

RESULT PRESENTATION Q1 FY19
9TH AUGUST 2018

ARVIND SMARTSPACES

KEY DEVELOPMENTS – OPERATIONS

New Sales

- ✓ MIS Sales for Q1 FY19 is **Rs. 3410 lacs** across projects

Project Completion

- ✓ Till date completed and handed over **7** projects measuring total developed area of **2.76 Million sqft** as on 30th June 2018 (Alcove, Megatrade, Parishkaar, Trade square, Expansia, Citadel & Sporgia)

Ongoing Projects

- ✓ Currently, executing **7** projects in Ahmedabad and Bengaluru measuring **13.03 Million** sq ft of developable area (Skylands, Uplands, Beyond Five, Megaestate, Megapark, Oasis and Aavishkaar)

Others

- ✓ 30,00,000 warrants issued to Promoter and Promoter Group against preferential issue of Convertible Warrants converted into shares on receipt of balance money during the quarter
- ✓ Promoter and Promoter Group holding increased by 3.75% and now at 60.2%
- ✓ Launched two new projects i.e. Arvind Aavishkaar at Ahmedabad and Arvind Oasis at Bengaluru
- ✓ Procured new land for commercial/retail project at Bengaluru on Tumkur Road
- ✓ Project Arvind Uplands awarded for “Creating high quality lifestyle villas in Gujarat” at 3rd edition of Gujarat Real Estate Awards

AWARDS & RECOGNITION – TILL DATE

- 8th May, 2015** Won the “Emerging developer of the year- Residential” award in **Realty Plus Excellence Awards**
- 8th May, 2015** Uplands won the “Luxury project of the year” award in **Realty Plus Excellence Awards**
- 20th Feb, 2016** Bagged “Emerging Developer of the Year – India” award in **ABP News Real Estate Award 2016**
- 20th Feb, 2016** Uplands won “Integrated Township of the Year – India” award in **ABP News Real Estate Award 2016**
- 11th April, 2016** Uplands has been adjudged as “Integrated Township of the year” award in **The Golden Globe Tigers Award 2016**
- 11th April, 2016** MD & CEO of the Company has been proclaimed as the “Real Estate Most Enterprising CEO of the Year” award in **The Golden Globe Tigers Award 2016**
- 1st July, 2016** Citadel has been awarded the ‘Residential Property of the Year’ by **Realty Plus Conclave & Excellence Awards (Gujarat) – 2016**



AWARDS & RECOGNITION – TILL DATE

- 25th Nov, 2016 Project Arvind Uplands won the “Integrated Township of the Year – India” award in **DNA Real Estate & Infrastructure Round Table & Awards**
- 6th Dec , 2016 Arvind SmartSpaces has received “Certificate of Excellence” in **ASSOCHAM Top 50 SME Index**
- 8th Dec , 2016 Project Arvind Expansia won “Residential Property of the year” award in **Realty Plus Excellence Awards (South) -2016 at Bengaluru**
- 24th Jan , 2017 Arvind SmartSpace Ltd. has been chosen as **Asia’s Greatest Brands 2016 by Asiaone Magazine for its performance in Financial Year 2015 -16**
- 24th Jan , 2017 Mr. Kamal Singal, MD & CEO of the Company has been adjudged among **Asia’s Greatest Leaders 2016**
- 30th Jun , 2017 Uplands by Arvind SmartSpaces has been awarded “Design Project of the Year” at **9th Realty Plus Conclave & Excellence Awards 2017**
- 30th Jun , 2017 Mr. Kamal Singal – MD & CEO of Arvind SmartSpaces Ltd. has been given “Scroll of Honour” at **9th Realty Plus Conclave & Excellence Awards 2017**



AWARDS & RECOGNITION – TILL DATE

6th Jul, 2017

Arvind Expansia has won **“Luxury Project of the year”** award at the National Awards for Marketing Excellence in Real Estate and Infrastructure organized by **Times Network**

19th Aug , 2017

Arvind SmartSpaces has won **“Excellence in Upgrading Lifestyle Standards”** award at the Food and Lifestyle awards organized by **MyFM** at Ahmedabad

27th Aug, 2017

Arvind SmartSpaces has won **“Leading Luxury Brand of the Year”** award in Real Estate at Globe Luxurie Decode-2017 awards organized at Dubai

19th April 2018

Project Arvind Uplands awarded for **“Creating high quality lifestyle villas in Gujarat”** at 3rd edition of Gujarat Real Estate Awards. Hon’ble Chief Minister of Gujarat Shri Vijay Rupani presented the award to Mr. Kamal Singal.



CONSOLIDATED FINANCIALS FOR Q1 FY19

Revenue

✓ Revenue of **Rs. 2815 lacs** during Q1 FY19

EBITDA

✓ EBITDA of **Rs. 649 lacs** during Q1 FY19
✓ EBITDA margin at **23%**

PBT

✓ PBT of **Rs. 161 lacs** during Q1 FY19
✓ PBT margin at **6%**

PAT

✓ PAT after OCI of **Rs. 114 lacs** during Q1 FY19
✓ PAT margin at **4%**

Note :-

Due to implementation of IND AS 115, the company has taken modified retrospective approach and not restated the numbers of previous financial quarter/year. Hence figures of previous quarter is not comparable & not given here.

FINANCIALS - OTHERS

Collections

- ✓ Total collections of **Rs. 3605 lacs** during Q1 FY19
- ✓ Resulted into negative Net Operational cash flow of **Rs.1374 lacs**

Unrecognized Revenue *

- ✓ Unrecognized revenue from sold units is about **Rs. 61679 lacs**

Loan and Debt

- ✓ Consolidated debt as on 30th June, 2018 is **Rs. 17445 lacs**
- ✓ Consolidated D/E ratio stands at **0.80:1 ****
- ✓ Average cost of debt for Q1 FY19 is **10.75%**

* Due to implementation of IND AS 115, a new accounting standard for recognizing revenue from contracts with customers, a revenue already recognized during previous years needs to be reversed. During the current quarter, the company has reversed the revenue of Rs. 398 crores and booked revenue of Rs. 27 crores out of the same.

** Due to implementation of IND AS 115, the retained earnings has reduced by Rs. 77.47 crores hence D/E ratio has increased to 0.80:1. In normal circumstances, D/E ratio would be 0.60:1.

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FIVE STRATEGIC PILLARS

1. Asset light/ low capex model to optimize ROE

Focus on JD/JV deals

Focus on Residential segment (low CAPEX requirement)

No blocking of funds to create long term land bank

2. Leveraging of Arvind brand

Take advantage of Arvind's Brand equity

Focus on residential segment targeted for end use customer

Expand in mini-metros like Ahmedabad and Bangalore; Explore new markets such as Pune where Arvind brand is more visible

3. Low Financial and Operational Leveraging

Optimum D/E ratio:

- Infuse additional equity based on requirement
- Maintain operational efficiency to ensure lower level of Working Capital requirement

Lean organization structure by out-sourcing non-core functions

Strategic Performance

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FIVE STRATEGIC PILLARS

4. Optimum/ conservative risk profile

Primary focus on end-consumption residential segment

Steady and cautious geographic expansion

Conservative Legal and Technical Due-diligence of projects

Each geographic market to have reasonable critical mass

Restrict land value of project within reasonable limit

5. Innovative/Customer-Centric products, designs & services

Set industry benchmarks in Product Designs and Innovation

Partner with best in class agencies for Architecture, Landscaping , Customer Services and Designs

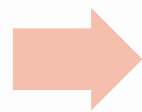
Leverage technology to provide best in class experience and service to the customers

IND AS 115

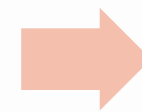
Impact of application of IND AS 115 – Revenue from contracts from customer (the new revenue recognition standard)

- IND AS 115 – Revenue from Contracts with Customer has been notified by Minister of Corporate Affairs (MCA) on March 28, 2018 and its effective from April 01, 2018. Hence, from April 01, 2018, revenue recognition is driven by this standard. This has resulted into recognition of revenue based upon point at a time (Completion Contract Method)
- Current quarter numbers got negatively impacted due to change in accounting standard. Details of the same are mentioned in Slide No. 13.
- Accordingly the Company has opted to apply the modified retrospective approach and in respect of the contracts which are not completed on or before April 01, 2018, the Company has reversed the revenue recognized and costs thereof by debit to the retained earnings
- Accordingly the comparative figures of previous periods have not been restated and hence not comparable with current period figures

Strategic Performance



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IMPACT OF IND AS 115

Restated Profit & Loss statement for Quarter Ended 30.06.2018

Rs. Crs.

Particulars	Revenue	Profit Before Tax	Profit after Tax	EPS – Rs.
As Reported – new Standard	28.15	1.61	1.14	0.35
Change on adoption of IND AS 115	(7.51)	(5.47)	(3.35)	(0.97)
As per Old Standard	35.66	7.08	4.49	1.32

Restated Networth as on 31.03.2018

Particulars	Rs. Crores
Networth (as reported on 31.03.18)	295
Change in the net worth on adoption of IND AS 115 (Net of Taxes)	(77)
Networth on adoption of IND AS 115 on 31.03.18	218

FINANCIAL SNAPSHOTS (CONSOLIDATED QUARTER)

Rs. in Crores

Particular	IND AS 115	IND AS 11 & 18 – Old Method		
	Q1 FY19	Q1 FY19	Q1 FY18	YOY Growth %
Topline	28	36	30	19%
EBITDA	7	12	11	4%
EBITDA %	23%	34%	38%	
PAT after OCI	1	4	5	-8%
PAT after OCI %	4%	13%	16%	

Note:

1. There is change in accounting method, hence current quarter's numbers are as per INDAS 115 not comparable with previous quarter's numbers.
2. Figures given in Q1FY19 as per INDAS 11 & 18, was prepared by management for comparative purpose and same was not reviewed by auditors.

Strategic Performance

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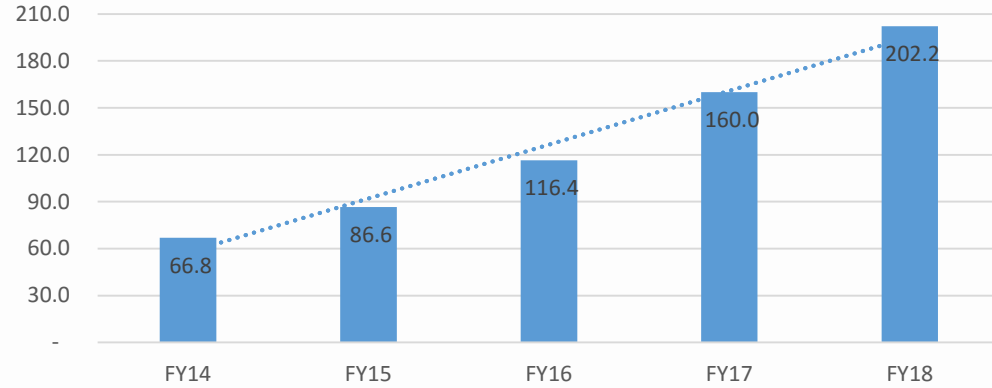
FINANCIAL SNAPSHOTS (PAST YEARS)

Rs. in Crores

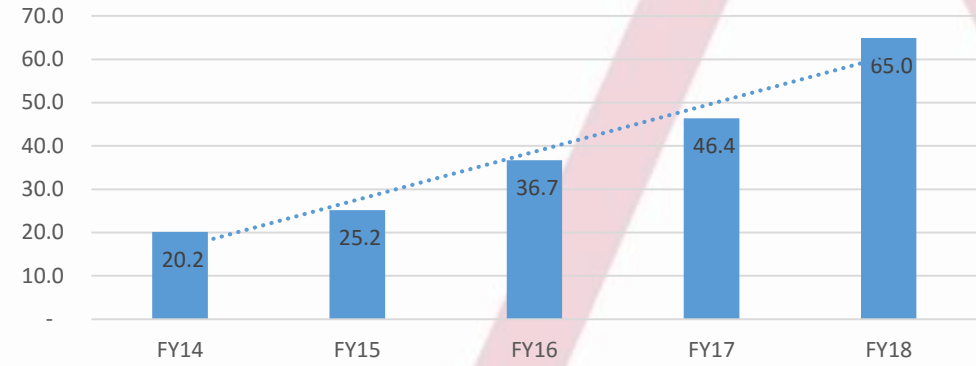
Particular	FY14	FY15	FY16	FY17	FY18	Growth %
Topline	66.8	86.6	116.4	159.0	202.0	203%
EBITDA	20.2	25.2	36.7	44	65.0	222%
EBITDA %	30%	29%	32%	29%	32%	
PAT	9.3	10.6	17.2	21.0	30	224%
PAT %	14%	12%	15%	13%	15%	

FINANCIAL SNAPSHOTS (PAST YEARS)

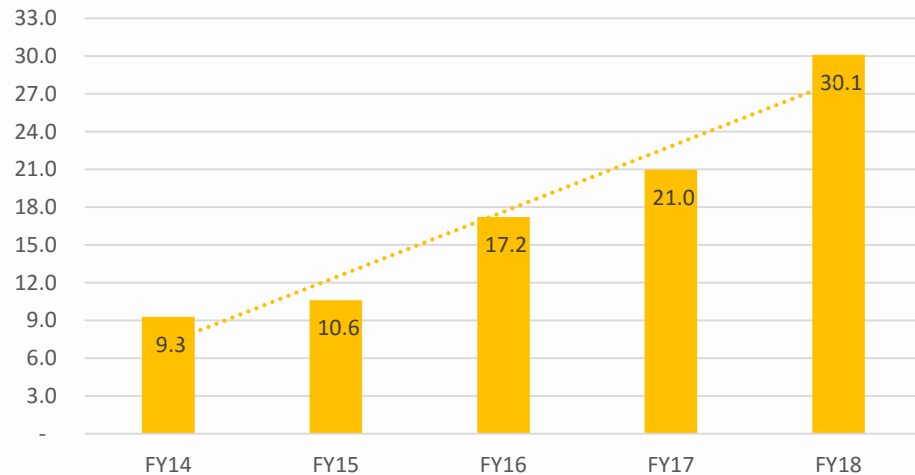
Topline (₹ in Crores)



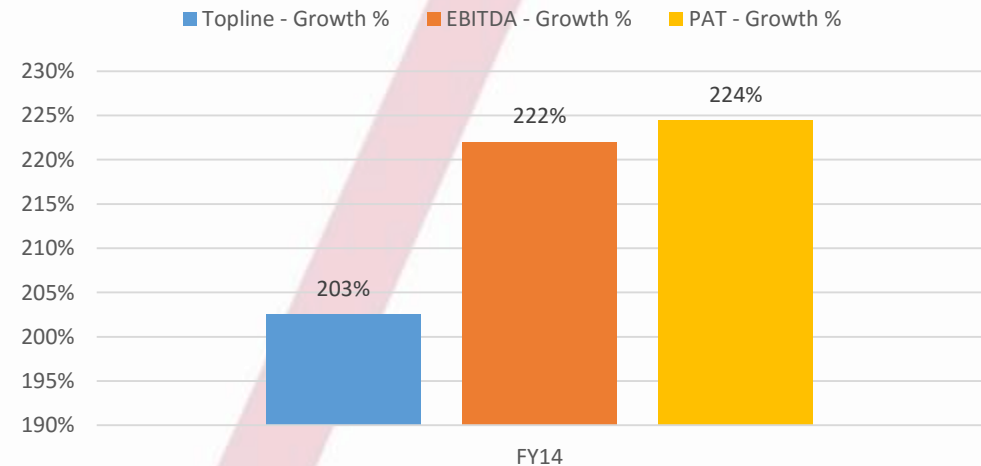
EBITDA (₹ in Crores)



PAT (₹ in Crores)



Growth YOY %



FINANCIAL SNAPSHOTS (CONSOLIDATED QUARTER)

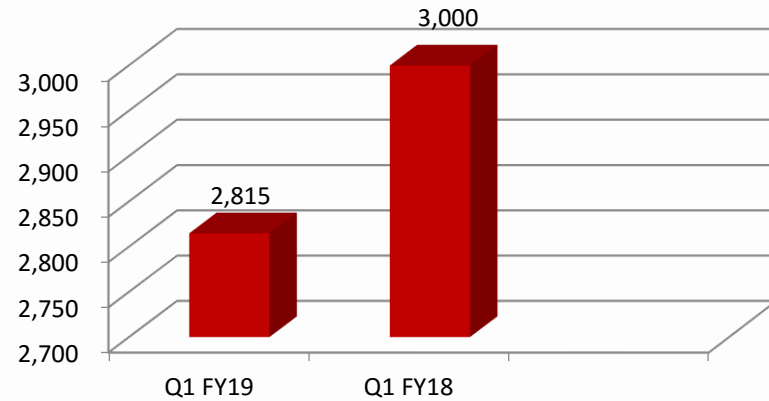
Rs. in Crores

Particular	Q1 FY19	Q1 FY18 **
Topline	28	30
EBITDA	7	11
EBITDA %	23%	38%
PAT after OCI	1	5
PAT after OCI %	3%	16%

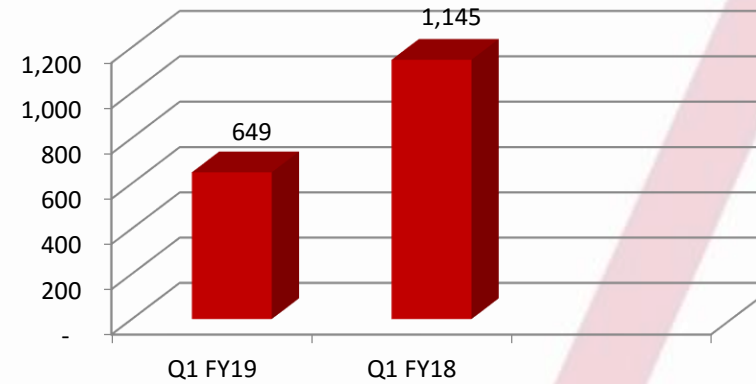
** Due to implementation of IND AS 115, the company has taken modified retrospective approach and not restated the numbers of previous financial quarter/year. Hence figures of previous quarter is not comparable & only given as information here.

FINANCIAL SNAPSHOT (CONSOLIDATED QUARTER)

Turnover

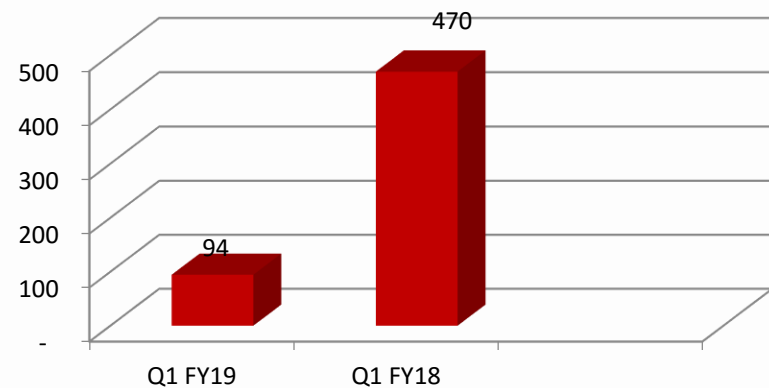


EBITDA

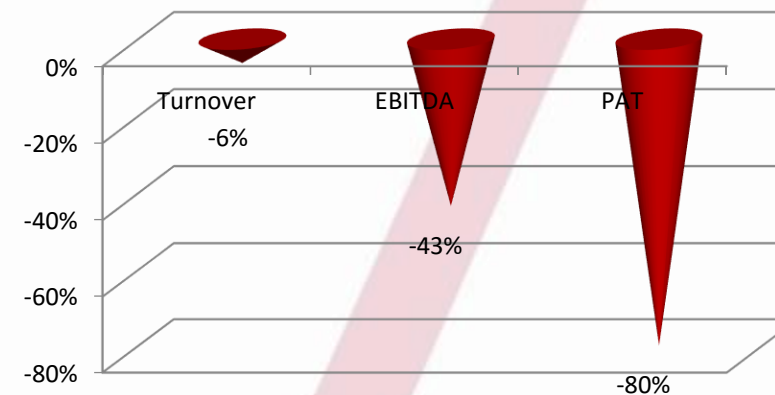


Rs. in lacs

PAT



YoY Growth %



Note :-

Due to application of IND AS 115, the comparatives have not been restated and hence not comparable with previous quarter figures.

Strategic Performance

Financial Performance

Project Performance

BALANCE SHEET – ABSTRACT (CONSOLIDATED)

Rs. in lacs

Particulars	As on 31.03.2018
Property plant and equipment	992
Capital work in progress	1,219
Non-current financial assets	648
Other non current assets	110
Inventories	35,090
Investments in JV	182
Current financial assets	19,043
Other current assets	2,321
Total Assets	59,605

Continued...

Strategic Performance

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BALANCE SHEET – ABSTRACT (CONSOLIDATED)

Rs. in lacs

Particulars	As on 31.03.2018
Equities	31,408
Non current financial liabilities	12,009
Other non current liabilities	0
Current financial liabilities	12,400
Other current liabilities	3,788
Total Equity and Liabilities	59,605

Strategic Performance

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PROFIT AND LOSS ACCOUNT – ABSTRACT (CONSOLIDATED)

Rs. in lacs

Particulars	Q1FY19	Q1FY18	% of Growth **
Net Sales/Income from Operations	2,749	2,995	
Other Income	66	5	
Total Revenue	2,815	3,000	
Operating Costs	830	950	
Employee Benefit Expenses	616	356	
Other Costs	720	549	
Total Expenditure	2,166	1,855	
EBITDA	649	1,145	
EBITDA %	23%	38%	

Continued...

PROFIT AND LOSS ACCOUNT – ABSTRACT (CONSOLIDATED)

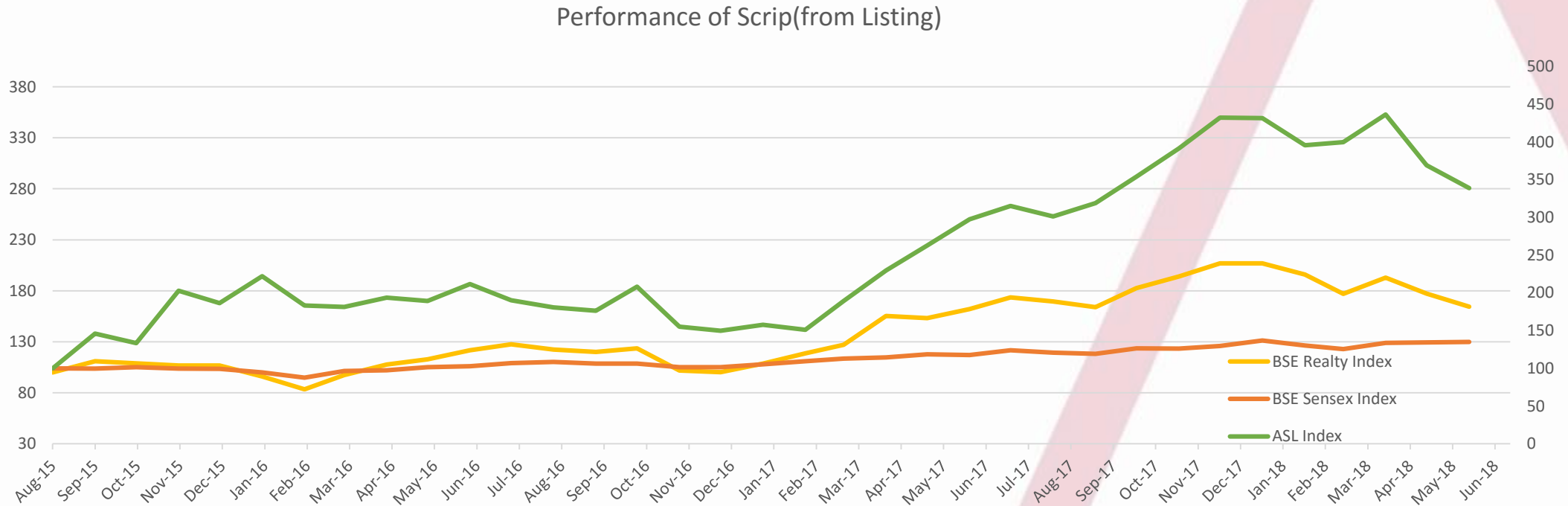
Rs. in lacs

Particulars	Q1FY19	Q1FY18	% of Growth **
Depreciation and Amortization	28	27	
Finance Cost	459	334	
PBT	161	784	
PBT %	6%	26%	
Tax Expenses	47	290	
Share of JV/Non-Controlling Interest	2	(25)	
OCI (net of tax)	(2)	(0)	
PAT after OCI	114	469	
PAT %	4%	16%	

** Due to implementation of IND AS 115, the company has taken modified retrospective approach and not restated the numbers of previous financial quarter/year. Hence figures of previous quarter is not comparable & just given as information here.

Note: Figures have been regrouped & reclassified, wherever necessary

PERFORMANCE OF SCRIP (FROM LISTING)

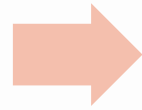


Note :

Closing levels of Sensex and Realty Index as on Aug 26, 2015 was 25,714.66 and 1,234.38 respectively, the same has been indexed to 100.

For Arvind SmartSpaces Limited, the Listed close price as on Aug 26, 2015 of Rs. 53.40 is indexed to 100.

Strategic Performance

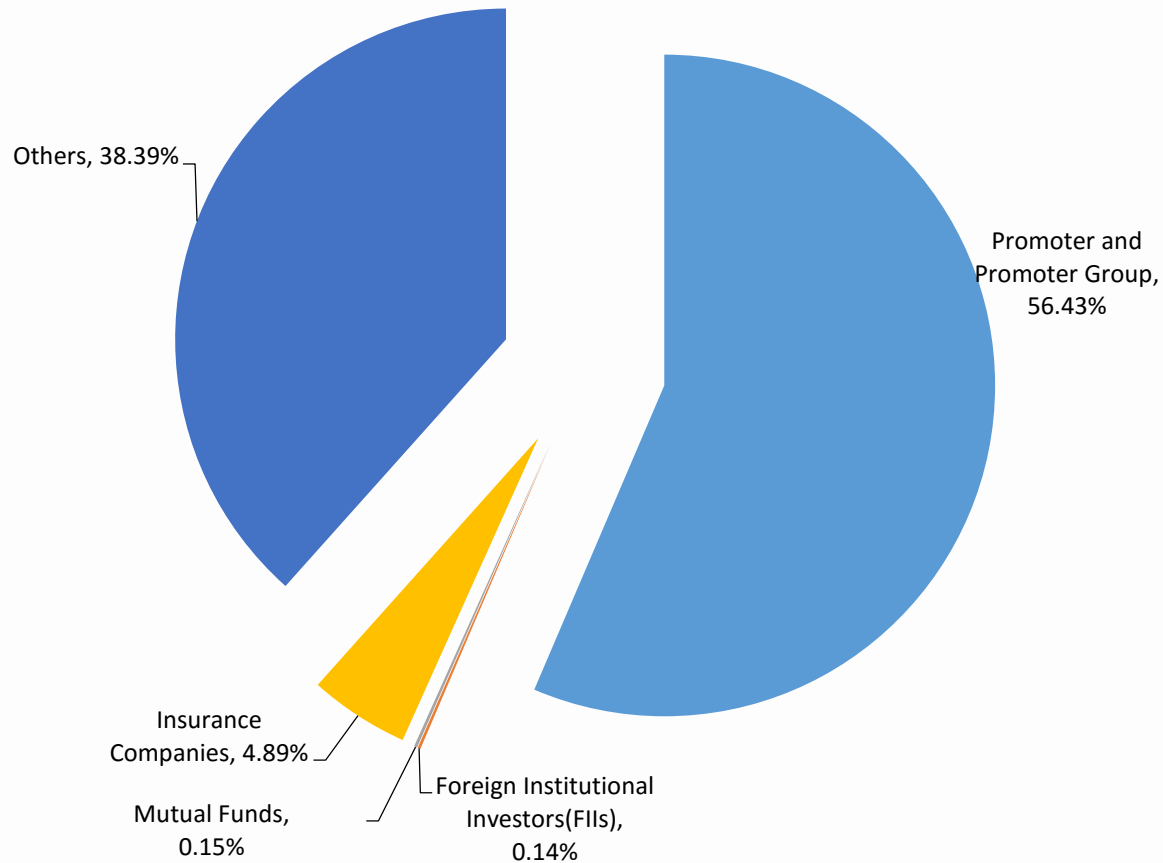


Financial Performance



Project Performance

SHAREHOLDING PATTERN (%)



Category	30-Jun-19	31-Mar-18	31-Dec-17	30-Sept-17
Promoter and Promoter Group	60.18%	56.43%	56.94%	56.93%
Foreign Institutional Investors (FIIs)	0.19%	0.14%	0.15%	0.71%
Mutual Funds	0.13%	0.15%	0.15%	1.96%
Insurance Companies	4.47%	4.89%	4.94%	4.94%
Others	35.03%	38.39%	37.82%	35.46%

No. of Shareholders as on 30th June, 2018: **120,401**

Strategic Performance

Financial Performance

Project Performance

PROJECT PORTFOLIO

Completed Projects

Arvind
ALCOVE
your plan for second life

Arvind
EXPANSIA

Arvind
MEGATRADE

Arvind | Citadel
An opportunity for more me-time

Parishkaar
2 & 3 BHK 700+ Lifestyle Apartments

Trade Square
@Khokhra

Arvind
SPORCIA
STAY WHERE YOU PLAY

Ongoing Projects

UPLANDS
GOLF • LIVING • LEISURE

beyond five

Arvind
MEGAESTATE

Arvind
Oasis
SOOTHING AQUA HOMES

Arvind
MEGAPARK

Arvind
S-K-Y
L-A-N-D-S
LIFE IN CENTRE

Arvind
aavishkaar

Arvind **SMARTSPACES**

Strategic Performance

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Project Performance

PROJECT TILL DATE SYNOPSIS

Residential Projects	Est. Area (sqft)	Area Booked Till Date (sqft)	Inventory as on Date (sqft)	Booking Value till Date (Rs. Lac)	Revenue Recognized till Date (Rs. Lac)	Project Completion (%)	Avg. Price (Rs./sqft)
Alcove	1,032,660	976,734	55,926	2,288	2,288	100	234
Megatrade	80,914	67,502	13,412	2,771	2,771	100	4,104
Parishkaar/ Tradesquare*	915,809	915,809	-	25,423	25,423	100	2,776
Sporcia	492,062	444,144	47,918	20,104	1905	96	4,526
Uplands (Phase I)	31,92,901	22,18,104	9,74,797	31,192	-	60	1,406**
Citadel	101,859	101,859	-	5,515	5515	100	5,415
Expansia	140,276	1,33,982	6,293	7,045	6,872	100	5,258
Megaestate (Phase I)	63,119	19,777	43,342	564	-	85	2,853
Beyond Five	6,674,310	225,423	6,448,887	1,740	-	-	772

* The number pertains to entire project, out of which ASL is entitled for 41%

** Uplands is a residential township project having significant revenue from land. Figures are weighted average of land plus construction realization.

Strategic Performance

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Project Performance

PROJECT TILL DATE SYNOPSIS

Residential Projects	Est. Area (sqft)	Area Booked Till Date (sqft)	Inventory as on Date (sqft)	Booking Value till Date (Rs. Lac)	Revenue Recognized till Date (Rs. Lac)	Project Completion (%)	Avg. Price (Rs./sqft)
Megapark	923,391	2,74,203	6,49,188	1,431	789	90	522
Skylands	491,111	126,953	3,64,158	5,950	-	53	4,687
Oasis	547,428	58,134	489,294	3,219	-	-	5,537
Aavishkaar	1,139,549	-	1,139,549	-	-	-	-
Total	1,57,95,389	55,62,625	1,02,32,764	1,07,268	45,589		

** Due to implementation of IND AS 115, a new accounting standard for recognizing revenue from contracts with customers, a revenue already recognized during previous years needs to be reversed. During the current quarter, the company has reversed the revenue of Rs. 398 crores and booked revenue of Rs. 27 crores out of the same.

Strategic Performance

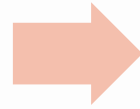
Financial Performance

Project Performance

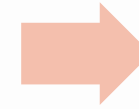
QUARTERLY SYNOPSIS

Residential Projects	Area Booked in Q1FY19 (sqft.)	Units Booked in Q1FY19 (nos.)	Sales Value for Q1FY19 (Rs. Lac)	Amount Collected in Q1FY19 (Rs. Lac)	Revenue Recognized in Q1FY19 (Rs. Lac)
Sporcia	18,059	18	707	1,163	1,905
Uplands	(35,924)	(2)	(572)	1,546	-
Citadel	-	-	-	23	-
Expansia	3,670	1	173	84	-
Megaestate	-	-	-	-	-
Beyond Five	-	-	-	-	-
Megapark	-	-	-	-	789
Skylands	(3,400)	(3)	(117)	588	-
Oasis	58,134	48	3,219	55	-
Aavishkaar	-	-	-	-	-

Strategic Performance



Financial Performance



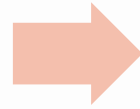
Project Performance

SPORCIA

- ❑ **Location:** Hebbal, Bengaluru
- ❑ **Product:** High rise Residential Apartments
- ❑ **Project Size:** 456 Apartments
- ❑ **Deal Structure:** Outright Purchase
- ❑ **Architect:** RSP Design
- ❑ **Features:**
 - Indoor and Outdoor Sports Amenities
 - Entertainment & Health facilities
 - Landscaping
 - Ample Parking
 - Dual Plumbing System
 - 24 Hrs Power Back-Up for common areas



Strategic Performance



Financial Performance



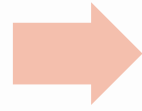
Project Performance

SPORCIA



Project Site

Strategic Performance



Financial Performance



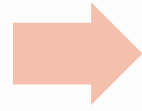
Project Performance

SPORCIA



Project Site

Strategic Performance



Financial Performance



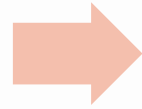
Project Performance

SPORCIA



Club House Construction

Strategic Performance



Financial Performance



Project Performance

SPORCIA

Sample Flat

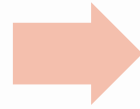


UPLANDS

- ❑ **Location:** Nasmed Village, Gandhi Nagar
- ❑ **Product:** Premium golf based township
- ❑ **Project Size:** 189 Villas (Phase I)
- ❑ **Deal Structure:** Joint Development
- ❑ **Architect:** Woods Bagot
- ❑ **Features:**
 - 9 Hole Executive Golf Course
 - 3 Clubs (Golf Square, Zen Square, Fun Square)
 - Premium Concierge Services
 - Disney® themed kids bedroom - Optional
 - Personal Swimming Pool, Gym, Home Theatre - Optional



Strategic Performance



Financial Performance



Project Performance

UPLANDS

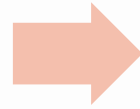
Rendered image



Golf Course Construction



Strategic Performance



Financial Performance



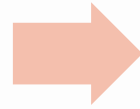
Project Performance

UPLANDS

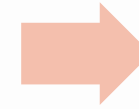
Actual Site Image - Zen Building



Strategic Performance



Financial Performance



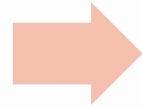
Project Performance

UPLANDS

Actual Site Image - Zen Cafeteria



Strategic Performance



Financial Performance



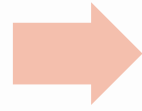
Project Performance

UPLANDS

Actual Villa Construction



Strategic Performance



Financial Performance



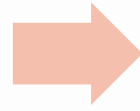
Project Performance

UPLANDS

Actual Villa Construction



Strategic Performance



Financial Performance



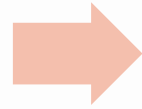
Project Performance

UPLANDS

Sample Villa Construction



Strategic Performance



Financial Performance



Project Performance

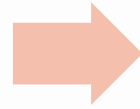
UPLANDS



Sample Villa Interior



Strategic Performance



Financial Performance



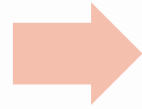
Project Performance

BEYOND FIVE

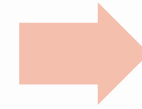
- ❑ **Location:** Moti Devti, Sanand, Ahmedabad
- ❑ **Product:** Weekend Homes - Plots
- ❑ **Project Size:** 814 Units
- ❑ **Deal Structure:** Joint Development
- ❑ **Architect:** Woods Bagot
- ❑ **Features**
 - 9 Hole Executive Golf Course
 - Clubhouse powered by SMAAASH, which is perfected by Sachin Tendulkar
 - Bowling Alley
 - Golf Promenade



Strategic Performance



Financial Performance



Project Performance

BEYOND FIVE

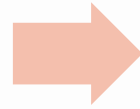
Villa side view



Club house



Strategic Performance



Financial Performance



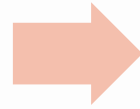
Project Performance

MEGAESTATE

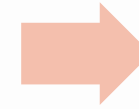
- ❑ **Location:** Naroda Road, Ahmedabad
- ❑ **Product:** Industrial Sheds
- ❑ **Project Size:** 30 Sheds (Phase I)
- ❑ **Deal Structure:** Development Agreement
- ❑ **Architect:** E-Cube
- ❑ **Features**
 - State of the art design
 - Contemporary external façade
 - Contemporary landscape design
 - Rain water harvesting
 - Wide Entrance
 - Ample Parking Space
 - Drainage Facilities



Strategic Performance



Financial Performance



Project Performance

MEGAESTATE

Actual Site Images – Shed Construction

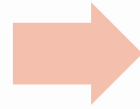


MEGAPARK

- ❑ **Location:** Changodar, Ahmedabad
- ❑ **Product:** Industrial Sheds & Plots
- ❑ **Project Size:** 151 Sheds & 23 Plots
- ❑ **Deal Structure:** Joint Development
- ❑ **Architect:** In house
- ❑ **Features**
 - Business Centre with allied facility
 - Conference Hall/Training Centre with multimedia facility
 - 24*7 secured premises through CCTV Camera
 - 24 hour Water Supply with individual water meters
 - 3 Phase 5 HP Power Supply



Strategic Performance



Financial Performance



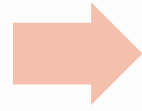
Project Performance

MEGAPARK

Construction work at Site



Strategic Performance



Financial Performance



Project Performance

MEGAPARK



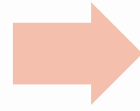
Construction work at Site –
Sample Shed

SKYLANDS

- ❑ **Location:** Jakkur Road,
Shivanahalli, Bengaluru
- ❑ **Product:** High rise Residential Apartments
- ❑ **Project Size:** 417 Units
- ❑ **Deal Structure:** Outright Purchase
- ❑ **Architect:** Apurva Amin
- ❑ **Features**
 - Sky lounge on terrace
 - Jogging track on terrace
 - Open café on terrace
 - Star gazing deck on terrace
 - Club House with Indoor & Outdoor Sports Amenities



Strategic Performance



Financial Performance



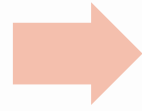
Project Performance

SKYLANDS

Overall site View



Strategic Performance



Financial Performance



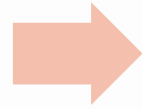
Project Performance

SKYLANDS

Construction at Site



Strategic Performance



Financial Performance



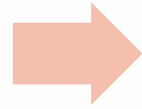
Project Performance

SKYLANDS

Model Flat



Strategic Performance



Financial Performance



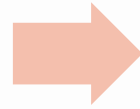
Project Performance

SKYLANDS

Model Flat



Strategic Performance



Financial Performance



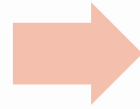
Project Performance

OASIS

- ❑ **Location:** Tumkur Road, Bengaluru
- ❑ **Product:** 2&3 BHK Residential Apartments
- ❑ **Project Size:** 452 units
- ❑ **Deal Structure:** Outright Purchase
- ❑ **Architect:** Apurva Amin
- ❑ **Features:** Aqua Center
Terrace café
Central Landscape Area
Senior Citizen's Nook
Indoor Gym & Steam room
Sports facilities like Cricket pitch,
Basketball post & Badminton



Strategic Performance



Financial Performance



Project Performance

OASIS

Actual Site Images

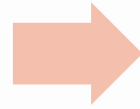


AAVISHKAAR

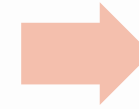
- ❑ **Location:** Naroda Road, Ahmedabad
- ❑ **Product:** Affordable Residential Apartments
- ❑ **Project Size:** 1200 Units
- ❑ **Deal Structure:** Development Agreement
- ❑ **Architect:** Vitan (Jagrut & Partners LLP)
- ❑ **Features:**
 - Gated community & CCTV camera
 - Central Landscape area
 - Outdoor & Indoor Gym
 - Yoga & Multipurpose room
 - Jogging pathway/track
 - Children's splash pool & sports facilities



Strategic Performance



Financial Performance



Project Performance

IMMEDIATE PROJECT PIPELINE

New Project, Bengaluru*

- Land Area:** 1 Acres
- Built Up Area:** 1.50 lacs Sft
- Product Type:** Commercial/Retail
- Deal Structure:** Outright Purchase

* Sale Deed of Land executed

New Project, Pune**

- Land Area:** 4,790 Sq Mtrs
- Built Up Area:** 1.40 lacs Sft
- Product Type:** High Rise Premium Residential Apartments
- Deal Structure:** Joint Development

** Development Agreement of Land executed and process of entering into LLP Agreement is in progress

THANK YOU

Arvind SmartSpaces Ltd

(CIN: L45201GJ2008PLC055771)

Registered & Corporate Office:

24, Govt. Servant's Society,

Adj. Municipal Market,

C. G. Road, Ahmedabad- 380009

Tel: +91 79 30137000

www.arvindinfra.com

Investor Relations:

Mehul Shah

Chief Financial Officer

Email: mehul.shah@arvind.in

Prakash Makwana

Company Secretary

Email: prakash.makhwana@arvind.in

Jagdish Dalal

Investor Relations

Email: jagdish.dalal@arvind.in

Disclaimer:

The information in this presentation contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of Capital expenditures. These statements are based on current expectations that involve a Number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.

ANNEXURE

Note

Considering the nature of the business carried on by the Company whereby revenues do not necessarily accrue evenly over the projects period, the revenues of the quarter and/or the year may not be strictly comparable with the results of the corresponding quarter and/or the year. Total areas of the projects are calculated based on the carpet areas, the total areas of the projects have been given merely to make them comparable with other projects of other developers across the country. All areas / configurations of projects are based on present estimates and are subject to change based on regulatory requirements and / or management decisions.

Abbreviations:

- EBITDA = Earnings before Interest, Tax, Depreciation and Amortisation
- nos. = Numbers
- PAT = Profit After Tax
- PBT = Profit Before Tax
- ROCE = Return on Capital Employed
- RONW = Return on Net Worth

- Rs. = Indian Rupees
- sqft. = Square Feet