

NSE : ARIHANTSUP

BSE : 506194 BLOOMBERG : ARSU:IN ASL believes REAL ESTATE is a retail product with a flavour of an Asset Class.

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The data is as of 31st March 2018.

Arihant Superstructures Highlights for FY18



- Total units launched 1,293 units equivalent to 1,279,051sq. ft.
- Launch of Flagship Project, Arihant Aspire Phase 1 (622 units) (November, 2017)
- Launch of Arihant Anchal Phase 2 (252 units) (May, 2017)
- Launch of Arihant Anaika Phase 2 (267 units) (January, 2018)
- Launch of Arihant Arshiya Phase 3 (67 units) (April, 2017)
- Launch of Arihant Anmol* Phase 3 (85 units) (March, 2018)
- Total Net Sales: 931 units amounting to INR 3.43 bn.
- MMR/Navi Mumbai: 717 units sold (613,343 sq. ft.)
- Jodhpur: 214 units sold (229,223 sq. ft.)
- Total homes delivered: 863 units (Navi Mumbai MMR 698 units equivalent to 511,800 sq. ft.; Jodhpur 165 units equivalent to 242,529 sq. ft.)
- Arihant Amisha Phase 1: Occupation Certificate received
- Arihant Arshiya Phase 1: Occupation Certificate received
- Signed a MoU to facilitate Affordable Housing in partnership with private sector in "Navi Mumbai Airport Influence Notified Area"
- Setting up of Quality Check lab at Jodhpur, 1st time in Jodhpur.

^{*} Additional area launched in Q4FY18

Arihant Superstructures: Highlights



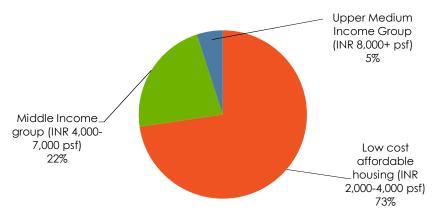
Q4FY18 - Operating Highlights

- 1. Arihant Anaika Phase 2: Sold 76% of Total Area up to 31st March 2018.
- 2. MMR/Navi Mumbai: 350 units sold (270,096 sq ft)
- 3. Jodhpur: 37 units sold (46,285 sq. ft.)
- 4. Arihant Amisha Phase 1: O.C. received
- 5. Arihant Anmol Phase 3 launched
- 6. Signed a MoU with CIDCO/NAINA for partnership with private sector in affordable housing.

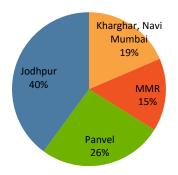
Q4FY18 - Financial Highlights

- 1. Revenue increased by 10% to INR 450 Mn
- 2. EBITDA increased by 15% to INR 97 Mn
- 3. PAT up by 2% to INR 29 Mn
- 4. Secured Debt for Construction reduced to INR 957.38 Mn

CATEGORY-WISE PROJECT PROFILE



AREA WISE PROJECT PORTFOLIO



Arihant Aspire: Construction Ongoing in Full Swing



PROJECT DESIGN



ACTUAL PHOTO (May 2018)



Arihant Superstructures Limited

Site Pictures of Under Construction Projects



ARIHANT ANAIKA (MAY 2018)



ARIHANT ARSHIYA (MAY 2018)



Site Pictures of Under Construction Projects



ARIHANT ANCHAL (MAY 2018)



ARIHANT AANGAN (MAY 2018)



Consolidated Income Statement: Q4FY18



INR Mn (except as stated)	Q4 FY18	Q4 FY17	Y-O-Y Change	Q3 FY18	Q-O-Q Change
Total Revenue	450.05	827.56	-46%	410.48	10%
Total Expenditure	353.29	445.23	-21%	326.41	8%
EBITDA	96.76	382.33	-75%	84.07	15%
EBITDA Margin (%)	21.50%	46.20%	-53%	20.5%	5%
Interest	38.23	40.31	-5%	36.58	5%
Depreciation	4.43	2.61	70%	2.75	61%
PBT	54.10	339.40	-84%	44.74	21%
Tax	16.44	112.85	-85%	18.08	-9%
PAT	37.65	226.55	-83%	26.66	41%
PAT Margin (%)	8.37%	27.38%	-69%	6.49%	29%
Minority Interest	8.48	17.24	-51%	-1.87	-554%
Attributable PAT	29.17	209.31	-86%	28.52	2%
EPS	0.71	5.09	-86%	0.69	3%

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Consolidated Income Statement – FY18 (INR Mn)



Particulars	FY 17	FY 18	Y-O-Y Change
Total Revenue	1862	1,893	2%
Total Expenses	1219	1508	24%
EBITDA	643	385	-40%
EBITDA Margin (%)	35%	20%	-41%
Depreciation	10	13	34%
Interest & Finance Charges	101	150	49%
PBT	532	221	-58%
Total Taxes	173	75	-57%
PAT (Before Minority)	359	146	-59%
Share of Minority	-32	-21	-35%
Net Profit (Attributable)	327	126	-62%
Net Profit Margin	18%	7%	-62%
EPS	7.94	3.05	-62%

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Outstanding Secured Debt



Sr No	Project	Location	Area (sqft. Mn.)	Outstanding Secured Debt (INR Mn)	Banker
1	Arihant Arshiya	Khopoli	1.48	278.31	HDFC Ltd
2	Arhant Anaika	Taloja (Nr Kharghar)	0.40	320.80	Capri Global Capital
3	Arihant Anshula	Taloja (Nr Kharghar)	0.51	196.08	ICICI Bank Ltd
4	Arihant Adita	Jodhpur	1.31	162.19	STCI Finance Ltd
5	Arihant Aalishan	Kharghar	0.97	Nil	-
6	Arihant Anmol	Badlapur	0.19	Nil	-
7	Arihant Aloki	Karjat	0.35	Nil	-
8	Arihant Amisha	Taloja	0.42	Nil	-
9	Arihant Aarohi	Kalyan-Shil Road	0.27	Nil	-
10	Arihant Aspire	Panvel	3.13	Nil	-
11	Arihant Ayati	Jodhpur	0.21	Nil	-
12	Arihant Anchal	Jodhpur	2.14	Nil	-
13	Arihant Akarshan	Jodhpur	1.67	Nil	-
14	Arihant Aangan	Jodhpur	0.05	Nil	-
15	Arihant Ashray	Jodhpur	0.04	Nil	-
16	Arihant Anamika	Vashi	0.36	Nil	-
	TOTAL		13.49	957.38	

Note:

The diversified location of projects enable us to divide the external risk in terms of approvals, local environment, pre-sales and market share

* Balance Secured Debt as on 31st March, 2018

Entity-Wise Net Worth & PAT for the Quarter ended 31st March 2018



Company (INR Mn)	Net Worth	PAT
Arihant Superstructures Limited	1,200.40	20.53
Arihant Vatika Realty Private Limited	148.51	13.25
Arihant Abode Limited	1.50	-0.06
Arihant Gruhnirman Private Limited	-1.66	0.05
Arihant Aashiyana Private Limited	96.02	8.01
	1444.77	41.77

Net Worth : As per Standalone Balance Sheet of each Company.



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