

2nd August, 2025

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

National Stock Exchange of India Ltd.
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Security Code : 539301
Security ID : ARVSMART

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Revised Information Update / Investor Presentation for Q1 FY26.

Ref.: Information Update / Investor Presentation for Q1 FY26 submitted wide our letter dated 28th July, 2025.

With reference to our above stated letter dated 28th July, 2025, this is to inform you that a typographical error in Forreste phase 6 saleable area in Slide No. 17 of the Information Update / Investor Presentation for Q1 FY26.

The said typographical error has now been rectified and we are submitting herewith the revised Information Update / Investor Presentation for the quarter ended on 30th June, 2025.

You are requested to take the same on your record.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

#designedtolInspire



ARVIND
SMARTSPACES

INFORMATION
UPDATE
Q1 FY26

JULY 2025

www.arvindsmartspace.com



Q1 FY26 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

KEY UPDATES: Q1 FY26

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Q1 FY26 HIGHLIGHTS – BOOKINGS, COLLECTIONS, P&L

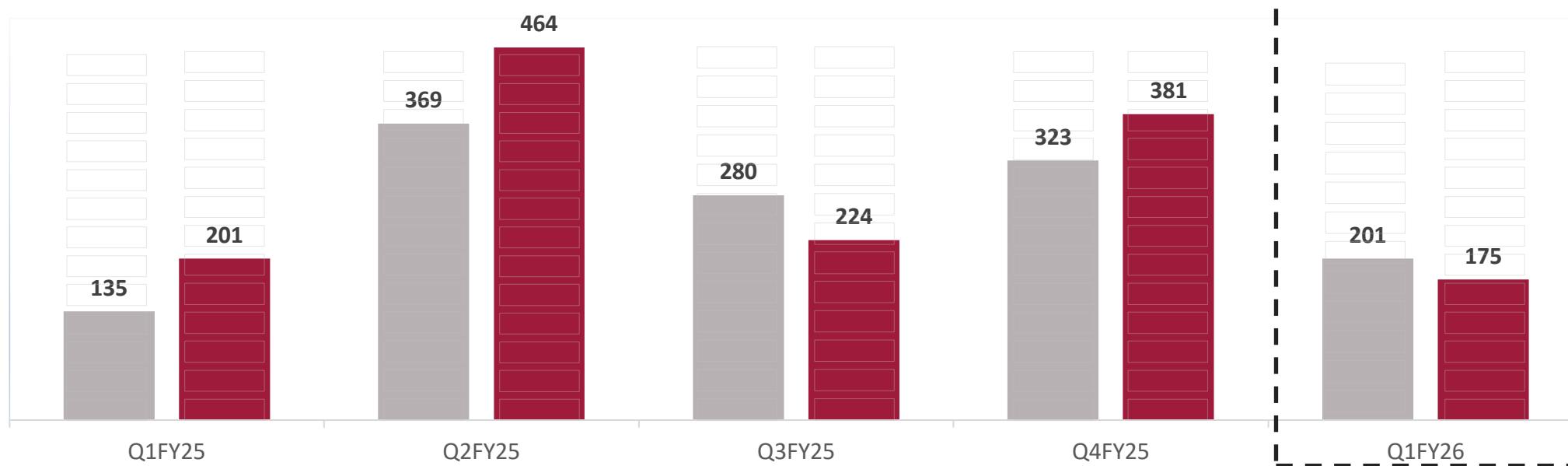
- Q1 Bookings stood at Rs. 175 Cr
 - Industrial Park pilot launched in Q1
- Q1 collections stood at Rs 191 crore
- P&L continues to improve
 - Revenues at Rs. 102 Cr, up 37%, YoY
 - Adjusted EBITDA at Rs 24.5 Cr, up 205% YoY
 - PAT at Rs 12 Cr, up 159% YoY

*On the basis of the current business assumptions

BOOKINGS: Q1 FY26

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(In ₹ Cr.)



BOOKINGS: PROJECT-WISE

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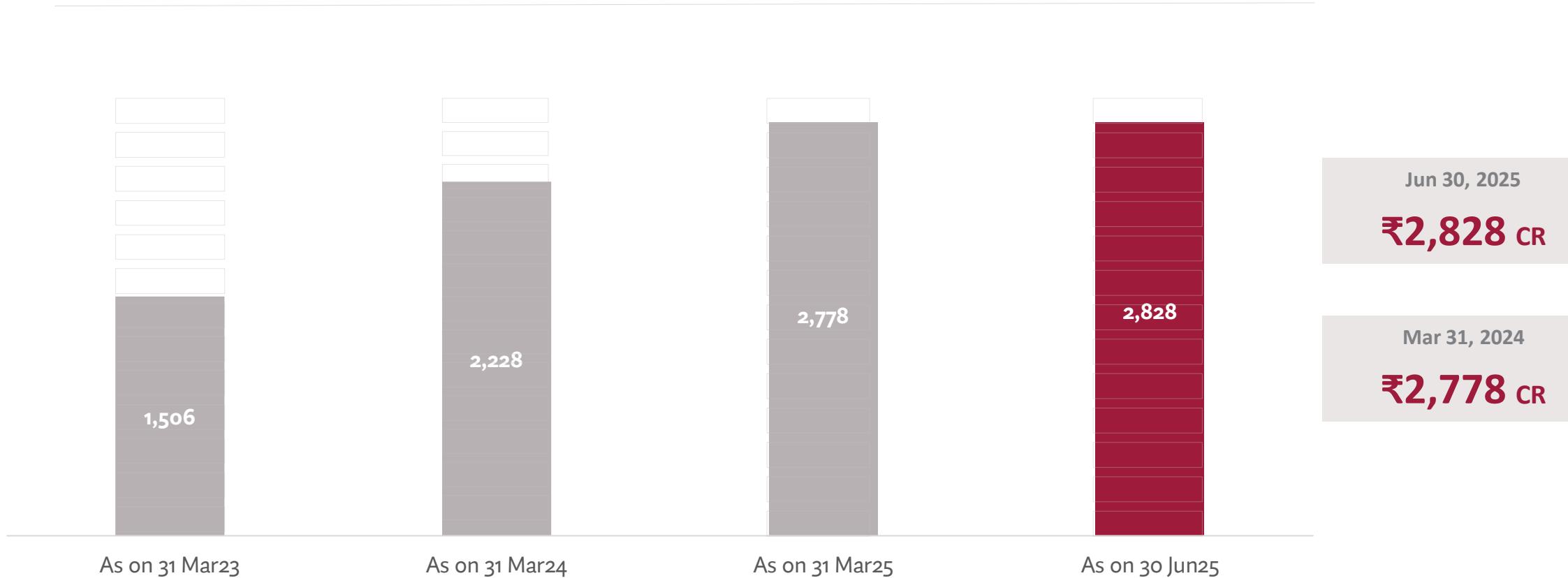
| City | Project wise | Q1 FY25 Rs. Cr | Q1 FY26 Rs. Cr |
|------------------------|------------------------|-------------------|-------------------|
| Gujarat | Aavishkaar | 3 | 2 |
| | Forreste (I to V) | 14 | 9 |
| | High Grove / CW | 2 | 6 |
| | Uplands 2.0 & 3.0 | 22 | 1 |
| | Uplands (One & Two) | - | 7 |
| | Rhythm of Life | 13 | 2 |
| | Aquacity | 93 | 62 |
| | Industrial Park - NH47 | - | 29 |
| Gujarat Total | | 148 | 118 |
| Karnataka | Belair | 11 | 16 |
| | Greatlands | 3 | 14 |
| | Oasis | 1 | 1 |
| | Forest Trails | 9 | (4) |
| | Orchards | 30 | 1 |
| | The Park | - | 19 |
| Karnataka Total | | 54 | 47 |
| Maharashtra | Elan | - | 10 |
| Total | | 201 | 175 |

UNRECOGNIZED REVENUE – AS ON 30 JUN 25

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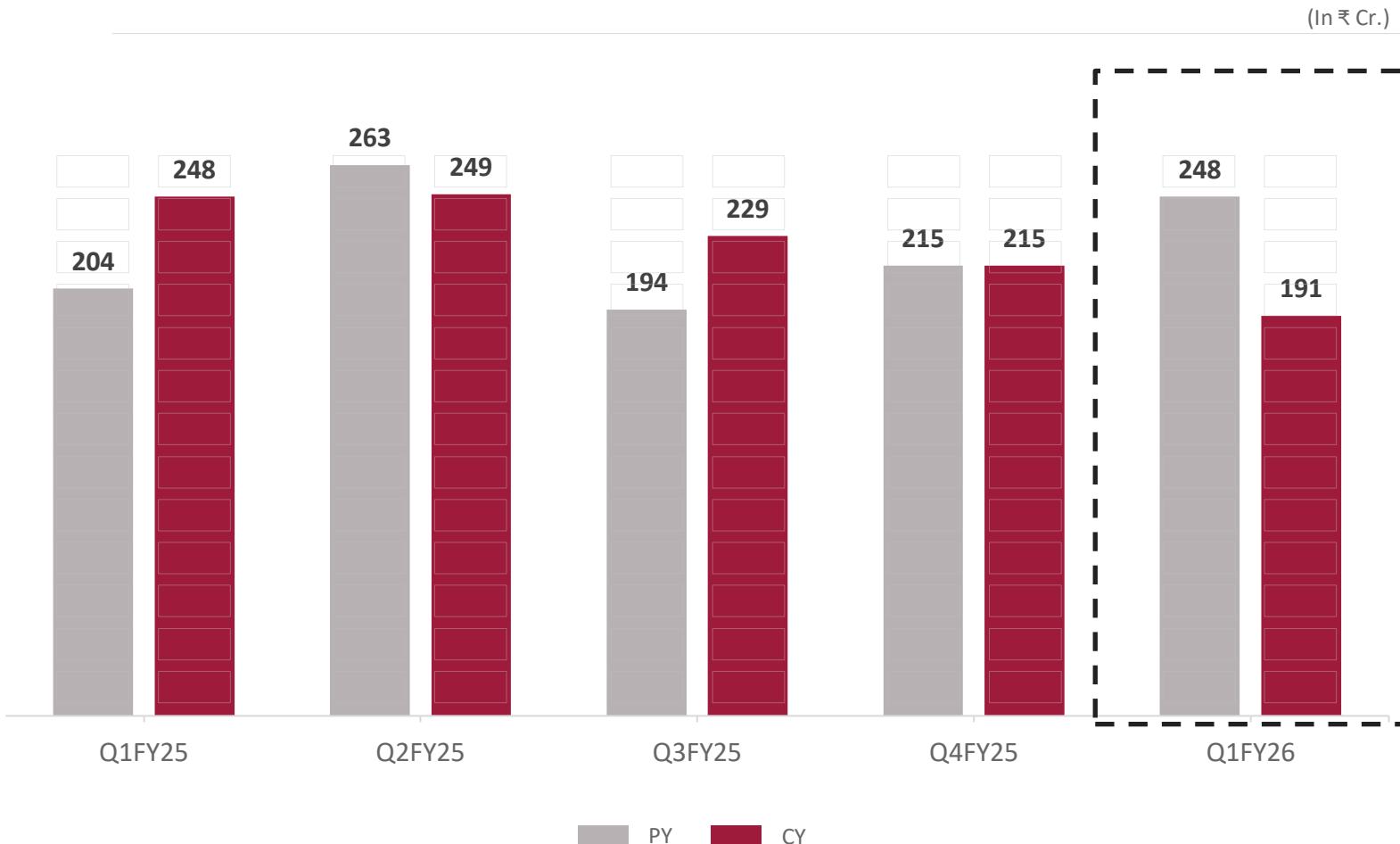
UNRECOGNIZED REVENUE

(In ₹ Cr.)



COLLECTIONS : Q1 FY26

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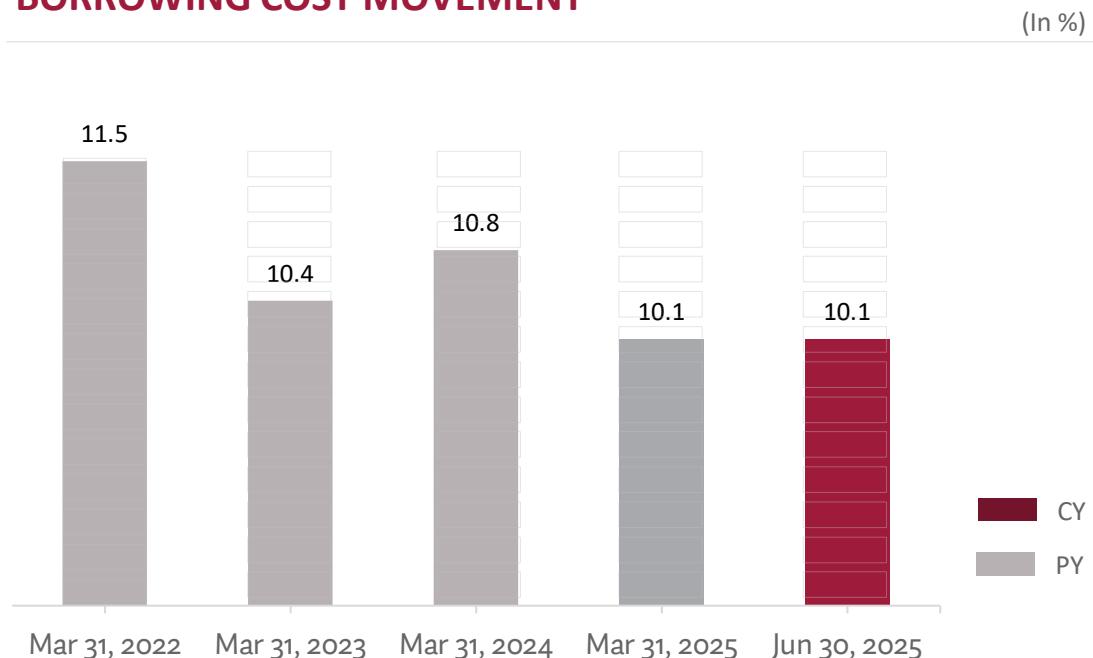


Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

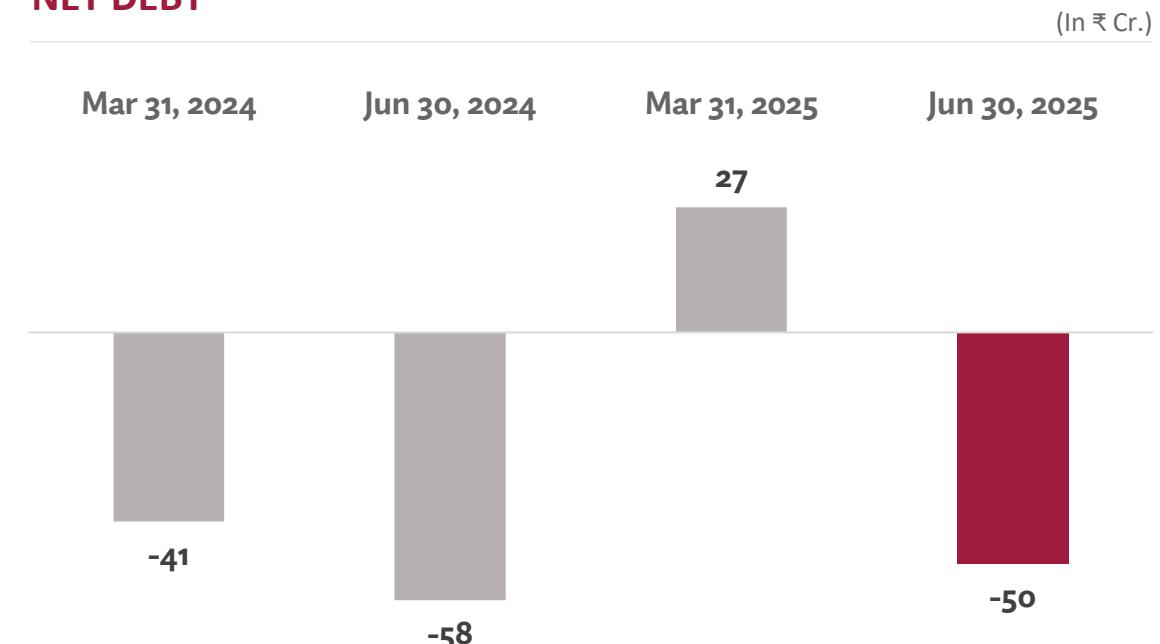
NET DEBT MOVEMENT: Q1 FY26

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BORROWING COST MOVEMENT



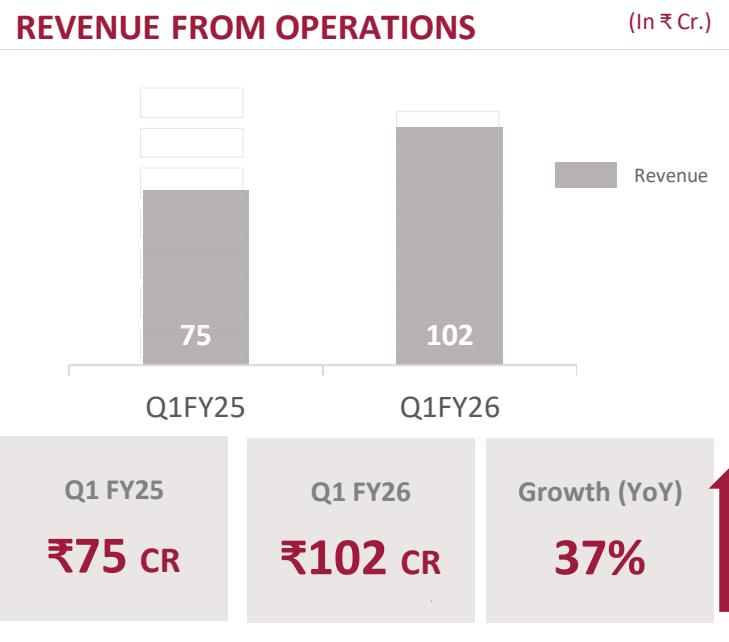
NET DEBT



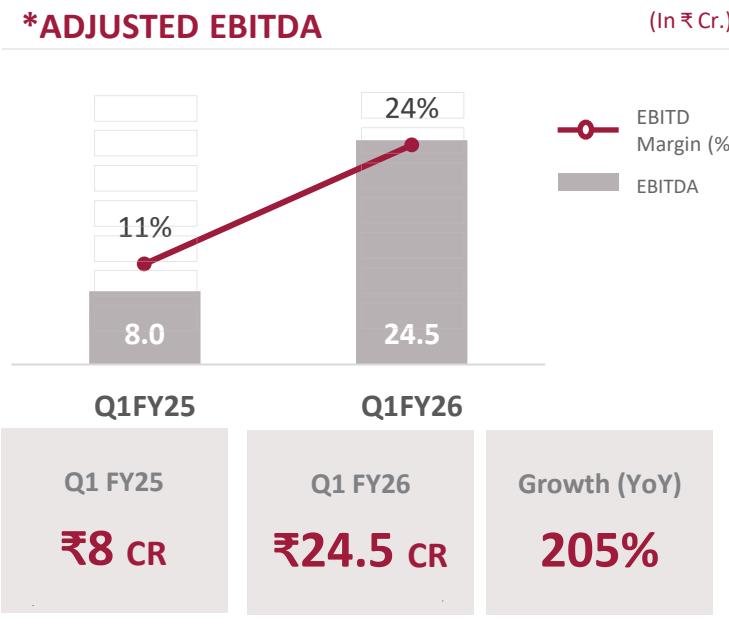
Net Interest-bearing funds as on Jun 30, 2025 is ₹ (50) Cr (vs Mar 25 ₹ 27 Cr) Decreased by ₹ 77Cr during the quarter
 Net Debt (Interest-bearing funds) to Equity ratio at (0.08) as on Jun-25 vs 0.04 as on Mar-25

CONSOLIDATED FINANCIALS SUMMARY

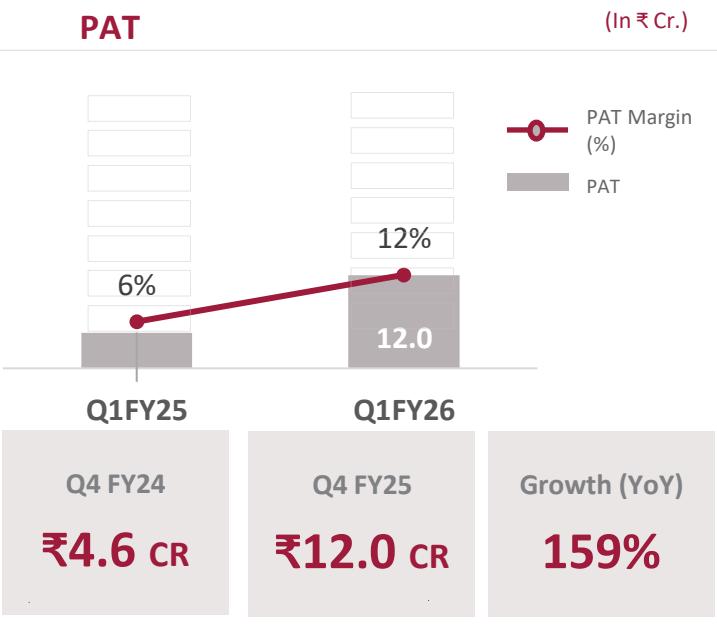
REVENUE FROM OPERATIONS



*ADJUSTED EBITDA



PAT



*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

Q1 FY26 SYNOPSIS

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| City | Projects | Area Booked Q1 FY26 (sq ft.) | Units Booked Q1 FY26 (nos.) | Sales Value for Q1 FY26 (Rs. Cr) | Amount Collected Q1 FY26 (Rs. Cr) | Revenue Recognized Q1 FY26 (Rs. Cr) |
|--------------|------------------------|---------------------------------|--------------------------------|-------------------------------------|--------------------------------------|--|
| Gujarat | Aavishkaar | 5,271 | 6 | 2 | 3 | 4 |
| | Alcove | - | - | - | - | - |
| | Chirping Woods | 19,719 | 3 | 3 | 3 | - |
| | Forreste 5 | 23,148 | 3 | 7 | 0 | - |
| | Forreste | 7,668 | 1 | 2 | 1 | - |
| | Fruits of Life | - | - | - | 2 | - |
| | High Grove | 14,499 | 1 | 2 | (2) | 9 |
| | Aquacity | 6,02,822 | 111 | 62 | 58 | - |
| | Rhythm of Life | 14,148 | 2 | 2 | 5 | - |
| | Uplands 2.0 & 3.0 | 7,245 | 2 | 1 | 18 | - |
| | Uplands One | 32,310 | 1 | 7 | 4 | 4 |
| | Uplands Two | - | - | 0 | 1 | 5 |
| | Industrial Park - NH47 | 5,25,227 | 2 | 29 | - | - |
| Karnataka | Belair | 15,086 | 12 | 16 | 23 | 49 |
| | Forest Trails | (6,566) | (2) | (4) | 15 | - |
| | Greatlands | 20,730 | 14 | 14 | 16 | 16 |
| | Oasis | 1,538 | 1 | 1 | 1 | 1 |
| | Orchards | 1,015 | 1 | 1 | 24 | - |
| | The Park | 26,921 | 19 | 19 | 8 | - |
| Maharashtra | Elan | 10,131 | 9 | 10 | 12 | 13 |
| Total | | 13,20,913 | 186 | 175 | 191 | 101 |

[^] 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

DEBT PROFILE – AS ON JUN 30, 2025

| Amount in ₹ Cr. | 30-Jun-2024 | 31-Mar-2025 | 30-Jun-2025 |
|--------------------------------------|-------------|-------------|-------------|
| Gross Debt* | 61 | 199 | 193 |
| Net Interest-bearing funds | (58) | 27 | (50) |
| Net Interest-bearing funds to Equity | (0.12) | 0.04 | (0.08) |

- The above statement does not include OCD of ₹ 49 Cr issued to HDFC Platform 2 (8 years original tenure + 2 years) for joint project in Bangalore.

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

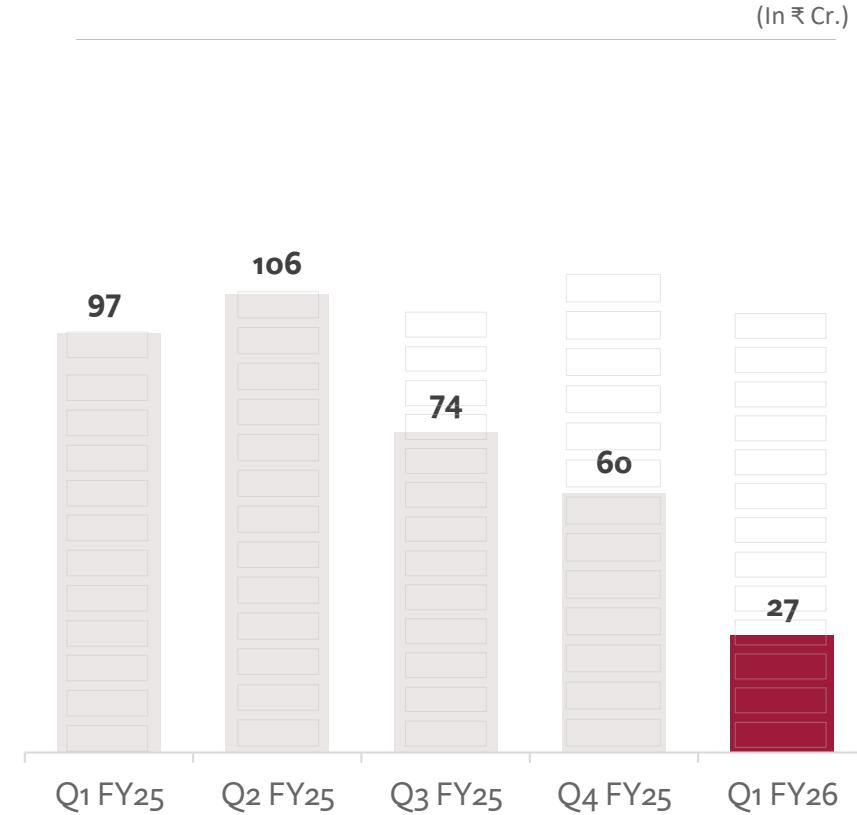
The Company generated operating Cash Flow of Rs. 27 Cr of in Q1 FY26. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

CONSOLIDATED CASHFLOWS – Q1 FY26

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| Particulars (Rs in Crs) | Q1 FY25 | FY25 | Q1 FY26 |
|--|-------------|--------------|-------------|
| Opening Balance | 21 | 21 | 27 |
| Operating activities | | | |
| Collections | 248 | 942 | 191 |
| Construction cost and other overheads | (104) | (392) | (113) |
| Taxes | (1) | (33) | (5) |
| Direct land cost/JDA and DM sharing | (46) | (180) | (46) |
| Net Operating Cashflow (A) | 97 | 337 | 27 |
| Financing Activities | | | |
| Finance cost (Net) | (1) | (7) | (5) |
| Pref Issue / Equity | 4 | 13 | 4 |
| Loans/OCD - Drawdown/(Repayment) (Net) | (15) | 137 | (6) |
| Investments (Net) | (13) | (87) | (10) |
| Net Financial Cashflow (B) | (25) | 57 | (17) |
| Investing Activities | | | |
| Land Payments & Approvals | (62) | (388) | (18) |
| Net Investing Cashflow (C) | (62) | (388) | (18) |
| Total Net Cashflow (D= A+B+C) | 30 | 27 | 19 |

OCF TREND:



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.



PROJECT PORTFOLIO

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

PROJECT PORTFOLIO - COMPLETED

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| 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 | 4,54,486 | 90,982 | 130 | 125 | 127 | 2,870 |
| | 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 | 28,752 | 30,428 | 9 | 8 | 8 | 3,256 |
| | Megapark | 5,01,222 | 4,83,860 | 17,362 | 29 | 28 | 27 | 591 |
| | Megatrade | 82,526 | 74,550 | 7,976 | 32 | 31 | 32 | 4,293 |
| | Square | 9,15,809 | 9,15,809 | - | 254 | 254 | 254 | 2,776 |
| Karnataka | Belair | 4,69,620 | 4,38,459 | 31,161 | 302 | 251 | 270 | 6,887 |
| | Expansia | 1,40,268 | 1,40,268 | - | 75 | 75 | 75 | 5,358 |
| | Greatlands | 9,52,854 | 7,82,387 | 1,70,467 | 331 | 302 | 316 | 4,227 |
| | Oasis | 5,72,262 | 5,65,416 | 6,846 | 327 | 324 | 325 | 5,777 |
| | Skylands | 4,91,113 | 4,91,113 | - | 267 | 267 | 267 | 5,443 |
| | Sporcia | 5,01,491 | 4,99,990 | 1,501 | 235 | 235 | 234 | 4,692 |
| Maharashtra | Elan | 1,34,952 | 88,588 | 46,364 | 70 | 59 | 59 | 7,858 |
| | Total | 65,01,284 | 60,49,687 | 4,51,597 | 2,140 | 2,040 | 2,074 | |

[^]Amount Collected is excluding Taxes and net of cancellations

As on 30 June 2025

PROJECT PORTFOLIO - ONGOING

| State | Project | Total Saleable | Booked | Unsold Inventory | Booking Value | Revenue Recognized | ^Collections | Average Price (Price till date) |
|------------------|-------------------|--------------------|--------------------|--------------------|---------------|--------------------|--------------|---------------------------------|
| | | (Sqft) | (Sqft) | (Sqft) | (₹ Cr) | (₹ Cr) | (₹ Cr) | ₹ / Sq ft |
| Gujarat | Aquacity | 1,41,64,344 | 69,57,758 | 72,06,586 | 737 | - | 156 | 1,060 |
| | Chirping Woods | 13,39,092 | 11,08,994 | 2,30,098 | 132 | 2 | 111 | 1,189 |
| | Forreste | 29,58,846 | 24,17,879 | 5,40,966 | 349 | 31 | 328 | 1,442 |
| | Forreste 5 | 9,43,164 | 5,70,648 | 3,72,516 | 131 | 5 | 69 | 2,298 |
| | Fruits of Life | 17,45,853 | 15,02,775 | 2,43,078 | 146 | - | 139 | 969 |
| | High grove | 43,77,033 | 24,38,334 | 19,38,699 | 233 | 107 | 223 | 954 |
| | Rhythm of Life | 10,33,030 | 7,77,807 | 2,55,223 | 95 | - | 28 | 1,221 |
| | Uplands 2.0 & 3.0 | 1,03,38,827 | 48,97,125 | 54,41,702 | 442 | - | 324 | 902 |
| | Uplands One | 31,92,901 | 29,63,362 | 2,29,539 | 514 | 485 | 504 | 1,735 |
| | Uplands Two | 12,89,128 | 10,83,204 | 2,05,924 | 331 | 124 | 294 | 3,054 |
| Karnataka | Forest Trails | 9,71,736 | 4,29,984 | 5,41,752 | 319 | - | 77 | 7,413 |
| | Orchards | 5,70,200 | 3,95,922 | 1,74,278 | 217 | - | 171 | 5,488 |
| | The Edge | 1,68,224 | 56,994 | 1,11,230 | 40 | - | 27 | 7,077 |
| | The Park | 5,69,066 | 3,05,225 | 2,63,841 | 200 | - | 22 | 6,538 |
| | Total | 4,36,61,445 | 2,59,06,011 | 1,77,55,434 | 3,885 | 755 | 2,473 | |

[^]Amount Collected is excluding Taxes and net of cancellations

As on 30 June 2025

PROJECT PORTFOLIO – SUMMARY 1

#DESIGNEDTOINSPIRE

| 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 | 32,38,724 | 584 |
| | Maharashtra | Summary of all completed projects | | | | Complete | 1,34,952 | 75 |
| | Karnataka | Summary of all completed projects | | | | Complete | 31,27,608 | 1,631 |
| 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 One | Residential | JV | ~ 77% Revenue Share | 2025 | 31,92,901 | 580 |
| | | Uplands Two | Residential | JV | ~ 77% Revenue Share | 2025 | 12,89,128 | 350 |
| | | High grove | Residential | JV | ~ 45% Revenue Share | 2025 | 43,77,033 | 329 |
| | | Uplands 2.0 & 3.0 | Residential | JV | ~ 10% 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 | HDFC Platform 2 | Arvind Invst 33.33% | 2025 | 17,45,853 | 155 |
| | | Forreste | Residential | DM | 0% | 2026 | 29,58,846 | 395 |
| | | Rhythm of Life | Residential | Owned | 100% | 2026 | 10,33,030 | 144 |
| | Karnataka | The Edge | Commercial | Owned | 100% | 2025 | 1,68,224 | 125 |
| | | Orchards | Residential | HDFC Platform 2 | Arvind Invst 33.33% | 2027 | 5,70,200 | 222 |
| | | The Park | Residential | Owned | 100% | 2028 | 5,69,066 | 370 |
| | | Forest Trails | Residential | JD | ~ 65% Revenue Share | 2027 | 9,71,736 | 600 |
| | | Subtotal | | | | | 5,01,62,729 | 8,286 |

PROJECT PORTFOLIO – SUMMARY 2

#DESIGNEDTOINSPIRE

| 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 |
| | | Fruits of Life - Future phase | Residential | Owned | 100% | Yet to be launched | 3,08,909 | 25 |
| | | Moti Bhoyan Phase | Residential | DM | ~ 10% Revenue Share | Yet to be launched | 7,17,959 | 116 |
| | | NH48, Surat | Residential | JV | ~ 55% Revenue Share | Yet to be launched | 3,88,980 | 38 |
| | | Rhythm of Life - Future Phase | Residential | JV | ~ 55% Revenue Share | Yet to be launched | 1,32,33,132 | 1,094 |
| | | Aquacity - Future Phase | Residential | Owned | 100% | Yet to be launched | 7,46,654 | 107 |
| | | Mankol | Residential | JV | ~ 50% Revenue Share | Yet to be launched | 64,49,814 | 610 |
| | | Industrial Park - NH47 | Commercial | JD | ~ 70.5% Revenue Share | Yet to be launched | 65,77,560 | 560 |
| Karnataka | | Bannerghatta Road | Residential | HDFC Platform 2 | Arvind Invst 33.33% | Yet to be launched | 1,92,48,192 | 1,350 |
| | | Orchards - Future Phase | Residential | Owned | 100% | Yet to be launched | 4,63,587 | 400 |
| | | Sarjapur Road (Sarjapur JD) | Residential | JD | ~ 65% Revenue Share | Yet to be launched | 5,43,367 | 212 |
| | | ITPL Road | Residential | JD | ~ 54% Revenue Share | Yet to be launched | 3,23,433 | 275 |
| Maharashtra | | Khopoli | Residential | JD | ~ 70.5% Revenue Share | Yet to be launched | 4,45,379 | 600 |
| | | Subtotal | | | | | 21,94,553 | 1,520 |
| | | Grand Total | | | | | 5,63,89,297 | 7,552 |
| | | | | | | | 10,65,52,026 | 15,838 |

ESTIMATED OPERATING CASH FLOW

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| ₹ Cr | | 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 | 584 | 534 | 49 | 7 | 56 | 0 | 56 |
| | Ongoing | 4,679 | 3,109 | 1,570 | 933 | 2,503 | 1,751 | 753 |
| | Yet to be launched | 4,545 | 29 | 4,517 | 29 | 4,545 | 2,961 | 1,584 |
| Gujarat Total | | 9,808 | 3,672 | 6,136 | 968 | 7,105 | 4,712 | 2,393 |
| Karnataka | Completed | 1,631 | 1,536 | 94 | 49 | 143 | 26 | 118 |
| | Ongoing | 1,317 | 776 | 541 | 479 | 1,020 | 444 | 576 |
| | Yet to be launched | 1,487 | 0 | 1,487 | 0 | 1,487 | 1,007 | 480 |
| Karnataka Total | | 4,434 | 2,312 | 2,122 | 528 | 2,650 | 1,477 | 1,173 |
| Maharashtra | Ongoing | 75 | 70 | 5 | 11 | 16 | -6 | 23 |
| | Yet to be launched | 1,520 | 0 | 1,520 | 0 | 1,520 | 1,111 | 409 |
| Maharashtra Total | | 1,595 | 70 | 1,525 | 11 | 1,536 | 1,105 | 432 |
| Grand Total | | 15,838 | 6,054 | 9,784 | 1,508 | 11,291 | 7,293 | 3,998 |
| Add: Surplus | | | | | | | | 50 |
| Net Estimated Unrealised Operating Cashflow | | | | | | | | 4,048 |

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.

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

ABOUT THE COMPANY

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 120-year legacy - synonymous with robust governance and creating value accretive businesses

Listed in 2015 post demerger from Arvind Ltd

Diversified geographical presence

Ahmedabad, Gandhinagar, Bangalore & Pune

Strong conviction by promoters

- 3 rounds of capital infusion by promoters
- Recent one by MD & CEO

Strong trusted consumer brand

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

Primarily focused on Residential development

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

Strategic partnership with HDFC Capital

Equity investment at Hold co and Platform funding

Experienced Professional Mgmt.

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

Growing Project Portfolio

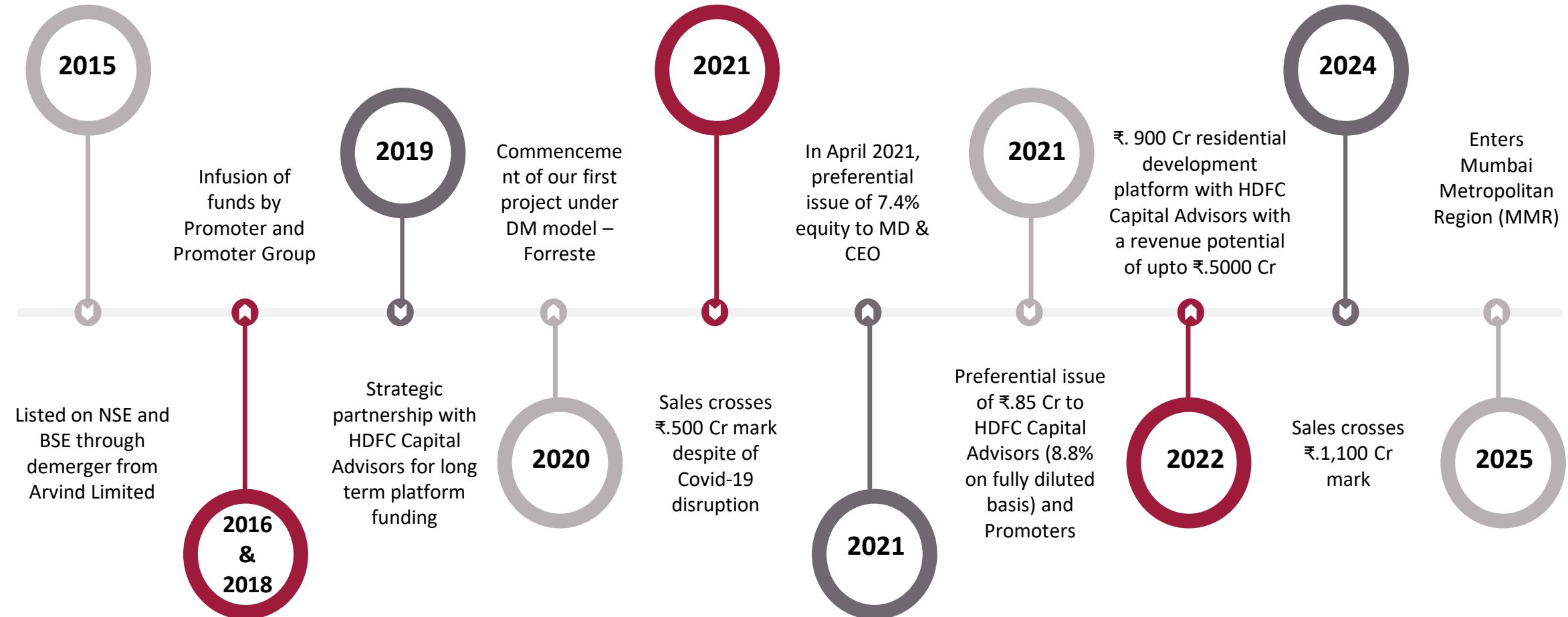
- Delivered 6.5 msf
- Ongoing projects of 43.7 msf
- Planned projects of 56.4 msf

Strong financial performance - 25% CAGR in Bookings

Long term credit rating of A+/Stable outlook; OCF of Rs 337 Cr in FY25

THE JOURNEY SO FAR

#DESIGNEDTOINSPIRE

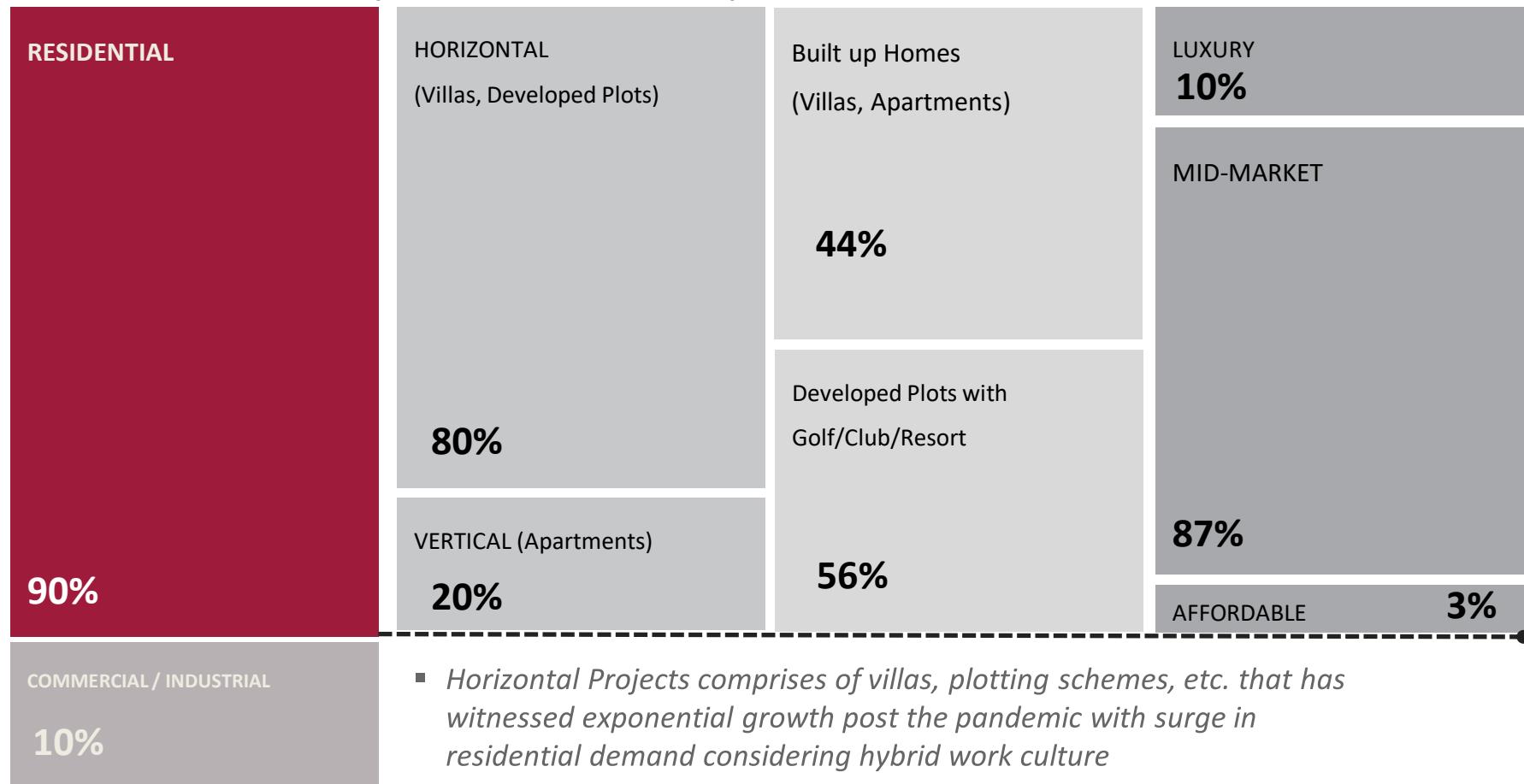


CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

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Arvind
SMARTSPACES


PROJECT CLASSIFICATION (ONGOING AND PLANNED) MARCH 2025

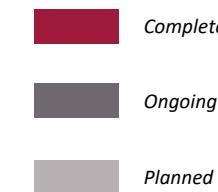


[^]The numbers are basis value of the portfolio

LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

CAPITAL PAYMENTS

- In a span of 18 years, falling true to brand Arvind, successfully delivered 14 projects i.e. 6.5 mn.sq.ft. of which 100% projects handed over as per the committed date.



PROJECT PORTFOLIO (IN MN. SQ.FT.)

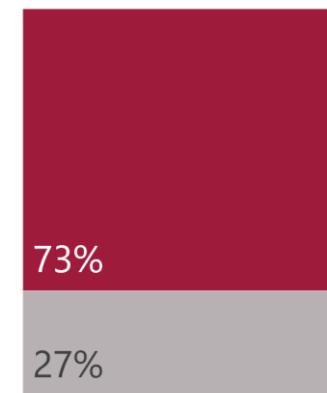
| | | | | |
|--------|-----|------|------|--------------|
| Jun-25 | 6.5 | 43.7 | 56.4 | 106.5 |
| Mar-25 | 6.5 | 35.9 | 64.1 | 106.5 |
| Mar-24 | 4.9 | 26.9 | 43.5 | 75.4 |
| Mar-23 | 4.9 | 17.1 | 8.03 | 30.1 |
| Mar-22 | 4.9 | 14.0 | 6.5 | 25.4 |
| Mar-21 | 3.8 | 14.2 | 4.8 | 22.8 |

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

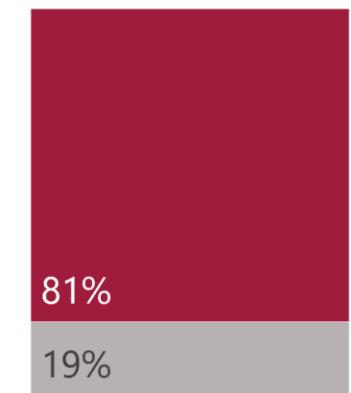
MULTIPLE LAND SOURCING MODELS

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

VALUE SHARE in %



VOLUME SHARE in %



JDAs

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 61%,

AHMEDABAD, GANDHINAGAR, SURAT



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

KARNATAKA 28%

BANGALORE



1. BelAir, 2. Devenahalli, 3. Expansia, 4. Oasis, 5. Forest Trails, 6. Skylands, 7. Sporcia, 8. The Edge 9. Doddaballapura Road 10. North Banagalore 11. Bannerghatta 12. ITPL Road

MAHARASHTRA 11%

MMR, PUNE



1. Elan 2. Khopoli

STRATEGIC PARTNERSHIP WITH HDFC CAPITAL ADVISORS

#DESIGNEDTOINSPIRE

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

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

2021

Preferential issue to HDFC Capital Advisors wherein H-CARE 1 subscribed to 8.8% equity stake in SmartSpaces on a fully diluted basis

INVESTOR PEDIGREE

- The allotment of equity shared on preferential basis to HDFC Capital through HCARE-1, showcases confidence in the Company by HDFC.
- Mr. Vipul Roongta, MD & CEO, HDFC Capital Advisors Ltd. has joined the Board of Directors as a Nominee Director.

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

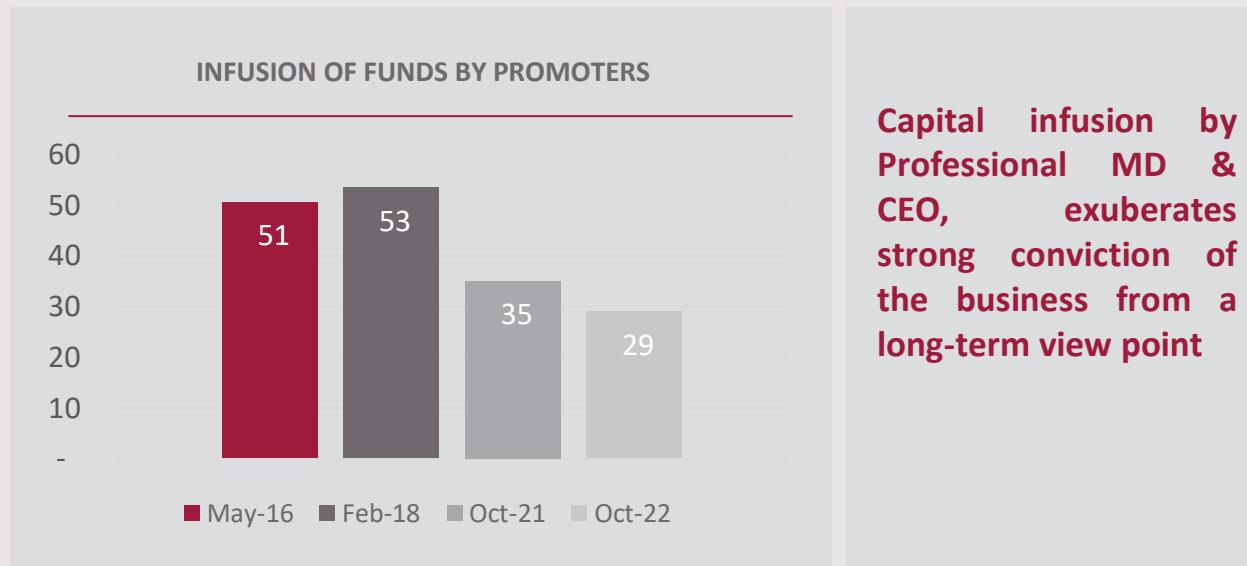
BRAND

- 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 **120 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 \$ 1.7 billion conglomerate, run by professional management*

- SmartSpaces got listed on bourses in 2015 post the demerger from Arvind Ltd. Run under the leadership of Mr. Kamal Singal, MD & CEO
- 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 Pune, started making in-roads since 2019, now further penetrating with new projects. MMR market also being judiciously focussed on as the Arvind brand enables meaningful mindshare



- Arvind SmartSpaces MD & CEO exercised 28,50,000 warrants of ASL entailing an investment of Rs 29 Cr in Sep/Oct 2022

STRONG GOVERNANCE & CSR INITIATIVES

#DESIGNEDTOINSPIRE



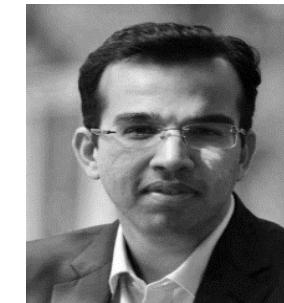
Mr. Sanjay S. Lalbhai
Chairman & Non-Executive



Mr. Kulin S. Lalbhai
Vice Chairman



Mr. Kamal Singal
Managing Director



Mr. Priyansh Kapoor
Whole Time Director* & CEO



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



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.

* Effective 8th August 2025

*Effective Aug 08, 2025

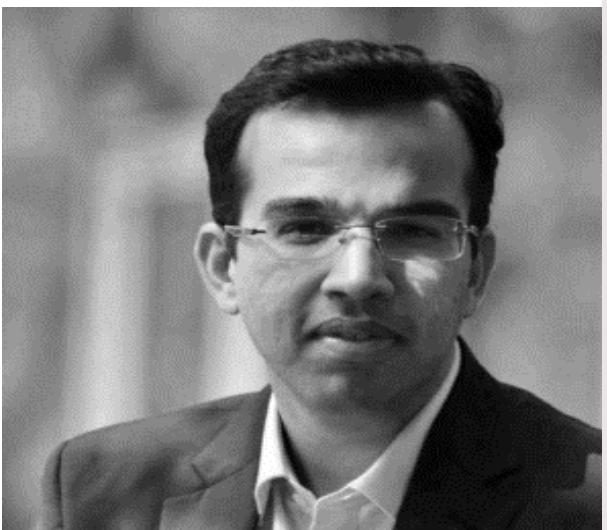
LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM

#DESIGNEDTOINSPIRE



MR. KAMAL SINGAL | MANAGING DIRECTOR

- Associated with the Lalbhai Group since 2001 in various capacities.
- He was elevated to head the real estate business of the Lalbhai Group in 2008. He is responsible for giving strategic direction to the real estate business and also identifying new business opportunities and to further expand the product portfolio of the real estate business.
- Overall experience of more than 30 years
- He holds an EPGM from the Indian Institute of Management, Indore



MR. PRIYANSH KAPOOR | 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 lead sales, marketing, and CRM at The Wadhwa
- He holds a Post Graduate Diploma in Management from the Xavier Institute of Management.



JAGDISH DALAL | Senior Vice President

- Over 30 years of experience
- Excels in corporate finance



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



MANOJ CHELLANI | Chief Business Officer - South

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



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



PANKAJ JAIN | Head of CRM

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



INSHUL SAHANI | Head - Strategy

- Overall experience of over 11 years in Consulting and Corporate Strategy
- 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



PRAKASH MAKWANA | Company Secretary & Compliance Officer

- Member of Arvind group for over 25 years



5 YEAR PERFORMANCE

- OPERATIONAL
- FINANCIAL

BOOKINGS: FY25

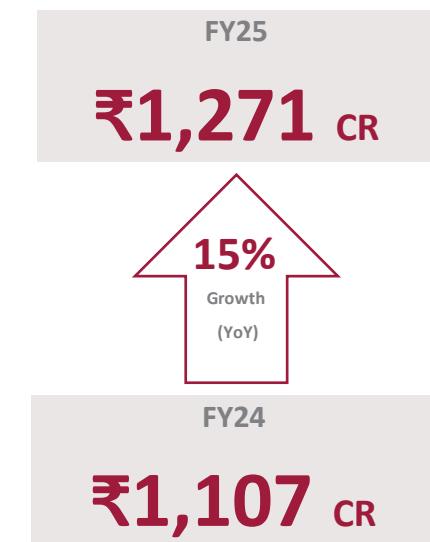
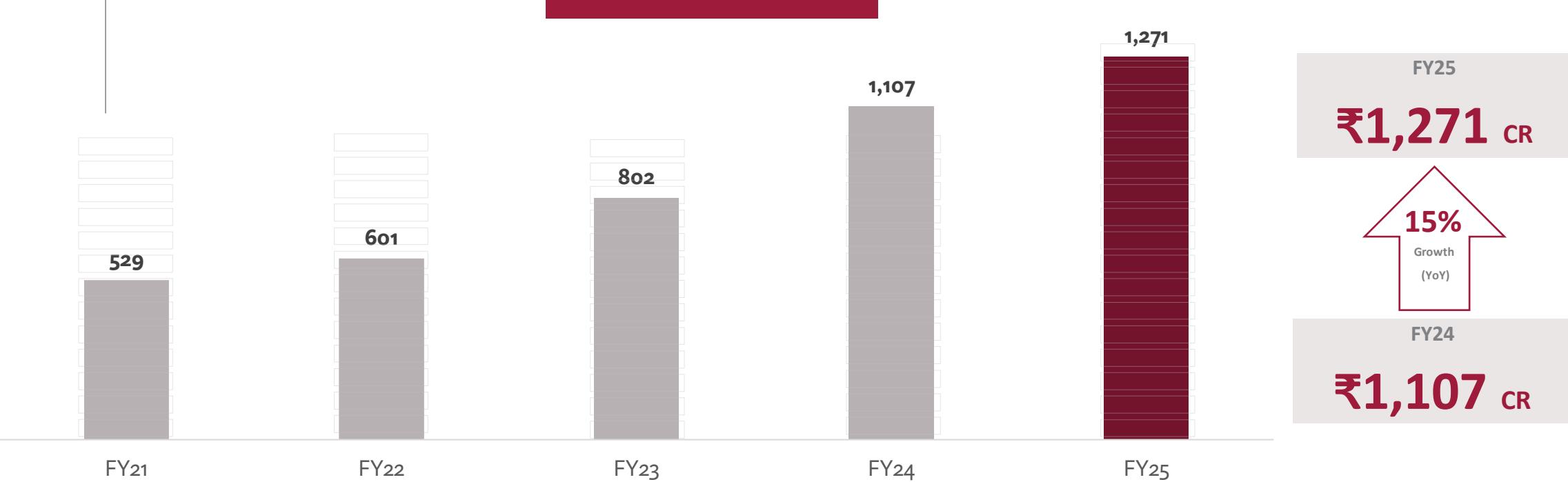
#DESIGNEDTOINSPIRE

BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

25%

CAGR
FY21 – FY25



COLLECTIONS: FY25

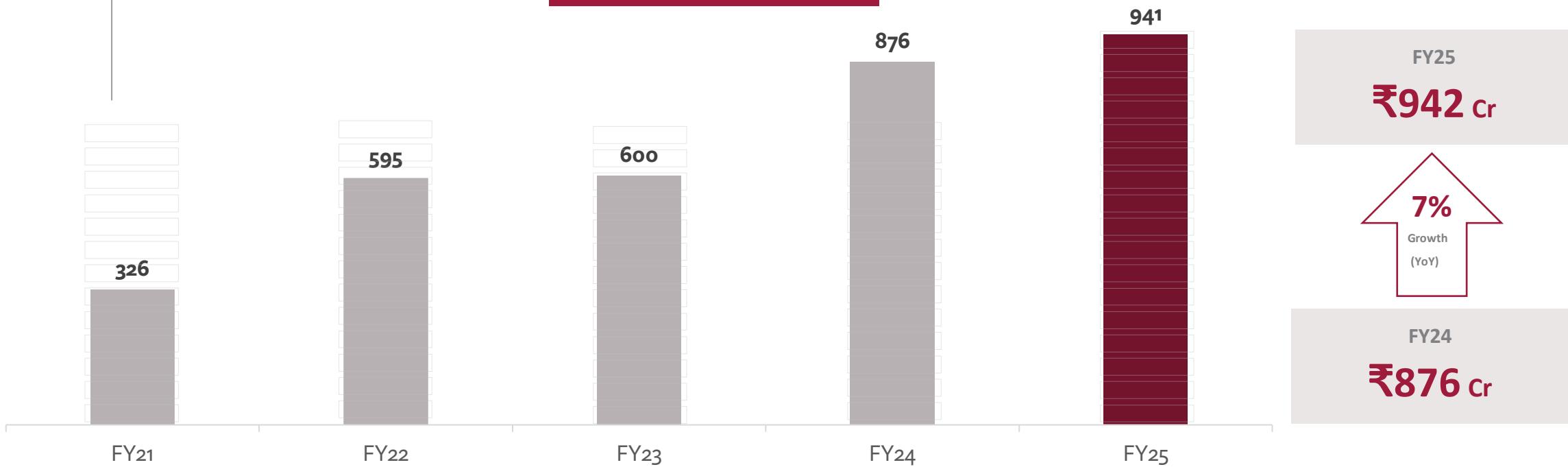
#DESIGNEDTOINSPIRE

COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

30%

CAGR
FY21 – FY25

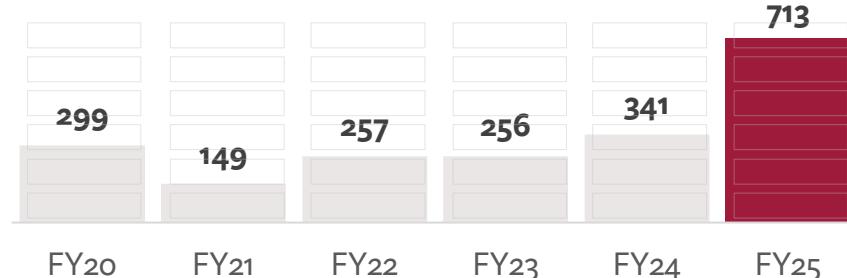


CONSOLIDATED FINANCIAL PERFORMANCE

#DESIGNEDTOINSPIRE

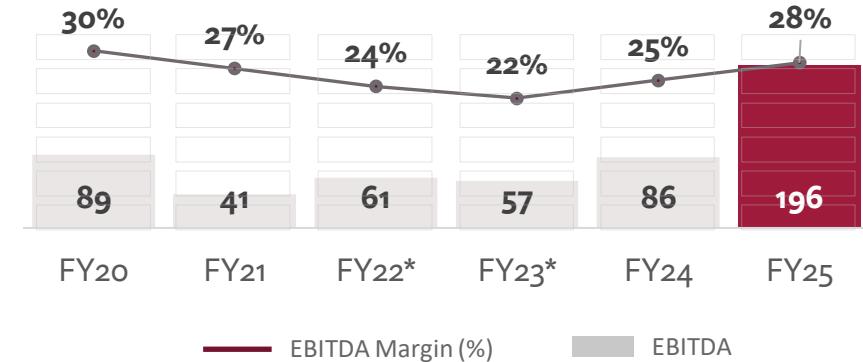
REVENUE

(In ₹ Cr.)



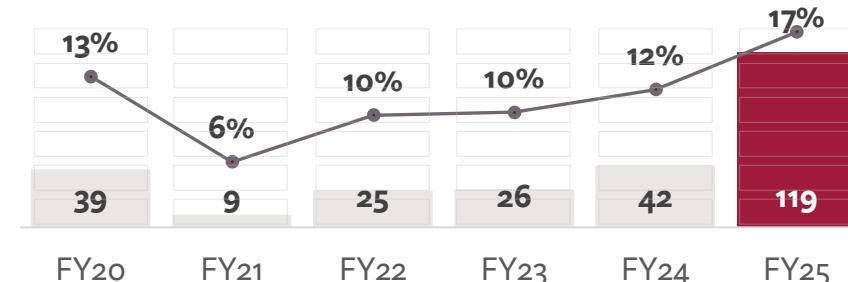
EBITDA

(In ₹ Cr.)



PAT

(In ₹ Cr.)

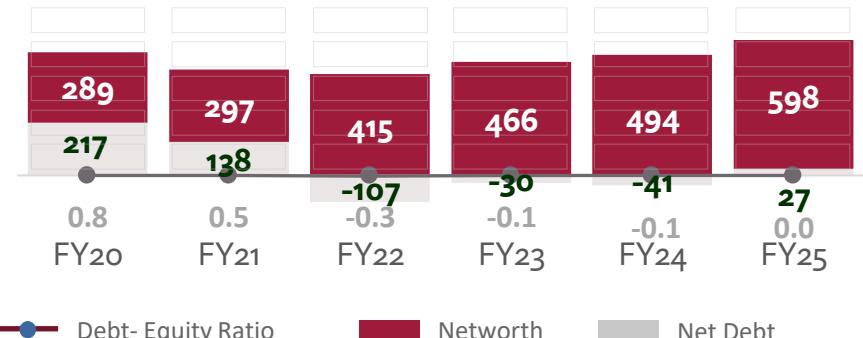


PAT

PAT Margin (%)

NETWORTH & NET DEBT

(In ₹ Cr.)



Debt-Equity Ratio

Networth

Net Debt

*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.



BUSINESS MODEL & STRATEGIC PILLARS

- FUNDAMENTALS
- STRATEGIC PILLARS

KEY BUSINESS FUNDAMENTALS

FOCUS ON LOW OPERATING LEVERAGE AND GREATER CORPORATE EFFICIENCY

HAS TRANSLATED TO PROFITABLE, SCALABLE AND SUSTAINABLE GROWTH

LEAN ORGANISATION

- Low fixed cost: Centralized key functions
- Small team comprising key skill sets: Total on-roll strength of 456 (March 2025)

OUTSOURCING MODEL

- High reliance on outsourcing of noncore activities and entire construction activities
- 73% Projects are through JDs (March 2025)

FOCUS ON HORIZONTAL DEVELOPMENT

- Low proportion of Construction volume and value vis a vis value creation
- Significant reduction contingent liabilities on account of construction commitments post launch

BUILD TO SELL

- Launch in Phases
- Aggressive Sales at Launch: Target selling 30-40% inventory in first 6 months of launch

STRATEGIC PILLARS



Asset light



Balanced Risk Profile



Innovation



Customer Centricity



Systems & Processes



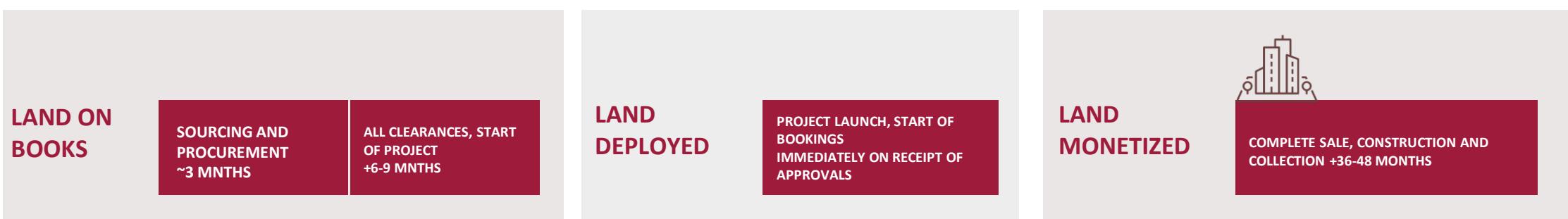
ASSET LIGHT

#DESIGNEDTOINSPIRE

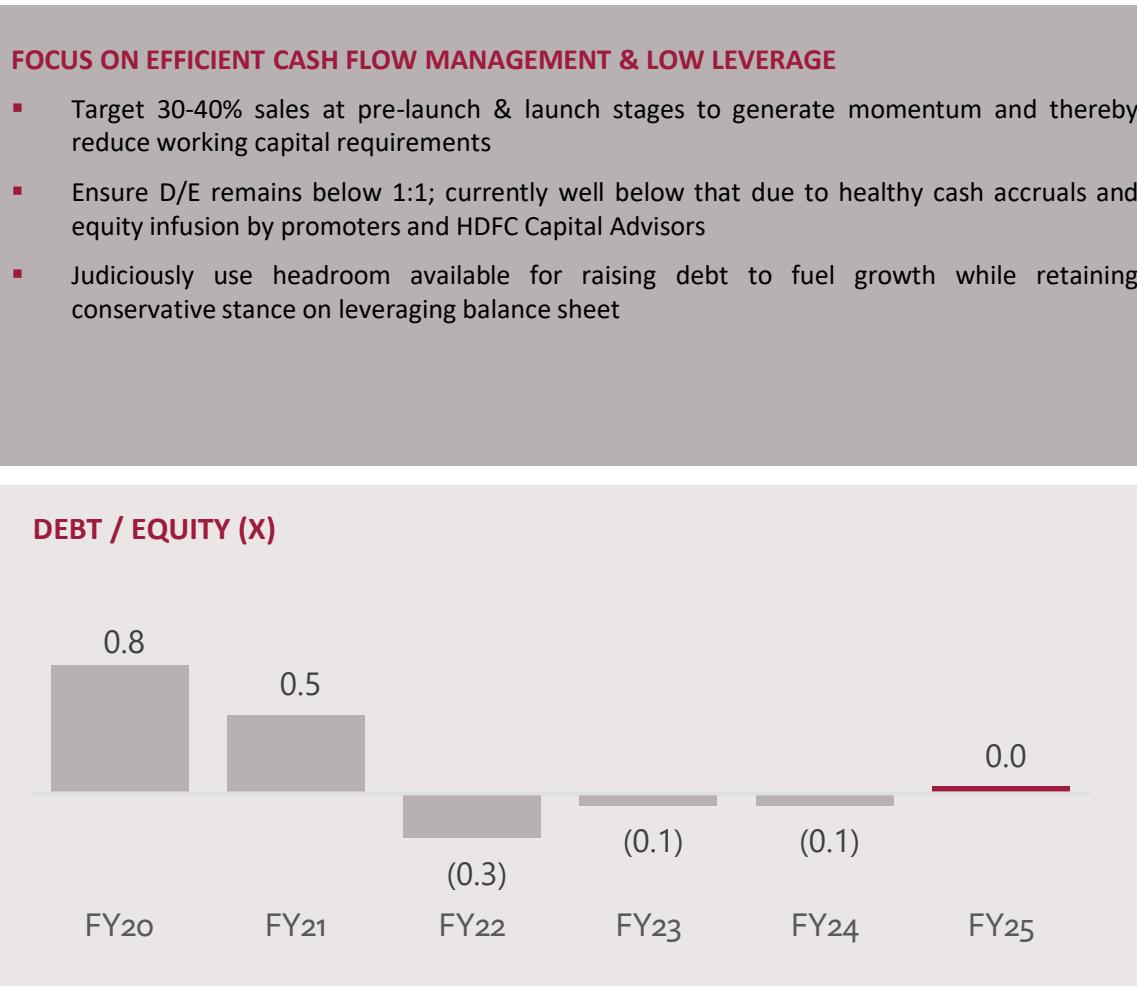
TREAT LAND AS RAW MATERIAL; NO LAND BANKING; PROCESS INDUSTRY APPROACH

| PARAMETER | TRADITIONAL LAND BANKING APPROACH | OUR APPROACH |
|-------------------|---|--|
| Investment class | Asset | Raw Material |
| Approach | Speculative for appreciation | Quick turnaround |
| Value Add | By Holding | By quick conversion into value added FG |
| Monetization time | ~10 years | 3-5 years, Go to Market within 6-9 months |
| Sourcing | By Purchase / Ownership | Combination of Purchase and Partnerships (JDs/JVs) |
| Business model | <ul style="list-style-type: none"> ▪ Speculative returns from land appreciation ▪ Reliance on speculative business cycles | <ul style="list-style-type: none"> ▪ Product turnaround as a Process Industry ▪ Cost efficiency in land and execution ▪ Brand premium ▪ Rely on systems, processes, Innovation and consumer centricity |

LAND PROCUREMENT AND MONETIZATION LIFE CYCLE



BALANCED RISK PROFILE

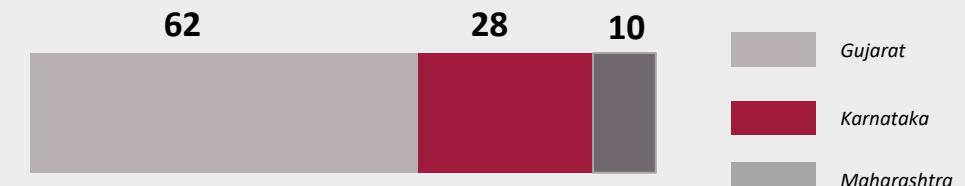


Credit Rating upgraded to IND A+/Stable in December 2023

FOCUSED MARKET & GEOGRAPHIC STRATEGY

- Conservative horizontal market expansion
- Treat each new market as a new business vertical due to regulatory, viability and technical dynamics
- Aggressive deep penetration in existing markets – where we have significant brand presence
 - Ahmedabad with premium / plotting / villa opportunity targeting high end consumer
 - Bangalore as a large growing mid market, brand driven market offering us orbital change opportunity
- Organizational bandwidth being built to focus on significant and important market of MMR

MAR 2025



INNOVATION

(1/2)

PRODUCT INNOVATION

UPLANDS: EXECUTIVE GOLF COURSE**SPORCIA: HOMES AROUND SPORTS****SKYLANDS: JOGGING TRACK IN THE SKY****EXPANSIA: ALL ABOUT SPACES****BELAIR: YOUR CLUB IN THE AIR****UPLANDS: INSPIRED BY DISNEY®**

INNOVATION

(2/2)

PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



URBAN FORREST @ FORRESTE



INTERNATIONAL CLUB ARCHITECTURE @ HG



MAN-MADE LAKE (33 ACRES), THREE MAN-MADE ISLANDS, 18-ACRE GOLF COURSE @ AQUACITY



CUSTOMER CENTRICITY

AIMING FOR DELIGHT AT EVERY TOUCH POINT IN CUSTOMER LIFE CYCLE



Customer Centric product offering*

Value added Maintenance Services

Impeccable record of on-time delivery

Customer greetings

Customer Portal to enable self services

Innovative Pro-Res Services

PROJECTS AND DELIVERY STATUS VS COMMITMENT (IN MONTHS)

+2 MONTHS**

PARISHKAAR/ TRADE
SQUARE | CITADEL

ON TIME

MEGATRADE | EXPANSIA |
MEGAESTATE | MEGA PARK

-3 to 4 MONTHS

ALCOVE SPORCIA

-6 to 8 MONTHS

SKYLANDS OASIS

-18 MONTHS

AAVISHKAAR

* Examples: Consolidated open spaces, WFH, Two/Three side Open spaces, State of the art large recreation & sports facilities, unique and evolved facades and aesthetics, significant investment in landscaping

** Deliveries done as per commitment; however formal certification received within 2 months of commitment in the pre RERA regime

SYSTEMS AND PROCESSES

DEFINED PROJECT ACQUISITION PROCESS

- Experienced land acquisition and in-house legal team
- Strong oversight and approval mechanism
- Directly handled by MD & CEO
- Strong due diligence process (engaging reputed law firms)
- Detailed and conservative viability model
- Strong commercial terms and safeguards
- Strong relationship with landowners and channel partners

POWERFUL SALES ENGINE & PROCESSES

- System driven sales funnel for enhanced efficiency & effectiveness of lead management through automated data tracking and analytics
- Integrated software for pre-sales, sales, post sales & customer experience management
- Sharp focus on Digital Sales (19% share), State of art in-house call center set up with 20-member dedicated team
- Cost of acquired Sales less than 2.2% for most of the new launches
- Vast network of channel partners comprising > 1,200 with detailed CP management systems

DESIGN & DEVELOPMENT PROCESS

- Best in class design partners: Woods Bagot, HOK, RSP, AAA
- Strong in-house team
- Clear mandate and focus on project specific USPs

LEADERSHIP EXPERIENCE



30+ years

Engineering



20+ years

Arch./Design

STRENGTH



177

Engineering



30

Arch./Design

SUPPORTED BY BEST-IN-CLASS TECHNOLOGY



ERP SYSTEM



Generates BOQs directly from drawings



SAP



Document Management System



Quality Management



LOOKING AHEAD

- DIFFERENTIATING FACTORS
- KEY FOCUS AREAS

OUR DIFFERENTIATING FACTORS IN THE REAL ESTATE MARKETPLACE

EFFICIENT AND COMPETITIVE LAND SOURCING

- Created Joint Development models
- Competitive land sourcing

SUCCESSFUL PARTNERSHIP – LONG TERM VALUE CREATION

Uplands, High Grove, Arvind B Safal, Tata Value Housing (now under execution by Arvind Ltd.) are examples of successful partnership of Arvind

VALUE FOR MONEY

- Focus on end-customer
- Greater value through superior price-product offering vs the competition

LEVERAGING BRAND ARVIND

- Brand Equity
- Legacy of over 120 years of Trust & Excellence

ON TIME EXECUTION

100% track record for on-time delivery

EXECUTION EXPERTISE

- Executive golf course, company owned large clubs, Disney tie-up, Sky Club, Sky walk, Sport centricity, elevated amenities & common facilities
- 10-15% cost advantage through contracting model, strong in-house technical team, design optimization

OUR BUSINESS STRATEGIES TO ACCELERATE GROWTH

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NEAR TERM BUSINESS PLAN

- Use Balance Sheet headroom and HDFC partnership to significantly grow project pipeline
 - Multifold growth in bookings while maintaining profitability
-
- Augment Ahmedabad market share and leadership
 - Grow Bangalore presence substantially – leverage Arvind group presence
 - Next big potential market: Pune & MMR
-
- Judicious mix of horizontal (Plotting, Villas), vertical (MIG) and Luxury
 - Long term value creation through creation of destination in larger land parcels
-
- Focused on sustainable and profitable growth
 - Targeting acquisition of 6-7 projects with a cumulative topline potential of ~ ₹ 4,000-5,000 Cr in next 12 months
-
- **Faster execution – launch to handover**
 - **Prudent investments in technology to reduce construction time and enhance digital sales**

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AWARDS AND RECOGNITION

- AWARDS
- ACCOLADES

AWARDS & RECOGNITIONS FY16-25

Company & Individual Awards



'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 Dhabi 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



'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

AWARDS & ACCOLADES

Q1 FY26



Developer of the Year – Residential

17th Realty Conclave & Excellence Awards 2025



**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**



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



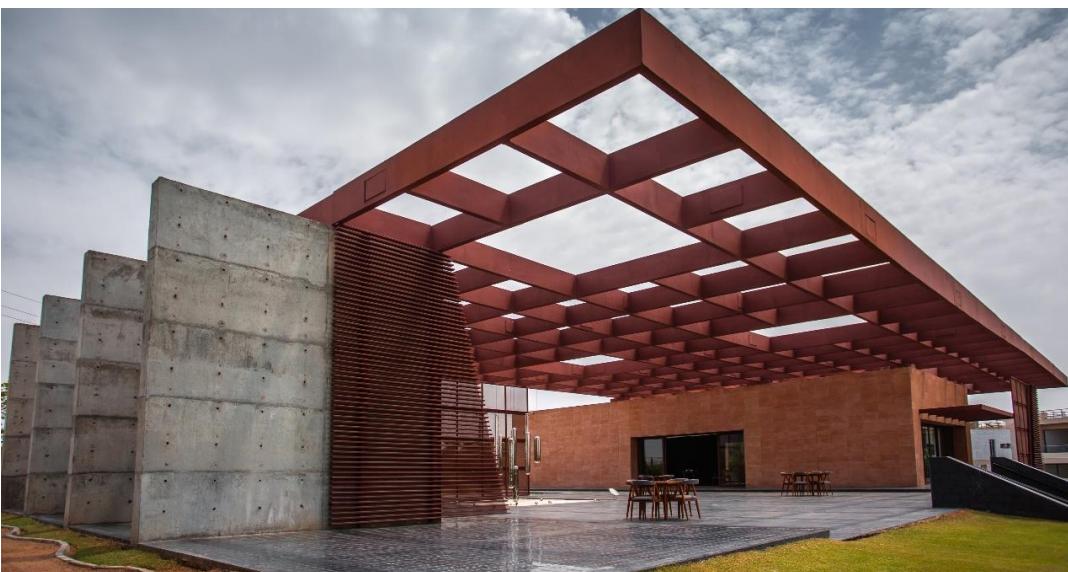
Disney® themed kids
bedroom



Personal Swimming Pool, Gym, Home Theatre - Optional

UPLANDS

#DESIGNEDTOINSPIRE



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



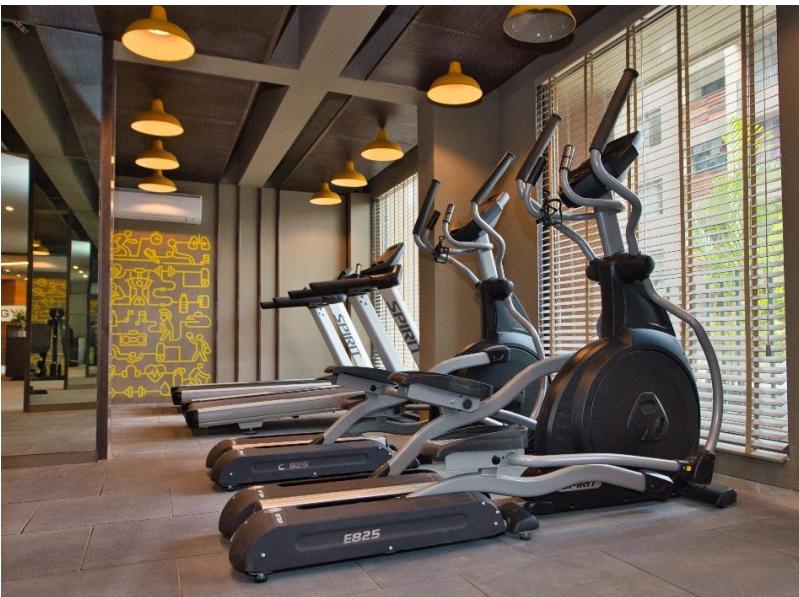
Star gazing deck on
terrace



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



Outdoor & Indoor
Gym



Jogging
pathway/track



Central
Landscape area



Yoga & Multipurpose
room



Children's splash pool &
sports facilities

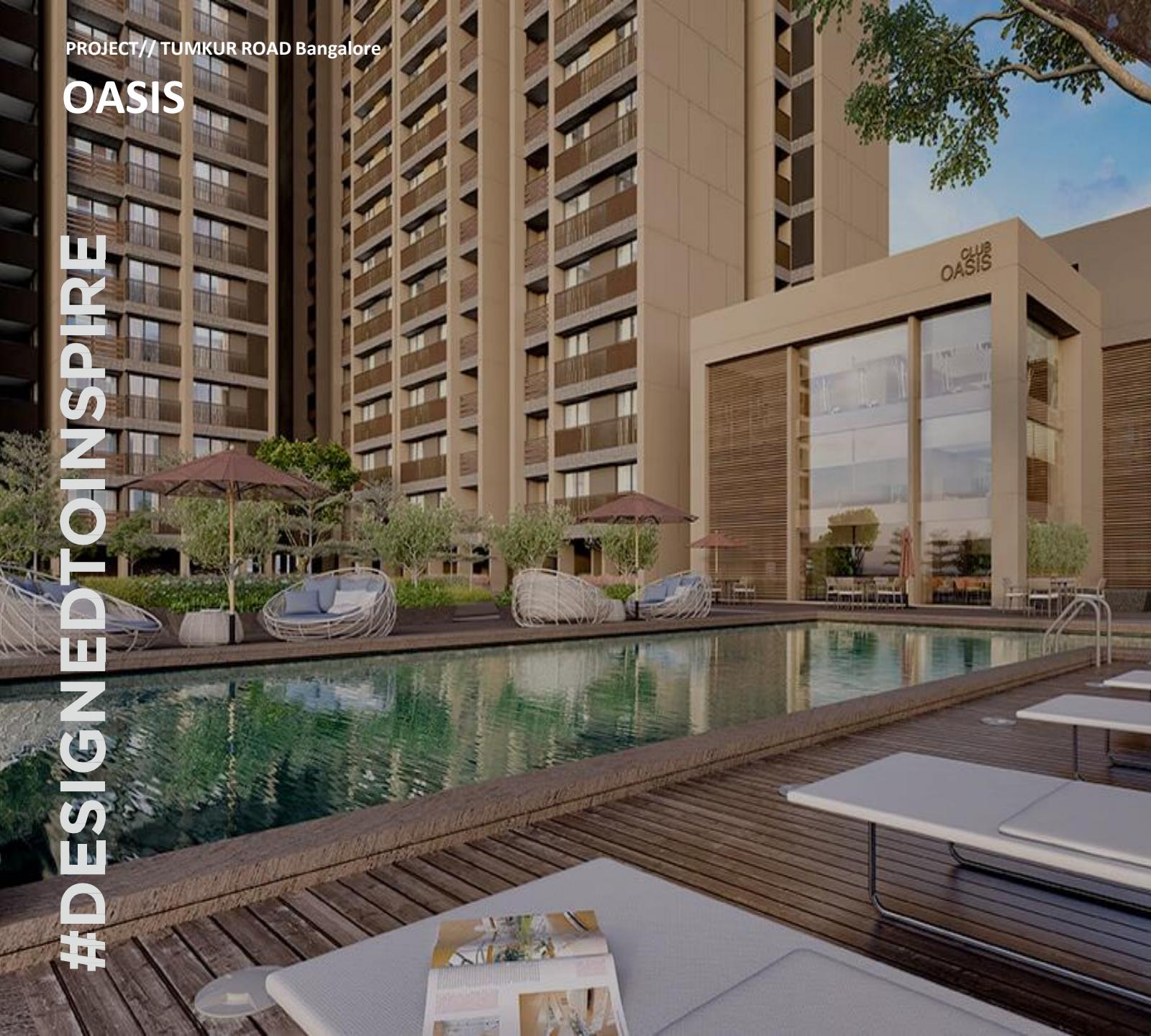
AAVISHKAAR CLUB HOUSE

#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



#DESIGNEDTOINSPIRE

OASIS CLUB HOUSE



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 AMENITIES

#DESIGNEDTOINSPIRE



#DESIGNEDFORLUXURY



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

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 Cafetaria



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 SMAASH, which
is perfected by
Sachin Tendulkar



Bowling Alley



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



Golf Promenade

FORRESTE

#DESIGNEDTONSPIRE



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



FRUITS OF LIFE

#DESIGNEDTOINSPIRE



*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

#DESIGNEDTOINSPIRE



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, 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

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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

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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, floor games
room, net cricket

AQUA CITY

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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



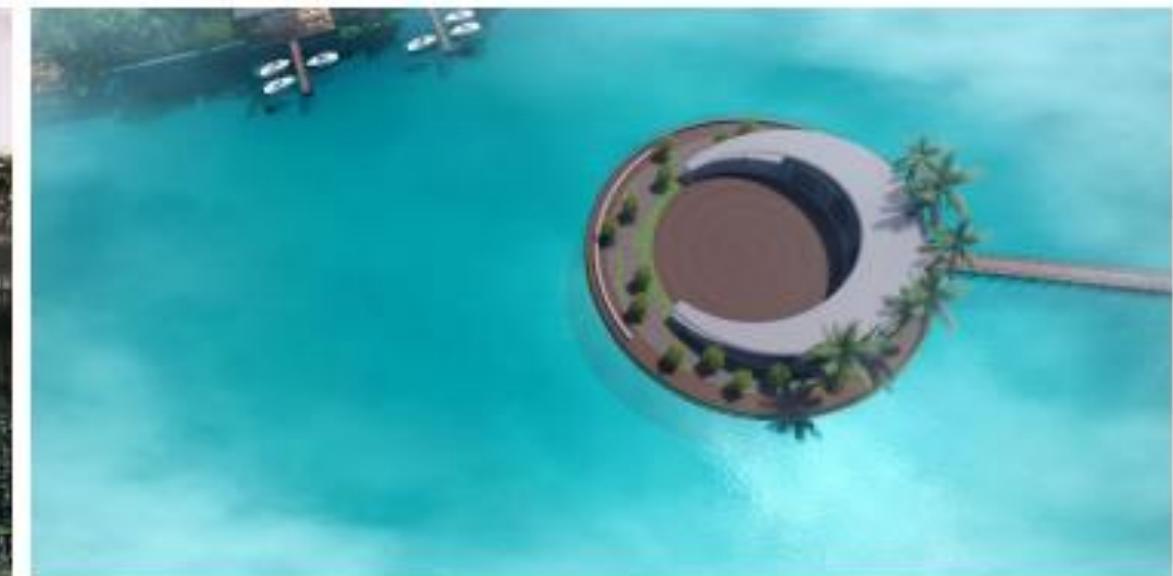
Luxury resort
clubhouse,/5 sectoral
clubhouse



Kashi Ghat

AQUA CITY

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THE PARK

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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

SAFE HARBOR

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THANK YOU

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