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SCALING TO THE

NEXT
ORBIT



ARVIND
SMARTSPACES

INFORMATION
UPDATE
Q4 & FY26

MAY 2026

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ARVIND
SMARTSPACES

Q4 & FY26 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

KEY UPDATES: Q4 & FY26

Q4 & FY26 HIGHLIGHTS – BOOKINGS, COLLECTIONS

- Highest ever Booking Value of Rs. 1,550 Cr, up 22% YoY
 - New launches continuing to perform well in newer micro markets Arvind Everland, Arvind Skycrest, Arvind Greenfields & Arvind Smartpark contributed ~60% (~Rs. 930 Cr) of booking value for FY26. Sustenance sales performance has improved meaningfully
- Highest ever quarterly Booking Value of Rs. 612 Cr, up 61% YoY
 - Launched Arvind Skycrest in Bannerghatta, Bangalore towards end of the quarter. Achieved sales bookings of 164 units amounting to Rs.262 crore, 53% of total inventory, within a week.
 - Launched Arvind Greenfields in Ajwa road, Vadodara during Q4. Achieved sales bookings of 323 units amounting to Rs. 178 crore, 42% of launched inventory.
- Highest Yearly Collections stood at Rs. 1,100 Cr, up 17% YoY. Highest quarterly collections in Q4 at Rs. 355 Cr, up 65% YoY
- Healthy OCF of Rs. 417 Cr, up 24% YoY. Strong Q4 OCF Rs. 96 Cr. in Q4, up 61% YoY

Q4 & FY26 HIGHLIGHTS – BUSINESS DEVELOPMENT, CORPORATE

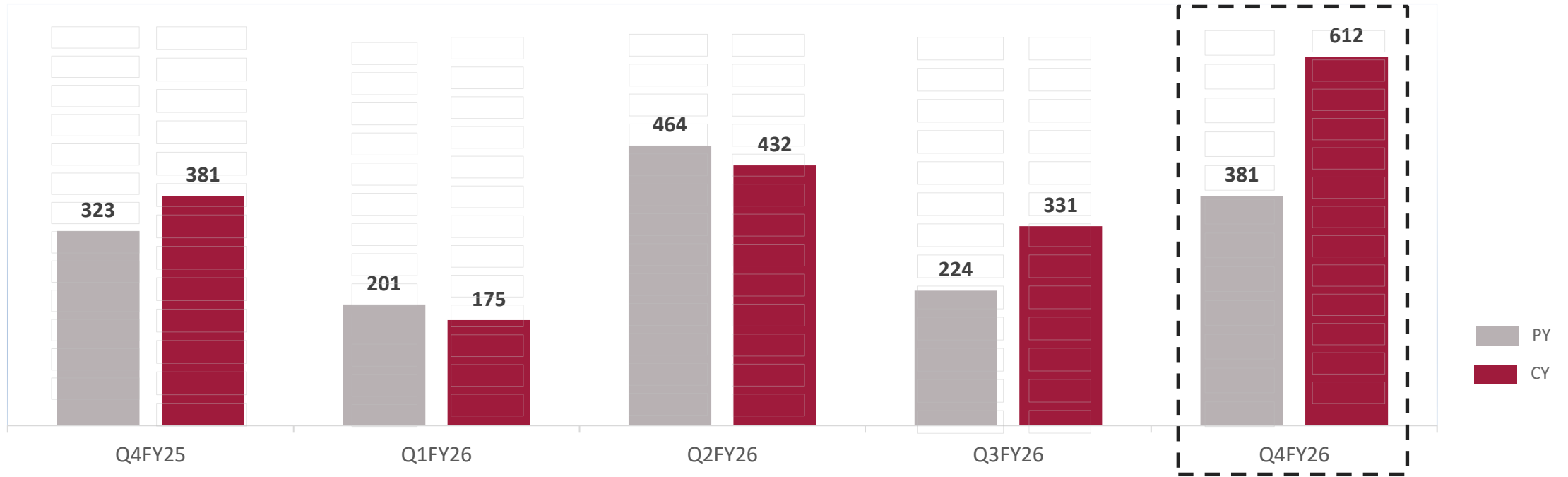
- The cumulative new business development topline potential for the year stands at ~Rs. 3,140 Cr
 - Added its first residential apartment project in Mumbai. Entered society redevelopment segment with a premium project in Santacruz, offering a top-line potential of ~Rs. 300 Cr*
 - Acquired 3 premium residential high-rise project on outright basis in Bengaluru across Sarjapur and Whitefield with a combined top-line potential of ~Rs. 1,740* Cr. The total saleable area amounts to 1.3 msf.
 - In Q3, added a premium residential high-rise project in Vastrapur, Ahmedabad with a top-line potential of ~Rs. 400* Cr and saleable area of 3.6 lakh sq. ft. The project was acquired on an outright basis.
 - In Q2, entered Baroda with a ~Rs.700* Cr top-line potential horizontal township project. Signed under joint development model
- In April 2026, signed high-rise project in Goregaon Mumbai, with a top line of ~Rs. 2400* Cr and a total saleable carpet area of ~0.67 million sq. ft. Signed under joint development model.
- The Board of Directors recommended a final dividend of Rs. 2.25/- per equity share of face value of Rs. 10/- each

**On the basis of the current business assumptions*

BOOKINGS: Q4 FY26

BEST EVER QUARTER

(In ₹ Cr.)



Q4 FY25	Q4 FY26	Growth (YoY)
₹381 CR	₹612 CR	61%

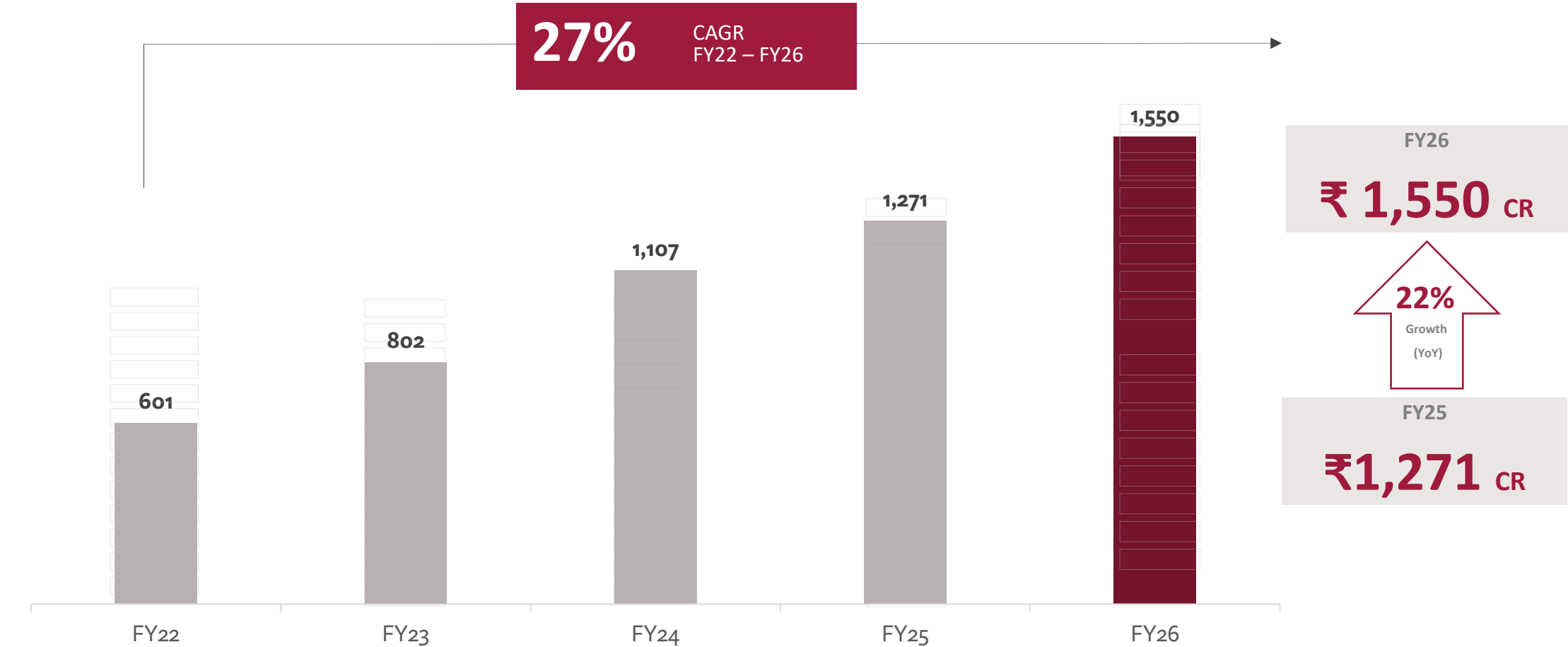
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BOOKINGS: FY26

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BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)



BOOKINGS: PROJECT-WISE

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City	Project wise	Q4 FY25 Rs. Cr	Q4 FY26 Rs. Cr
Gujarat	Aavishkaar	3	1
	Forreste (I to V)	8	19
	Fruits of Life	1	-
	High Grove / CW	(1)	1
	Uplands 2.0 & 3.0	2	15
	Uplands (One & Two)	1	57
	Rhythm of Life	2	3
	Aquacity	-	20
	Industrial Park - phase 1	-	3
	Arvind Everland	-	9
	Arvind Greenfields, Vadodra	-	178
Other Completed Projects	1	1	
Gujarat Total		16	307
Karnataka	Belair	12	4
	Greatlands	8	10
	Oasis	2	-
	The Edge	-	7
	Forest Trails	141	(0)
	Orchards	7	6
	Arvind Skycrest	-	262
	The Park	180	14
Karnataka Total		351	305
Maharashtra	Elan	14	-
Total		381	612

City	Project wise	FY25 Rs. Cr	FY26 Rs. Cr
Gujarat	Aavishkaar	11	8
	Forreste (I to V)	27	25
	Fruits of Life	-	-
	High Grove / CW	(4)	2
	Uplands 2.0 & 3.0	49	99
	Uplands (One & Two)	(5)	93
	Rhythm of Life	23	5
	Aquacity	675	141
	Industrial Park - phase 1	-	32
	Arvind Everland	-	461
	Arvind Greenfields, Vadodra	-	178
	Other Completed Projects	4	1
	Gujarat Total		780
Karnataka	Belair	50	30
	Greatlands	17	27
	Oasis	10	6
	The Edge	-	63
	Forest Trails	164	(11)
	Orchards	53	48
	Arvind Skycrest	-	262
The Park	180	61	
Karnataka Total		474	485
Maharashtra	Elan	17	21
Total		1271	1550

Q4 FY25

₹381 CR

Q4 FY26

₹612 CR

Growth (YoY)

61%

FY25

₹1271 CR

FY26

₹1550 CR

Growth (YoY)

22%

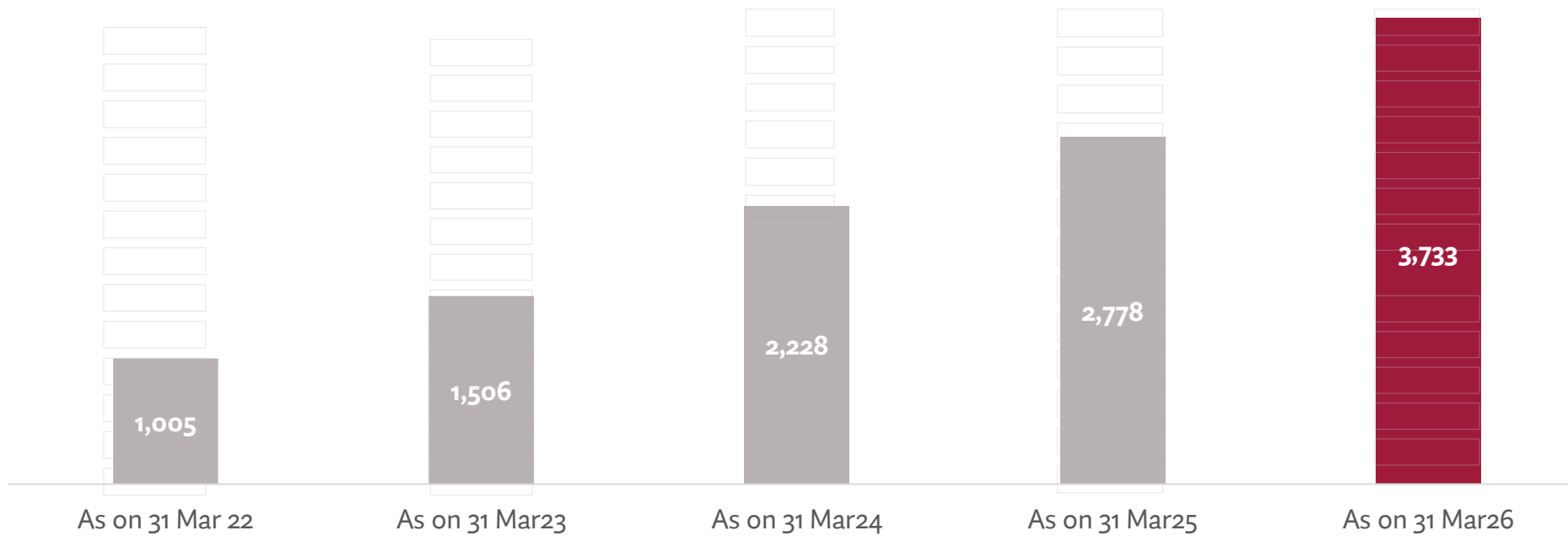
Note : Other Completed projects include Megapark, Megaestate, Megatrade

UNRECOGNIZED REVENUE – AS ON MAR 31, 2026

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UNRECOGNIZED REVENUE

(In ₹ Cr.)



Mar 31, 2026
₹3,733 CR

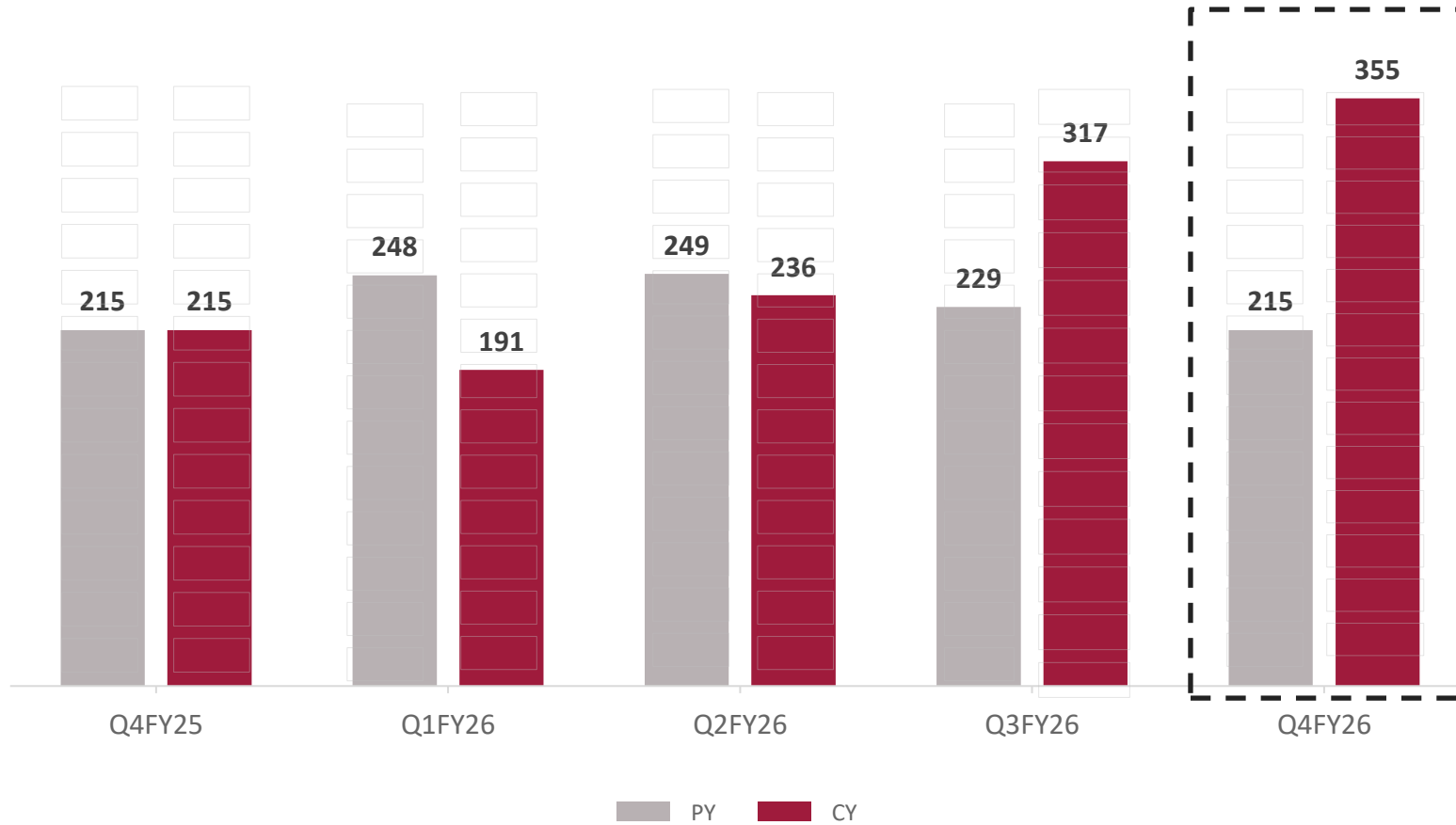
Mar 31, 2025
₹2,778 CR

COLLECTIONS : Q4 FY26

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BEST EVER QUARTER

(In ₹ Cr.)



Q4 FY26
₹355 CR

38%
Growth
(YoY)

Q4 FY25
₹215 CR

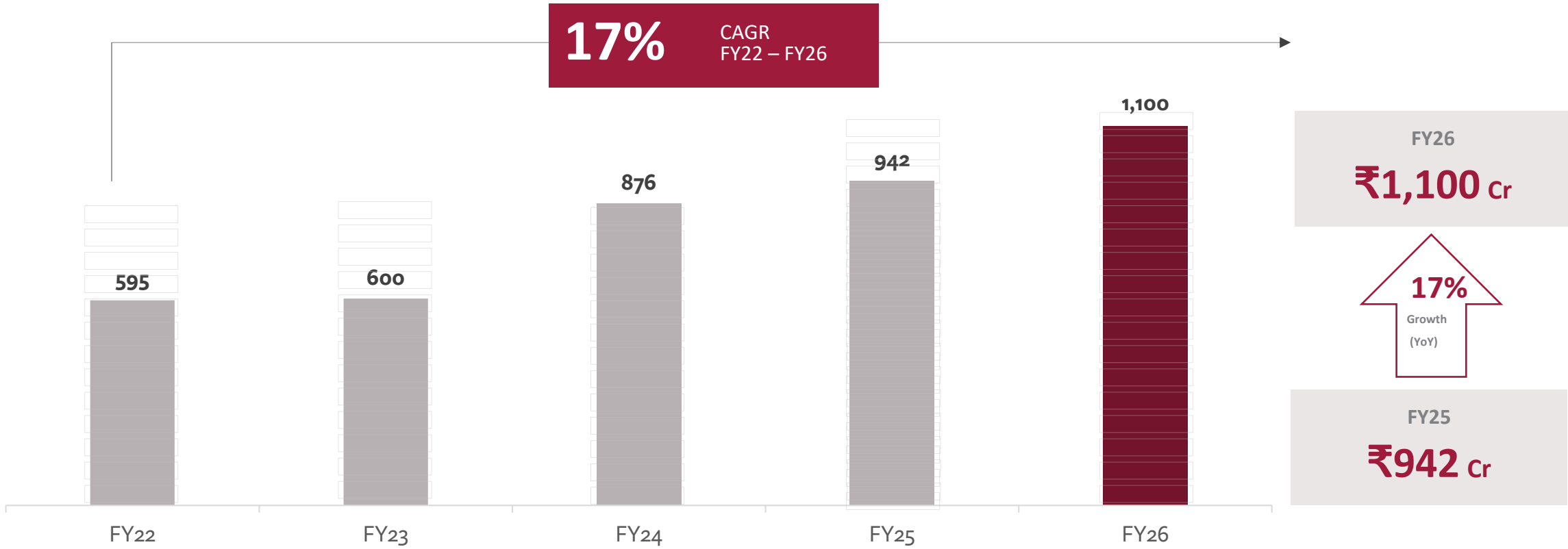
Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

COLLECTIONS: FY26

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COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

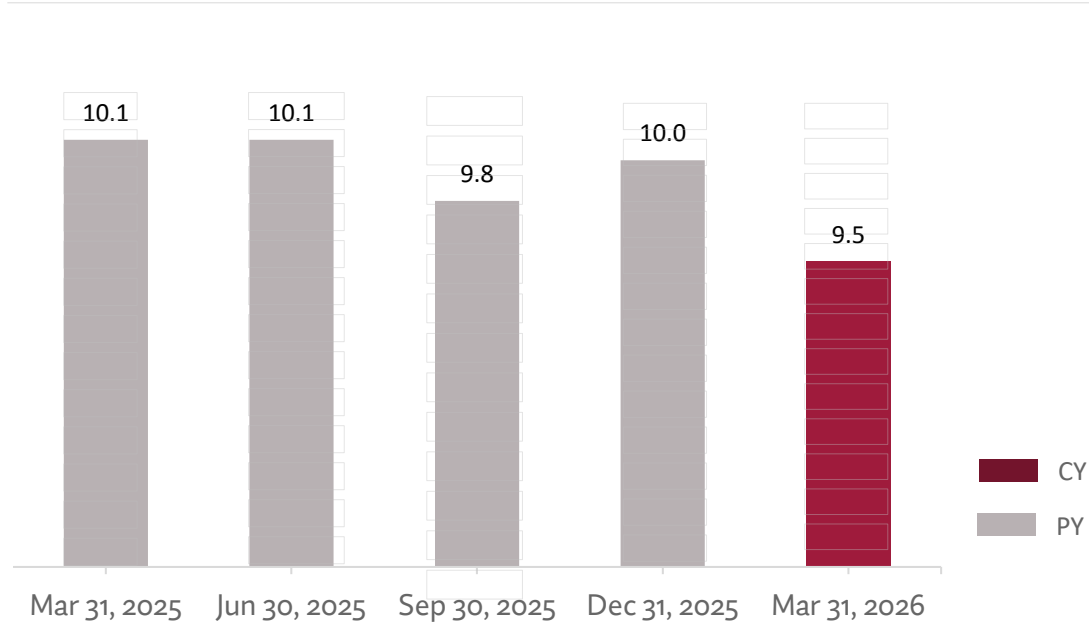


NET DEBT MOVEMENT: Q4 FY26

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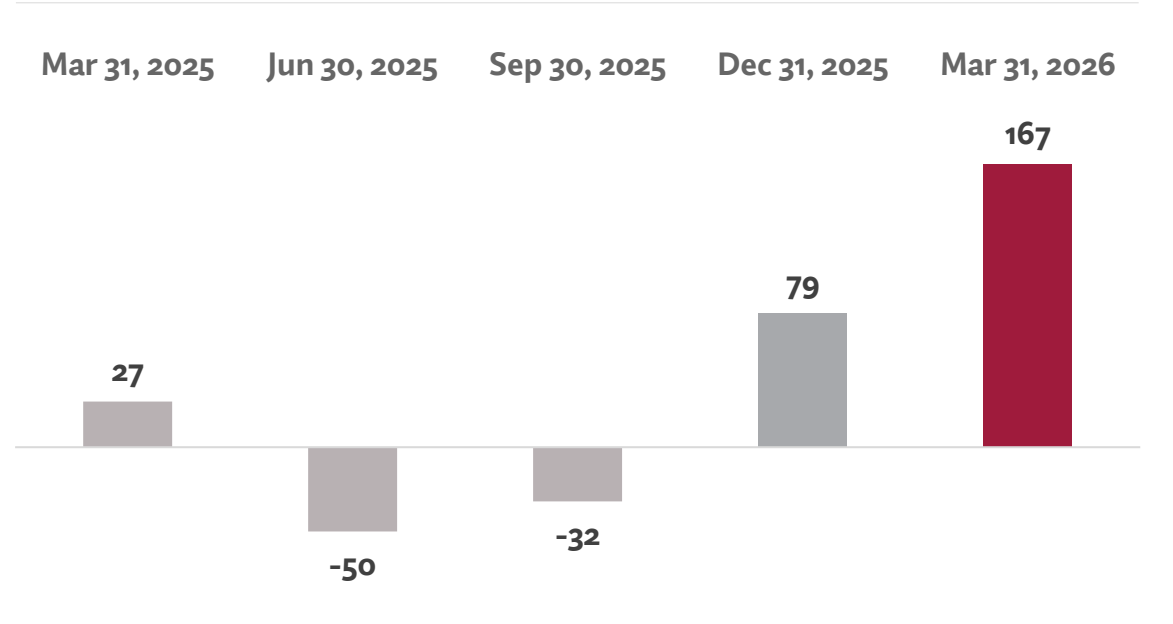
BORROWING COST MOVEMENT

(In %)



NET DEBT

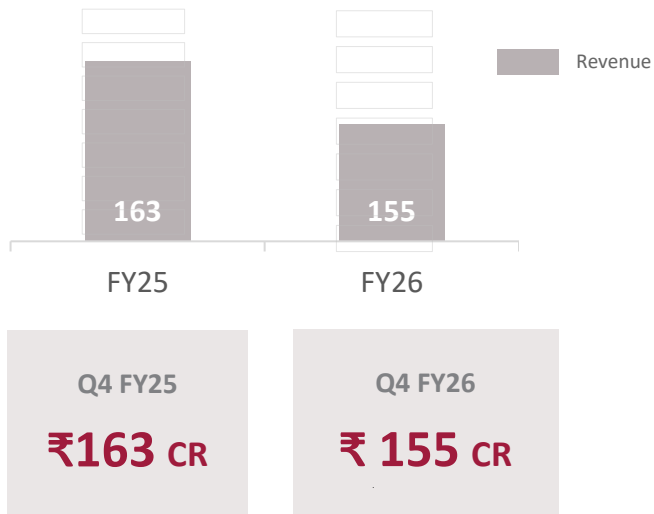
(In ₹ Cr.)



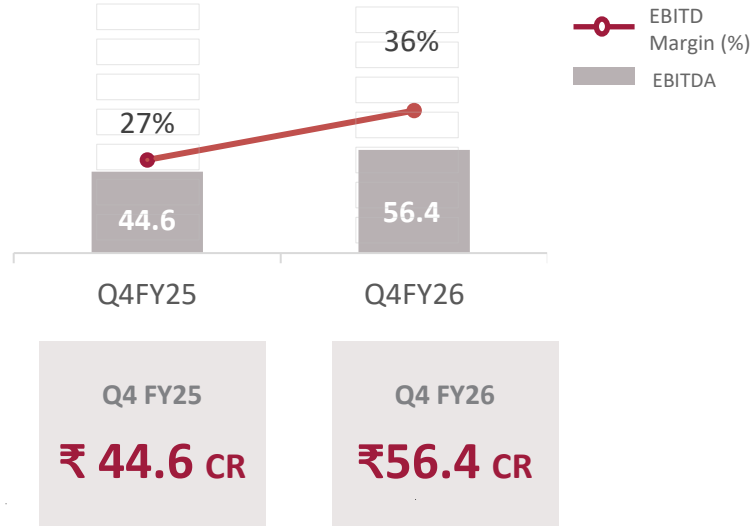
Net Interest-bearing funds as on Mar 31, 2026 is ₹ 167 Cr vs Dec 25 ₹ 79 Cr Increased by ₹88 Cr during the quarter
 Net Debt (Interest-bearing funds) to Equity ratio at 0.26 as on Mar-26 vs 0.13 as on Dec-25

CONSOLIDATED FINANCIALS SUMMARY

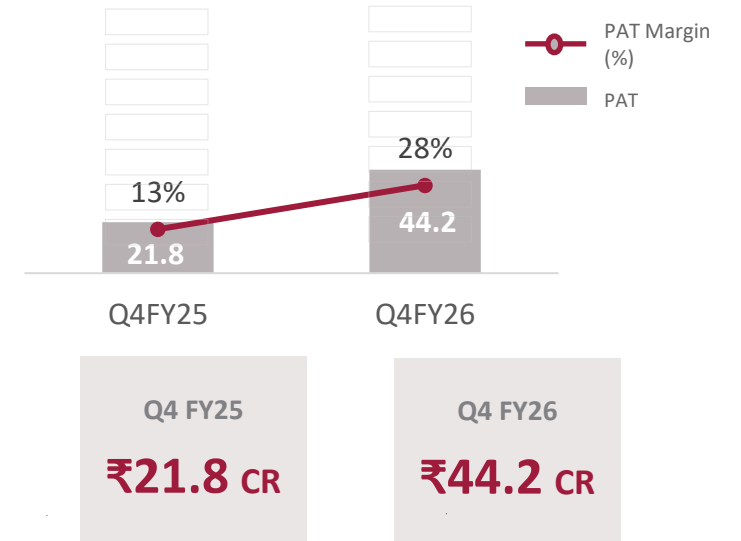
REVENUE FROM OPERATIONS (In ₹ Cr.)



*ADJUSTED EBITDA (In ₹ Cr.)



PAT (In ₹ Cr.)



*Adjusted EBITDA = EDITDA (-/+) Interest included in cost of sales / Interest inventorised

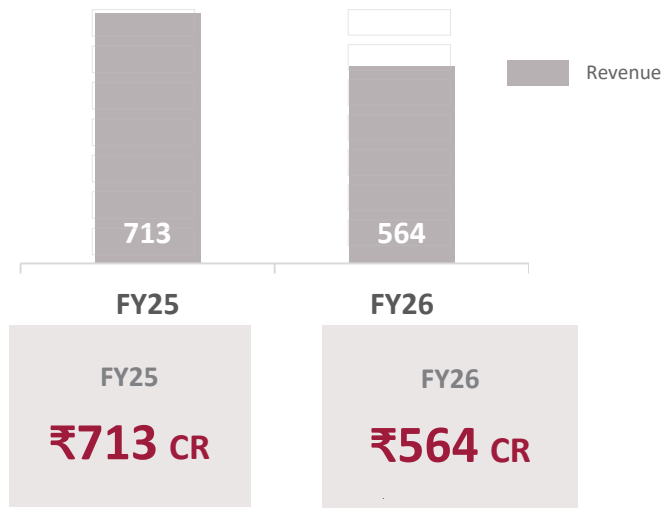
FINANCIAL PERFORMANCE VS FRESH SALES

- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two

CONSOLIDATED FINANCIALS SUMMARY

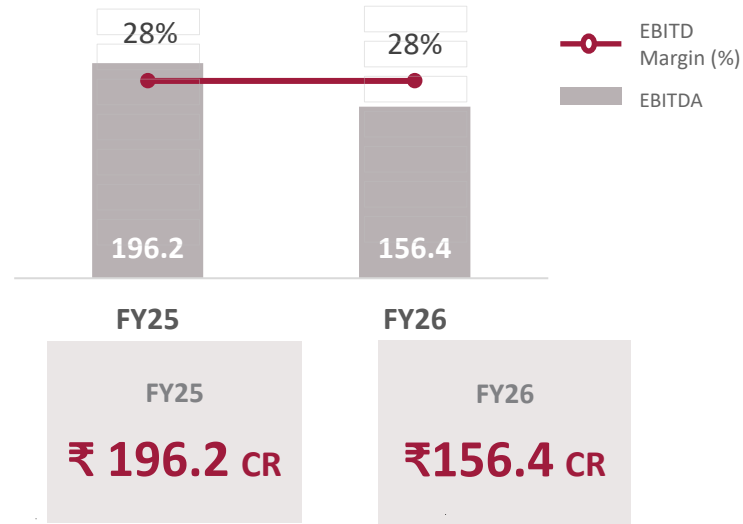
REVENUE FROM OPERATIONS

(In ₹ Cr.)



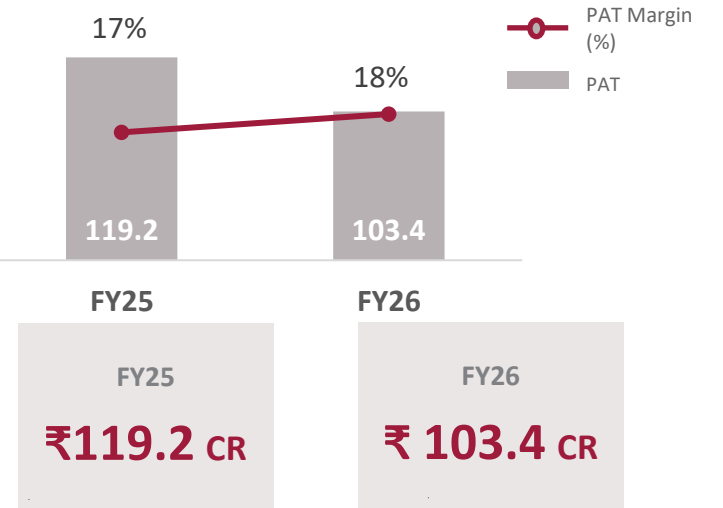
*ADJUSTED EBITDA

(In ₹ Cr.)



PAT

(In ₹ Cr.)



*Adjusted EBITDA = EBITDA (-/+ Interest included in cost of sales / Interest inventorised)

FINANCIAL PERFORMANCE VS FRESH SALES

- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two

Q4 FY26 SYNOPSIS

City	Projects	Area Booked	Units Booked	Sales Value	Amount	Revenue
		Q4 FY26	Q4 FY26	for Q4 FY26	Collected Q4 FY26	Recognized Q4 FY26
		(sq ft.)	(nos.)	(Rs. Cr)	(Rs. Cr)	(Rs. Cr)
Gujarat	Aavishkaar	3,605	4	1	2	2
	Chirping Woods	-	-	(0)	6	15
	Forreste 5	47,817	4	13	9	1
	Forreste	23,409	2	6	2	-
	Fruits of Life	-	-	0	1	21
	High Grove	10,692	1	1	2	15
	Megaestate	1,879	1	1	0	-
	Megatrade	435	1	0	-	-
	Aquacity	1,94,544	21	20	52	-
	Rhythm of Life	18,279	2	3	18	-
	Uplands 2.0 & 3.0	1,48,842	26	15	23	-
	Uplands One	18,963	1	9	3	5
	Uplands Two	69,498	6	49	24	45
	Arvind Smartpark	1,41,840	1	3	3	-
	Arvind Greenfields, Vadodra	5,79,471	323	178	17	-
	Arvind Everland	1,12,950	30	9	70	-
Karnataka	Belair	4,257	3	4	18	22
	Forest Trails	-	-	(0)	19	-
	Greatlands	13,725	6	10	7	6
	Oasis	-	-	(0)	0	1
	Orchards	4,436	10	6	14	-
	The Edge	6,278	4	7	17	16
	The Park	18,972	15	14	37	-
	Arvind Skycrest	2,42,068	164	262	8	-
Maharashtra	Elan	-	-	0	2	2
Total		16,61,960	625	612	355	151

[^] Revenue recognition excludes any sale of land or other miscellaneous income

Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.

Amount Collected is inclusive of Taxes and net of cancellations

City	Projects	Area Booked	Units Booked	Booking	Amount	Revenue
		FY26 (sq ft.)	FY26 (nos.)	Value for FY26 (Rs. Cr)	Collected FY26 (Rs. Cr)	Recognized FY26 (Rs. Cr)
Gujarat	Aavishkaar	23,283	26	8	12	12
	Chirping Woods	29,007	4	4	17	20
	Forreste 5	62,631	6	17	19	2
	Forreste	32,364	3	8	9	-
	Fruits of Life	-	-	(0)	8	87
	High Grove	(26,019)	(4)	(2)	0	55
	Megaestate	1,879	1	1	1	1
	Megatrade	435	1	0	-	-
	Aquacity	15,48,189	198	141	226	-
	Rhythm of Life	9,57,618	175	99	101	-
	Uplands 2.0 & 3.0	32,427	4	5	40	-
	Uplands One	51,255	2	17	27	21
	Uplands Two	1,86,561	9	76	42	129
	Arvind Smartpark	6,67,067	3	32	3	-
	Arvind Greenfields, Vadodra	5,79,471	323	178	17	-
	Arvind Everland	54,64,782	1,112	461	152	-
Karnataka	Belair	28,000	22	30	62	112
	Forest Trails	(15,898)	(5)	(11)	53	-
	Greatlands	37,957	23	27	36	38
	Oasis	6,508	5	6	6	7
	Orchards	63,396	42	48	67	-
	The Edge	51,002	36	63	23	39
	The Park	81,139	58	61	138	-
	Arvind Skycrest	2,42,068	164	262	8	-
Maharashtra	Elan	21,392	19	21	31	35
Total		1,01,26,515	2,227	1,550	1,100	558

[^] Revenue recognition excludes any sale of land or other miscellaneous income

Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.

Amount Collected is inclusive of Taxes and net of cancellations

BALANCE SHEET – AS OF MAR 31, 2026

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Amount in Rs. Cr	As on Mar 31, 2025	As on Mar 31, 2026
Equity and liabilities		
Share Capital	46	46
Reserves and Surplus	552	603
Shareholders Funds	598	649
Non-Controlling Interest	210	247
Non Current Liabilities	242	511
Current Liabilities	1,621	2,187
Total	2,671	3,594

Amount in Rs. Cr	As on Mar 31, 2025	As on Mar 31, 2026
ASSETS		
Fixed Assets	83	122
Non-Current Assets	615	830
Inventories	1,489	2,222
Current Assets	483	420
Total	2,671	3,594

DEBT PROFILE – AS OF MAR 31, 2026

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Amount in ₹ Cr.	31-Mar-2025	30-Jun-2025	30-Sep-2025	31-Dec-2025	31-Mar-2026
Gross Debt*	199	193	153	262	462
Net Interest-bearing funds	27	(50)	(32)	79	167
Net Interest-bearing funds to Equity	0.04	(0.08)	(0.05)	0.13	0.26

- The above statement does not include OCDs of INR 110 Cr issued to HDFC Platform 2 for a joint project development in Bangalore (8 years original tenure + 2 years)

Note : The numbers for Gross Debt and Net Debt may appear different in financials basis the reporting as per accounting standards

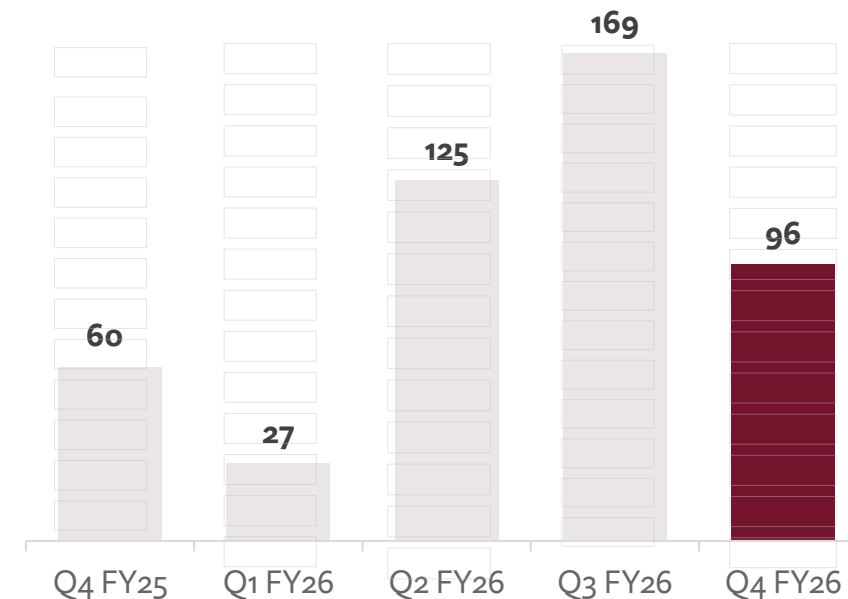
The Company generated operating Cash Flow of Rs. 96 Cr in Q4 FY26 and Rs. 417 Cr in FY26. The Company has headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

CONSOLIDATED CASHFLOWS – Q4 FY26

Particulars (Rs in Crs)	FY25	Q1 FY26	Q2 FY26	Q3 FY26	Q4 FY26	FY26
Opening Balance	21	27	19	22	39	27
Operating activities						
Collections	942	191	236	317	355	1,100
Construction cost and other overheads	(379)	(113)	(74)	(92)	(157)	(435)
Taxes	(33)	(5)	(12)	(14)	(15)	(46)
Direct land cost/JDA and DM sharing	(179)	(46)	(25)	(43)	(87)	(202)
Net Operating Cashflow (A)	351	27	125	169	96	417
Financing Activities						
Finance cost (Net)	(7)	(5)	(14)	(3)	(7)	(28)
Pref Issue / Equity	13	4	1	-	(24)	(19)
Loans/OCD - Drawdown/(Repayment) (Net)	137	(6)	(91)	109	308	320
Investments (Net)	(87)	(10)	61	7	(70)	(12)
Dividend Payment	(15)	-	(25)	-	-	(25)
Net Financial Cashflow (B)	42	(17)	(68)	113	207	235
Investing Activities						
Land Payments & Approvals	(388)	(18)	(54)	(265)	(302)	(638)
Net Investing Cashflow (C)	(388)	(18)	(54)	(265)	(302)	(638)
Total Net Cashflow (D= A+B+C)	27	19	22	39	41	41

OCF TREND:

(In ₹ Cr.)



Note : Above cash flow is basis direct cashflow method and may not correspond to accounting cash flow method and strict accounting classifications. Further for DM projects, the collections are grossed up while the net operating cash flow for the Company from DM would be equivalent to DM fees only.

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PROJECT PORTFOLIO

- COMPLETED PROJECTS
- PROJECTS UNDER EXECUTION
- PROJECTS IN PIPELINE
- SYNOPSIS

PROJECT PORTFOLIO - COMPLETED

State	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Gujarat	Aavishkaar	5,45,468	4,72,498	72,970	136	134	135	2,886
	Alcove	10,32,660	9,84,150	48,510	25	25	25	251
	Citadel	1,01,859	1,01,859	-	55	55	55	5,407
	Megaestate	59,180	30,632	28,549	10	9	9	3,233
	Megapark	5,01,222	4,83,860	17,362	29	28	28	591
	Megatrade	82,526	74,985	7,541	32	31	31	4,306
	Parishkaar/Trade Square	9,15,809	9,15,809	-	254	254	254	2,776
	Uplands One	31,92,901	29,82,307	2,10,594	524	502	519	1,758
Karnataka	Belair	4,69,620	4,51,373	18,247	316	312	307	7,000
	Expansia	1,40,268	1,40,268	-	75	75	75	5,358
	Greatlands	9,52,854	7,99,614	1,53,240	344	324	335	4,299
	Oasis	5,72,262	5,70,386	1,876	331	330	330	5,806
	Skylands	4,91,113	4,91,113	-	267	267	267	5,443
	Sporcia	5,01,491	4,99,990	1,501	235	235	235	4,692
	The Edge	1,68,224	1,07,997	60,227	103	39	47	9,544
Maharashtra	Elan	1,00,979	99,849	1,130	80	80	79	8,041
	Total	98,28,436	92,06,688	6,21,748	2,817	2,700	2,733	

*^Amount Collected is excluding Taxes and net of cancellations
As on 31 Mar 2026*

PROJECT PORTFOLIO - ONGOING

State	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Gujarat	Aquacity	1,41,64,344	79,03,125	62,61,219	815	-	319	1,032
	Arvind Everland	65,77,560	54,64,782	11,12,778	461	-	147	844
	Arvind Greenfields, Vadodra	14,12,439	5,79,471	8,32,968	178	-	17	3,077
	Arvind Smartpark	90,39,942	6,67,067	83,72,875	32	-	3	477
	Chirping Woods	13,39,092	11,18,282	2,20,810	133	22	125	1,187
	Forreste	29,58,846	24,42,575	5,16,270	355	31	336	1,452
	Forreste 5	9,43,164	6,10,131	3,33,033	141	7	87	2,304
	Fruits of Life	17,45,853	15,02,775	2,43,078	146	87	144	969
	High grove	43,77,033	23,97,816	19,79,217	228	153	225	952
	Rhythm of Life	10,33,030	7,96,086	2,36,944	98	-	62	1,231
	Uplands 2.0 & 3.0	1,03,38,827	58,47,498	44,91,329	540	-	404	923
Uplands Two	12,89,128	12,69,765	19,363	406	249	333	3,200	
Karnataka	Arvind Skycrest	4,63,587	2,42,068	2,21,519	262	-	8	10,837
	Forest Trails	9,71,736	4,20,652	5,51,084	311	-	113	7,403
	Orchards	6,56,227	4,58,303	1,97,924	265	-	213	5,778
	The Park	5,69,066	3,59,443	2,09,623	241	-	148	6,711
	Total	5,78,79,875	3,20,79,839	2,58,00,035	4,612	550	2,684	

^Amount Collected is excluding Taxes and net of cancellations

As on 31 Mar 2026

PROJECT PORTFOLIO – SUMMARY 1

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value (Rs in Crs)	
A. Completed	Gujarat	Summary of all completed projects				Complete	64,31,625	1,164	
	Karnataka	Summary of all completed projects				Complete	32,95,832	1,756	
	Maharashtra	Summary of all completed projects				Complete	1,00,979	81	
		Subtotal					98,28,436	3,001	
B. Ongoing	Gujarat	Chirping Woods	Residential	JV	~ 50% Revenue Share	2026	13,39,092	173	
		Forreste 5	Residential	DM	~ 10% Revenue Share	2026	9,43,164	207	
		Uplands Two	Residential	JV	~ 77% Revenue Share	2026	12,89,128	416	
		High grove	Residential	JV	~ 45% Revenue Share	2026	43,77,033	329	
		Uplands 2.0 & 3.0	Residential	JV	~ 55% Revenue Share	2026	1,03,38,827	1,006	
		Aquacity	Residential	JV	~ 50% Revenue Share	2027	1,41,64,344	1,340	
		Fruits of Life	Residential	Owned	100%	2026	17,45,853	155	
		Forreste	Residential	DM	~ 10% Revenue Share	2026	29,58,846	395	
		Rhythm of Life	Residential	Owned	100%	2026	10,33,030	144	
		Arvind Everland	Residential	Owned	100%	2027	65,77,560	560	
		Arvind Greenfields, Vadodra	Residential	JD	~ 68.12% Revenue Share	2029	14,12,439	422	
		Arvind Smartpark	Commercial	JD	~ 70.5% Revenue Share	2030	90,39,942	634	
		Karnataka	Orchards	Residential	Owned	100%	2027	6,56,227	326
			The Park	Residential	Owned	100%	2028	5,69,066	370
	Forest Trails		Residential	JD	~ 65% Revenue Share	2027	9,71,736	600	
		Arvind Skycrest	Residential	Owned	100%	2029	4,63,587	495	
		Subtotal					5,78,79,875	7,572	

PROJECT PORTFOLIO – SUMMARY 2

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value (Rs in Crs)
C. Planned	Gujarat	Uplands III	Residential	JV	~ 77% Revenue Share	Yet to be launched	11,15,294	368
		Forreste phase 6	Residential	DM	~ 10% Revenue Share	Yet to be launched	10,71,155	127
		South Ahmedabad	Residential	Owned	100%	Yet to be launched	25,61,328	150
		Uplands 2.0 & 3.0, Adroda - Future Phase	Residential	JV	~ 55% Revenue Share	Yet to be launched	3,88,980	38
		Rhythm of Life - Future Phase	Residential	Owned	100%	Yet to be launched	7,46,654	107
		Aquacity - Future Phase	Residential	JV	~ 50% Revenue Share	Yet to be launched	64,49,814	610
		Vastrapur	Residential	Owned	100%	Yet to be launched	3,57,138	394
		Arvind Smartpark - Future Phase	Commercial	JD	~ 70.5% Revenue Share	Yet to be launched	1,02,08,250	716
		Arvind Greenfields, Vadodra Future Phase	Residential	JD	~ 68.12% Revenue Share	Yet to be launched	9,25,545	276
		Karnataka	Orchards - Future Phase	Residential	Owned	100%	Yet to be launched	4,57,341
	ITPL Road		Residential	JD	~ 54% Revenue Share	Yet to be launched	4,45,379	600
	Forest Trails - Future Phase		Residential	JD	~ 65% Revenue Share	Yet to be launched	3,23,433	275
	Mullur, Sarjapur		Residential	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	6,88,514	861
	Nallurhalli, Whitefield		Residential	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	4,59,281	551
	Nagondanahalli, Whitefield		Residential	Owned	100%	Yet to be launched	2,53,310	332
	Maharashtra		Khopoli	Residential	JD	~ 70.5% Revenue Share	Yet to be launched	21,94,553
		Sigma, Goregaon	Residential	JV	~ 43.5% Profit Share	Yet to be launched	11,51,417	2,433
		Harikripa	Residential	Redevelopment	100%	Yet to be launched	70,869	312
		Subtotal					2,98,68,255	9,825
			Total				9,75,76,565	20,398

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*Sigma, Goregaon deal was announced in the month of April 2026

ESTIMATED OPERATING CASH FLOW

₹ Cr	Status	Total Est. Booking Value	Booking Value till date	Estimated Value of Inventory	Receivables	Est. Inventory + Receivables	Balance Cost to be Incurred*	Est. Operating Cashflow**
Gujarat	Completed	1,164	1,065	99	8	106	1	106
	Ongoing	5,781	3,533	2,248	1,330	3,578	2,325	1,253
	Yet to be launched	2,786	0	2,786	0	2,786	1,874	912
Gujarat Total		9,731	4,598	5,133	1,338	6,471	4,200	2,271
Karnataka	Completed	1,756	1,671	85	74	160	18	142
	Ongoing	1,791	1,080	711	598	1,309	601	708
	Yet to be launched	2,774	0	2,774	0	2,774	1,504	1,270
Karnataka Total		6,322	2,751	3,571	672	4,243	2,122	2,121
Maharashtra	Completed	81	80	1	1	2	0	2
	Yet to be launched	4,265	0	4,265	0	4,265	3,521	743
Maharashtra Total		4,346	80	4,265	1	4,267	3,521	745
Grand Total		20,398	7,429	12,969	2,012	14,980	9,843	5,137
Add: Surplus/(Deficit)								-167
Net Estimated Unrealised Operating Cashflow								4,970

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. The estimated operating cash flow represents Company's share only.

* Includes Land cost payable to Land partners. Further, DM model is grossed up for Revenue and Cost. Net Operating Cash flow for the Company from DM would be limited to DM fees only.

**Reduction in unrealized cash flow due to discontinuation of Surat project

Above cash flow includes only those projects where definitive agreements have been signed.

ABOUT THE COMPANY

#DESIGNEDTOINSPIRE

01

KEY
INFORMATION

02

GEOGRAPHY
SPREAD

03

HDFC
PARTNERSHIP

04

ARVIND BRAND

05

GOVERNANCE &
CSR

06

MANAGEMENT
TEAM

OVERVIEW

#DESIGNEDTOINSPIRE

Part of Lalbhai Group with a 128-year legacy - synonymous with robust governance and creating value accretive businesses

Listed in 2015 post demerger from Arvind Ltd

Strong trusted consumer brand

Success across product segments and geographies in launch as well as sustenance phase

Experienced Professional Mgmt.

Focused on P&L accretive Business Development
Learnings in place to help significantly scale up

Diversified geographical presence

Ahmedabad, Gandhinagar, Baroda, Bangalore, Pune & MMR

Primarily focused on Residential development

De-risked product presence – Horizontal (Plotting, Villas) and Vertical (Luxury, MIG residential housing)

Growing Project Portfolio

- Delivered 9.8 msf
- Ongoing projects of 57.9 msf
- Planned projects of 29.9 msf

Strong conviction by promoters

- 3 rounds of capital infusion by promoters

Strategic partnership with HDFC Capital

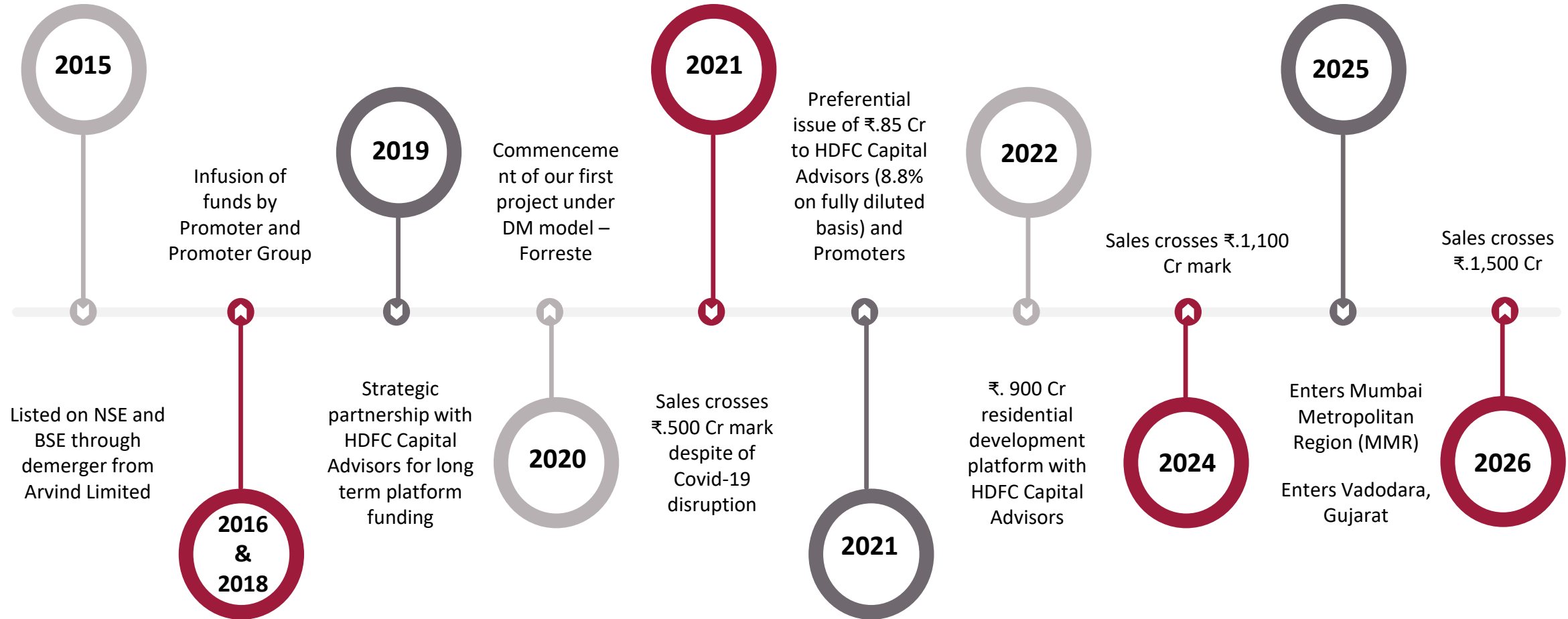
900 Cr Platform funding

Strong financial performance - 27% CAGR in Bookings

Long term credit rating of A+/Stable outlook; OCF of Rs 417 Cr in FY26

THE JOURNEY SO FAR

#DESIGNEDTOINSPIRE

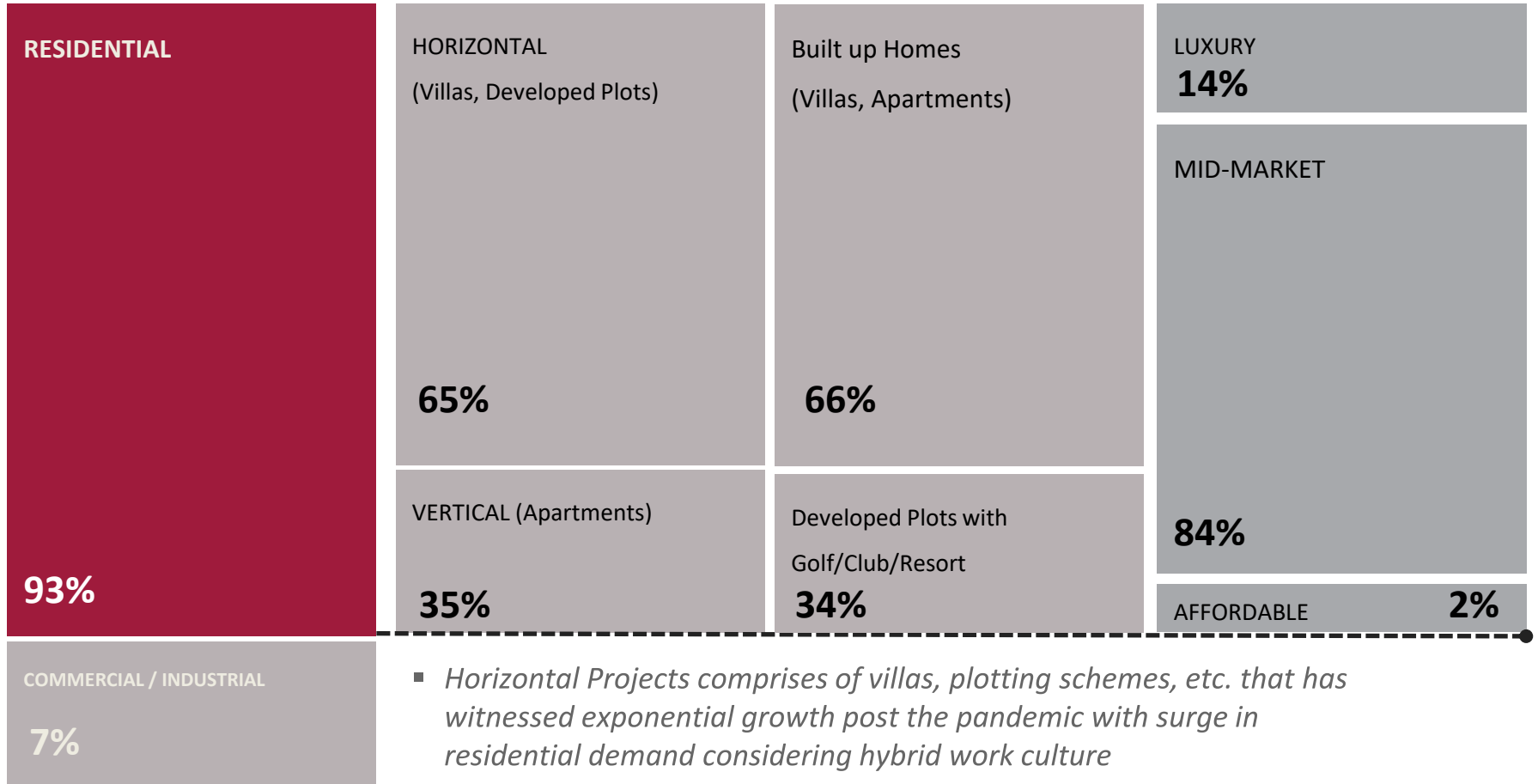


CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

#DESIGNEDTOINSPIRE



PROJECT CLASSIFICATION (ONGOING AND PLANNED) MARCH 2026



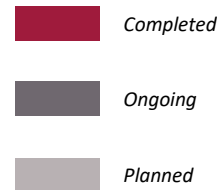
^The numbers are basis value of the portfolio

LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

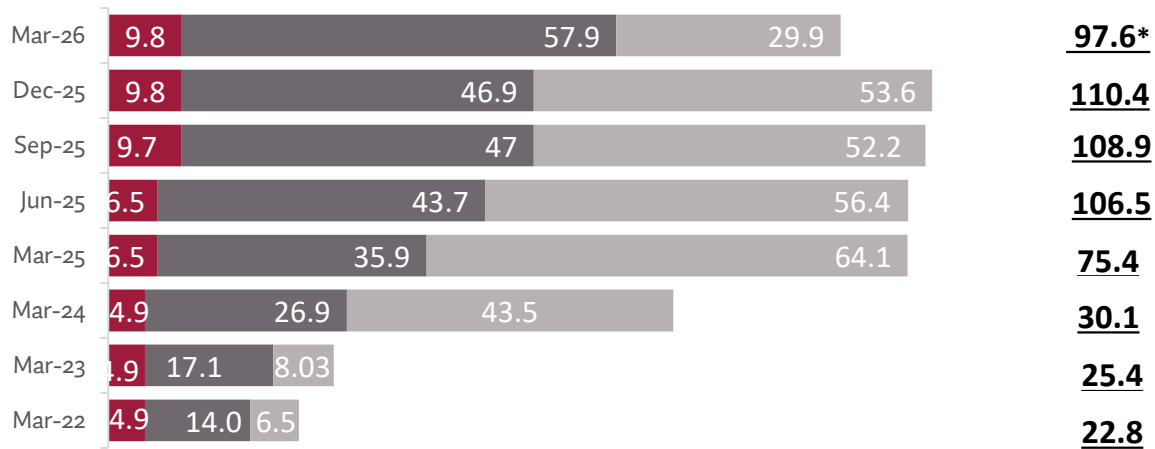
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CAPITAL PAYMENTS

- In a span of 18 years, falling true to brand Arvind, successfully delivered 16 projects i.e. 9.8 mn.sq.ft. of which 100% projects handed over as per the committed date.



PROJECT PORTFOLIO (IN MN. SQ.FT.)



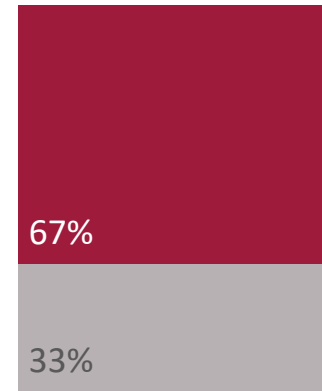
- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

*Decrease in overall portfolio area due to discontinuation of Surat project

MULTIPLE LAND SOURCING MODELS

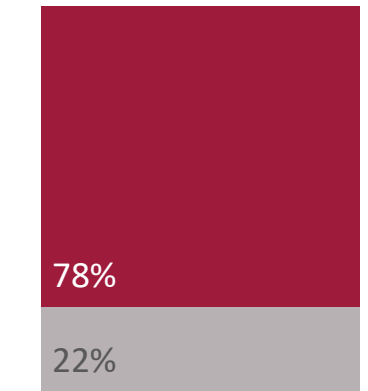
- 80% Projects are through JDs, Platform, DM
- Two DM Project with Arvind Limited

VALUE SHARE in %



JDA's

VOLUME SHARE in %



Land Purchase



VENTURING INTO NEWER GEOGRAPHIES IN A PHASED MANNER

DIVERSIFIED FROM AHMEDABAD/GANDHINAGAR TO BANGALORE IN THE YEAR 2014 AND TO PUNE IN 2019 AND TO MUMBAI IN 2025

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GUJARAT 51%

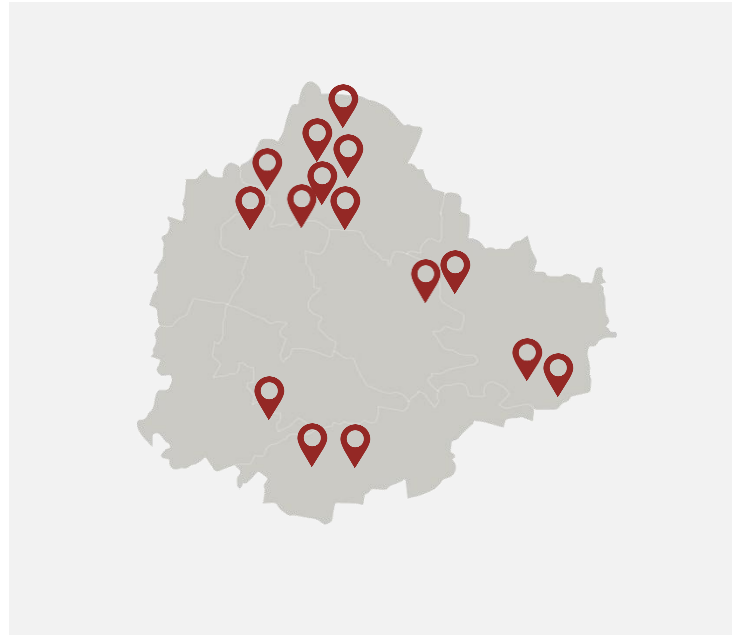
AHMEDABAD, GANDHINAGAR, VADODRA



1. Aavishkaar, 2. Alcove, 3. Chirping Woods 4. Citadel, 5. Forrester, 6. HighGrove, 7. MegaPark, 8. Megaestate, 9. MegaTrade, 10. Parishkar, 11. Trade Square, 12. Uplands One, 13. Uplands Two 14. Fruits of Life 15. Forrester 5 16. South Ahmedabad 17. Aquacity 18. Uplands 2.0 & 3.0 19. Rhythm of Life 20. Industrial Park – NH 47 21. Mankol 22. Vadodara 23. Vastrapur

KARNATAKA 29%

BENGALURU



1. BelAir, 2. Devenahalli, 3. Expansia, 4. Oasis, 5. Forest Trails, 6. Skylands, 7. Sporcica, 8. The Edge 9. Doddaballapura Road 10. North Banagalore 11. Bannerghatta 12. ITPL Road 13. Nallurahalli, Whitefield 14. Mullur, Sarjapur 15. Nagondhahalli, Whitefield

MAHARASHTRA 20%

MMR, PUNE



1. Elan 2. Khopoli 3. Sigma, Goregaon 4. Harikrupa

STRATEGIC PARTNERSHIP WITH HDFC CAPITAL ADVISORS

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2019

80/20 venture between Company and HCARE-1 with SPV entity with objective of mid-market/affordable housing development across India.

First project acquired at Devenhalli, Bangalore (plotted development) in 2020. Concluded the platform within two and half years of operations

2022

₹ 900 Cr partnership with HDFC under H-CARE III for the creation of residential development platform with a revenue potential of ₹ 4000 - 5000 Cr

Proposed investments from ASL and HCARE-III will be ₹ 300 Cr and ₹ 600 Cr respectively in the platform. Three projects acquired till date

QUALITY CAPITAL

- Provides patient capital to the Company while leaving balance sheet health intact
- H-CARE to receive waterfall based sweat payouts; Company retains all operating rights

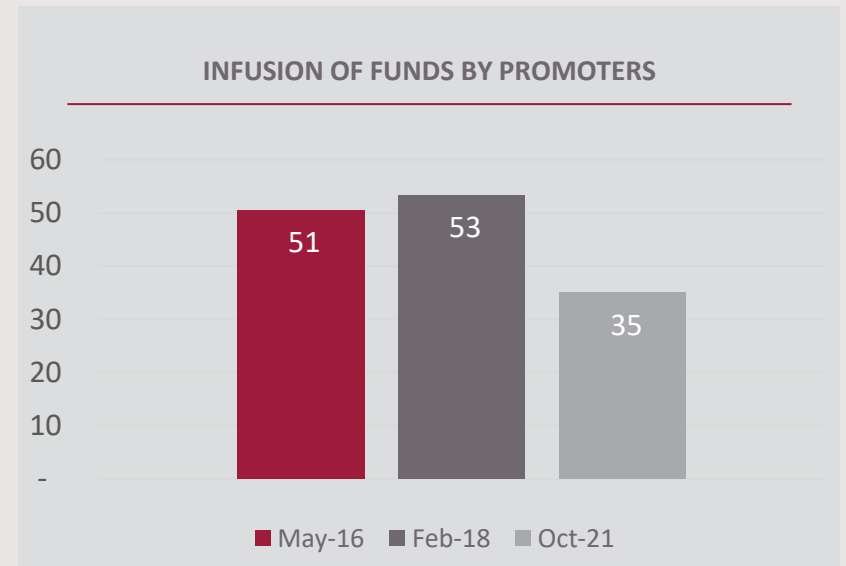
BRAND

- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

STRONG BRAND RECALL 'ARVIND' SYNONYMOUS WITH VALUES AND REPUTE

SmartSpaces is part of Gujarat based Lalbhai Group with a **128 year legacy** that presides over a wide portfolio of businesses viz. Textiles and clothing, Branded Apparels, Technical textiles, Water stewardship, Omni channel, Telecommunications and Heavy Engineering. **Arvind Group today is a \$ 2.0 billion conglomerate, run by professional management**

- SmartSpaces got listed on bourses in 2015 post the demerger from Arvind Ltd.
- In Ahmedabad, Gujarat Market, Arvind is a household name, widespread awareness amongst consumers due to brand patronage
- In Bangalore, with an exposure/experience of 10 projects and with fashion business housed in the city since 2 decades, making Arvind a well-known name in this market
- In Mumbai, made entry in 2025 and now have 3 projects with a top-line potential 4,200 Cr
- In Pune, started making in-roads since 2019, now further penetrating with new projects. Entered MMR market in 2025.



STRONG GOVERNANCE & CSR INITIATIVES

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Mr. Kulin S. Lalbhai
Chairman
& Non-Executive Director



Mr. Priyansh Kapoor
Managing Director
& CEO



Mr. Kamal Singal
Whole Time Director –
Strategy & Investments



Mr. Punit S. Lalbhai
Non-Executive Director



Mr. Nilesh Shah
Independent Director



Ms. Pallavi Vyas
Independent Director



Mr. Vipul Roongta
Nominee Director



Mr. Savan Godiawala
Independent Director



Mr. Nirav Shah
Independent Director



Mr. Prashant Das
Independent Director



Impactful CSR initiatives such as improving the quality of life of people through Education, Health, Environment, Livelihood and similar initiatives around Sites and offices of Arvind SmartSpaces & its subsidiaries.

LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM



MR. PRIYANSH KAPOOR
MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER

- Associated with the real estate industry for over 16 years.
- He has held key leadership roles across marquee organizations including Godrej Properties, Godrej Housing Finance and The Wadhwa Group.
- His prior experience includes heading the Mumbai region at Godrej Properties as Mumbai CEO. He also led sales, marketing, and CRM at The Wadhwa
- He holds a Post Graduate Diploma in Management from the Xavier Institute of Management.



AMIT CHAMARIA |
Chief Financial Officer

- Over 18 years of experience in finance across diverse sectors including IT, FMCG, Ag-tech, and manufacturing
- With ASL since 2025



DHARMESH VYAS |
Chief Operating Officer

- Over 3 decades of experience leading large cross functional teams across Real Estate sector
- With ASL since 2025



MANOJ CHELLANI |
Chief Business Officer - South

- Overall experience of over 20 years with Lodha, Runwal, Tech Mahindra and Radius Developers
- With ASL since 2019



SHARVIL SHAH |
Chief Business Officer - West

- Overall experience of over 13 years. Worked in real estate companies like BSafal , and Bechtel Corporation Houston.
- With ASL since 2024



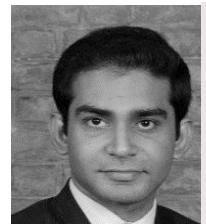
CHIRAG SHAH |
Chief Technical Officer

- Overall 30 years of experience in Project Mgmt. with JMC projects, Maruti Suzuki, Reliance Retail etc.
- With ASL since 2022



VISHAL BALESH |
Chief Sales & Marketing Officer

- Overall over 20 years of experience with Godrej Properties, Vodafone, Reliance and Tata Tele
- With ASL since 2024



INSHUL SAHANI |
Head - Strategy

- Overall experience of over 11 years in Consulting and Corporate Strategy
- With ASL since 2025



PANKAJ JAIN |
Head of CRM

- Overall experience of over 30 years with more than 20 years in Arvind Group



KETUL PATEL |
Head - Business Development

- CA, has worked in leadership positions at Desai Ventures, G.K. Choksi & CO, Spectra Mgmt. Consultancy, Morgan Stanley etc.
- With ASL since 2025



JAI KUMAR AJBANI |
Head - Legal

- Over 20 years of experience in legal roles across various industries, including real estate and infrastructure
- With ASL since 2024

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5 YEAR PERFORMANCE

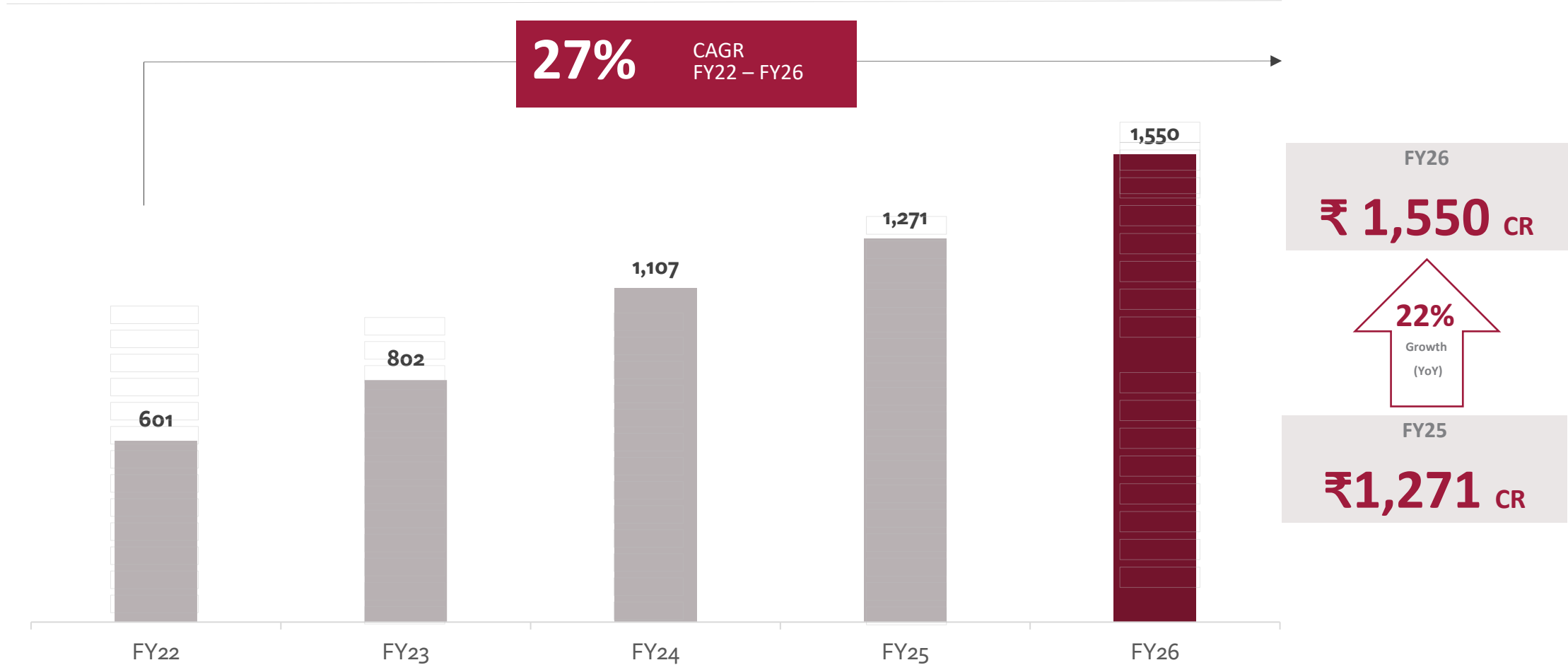
- OPERATIONAL
- FINANCIAL

BOOKINGS: FY26

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BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

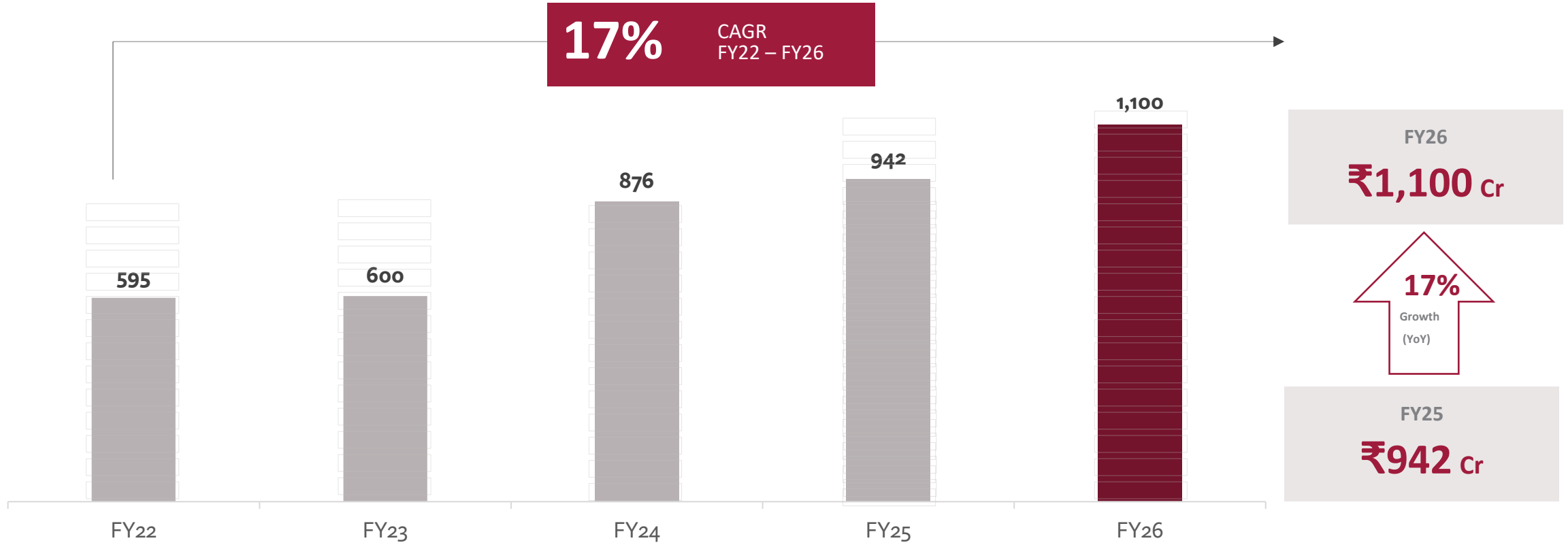


COLLECTIONS: FY26

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COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

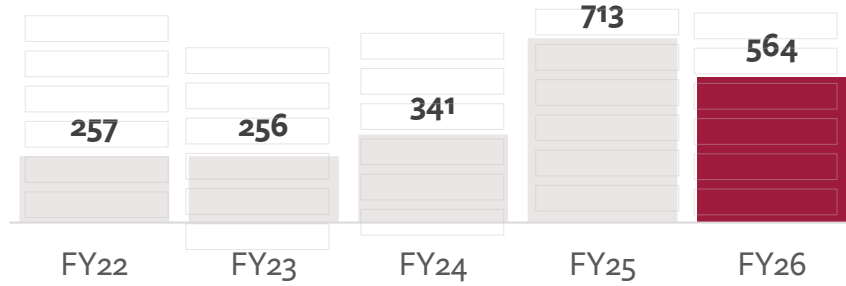


CONSOLIDATED FINANCIAL PERFORMANCE

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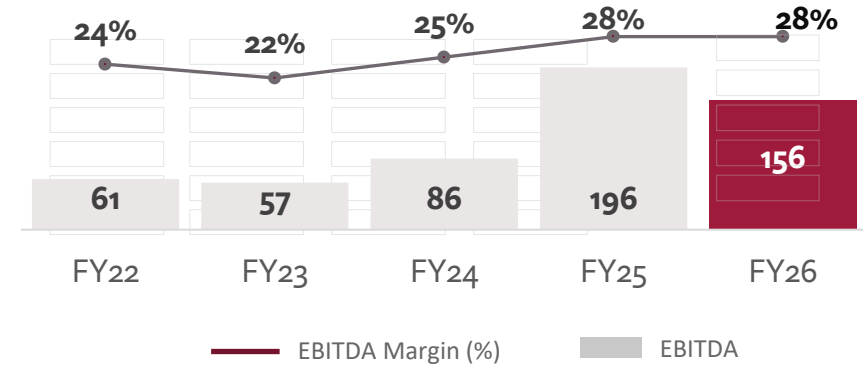
REVENUE

(In ₹ Cr.)



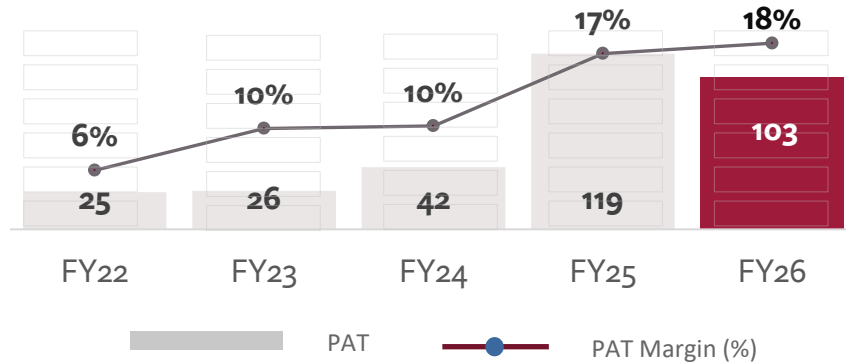
EBITDA

(In ₹ Cr.)



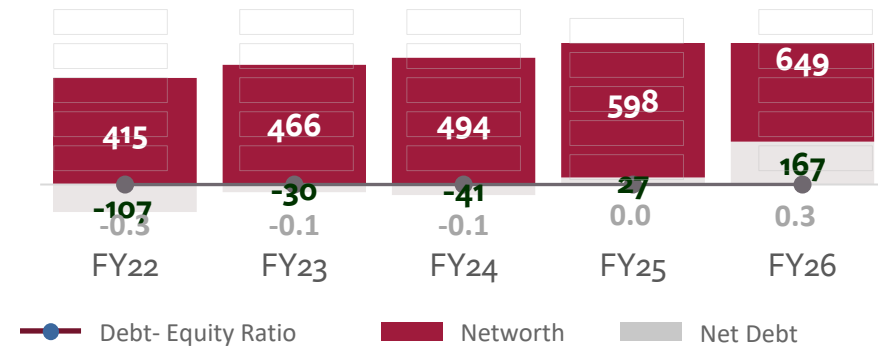
PAT

(In ₹ Cr.)



NETWORTH & NET DEBT

(In ₹ Cr.)



*Adjusted EBITDA = EBITDA (-/+ Interest included in cost of sales / Interest inventorised)

Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation. Previous year periods have been regrouped wherever necessary.



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AWARDS AND RECOGNITION

- AWARDS
- ACCOLADES

AWARDS & RECOGNITIONS FY16-25

Company & Individual Awards

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'Emerging Developer of the Year - Residential' – May'15 - Realty plus Excellence



Real Estate Most Enterprising CEO of the Year' Feb'16 – ABP News Real Estate Awards



'Real Estate Most Enterprising CEO of the Year' Apr'16 - The Golden Globe Tigers



'Asia's Greatest Brands 2016', - Asiaone magazine



'Asia's Greatest Leaders 2016' - Asiaone magazine



'Scroll of Honour' - 9th Realty Plus Conclave & Excellence Awards 2017



'The Prestigious Rising Brands' Sept'18 – Abu Dhabhi Business Council



'Best Real Estate Company' – Aug'19, India News Gujarat at Gujarat First Conclave



'Developer of the Year – Residential' – Mar'22, Real Estate & Business Excellence



'e4m Pride of India – The Best of Bharat' – Apr'22



'The Inspiring CEO of India 2022' – Aug'22, Economic Times CEO Conclave



'The Fastest Growing Realty Brand of the Year' – Dec'22 - Realty+ Conclave & Excellence



'Brand of the Year – Real Estate' – Real Estate and Business Excellence



'Most Enterprising CEO of the Year' – Real Estate and Business Excellence, 2023



'Developer of the year: Townships' – Realty+ Conclave & Excellence, 2023



'Developer of the Year (Residential)' 2023 – Real Estate and Business Excellence



ET Now Progressive Places To Work 2023



'Real Estate Most Enterprising CXO of the Year' – Jan'24, Real Estate and Business Excellence



'Developer of the Year' - Golden Brick Awards 2024, Dubai, UAE



Developer of the Year - Ultra Luxury & Lifestyle - Realty+ Excellence Awards



"Brand of the Year – Real Estate" - Real Estate and Business Excellence Awards, 2025

AWARDS & RECOGNITIONS FY16-25

Project Awards

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'Luxury Project of the Year' - Uplands - Realty plus Excellence



'Integrated Township of the Year – India' – Feb'16 Uplands - ABP News Real Estate



'Integrated Township of the Year' Uplands - Apr'16, The Golden Globe Tigers Award 2016



'Residential Property of the Year' – Citadel – Jul'16, Realty Plus Conclave & Excellence



'Residential Property of the Year' Expansia – Dec'16, Realty Plus Excellence Awards



'Design Project of the Year' – Uplands – Jun'17, Realty Plus Conclave & Excellence



'Luxury Project of the Year' – Expansia – Jul'17, Excellence in Real Estate and Infrastructure



'Affordable Housing Project of the Year' - Aavishkaar Realty Plus Conclave & Excellence 2019



'Best Golf Course Architecture (national award) for Uplands' – Sept'19, Golden Brick



'Most Trusted Real Estate Brand of the Year' – Mar'21; Real Estate & Business Excellence



'Ultra Luxury – Lifestyle Project of the Year' – Uplands – Aug'21, Realty+ Conclave 2021



'Plotted Development of the Year' – Highgrove – Aug-21, Realty+ Conclave 2021



'Villa Project of the Year' – Forreste – Aug'21, Realty+ Conclave 2021



'Residential Project of the year' - Uplands – Mar'22, Economic Times Real Estate Award



Iconic Project of the Year, - Elan - Mar'22 - Realty+ Conclave 2022



'Residential Property of Year' - Bel Air – Mar'22, Real Estate & Business Excellence Awards



'Digital Innovation of the Year' Bel Air – Jun'22, Realty+ Idea Awards



'Themed Project of the Year' – Forreste – June-22, Realty+ Conclave & Excellence Awards



'Ultraluxury project of the year – Uplands – June'22,Realty+ Conclave & Excellence Awards



'Themed Project Of The Year' – Oasis – Dec'22, Realty+ Conclave & Excellence Awards



Residential Property of the Year (Bel Air, Bengaluru), Real Estate and Business Excellence



Plotted development of the Year – Highgrove, Realty+ Conclave & Excellence Awards, 2023



Luxury Villa Project of the Year - Arvind Forest Trails, Real Estate and Business Excellence



Luxury Villa Project of Year at Golden Brick Awards 2024, Dubai, UAE



Villa Project of Year at Realty+ Excellence Awards, 2024



Integrated Township of the Year - Real Estate and Business Excellence Awards, 2025



Luxury Project of Year Real Estate and Business Excellence Awards, 2025

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17th Realty Conclave & Excellence Awards 2025



Developer of the Year – Residential



Iconic project of Year –
Arvind Aquacity



Villa Project of the year – Arvind Arvind
Forreste

Times Now Radiant Gujarat Awards



Excellence in Trustworthy Brand in real
Estate



Township of the year –
Arvind Aqua City

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ANNEXURE: PROJECT PROFILE IN DETAIL

- OVERVIEW
- PROJECT DETAILS

UPLANDS

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Premium Golf Based Township
189 Villas Phase I, 54 Villas Phase II
Overall 56 Lakh Sq. Ft.

Deal Structure: JOINT DEVELOPMENT

Architect: WOODS BAGOT

AMENITIES



9 Hole Executive
Golf Course



3 Clubs (Golf Square, Zen
Square, Fun Square)



Premium Concierge
Services



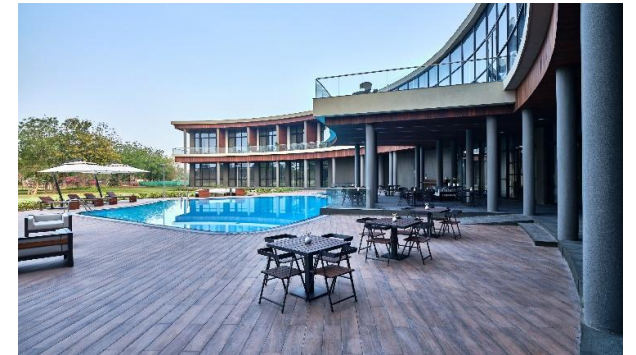
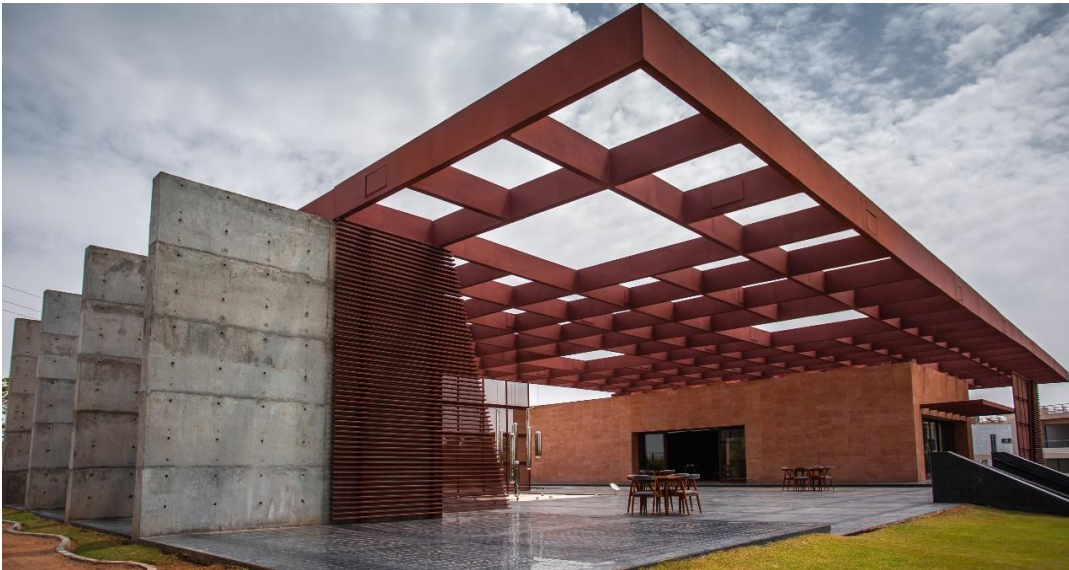
Disney® themed kids
bedroom



Personal Swimming Pool, Gym, Home Theatre - Optional

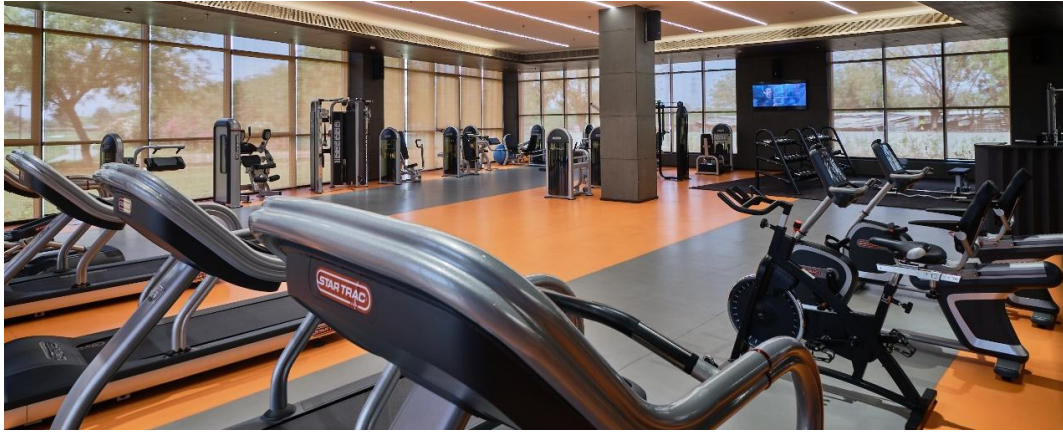
UPLANDS

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UPLANDS CLUBHOUSE

#DESIGNEDTOINSPIRE



SKYLANDS

#DESIGNEDTOINSPIRE

High Rise Residential Apartments
417 Units – 4.9 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Sky lounge on Terrace



Jogging track on terrace



Open café on terrace



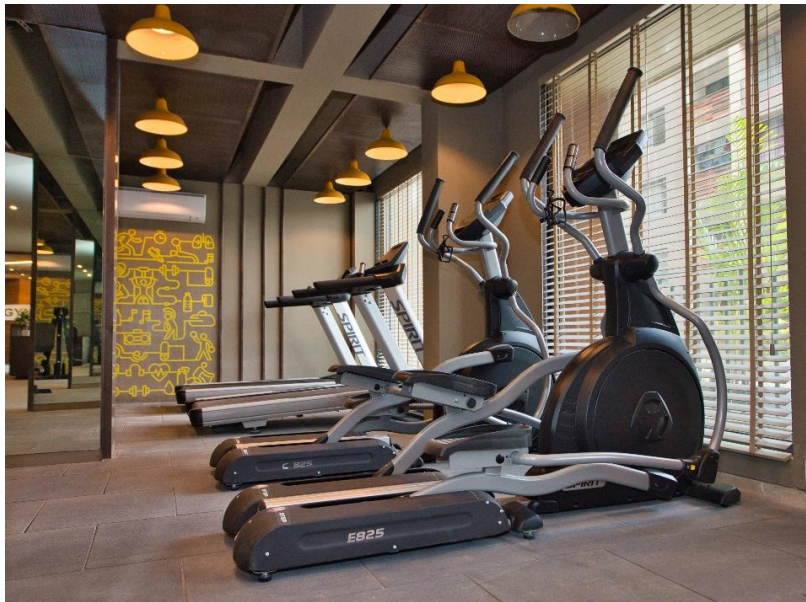
Star gazing deck on terrace



Club House with Indoor & Outdoor Sports Amenities

SKYLANDS

#DESIGNEDTOINSPIRE



AAVISHKAAR

#DESIGNEDTOINSPIRE

Affordable Residential Apartments
574 Units – 5.5 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: VITAN (JAGRUT & PARTNERS LLP)

AMENITIES



Gated community
& CCTV camera



Central
Landscape area



Outdoor & Indoor
Gym



Yoga & Multipurpose
room



Jogging
pathway/track



Children's splash pool &
sports facilities

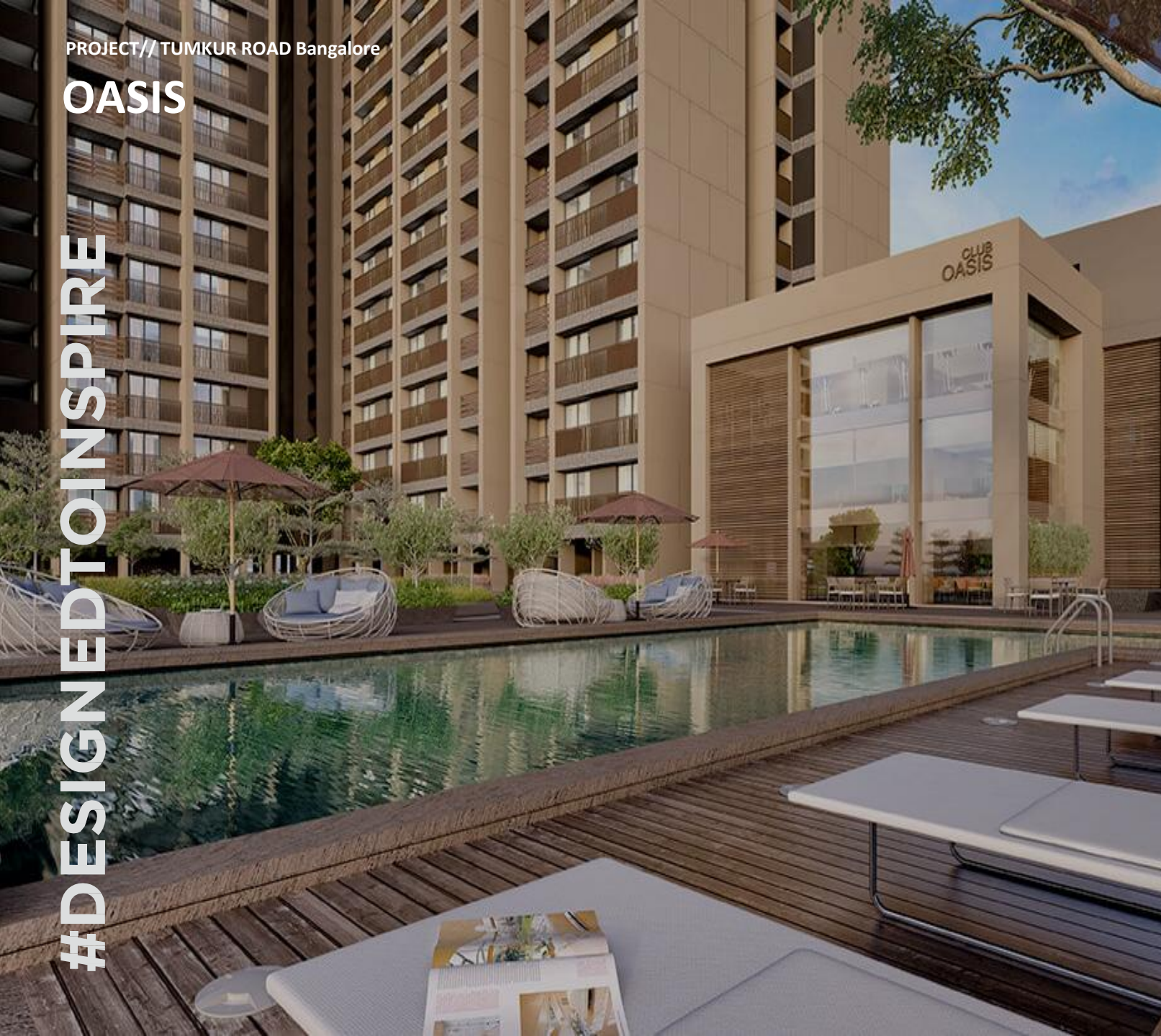
AAVISHKAAR CLUB HOUSE



#DESIGNEDTOINSPIRE

OASIS

#DESIGNEDTOINSPIRE



*2 and 3 BHK Residential Apartments
470 units – 5.7 Lakh Sq. Ft.*

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Terrace café



Aqua Center



Indoor Gym &
Steam Room



Senior Citizen's Nook



Central Landscape
Area



Sports facilities like Cricket,
Basketball & Badminton

OASIS

#DESIGNEDTOINSPIRE



OASIS CLUB HOUSE

#DESIGNEDTOINSPIRE



BELAIR

#DESIGNEDTOINSPIRE



2, 2.5 & 3 BHK Residential Apartments
334 units – 4.7 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Cantilevered
Sky Club



Vaastu
Compliant



Water Management
Solutions



Kids Play Area



Swimming Pool &
Indoor Gym



Smart Amenities – Smart switches, Wifi
enabled CCTV, Keyless smartlock, Car
parking with electrical charging point

BELAIR AMENTIES

#DESIGNEDTOINSPIRE



ELAN

High rise Residential Apartments
120 Units – 1.3 Lakh Sq. Ft.

Deal Structure: JOINT DEVELOPMENT

Architect: - A&T CONSULTANTS

AMENITIES



Landscape
Walkway



Club Terrace
Café Sitting



Outdoor & Indoor
Gym



Fully equipped Home
Theatre room



State of art Security
System



Kids Play Area, Basketball, Splash
Pool CCTV, Intercom Facility

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THE EDGE

#DESIGNEDTOINSPIRE



Commercial & Retail Space
116 Units – 1.7 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Common
Conference Room



Theatre/Auditorium



Modern Cafeteria



Gymnasium



CCTV, Intercom
Facility



Parking & Automatic Elevators

HIGHGROVE CHIRPING WOODS

#DESIGNEDTOINSPIRE



Weekend Homes - Plots
~777 Units Overall 57 Lakh Sq. Ft.

Deal Structure: **JOINT DEVELOPMENT**

Architect: **WOODS BAGOT**

AMENITIES



9 Hole Executive
Golf Course



Clubhouse powered
by SMAAASH, which
is perfected by
Sachin Tendulkar



Bowling Alley



Ahmedabad's biggest
shallow water lily pond
spread over 3 acers



Golf Promenade

FORRESTE

#DESIGNEDTOINSPIRE



Premium Land Oriented Villa Scheme
353 Units in Phase 1 to 4, 98 units Phase 5
(Overall ~50 Lakh Sq. Ft.)

Deal Structure: **DM**

Architect: In-House & GOMA ENGINEERING

AMENITIES



Lounge with
Seating & Library



Café & Restaurant



Banquet Hall & Kids
Zone



Gymnasium, Multimedia
Theatre



Sports amenities like Badminton,
Tennis & Basketball Court, Skating Rink



*Premium Weekend Villa Plots
245 Units in Phase 1 & 2
(Overall ~17.5 Lakh Sq. Ft.)*

Deal Structure: Outright

Architect: In-House

AMENITIES



Plots with your own
community fruit orchards



Near Bavlu lake that is full
of native & migratory
birds



Banquet Hall &
Games Room



Gymnasium, Multimedia
Theatre



Café & Restaurant

GREATLANDS

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*Premium Weekend Villa Plots
612 Units in Phase 1 & 2
(Overall ~9.5Lakh Sq. Ft.)*

Deal Structure: JOINT DEVELOPMENT

Architect: Colliers International

AMENITIES



Spa, library, and yoga pavilion, State-of-the-art clubhouse amidst nature.



9 Hole Executive Golf Course



Monogram lounge, restaurant, discotheque, multimedia theatre, banquet hall and guest rooms.



Gymnasium, rooftop infinity pool, indoor games room, cricket pitch

FOREST TRAILS

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*Premium 5BHK Villa
213 Units in Phase 1
(Overall ~8.Lakh Sq. Ft.)*

Deal Structure: JOINT DEVELOPMENT

Architect: Apurva Amin Associates

AMENITIES



1.2-kilometre-long Forest Trail



Lily Pond
Senior Citizens' Sit Out



Barbeque Station,
clubhouse, spa



Gymnasium, swimming
pool pool, floor games
room, net cricket, skating
rink

ARVIND ORCHARDS

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Premium Weekend Villa Plots
330 Units in Phase 1
(Overall ~6.Lakh Sq. Ft.)

Deal Structure: HDFC Platform 2

Architect: In House

AMENITIES



Fruit Orchard
Fruit Tree Boulevard



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Monogram Lounge



Gymnasium, swimming
pool pool, floor games
room, net cricket

RHYTHM OF LIFE

#DESIGNEDTOSPIRE



*Premium Weekend Villa Plots
102 Units in Phase 1
(Overall ~8Lakh Sq. Ft.)*

Deal Structure: Owned

Architect: In House

AMENITIES



Lake Promenade
Musical Fountain



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Mini Theatre



Gymnasium, swimming
pool pool, floor games
room, net cricket

UPLANDS 2.0 & 3.0



Premium Weekend Villa Plots
1168 Units in Phase 1 & 2
(Overall ~10.1Lakh Sq. Ft.)

Deal Structure: Joint development

Architect: Perkins Eastman

AMENITIES



1.2 lakh sq ft,
Clubhouse



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Monogram Lounge



Gymnasium, swimming
pool pool, floor games
room, net cricket

AQUA CITY



Premium Weekend Villa Plots
2,579 Units in Phase 1 & 2
(Overall ~20 Mn Sq. Ft.)

Deal Structure: Joint development

Architect: INI Design Studio, INI, Amitabh Teotia

AMENITIES - Three Islands, One City



30 acre central lake



38 acre 18 hole golf course



Luxury resort
clubhouse, /5 sectoral
clubhouse



Kashi Ghat

AQUA CITY

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THE PARK

#DESIGNEDTOINSPIRE



Premium Weekend Villa Plots
340 Units in Phase 1 & 2
(Overall ~5 Lakh Sq. Ft.)

Deal Structure: **OWNED**

Architect: In House

AMENITIES



Spa, library, and yoga pavilion, State-of-the-art clubhouse amidst nature.



9 Hole Executive Golf Course



Monogram lounge, restaurant, discotheque, multimedia theatre, banquet hall and guest rooms.



Gymnasium, rooftop infinity pool, indoor games room, cricket pitch

ARVIND EVERLAND

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Premium Weekend Villa Plots
1100 Units
(Overall ~6.5 Mn Sq. Ft.)

Deal Structure: **OWNED**

Architect: In House

AMENITIES



Clubhouse with library, restaurant, gymnasium, swimming pool, indoor games room



Pickle Ball court, Rock Climbing



Star gazing deck, tree house, yoga deck



Flower Garden, Lily pond, Jungle trail

ARVIND GREENFIELDS

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Premium Weekend Villa Plots
1344 Units
(Overall ~2.3 Mn Sq. Ft.)

Deal Structure: **JOINT DEVELOPMENT**

Architect: In House

AMENITIES



9 Hole Golf Course
Clubhouse with library,
restaurant, gymnasium,
swimming pool, indoor
games room



Badminton Court



Golf Academy



Gym and Yoga

ARVIND SKYCREST

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Residential Apartments
4.6 Lakh Sq. Ft.

Deal Structure: OWNED

Architect: Apurva Amin

AMENITIES



Amphitheatre



Butterfly Garden



Barbeque Station



Cricket Pitch

SAFE HARBOR



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