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Arihant Foundations & Housing Limited
New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

16.11.2026

To,
BSE Limited
Corporate Relations Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai — 400 001
Scrip Code: 531381

Dear Sir,

Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015,

we are enclosing herewith a copy of the Investor Presentation on the unaudited financial results of the Company for the quarter ended 30th September, 2026.

This is for your kind information and records.

Thanking you.

For ARIHANT FOUNDATIONS & HOUSING LIMITED

ARUN ABRAHAM RAJAN

Digitally signed by ARUN ABRAHAM RAJAN
Date: 2026.11.16 21:58:22 +05'30'

Arun Rajan
Chief Executive Officer

Encl: As above

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Investor Presentation

November 2026



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At a Glance

40+
Years of experience

100+
Project Completed

25+ Mn Sq Ft
Total Area Developed

19
Ongoing Projects

INR 1,11,210 Mn
Total GDV (Arihant share INR 59,338 Mn)

7.88 Mn Sq Ft
Area Under Development



Company Overview

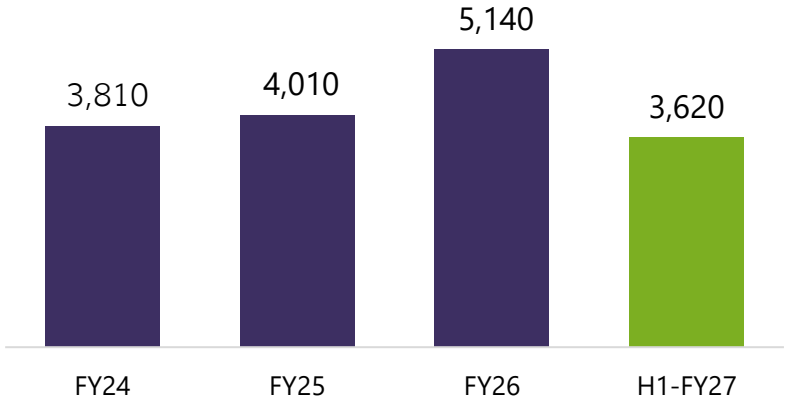


Vayu, Perungudi

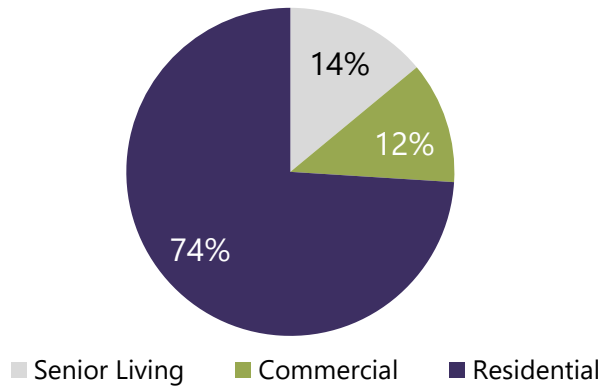
Company Overview

- Arihant Foundations & Housing Limited ('Arihant Spaces') is a leading real estate developer headquartered out of Chennai, India with over 40 years of execution experience.
- Delivered more than 25 million sq. ft. across residential and commercial projects.
- Diversified portfolio spanning Grade-A commercial offices, luxury and ultra-luxury residential developments, senior living communities and plotted developments, reflecting strong multi-segment expertise.
- Proven commercial development expertise, with a track record of developing institutional-grade commercial and IT parks.
- Asset-efficient business model, with 95% of projects executed through joint developments, supported by strong partnerships with leading developers.
- Strategic partnerships with leading developers, including the 16.33-acre mixed-use development with Prestige Estates, and a ~1.08 million sq. ft. senior living pipeline through its JV with Ashiana.

Value of Pre-Sales (INR Mn)



Ongoing Project Portfolio Mix



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Our Journey So Far

1984 – 2005 (Foundation Years)

1984 – Launched first project in Kilpauk, Chennai – the beginning of a 40-year journey

1990 – Completed Akash Ganga – establishing quality credentials

1993 – Launched first project in Kilpauk, Chennai – the beginning of a 40-year journey

1995 – **IPO & Public Listing –** acceseed capital markets to fuel growth

1998 – Technopolis IT Park in OMR leased to HCL – pioneering Chennai's technology corridor

2000 – Majestic Towers- Chennai's iconic residential high-rise; premium positioning established

2003 – Viceroy completed and leased to Verizon – first Fortune 500 commercial partnership

2005 – Technopolis IT Park in OMR leased to HCL – pioneering Chennai's technology corridor

2008 – Present (Scale & Transformation)

2008 – **JP Morgan Partnership** – institutional capital and global credibility unlocked

2010 – North Town – single largest community development in Chennai; JV model proven at scale

2014 – **Ashiana Partnership –** introduced organized senior housing to Chennai; first-mover advantage

2017 – Entered ultra-luxury residential segment – Uber Luxury positioning established

2022-24 – Accelerated launches across all segments – portfolio scale-up phase

2024 – Sold Equitas Tower at premium – demonstrated commercial asset monetization capability

2025 – **Strategic Alliance with Prestige Estates** – transformational milestone unlocking next growth phase

2026 – **Acquired 18 acres in the heart of Chennai** – One of the largest transaction deals for the last 15 years in the City.

Board of Directors



Kamal Lunawath

Managing Director

Mr. Kamal Lunawath brings over 27 years of dedicated leadership experience at Arihant Spaces and epitomizes excellence in the real estate industry. His proven expertise in developing IT parks, townships and luxury apartments, combined with sharp strategic vision in corporate and financial planning, has drawn substantial foreign investments. This has propelled the Company to unprecedented levels of innovation and sustainable growth.



Vimal Lunawath

CFO & Whole-time Director

Mr. Vimal Lunawath has over 24 years of industry expertise and leads the design, execution and delivery of large-scale residential complexes. His dedication to creating high-quality living spaces has established Arihant Spaces as a preferred choice for discerning homeowners.



Bharat Jain

Whole-time Director

Mr. Bharat Jain brings over 22 years of experience in the construction industry and plays a pivotal role at Arihant Spaces. His expertise in large-scale commercial projects and commitment to quality have contributed to the Company's strong position in commercial real estate development.

Board of Directors



Gunalan Vivekanand

Non-executive/ Independent Director

Mr. Gunalan Vivekanand is a renowned real estate lawyer with expertise in property due diligence, RERA compliance, and litigation. He has secured landmark rulings before the Madras High Court and tribunals and is recognized by Legal500 Asia Pacific. Currently an independent director in several listed companies, he provides critical legal insights on regulatory and compliance matters.



Shruti Suresh Kumar

Non-executive/ Independent Director

Ms. Shruti Suresh Kumar holds an MA in Interior Architecture and Design from Nottingham Trent University and brings extensive expertise in architecture and space planning. With strong proficiency in digital design tools and project management from concept to construction, she delivers innovative and design-driven projects while leading high-performing teams.



Chirag Satish Shah

Independent Director

Mr. Chirag Satish Shah is an industrialist and entrepreneur with experience across specialty chemicals, dyestuffs, real estate and industrial infrastructure. He brings expertise in manufacturing, financial management, capital allocation, project management and business development, contributing to strategic decision-making, risk management and long-term business growth.

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Experienced Management Team



Arun Rajan

Chief Executive Officer

Mr. Arun Rajan brings over 14 years of experience, including 11 years in real estate, and has played a key role in streamlining processes, driving business development and fostering organisational growth at Arihant Spaces. His deep industry expertise supports the Company's continued growth and operational efficiency.



Abhishek Gouthamchand

Head of Business Development

Mr. Abhishek Gouthamchand brings over 15 years of experience and drives business development at Arihant Spaces. His expertise in identifying new market opportunities and forging strategic partnerships has been instrumental in supporting the Company's growth.



Harish Marlecha

Head of Sales

Mr. Harish Marlecha brings more than 20 years of experience and leads the sales and marketing initiatives at Arihant Spaces. His strategic vision and innovative marketing approach have significantly strengthened the Company’s market presence and boosted sales performance.

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Crafting Spaces for Four Decades

Relationship Capital

40-year relationship with Chennai’s landowner families create an irreplicable pipeline of JV opportunities.

Delivered IT parks to HCL & Verizon; partnered with JP Morgan for institutional capital; now allied with Prestige Estates for mega mixed-use development.

Design-first Brand

Consistent design excellence supports premium positioning, with each generation of projects strengthening the brand.

A Commitment to Senior Living

Pioneering presence in Chennai's organised senior living segment through a strategic JV with Ashiana Housing, with an active pipeline of ~1.08 million sq. ft.

Multi-Segment Credibility

Diversified presence across Commercial, Residential, Senior Living and Plotted Developments, providing exposure across multiple real estate segments.

Business Overview



Silhouette, Guindy

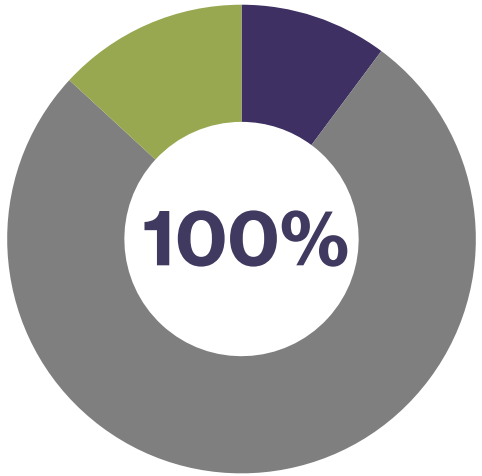
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Completed Portfolio

Total Area Delivered

25 Mn+ Sq Ft

Over 40 years of execution



Commercial	10%
Residential	77%
IT Park	13%



Verge
Perungudi



Technopolis
Pergungudi



Viceory
Guindy



Rohini
T. Nagar



Sterling Tower
Teynampet



Majestic Towers
Koyambedu



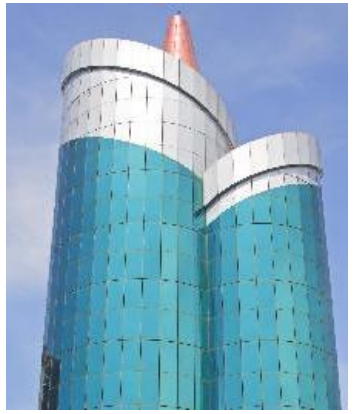
Vinyasa
Alwarpet



Vilaya
Bangalore



Ocean Tower
Triplicane

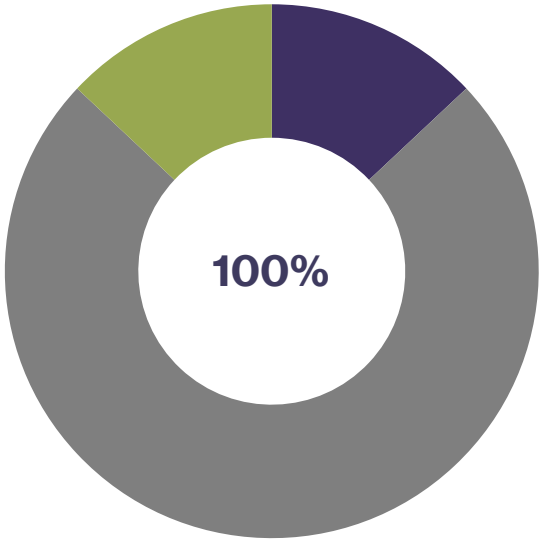


Nitco Park
RK Salai

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Ongoing and Upcoming Development Portfolio

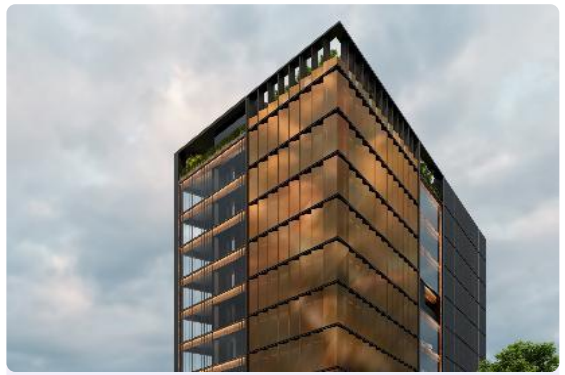
Ongoing Projects (Area Breakup)



Commercial	12%
Residential	74%
Senior Living	14%



Melange
Saligramam



Malar
Chamiers Road



Chirla
Poes Garden



Mira
Anna Nagar



Silhouette
Guindy

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Luxury Residential & Plotted Layouts Projects

RESIDENTIAL GDV

INR 86,250 Mn

10 Ongoing Residential Projects

ARIHANT SHARE

INR 47,168 Mn

Our economic interest

TOTAL AREA

58.31 Lakh Sq. Ft.

Organised Residential Projects

PROJECT	LOCATION	SQ FT	GDV (IN ₹ Mn)	ARIHANT SHARE (IN ₹ Mn)
CHIRLA	POES GARDEN	33,600	1,200	300
KRSNA	ABHIRAMPURAM	17,000	450	160
MELANGE	SALIGRAMAM	1,60,000	1,920	1,000
VIVRITI	OMR	24,000	280	140
MEHEK	KILPAUK	1,00,000	2,500	2,500
HERE & NOW	PERUNGUDI	6,60,000	12,000	8,400
PARK STREET	VELECHERY	7,50,000	16,000	8,000
PROJECT "PADI"	PADI	36,00,000	50,000	25,000
MIRA	ANNA NAGAR	16,500	400	168
RESERVE 16 (Plotted Layout Project)	PATTIPULAM (ECR)	4,70,000	1,500	1,500

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Senior Housing Projects

SENIOR HOUSING GDV

INR 7,060 Mn

2 Flagship Projects

ARIHANT SHARE

INR 2,870 Mn

Economic Interest

TOTAL AREA

10.79 Lakh Sq. Ft.

Organised Senior Living

MARKET POSITION

Pioneer

First Mover since 2014 with Ashiana

PROJECT	LOCATION	SQ FT	GDV (IN ₹ Mn)	ARIHANT SHARE (IN ₹ Mn)
SWARANG	NEMMELI (ECR)	5,50,000	4,200	2,100
SHUBAM	GST	5,29,000	2,860	770

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Commercial Projects

COMMERCIAL GDV

INR 17,900 Mn

7 Ongoing Commercial Projects

ARIHANT SHARE

INR 9,300 Mn

Our economic interest

TOTAL AREA

9.70 Lakh Sq. Ft.

Grade A office space

PROJECT	LOCATION	SQ FT	GDV (IN ₹ Mn)	ARIHANT SHARE (IN ₹ Mn)
HILTON	GUINDY	3,00,000	5,000	3,200
SUBLIME	OMR	3,20,000	4,500	2,250
VENTURA	GUINDY	1,00,000	1,400	700
VAAYU	PERUNGUDI	1,00,000	1,100	740
MALAR	BOAT CLUB	60,000	2,500	750
EPOQUE	THARAMANI	20,000	400	160
PROJECT “SKYSPAN”	TEYNAMPET	70,000	3,000	1,500

Market Opportunity



Melange, Saligramam

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Tamil Nadu & Chennai — Where Every Growth Vector Points Up

Three structural engines driving sustained real estate demand across commercial, residential and senior living

TN GSDP GROWTH
11.20 %
India's fastest-growing state
Structural

CHENNAI OFFICE LEASING
3.6 Mn Sq ft
Gross leasing H12026
↑ 14% IN H1 2025 YoY

ELECTRONICS EXPORTS
$20 Bn
FY26 41% of India Electronics Exports
↑ 53% YoY

DATA CENTRE CAPACITY
150 MW
Operational · 500 MW target · #2 in India
30% SUBSEA CABLES

GCC ECOSYSTEM
305+ GCCs
213,000+ professionals· growing to 450 by 2030
60 New in2024

SENIOR LIVING CAGR
21.60 %
India market 2026–2031
Fast Growing

Electronics & Technology Engine
Manufacturing, GCC & Data Centre convergence

Electronics Exports Rank
#1 in India

Apple Supply Chain Units In Tn
7+ of 14

GCCs Added In 2026 Alone
250+ — Currently in Chennai

GCC Target By 2030
450–460 Units

Data Centre Rank In India
#2 Market · 305 MW Target

Real Estate Demand Drivers
All segments trending upward

GCC Office Absorption — Strong ↑

Premium Residential — Rising ↑

Senior Living — Accelerating ↑

Redevelopment Pipeline — Emerging ↑

Plotted / ECR Layouts — Growing ↑

Policy & Market Tailwinds
Regulatory momentum firmly positive

Redevelopment Fsi Reform
Enhanced FSI · 2/3 consent

RERA Consolidation
Benefits trusted brands

TN GCC Payroll Subsidy
30%–20%–10% · 3 years

TN Semiconductor Policy
Semiconductor Mission 2030 – 500 crore

Electronic Componenets Manufacturing - ₹30,000 Cr target

Infrastructure catalysts directly unlocking Arihant corridors

Chennai Metro Phase II
Extended corridors connecting OMR, Guindy & Perungudi — Arihant's primary commercial zones

OMR & ECR Expressways
Peripheral expansion unlocking suburban corridors; Arihant has active projects on both

SM REIT Framework (SEBI)
New fractional ownership regulations create future exit optionality for commercial portfolio

Q2/H1-FY27 Operational & Financial Highlights

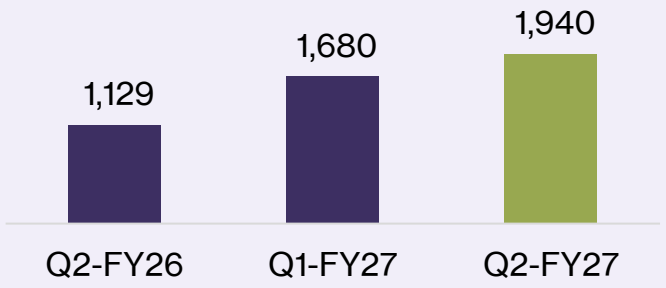


Mehek, Akilpauk

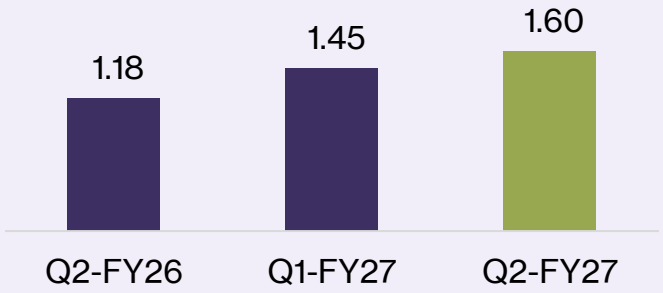
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Quarterly Operational Performance

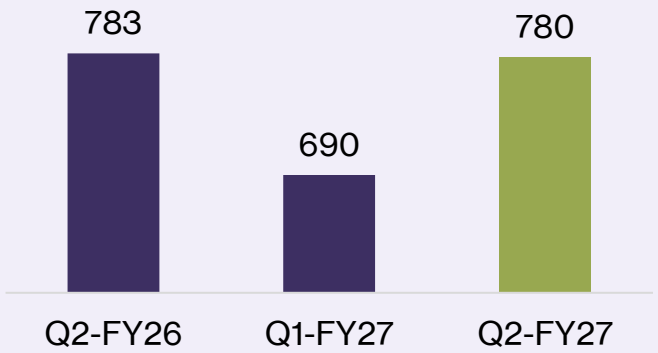
Pre Sales (INR Mn)



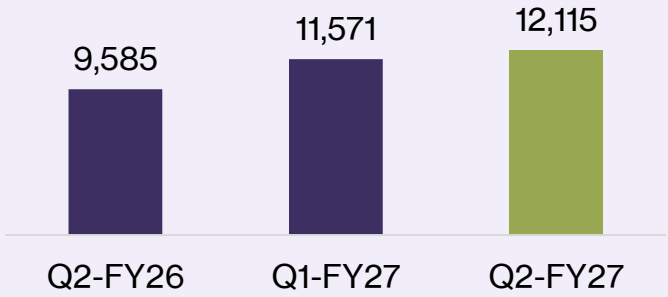
Area Sold (Lakh Sq. ft)



Collections (INR Mn)



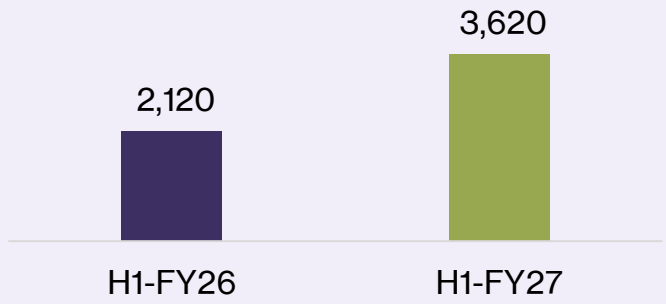
Avg. Price Realization (INR Per Sq. ft)



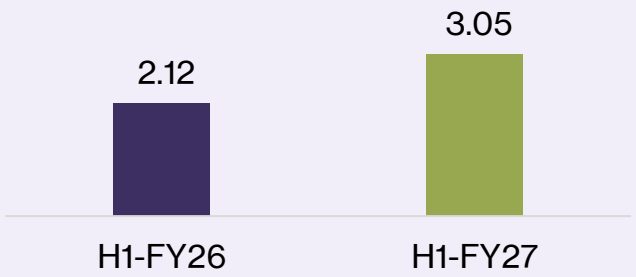
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Half Yearly Operational Performance

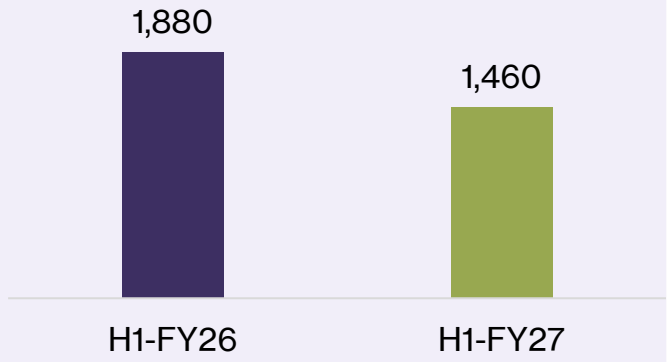
Pre Sales (INR Mn)



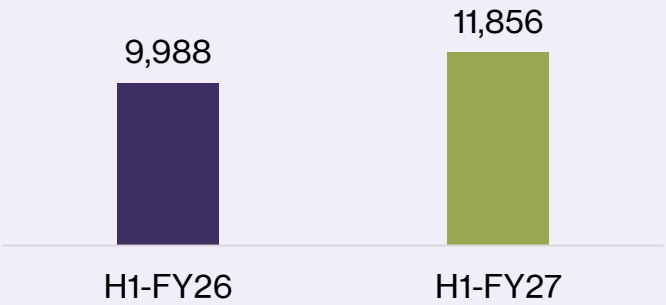
Area Sold (Lakh Sq. ft)



Collections (INR Mn)



Avg. Price Realization
(INR Per Sq.ft)



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Quarterly Consolidated Income Statement

Particulars (INR Mn)	Q2-FY27	Q2-FY26	Y-o-Y	Q1-FY27	Q-o-Q
Revenue from Operations	**1,272**	**878**	**44.9%**	**1,342**	**(5.2)%**
Operating Expenses	917	639	43.5%	979	(6.3)%
EBITDA	**355**	**239**	**48.5%**	**363**	**(2.2)%**
EBITDA Margins (%)	***27.91%***	***27.22%***	***69 Bps***	***27.05%***	***86 Bps***
Depreciation	5	3	66.7%	3	66.7%
Finance Cost	132	11	NA	61	NA
Other Income	83	23	NA	14	NA
Share of profit / (loss) from equity accounted investments	-	1	NA	-	NA
PBT Before Exceptional Items	**301**	**249**	**20.9%**	**313**	**(3.8)%**
Exceptional Items	-	-	NA	-	NA
PBT	**301**	**249**	**20.9%**	**313**	**(3.8)%**
Taxes	72	48	50.0%	72	NA
PAT	**229**	**201**	**13.9%**	**241**	**(5.0)%**
PAT Margins (%)	***18.00%***	***22.89%***	***(489) Bps***	***17.96%***	***4 Bps***
Other Comprehensive Income	-	-	NA	-	NA
Total Comprehensive Income	**229**	**201**	**13.9%**	**241**	**(5.0)%**
Diluted EPS (INR per share)	21.1	20.12	4.9%	22.39	(5.8)%

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Half Yearly Consolidated Income Statement

Particulars (INR Mn)	H1-FY27	H1-FY26	Y-o-Y
Revenue from Operations	**2,614**	**1,704**	**53.4%**
Operating Expenses	1,897	1,276	48.7%
EBITDA	**718**	**428**	**67.8%**
EBITDA Margins (%)	**27.47%**	**25.12%**	**235 Bps**
Depreciation	9	5	80.0%
Finance Cost	193	38	NA
Other Income	103	46	NA
Share of profit / (loss) from equity accounted investments	-	1	NA
PBT Before Exceptional Items	**619**	**432**	**43.3%**
Exceptional Items	-	-	NA
PBT	**619**	**432**	**43.3%**
Taxes	144	114	26.3%
PAT	**475**	**318**	**49.4%**
PAT Margins (%)	**18.17%**	**18.66%**	**(49) Bps**
Other Comprehensive Income	-	-	NA
Total Comprehensive Income	**475**	**318**	**49.4%**
Diluted EPS (INR per share)	44.15	31.88	38.5%

Historical Financial Performance



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Historical Consolidated Income Statement

Particulars (INR Mn)	FY24	FY25	FY26	H1-FY27
Revenue from Operations	**1,241**	**2,064**	**4,203**	**2,614**
Operating Expenses	991	1,420	3,228	1,897
EBITDA	**250**	**644**	**975**	**718**
EBITDA Margins (%)	**20.15%**	**31.20%**	**23.20%**	**27.47%**
Depreciation	3	5	12	9
Finance Cost	168	210	251	193
Other Income	117	150	113	103
PBT Before Exceptional Items & associate investments	**196**	**579**	**825**	-
Share of profit / (loss) from equity accounted investments	8	3	(1)	**619**
Exceptional Items	-	-	-	-
PBT	**204**	**582**	**824**	**619**
Taxes	69	155	234	144
PAT	**135**	**427**	**590**	**475**
PAT Margins (%)	**10.88%**	**20.69%**	**14.04%**	**18.17%**
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income	**135**	**427**	**590**	**475**
Diluted EPS (INR per share)	14.83	46.87	54.81	44.15

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Historical Consolidated Balance Sheet

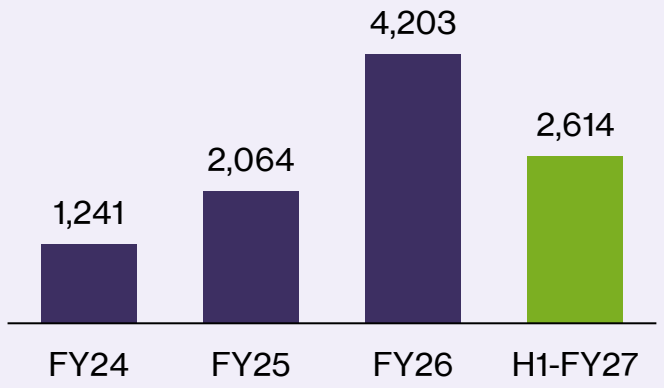
Particulars (INR Mn)	FY25	FY26	H1-FY27
Equity			
• Equity Share Capital	100	100	109
• Other Equity	3,010	3,614	4404
• Non Controlling Interest	-	-	-
Total Equity	**3,110**	**3,714**	**4,513**
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
• Borrowings	1,196	3,424	7005
• Lease Liabilities	15	8	4
Provisions	7	20	20
Other Non-current liabilities	12	-	-
Total Non-current Liabilities	**1,230**	**3,452**	**7,029**
Current Liabilities			-
Financial Liabilities			-
• Borrowings	113	556	329
• Lease Liabilities	7	7	8
• Trade Payables	457	519	515
• Other Financial Liabilities	235	824	127
Other Current Liabilities	610	923	739
Provisions	4	1	1
Current Tax Liabilities (Net)	46	182	241
Total Current Liabilities	**1,472**	**3,012**	**1,960**
Total Liabilities	**2,702**	**6,464**	**8,989**
Total Equity & Liabilities	**5,812**	**10,178**	**13,502**

Particulars (INR Mn)	FY25	FY26	H1-FY27
Non-Current Assets			
Property, Plant & Equipment	85	96	157
Intangible Assets	-	-	-
Leased Assets	24	18	15
Goodwill	116	116	116
Financial Assets			
• Investments	209	344	345
• Trade Receivables	234	233	552
• Loans	127	(80)	58
• Other Financial Assets	1,106	2,004	2009
Deferred Tax Assets (Net)	44	41	41
Other Non-Current Assets	-	36	24
Total Non-Current Assets	**1,945**	**2,808**	**3,317**
Current Assets			
Inventories	1,764	2,534	2614
Financial Assets			
• Investment	20	2,911	3779
• Trade Receivables	387	757	1325
• Cash & Cash Equivalents	202	103	304
• Other Bank Balance	508	276	1003
• Loans	334	55	41
• Other Financial Assets	98	15	130
Current Tax Assets (Net)	38	9	-
Other Current Assets	516	710	989
Total Current Assets	**3,867**	**7,370**	**10,185**
Total Assets	**5,812**	**10,178**	**13,502**

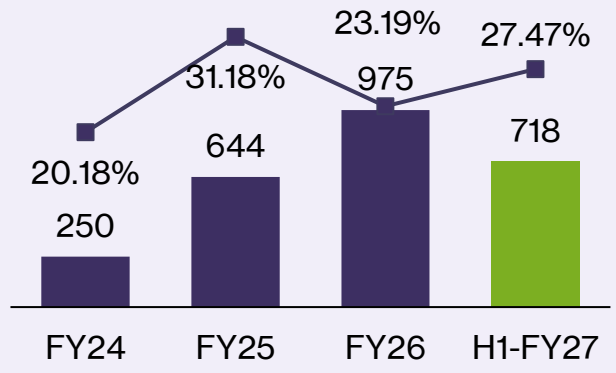
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Key Performance Indicators

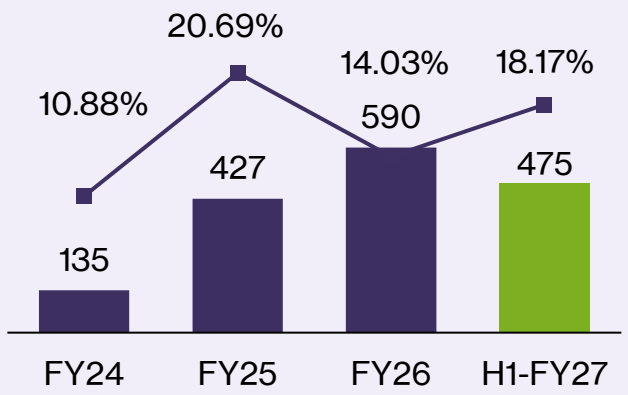
Operating Revenue (INR Mn)



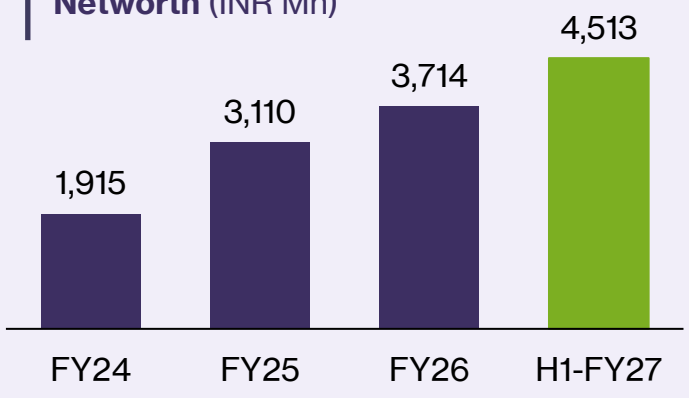
EBITDA (INR Mn) & EBITDA Margins (%)



PAT (INR Mn) and PAT Margins (%)



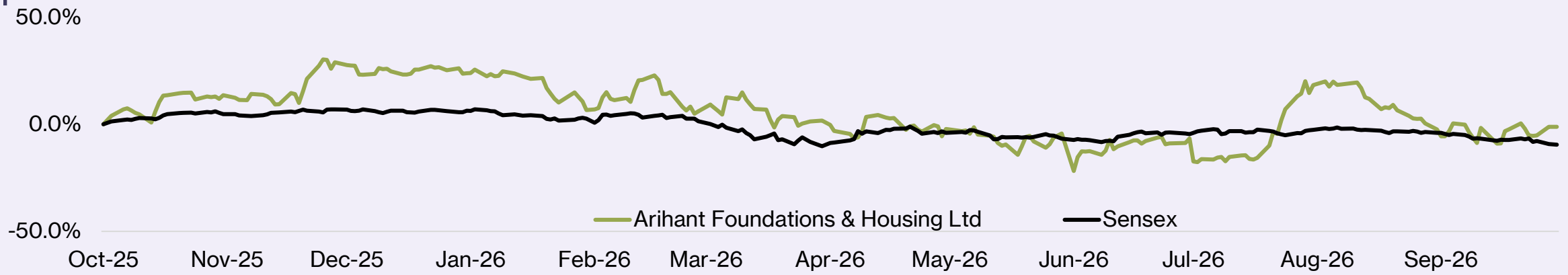
Networth (INR Mn)



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memorable spaces

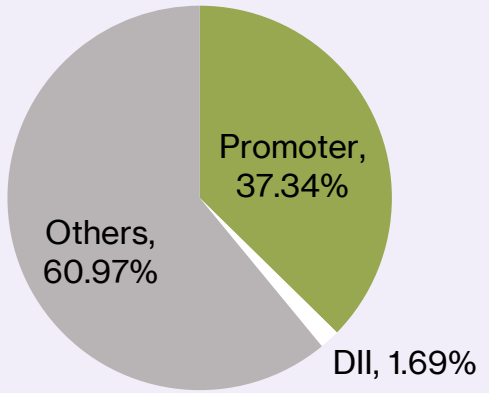
Capital Market Information

Stock Market Performance (As on 30th September, 2026)



Price Data (As on 30th September, 2026)	
Face Value (INR)	10
Market Price (INR)	942.5
52 Week H/L (INR)	1,288 / 730.6
Market Cap (INR Mn)	10,237.9
Equity Shares Outstanding (Mn)	10.9

Shareholding Pattern (As on 30th September, 2026)



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Thank You



Mira, Anna Nagar