(16.97)	27.73
Increase in other liabilities		18,134.65	6,828.12
(Decrease)/Increase in financial liabilities		(312.74)	714.14
(Increase) in inventory		(14,041.99)	(152.31)
(Increase) in financial assets		(2,368.85)	(5,647.61)
Decrease in trade receivables		715.96	225.29
Decrease/(Increase) in other assets		9,765.92	(1,606.31)
Cash generated from operations		**15,688.55**	**6,459.18**
Direct taxes paid (net of refund)		(2,219.13)	(1,438.01)
Net cashflow generated from operating activities	[A]	**13,469.42**	**5,021.17**
B. Cash flow from investing activities			
Redemption/(Investments) in Mutual Funds (Net)		2,961.00	(11,278.00)
(Investments) in fixed deposits		(7.85)	(92.69)
Purchase of property, plant and equipment including CWIP, Intangibles and capital advances		(1,038.08)	(601.63)
Proceeds from sale of property, plant and equipment		15.21	17.05
Interest received		29.00	54.98
Net cashflow generated from/(used in) investing activities	[B]	**1,959.28**	**(11,900.29)**
C. Cash flow from financing activities			
Proceeds from long term borrowings		97.16	61.66
Repayment of long term borrowings		(4,715.82)	(638.91)
Repayment of short term borrowings		(1,400.00)	-
Proceeds from issue of debentures		-	4,900.00
Repayment of debentures		(4,900.00)	(1,191.83)
Capital contribution in LLP by minority partners		3,206.13	9,149.08
Withdrawal from LLP by minority partners		(4,269.58)	(504.93)
Payment of lease liabilities		(63.84)	(34.41)
Finance costs paid		(2,104.94)	(346.78)
Dividend Paid		(2,740.22)	(1,584.78)
Proceeds from issue of share capital (including securities premium) through ESOP's		206.58	375.41
Net cashflow (used in)/generated from financing activities	[C]	(16,684.53)	10,184.51
Net (decrease)/Increase in cash and cash equivalents	[A+B+C]	(1,255.83)	3,305.39
Cash and cash equivalents at the beginning of the year		**5,509.48**	**6,302.70**
Cash and cash equivalents at the end of the year		**4,253.65**	**9,608.09**
Components of cash and cash equivalents			
Balances with banks		**4,238.26**	**3,946.91**
Fixed deposits having maturity of less than 3 months		-	**5,650.00**
Cash in hand		15.39	11.18
		4,253.65	**9,608.09**

(See accompanying Notes to these consolidated financial results)

For Arvind SmartSpaces Limited

Kamal Singal
Managing Director & CEO

Ahmedabad
November 03, 2025

S R B C & CO LLP CHARTERED ACCOUNTANTS

Arvind SmartSpaces Ltd. Ahmedabad