

Date: 08.08.2026

Corporate Relations Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001 Scrip Code: 506194 Class of Security: Equity	Listing Compliance Department National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051 Symbol: ARIHANTSUP Series: EQ
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Sub: Press Release and Investor Presentation for the quarter ended June 30, 2026.

Dear Sir/Madam,

Please find enclosed herewith the Press Release and Investor Presentation of Arihant Superstructures Limited for the quarter ended June 30, 2026 as per the requirement of Regulation 30 and Para A of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the above on record.

Thanking you,

Yours faithfully,

For and on behalf of the Board of Directors
Arihant Superstructures Limited

Parth Chhajer
Joint Managing Director
DIN: 06646333



Investor Presentation

Q1 FY27

Arihant Superstructures continues to exhibit structural resilience as we enter the new fiscal year, though we faced increased inputs costs due to West Asia Geo-Political issues and labor shortages due to elections.

For Q1FY27, our pre-sales increased by 15% year-on-year to ₹173 crore, demonstrating healthy, underlying market demand across our core territories. Our GDV has increased from ₹6,000 crore to ₹14,000 crore in the last 5 year without any significant fundraise. Alongside, the luxury pie has grown 10x in the last 5 years to 49% of GDV. Our investment in land and approvals is around 5% of the GDV at ~₹700 crore.

Our teams are geared up to drive execution across our robust 21 million square feet pipeline. Our scalable business model remains intact, and we are upgrading our target to deliver over 2,500 units this fiscal year. Our annuity asset pipeline is also expanding. We are dedicated to implementing strict internal cost controls and seamless execution to normalize margins and maximize long-term shareholder value.

Vision

To nurture the best talent and be a “Built to Last” company

Mission

To construct the most efficient spaces for our customers while leaving the least ecological foot-print

Policy

To share wealth with all the stake holders and contribute to the well-being of society at large

Q1-FY27 Highlights

Rs 14,000 Cr+

Gross Development
Value

21 mn sq. ft.

Under Development
across 19 projects

12.7 mn sq. ft.

Developed in
MMR & Jodhpur

14,200+

Unit delivered across 67
projects

<INR 500/sq. ft.

Lowest land acquisition in
the industry

430+

Strong team led by
professional mgmt.

Pre-sales

- INR 1,731 Mn
- 221 units sold
- 231,219 sq. ft. of area sold

Financial Highlights

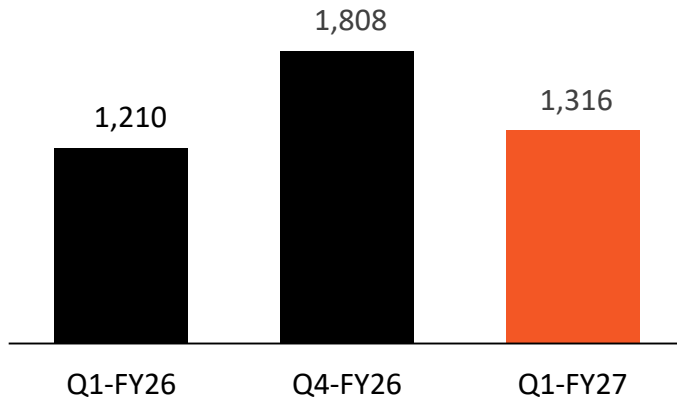
- Operating Revenue – INR 1,316 Mn
- EBITDA – INR 276 Mn, EBITDA Margin – 20.94%
- PAT – INR 98 Mn, PAT Margin – 7.43%
- EPS – INR 1.39 per share

Operational Highlights & Developments

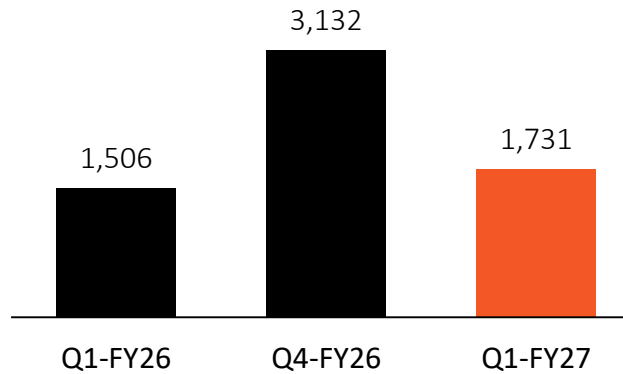
- Business development - Signed up for 2 acres of additional land at 'Town Villas' on Area Sharing JV basis increasing the township size to 99 acres
- Received OC for Arihant 5 Anaika (3,62,672 sq.ft.), 6 Anaika (2,14,851 sq.ft.), Anant (2,39,968 sq.ft.) and Aaradhya Ph-1 (3,02,524 sq.ft.), facilitating 1,495 deliveries across the four projects.
- Collections stood at INR 1,612 Mn
- Unsold Inventory stood at 236 units valued at 442.8 Mn

Key Quarterly Performance Indicators

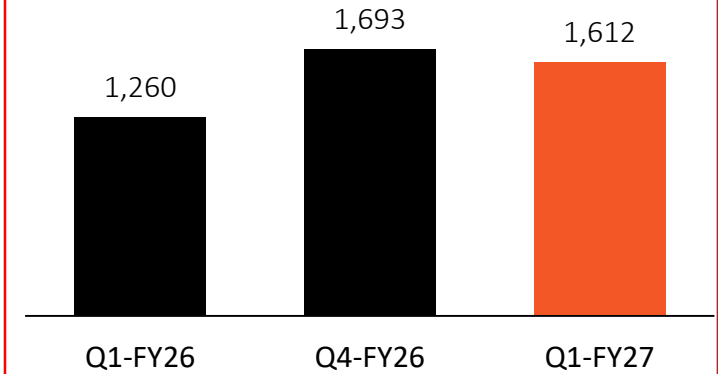
Revenues (INR Mn)



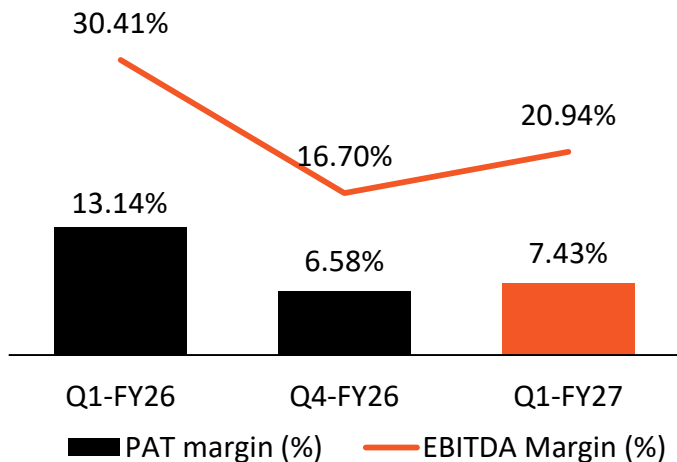
Value of Sales (INR Mn)



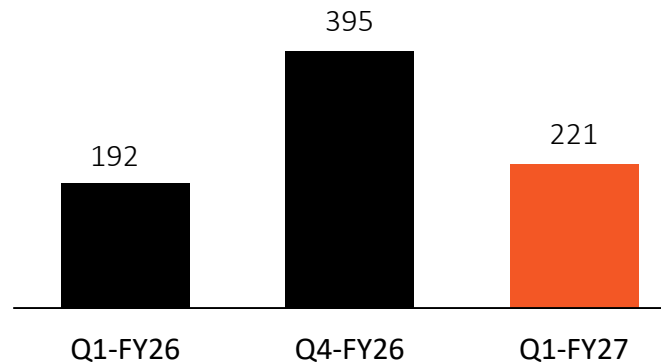
Collections (INR Mn)



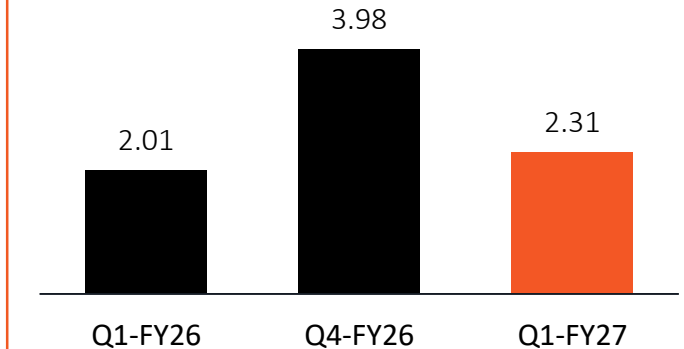
EBITDA & PAT Margin (%)



Units Sold (No.)



Area Sold (Lakh sq ft)



Quarterly Financial Performance

Particulars (INR Mn)	Q1-FY27	Q4-FY26	Q-o-Q	Q1-FY26	Y-o-Y
Operating Revenues	1,316	1,808	-27.22%	1,210	8.76%
Operating Expenses	1,040	1,506	-30.92%	841	23.71%
EBITDA	276	302	-8.75%	368	-25.12%
<i>EBITDA Margins (%)</i>	<i>20.94%</i>	<i>16.70%</i>	<i>424 Bps</i>	<i>30.41%</i>	<i>-947 Bps</i>
Other Income	15	12	28.94%	20	-22.64%
Depreciation	7	7	2.40%	6	19.47%
Interest	155	153	1.58%	170	-8.58%
Profit Before Tax	128	154	-16.59%	212	-39.41%
Tax	31	35	-12.46%	53	-42.19%
Profit After tax	98	119	-17.80%	159	-38.48%
<i>PAT Margins (%)</i>	<i>7.43%</i>	<i>6.58%</i>	<i>85 Bps</i>	<i>13.14%</i>	<i>-571 Bps</i>
Basic EPS (INR)	1.39	1.68	-17.26%	2.21	-37.10%

Particulars	As on 30 th June 2026 (INR Mn)
Gross Debt	8,863
Less: Cash and Cash equivalents	165
Less: Investments / Deposits	521
Net Debt	8,177
Unsecured Loans & Others	4,011
Adjusted Net Debt	4,166
Net worth	4,596
Adj. Secured Net Debt / Equity	0.91

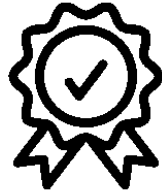
Note:

- The Net debt serviceable (Institutions/Bank) as on 30th June 2026 is approx. Rs. 4.2 Billion
- These borrowings have been availed from HDFC Bank, SBI, ICICI Bank, STCI Finance Limited, ICICI Ventures, Tata Capital & Bajaj Housing Finance
- The unsecured debt of INR 4 Billion is payable when enable and accrued to the lenders by giving more liquidity to the company for growth

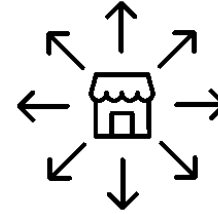
Competitive Advantages



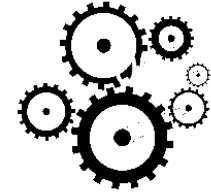
**Strong promoter commitment
with 30+ years of experience**



**Trusted Brand built on
customer focus and quality**



**Diversified product offering
across all income segments**



**Integrated in-house
capabilities for execution**



**Timely completion
of Projects**



**Experienced
management team**



**Strong relationships with
various stakeholders**



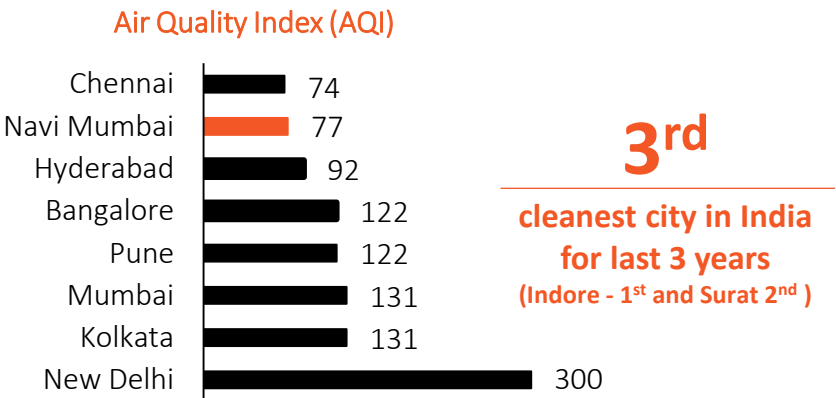
**Geographical focus
on MMR**

Residential Housing Market Scenario – Navi Mumbai

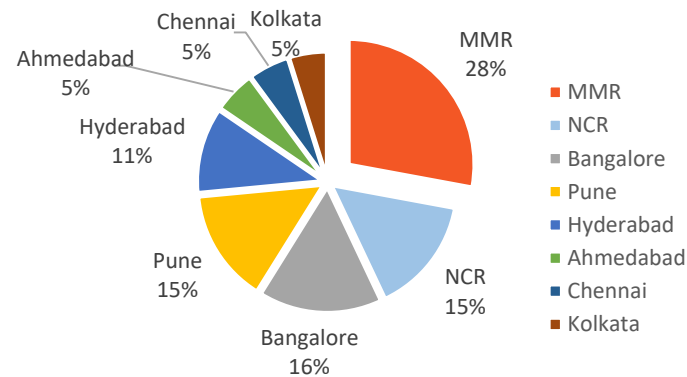
Multiple factors have contributed to structural changes and are driving demand for residential housing

1	Employment opportunities	Establishment of industrial and commercial hubs has resulted in better livelihood opportunities and higher disposable income thereby spurring the demand for residential properties
2	Infrastructure development	Development of Metro line, Trans-harbor link, proximity to Mumbai–Pune expressway and Navi Mumbai international airport improves connectivity. Upcoming projects: Aerocity, CIDCO Intl’ Corporate Park, Coastal Rd, Panvel Karjat railway corridor, etc.
3	Ease of living	Neighborhoods equipped with schools, colleges, hospitals, restaurants, sports complexes, shopping malls and other social infrastructure enhances ease of living and quality of life

Satisfactory AQI and cleanliness makes Navi Mumbai a preferred choice

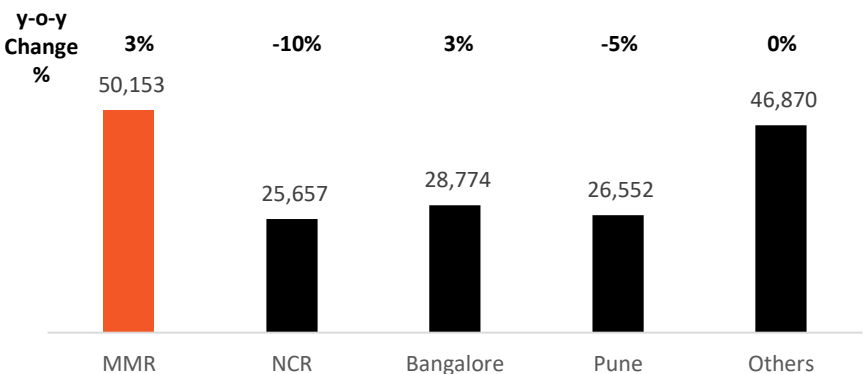


MMR accounts for 28% volume share in units sold in CY2025 amongst top 8 cities



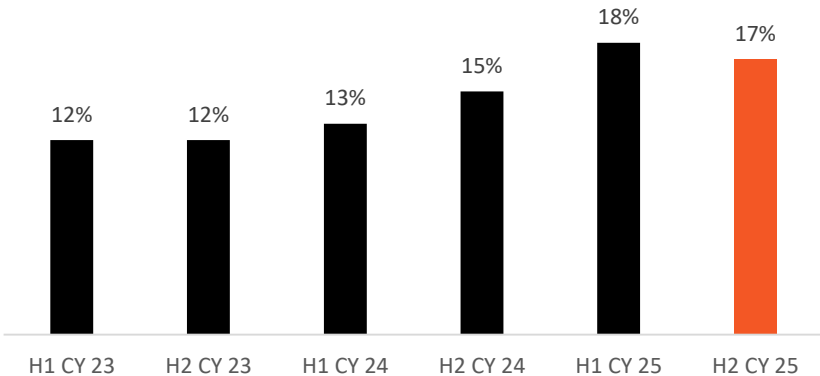
Volume share (%) in CY2025

MMR registered flat sales in H2 CY25 compared to decreasing volumes across major markets



No. of housing units sold in India in H2-2025

Volume share of Navi Mumbai in MMR is steadily increasing over last 3 years



% of unit sold (Navi Mumbai / MMR)



Business Overview

Target customer segment spread across income segments

"Mirroring the Population Matrix"

The company undertakes projects mirroring the demand cycle across income groups

Product Segment	ASL's Project Mix	Income Segment	Ticket Size	Price per sq. ft.
Luxury Segment	41%	Affluent / High Income	Above Rs 1.5 Cr	Above Rs 10,000
Mid-Income Segment	30%	Upper Middle Class	Rs 50 lacs to Rs 1.5 Crore	Rs 5,000 to Rs 10,000
Affordable Segment	29%	Middle Class & Low Income	Below Rs 50 Lacs	Less than Rs 5,000

Key Advantages of mirroring the population matrix

De-risk the company from demand stagnancy during downward real estate cycle

To quickly scale up during favorable macroeconomic scenario

Gain market share in each income category and micro-market

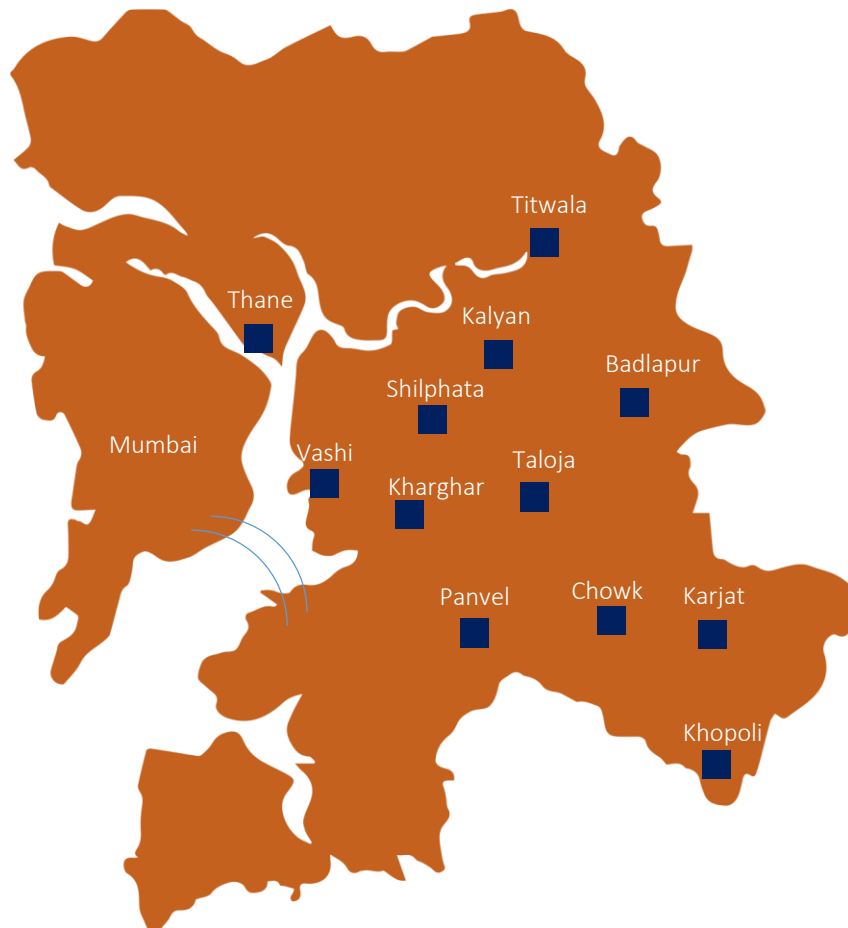
Supply of projects is in line with socio-economic spread of the population

Resilient growth via diversified portfolio across 12 micro-markets

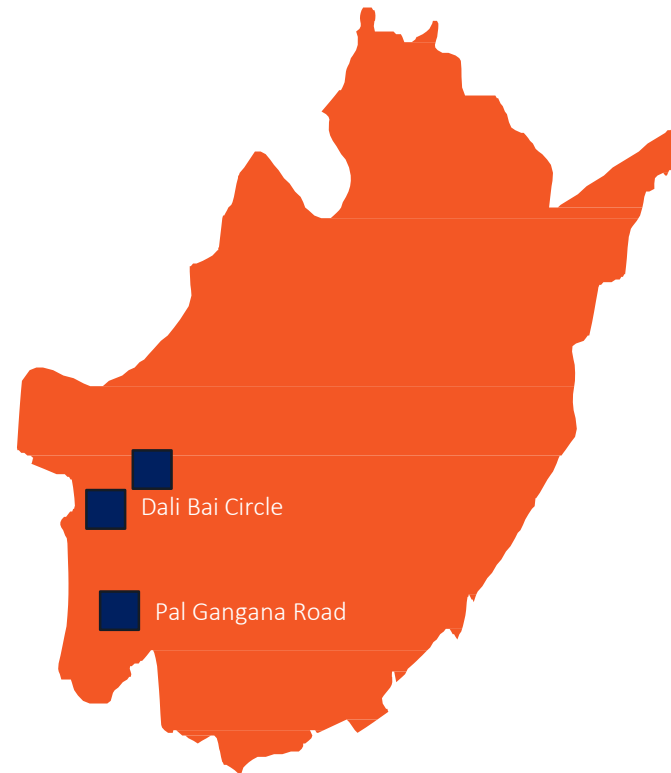
16 Projects in MMR

3 Projects in Jodhpur

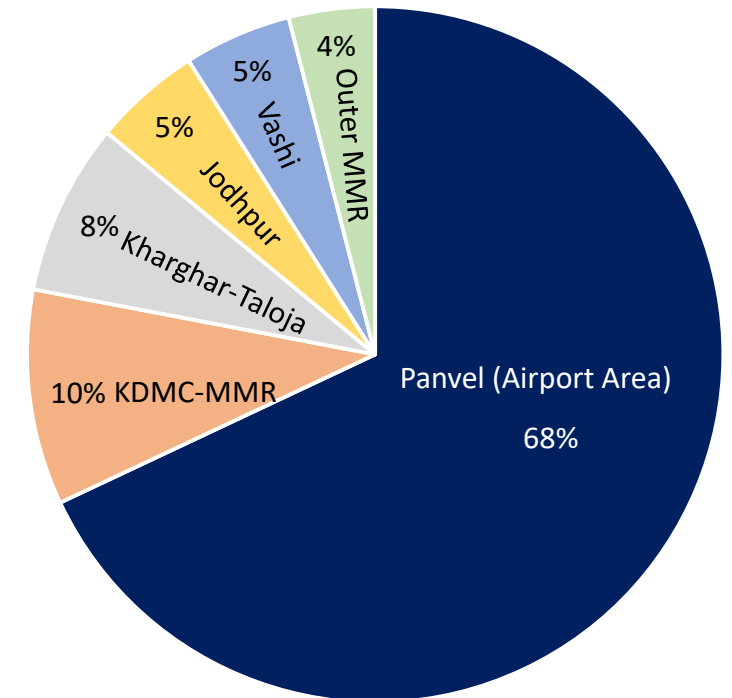
Geographical Revenue Mix



MMR



Jodhpur



Revenue Mix of Ongoing Projects

Strategic expansion into Hospitality

Mid Income &
Affordable Housing

Society
Redevelopment

Premium Horizontal
Development (Villas)

Hospitality
Assets

Key Growth Drivers

- **Airport Connectivity:** NMIA operational in 2025, projected to scale to 90 million passengers by 2032; Airport-led urbanization will drive rapid growth in commercial office, retail, and convention infrastructure.
- **Supply Constraint :** Acute shortage of authentic luxury brands; existing inventory is heavily skewed toward mid-scale business hotels.
- **Eastward Demand Shift:** Capturing rising demand from corporate shifts toward Panvel, Ulwe, Kharghar, etc.
- **Diverse Guest Profile:** Strong demand from global executives, airlines, MICE events & transit passengers
- **Location advantage:** Strategic access to key economic corridors including Mumbai, Navi Mumbai, Pune Expressway, JNPT Port, industrial zones & emerging business districts.
- **Event Potential:** Growing potential for destination weddings and large-scale conventions, supported by improved connectivity.

The company has undertaken 2 projects in Hotel development,
a 221 key 5-Star Luxury Hotel in Panvel, Chowk and a 108 Key 4-Star Hotel in Khopoli

New Mix-use Project to build Annuity Income Pool – World Villas

The proposed project encompassing Residential Villas, Gymkhana and 5-Star Hotel has a total outlay of INR 3.5 Bn and IRR for 15%

Premium Villa Township

- 391 platinum series luxury villas with a development potential of ~1mn sq. ft. and Gross Development Value of INR 12 Bn
- Target customers are HNIs and lifestyle buyers
- 90 acres land parcel acquired through outright purchase, surrounded by nature
- Prime area at Chowk (off Old Mumbai-Pune highway), 30 mins from Navi Mumbai International Airport and 60 minutes from South Mumbai

Hotel

- 221-key upscale destination on 10 acre land parcel
- Ideal for weddings, corporate events, room rentals
- Annuity income from operations
- Hotel land has been transferred to a wholly owned subsidiary Dwellcons Pvt Ltd

Gymkhana

- Land: 10.5 acres
- Recurring revenue in the form of membership fees, food and beverage sales, event rentals, sports facilities

The development will result in massive asset creation and generate recurring income stream for the company, further strengthening the balance sheet

Arihant World Villas - Master Layout



WORLD VILLAS

ADDRESS FOR GENERATIONS

90 Acres | 10 Curated Experiences
1 Immersive World

- 1 63 Acre Villa Community
- 2 10 Acre Club Gymkhana
- 3 10 Acre 5-Star Hotel & Spa
- 4 6 Acre Mango Tree Woodland
- 5 1 KM Riverside Promenade
- 6 1 Acre Outlet Mall (Commercial)

10 MILLIONAIRE STREET

10 MILLIONAIRE STREET

Artist's Impression

Ongoing Residential Projects

Projects	Location	Economic Interest of ASL (%)	Total Units (Nos.)	Units Booked (Nos.)	Total Saleable Area (Sq. ft.)	Area Sold (Sq. ft.)	Sale Value of Booked Area (INR Mn)	Amount received (INR Mn)	Value of unsold Inventory (INR Mn)	Total Estimated Receivable (INR Mn)	Revenue Recognized (INR Mn)	Estimated Balance cost to complete (INR Mn)	Project Completion status (%)
Aspire Ph 1	Panvel	60%	1,210	1,138	12,12,911	11,35,316	7,269	6,808	582	1,043	7,127	3	99.9%
Aspire Ph 2 & 3	Panvel	60%	692	611	6,53,835	5,88,395	4,103	3,078	491	1,516	2,113	1,291	51.9%
5 Anaika	Taloja	60%	433	364	3,62,672	2,97,122	1,380	1,322	302	360	1,267	45	94.5%
Aalishan Ph 2	Kharghar	60%	432	294	5,58,480	3,87,615	3,186	2,575	1,418	2,029	2,133	608	76.1%
Amisha Ph 3	Taloja	60%	241	113	1,53,963	71,795	102	71	329	360	29	236	34.9%
Aloki Ph 3 & 4	Karjat	60%	248	183	1,61,149	1,18,878	424	409	152	167	380	35	91.6%
Advika	Vashi	60%	327	150	4,92,860	2,32,365	3,376	2,093	4,025	5,308	2,038	830	73.1%
Adita Ph 5	Jodhpur	100%	72	-	86,640	-	-	-	347	347	-	173	11.1%
Arshiya Ph 4	Khopoli	100%	138	11	1,11,888	9,472	30	16	358	372	6	207	21.4%
7 Anaika	Taloja	100%	549	78	3,73,132	40,734	220	118	1,745	1,847	-	791	7.9%
Aayan Ph 1	Titwala	100%	230	37	1,58,247	22,487	95	66	570	599	51	134	61.4%
Aaradhya Ph 1	Kalyan	100%	435	331	3,02,524	2,34,956	1,128	1,064	338	402	1,078	3	99.6%
Aaradhya Ph 2	Kalyan	100%	412	114	3,34,744	89,245	434	291	1,227	1,370	290	489	38.8%
Avanti Ph 1 & 2	Shilphata	100%	690	294	5,08,472	2,32,006	1,485	436	1,797	2,846	183	1,733	11.8%
Adarsh Ph 1	Taloja	100%	778	242	5,39,890	1,78,119	939	379	1,917	2,478	197	1,294	22.2%
World Villas Ph 1	Chowk	100%	180	59	10,06,034	3,63,249	1,568	716	4,476	5,328	363	1,875	27.7%
Total			7,067	4,019	70,17,441	40,01,755	25,739	19,442	20,074	26,371	17,253	9,746	

Note: Area potential is as per management estimates subject to plan approvals from regulatory authorities
Above figures are based on Management Estimates which are subject to change

Forthcoming Residential Projects

MMR Projects						
Category	MMR Projects	Location	Total units (No.)	Total Saleable Area (Sq.ft)	Economic Interest of ASL	Rev. Potential (INR Mn)
Premium	World Villas	Chowk	215	14,04,482	100%	12,000
	Town Villas	Chowk	1,600	58,80,000	100%	48,000
Mid Income	TBD	Panvel	1,000	10,00,000	60%	8,500
	Aspire	Panvel	840	18,57,298	60%	14,500
	Avanti	Shilphata	696	8,58,210	100%	6,300
Affordable	Amisha	Taloja	168	1,12,658	60%	500
	Arshiya	Khopoli	684	7,77,656	100%	3,200
	Aayan	Titwala	468	2,19,996	100%	930
	Aaradhya	Kalyan Annexe	358	2,72,234	100%	1,450
	Anmol	Badlapur	178	1,32,917	60%	500
	Aloki	Karjat	316	2,18,764	60%	800
Total			6,523	1,27,34,215		96,680

Jodhpur Projects						
Category	Jodhpur Projects	Location	Total units (No.)	Total Saleable Area (Sq.ft)	Economic Interest of ASL	Rev. Potential (INR Mn)
Affordable	Anchal	Dal Bai Circle	1,848	17,38,800	100%	6,500
	Adita	Dal Bai Circle	120	91,653	100%	400
Total			1,968	18,30,453		6,900

The company has 14.6 mn sq. ft. of forthcoming project portfolio
with a revenue potential of INR 100 bn

Ongoing Residential Projects (1/3)

ARIHANT 5 ANAIKA



Revenue Potential	INR 1,700 Mn
Total Units	433
Total Saleable Area	3.63 lakh Sq.ft.
Completion Status	95%

ARIHANT ADVIKA



Revenue Potential	INR 7,000 Mn
Total Units	327
Total Saleable Area	4.93 lakh Sq.ft.
Completion Status	73%

ARIHANT AARADHYA



Revenue Potential	INR 1,500 Mn
Total Units	440+192+220
Total Saleable Area	3.02 lakh Sq.ft.; 1.40 lakh sft; 1.95 lakh sft
Completion Status	Phase 1 – 100% Phase 2 - 39%

ARIHANT CLAN AALISHAN



Revenue Potential	INR 8,000 Mn
Total Units	811
Total Saleable Area	9.99 lakh Sq.ft.
Completion Status	Phase 1 – 100% & Phase 2 – 76%

Ongoing Residential Projects (2/3)

ARIHANT AMISHA



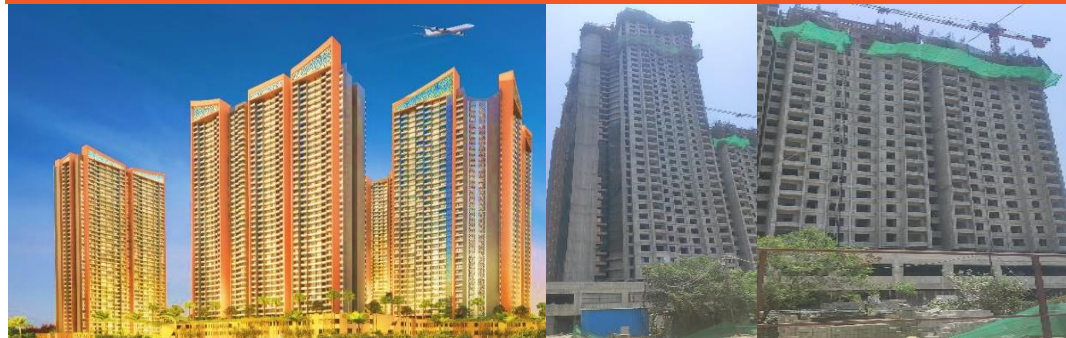
Revenue Potential	INR 1,200 Mn
Total Units	476
Total Saleable Area	3.18 lakh Sq.ft.
Completion Status	Phase 1 & 2 - 100% & Phase 3 -35%

ARIHANT ARSHIYA



Revenue Potential	INR 3,000 Mn
Total Units	979
Total Saleable Area	8.62 lakh Sq.ft.
Completion Status	Phase 1,2, 3 - 100% & Phase 4 - 21%

ARIHANT ASPIRE



Revenue Potential	INR 10,000 Mn
Total Units	1,902
Total Saleable Area	18.67 lakh Sq.ft.
Completion Status	Phase 1-100%, Phase 2 - 64%, Phase 3 - 39%

ARIHANT ADITA



Revenue Potential	INR 3,000 Mn
Total Units	889
Total Saleable Area	1.30 lakh Sq.ft.
Completion Status	Phase - 1,2,3,4 - 100% & Phase 5 – 11%

Ongoing Residential Projects (3/3)

ARIHANT ALOKI



Revenue Potential	INR 1,000 Mn
Total Units	127+121
Total Saleable Area	0.85 lakh Sq.ft.; 0.79 lakh Sq.ft.
Completion Status	Phase 3 - 98%, Phase 4 - 85%

ARIHANT AAYAN



Revenue Potential	INR 1,500 Mn
Total Units	230
Total Saleable Area	1.58 lakh Sq.ft.
Completion Status	61%

ARIHANT ADARSH



Revenue Potential	INR 2,800 Mn
Total Units	778
Total Saleable Area	5.40 lakh Sq.ft.
Completion Status	22%

ARIHANT ANCHAL



Revenue Potential	INR 1,180 Mn
Total Units	532
Total Saleable Area	4.78 lakh Sq.ft.
Completion Status	Completed



Company Overview

Company Overview

Rs 14,000 Cr+

Gross Development
Value

21 mn sq. ft.

Under Development
across 19 projects

12.7 mn sq. ft.

Developed in
MMR & Jodhpur

14,200+

Unit delivered across 67
projects

<INR 500/sq. ft.

Lowest land acquisition in
the industry

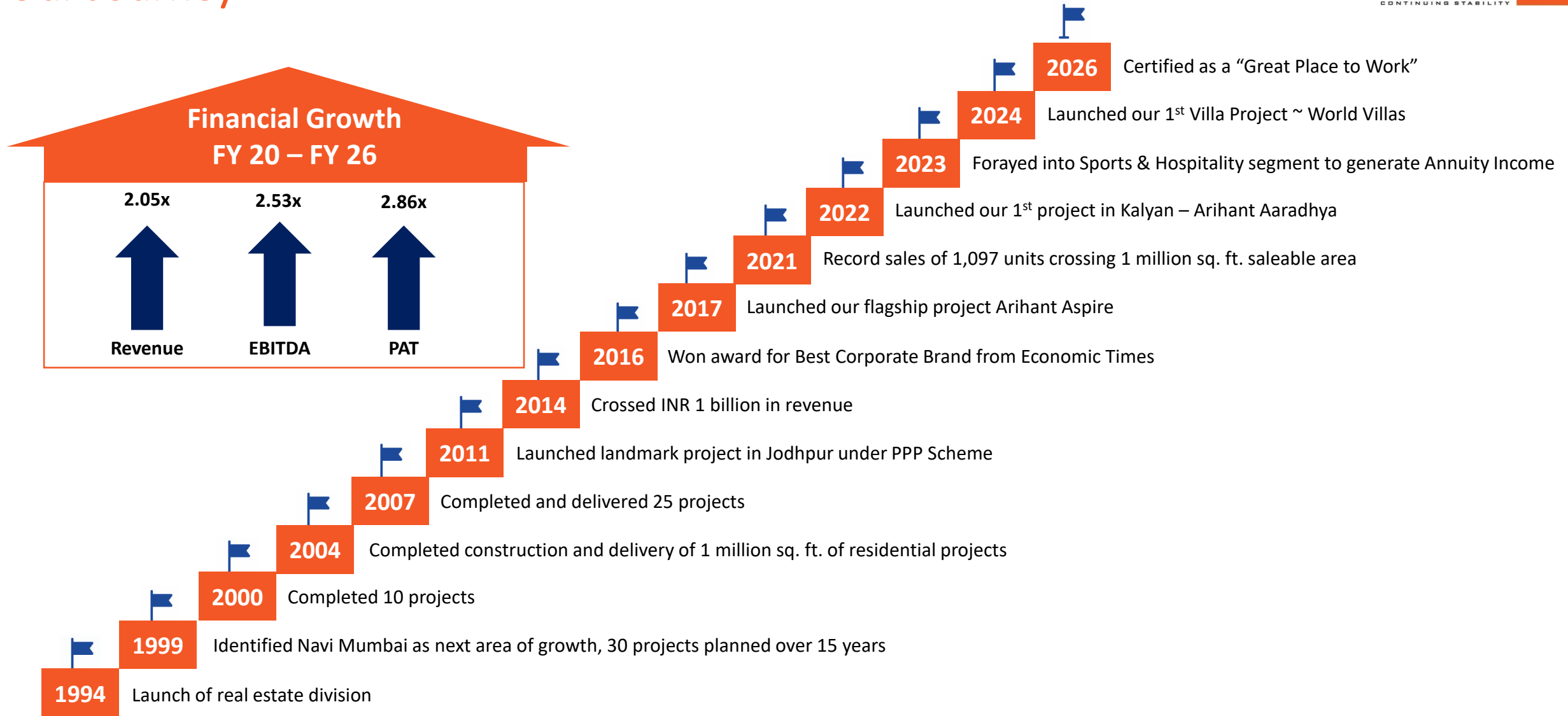
430+

Strong team led by
professional mgmt.

- Established in 1994, Arihant Superstructures Ltd. (ASL) is one of the largest real estate developer in the affordable and mid-income segment
- Headquartered in Navi Mumbai, the company has 19 ongoing projects across MMR & Jodhpur with:
 - Rev. potential of INR 140bn+ (comprising 15,000+ units, 21 mn. sq. ft. area) with an optimum blend of premium, mid-income & affordable categories
 - 75% of the projects are located within a travel time of 10 to 30 minutes from the 24x7 operational Navi Mumbai International Airport
 - operations across 12 high growth micro-markets of MMR (including Vashi, Panvel, Thane, Kharghar, Kalyan, Karjat) and Jodhpur, Rajasthan
 - 15% of ongoing development under asset light model (via JVs, JD and DM) in the mid-income segment
- Ventured into luxury segment to develop a Villa project, a 5-Star Hotel and a Sports Gymkhana to generate annuity income
- Delivered 14,200+ units across 67 projects by relentless customer focus and strong execution resulting in trust and high brand recall
- Completely integrated in-house capabilities of land acquisition & procurement, liaison, design & engineering, EPC and marketing & sales to carry out end to end operations with a deep understanding of space, design and construction
- Operates “Mirroring the population-matrix” strategy with offerings across all income segments thereby de-risking sales and profitability from demand stagnancy during adverse industry cycles

		Pre-Sales	Revenue	Collections	EBITDA	PAT	Net Worth
Key Operating and Financial Metrics (Rs million)	Growth	2.05x	2.04x	1.88x	2.53x	2.86x	2.76x
	FY26	9,774	5,510	5,389	1,266	460	4,498
	FY20	4,760	2,702	2,870	500	160	1,630

Our Journey



Our Net worth grew by 5.2x during the last decade

Mr. Ashok Chhajer,
Chairman and Managing
Director

- Entrepreneur with more than 30 years of experience in the real estate business, has also led other ventures in textile and oil refinery business.
- Oversees corporate strategy, project design and land acquisition functions.
- Works relentlessly towards transparency, corporate governance and stakeholder management.

Mr. Nimish Shah,
Whole Time Director

- Was a government registered contractor in Maharashtra and collaborated with several groups in real estate sector.
- A civil engineer with over 20 years experience in construction and related activities.
- Actively involved in engineering including planning and execution, project estimation, contracts and site organization of projects, etc.

Mr. Parth Chhajer,
Joint Managing Director

- Worked with leading organizations like CLSA, Equirus and Deloitte in capital markets and enterprise risk services.
- Responsible for product development, marketing & sales strategy; also actively involved in the finance function.
- He is a Bachelor of Science (Economics) from Pennsylvania State University, USA.

Mr. Bhavik Chhajer,
Joint Managing Director

- Rich experience with organizations like HDFC Red and Jones Lang Salle in developing solutions for real estate sector.
- Joined ASL in 2020, core responsibilities include construction activities, procurement; overseas human resource function as well.
- Studied Bachelor of Science (Business) from Indiana State University, USA.

Mr. Pramod Deshpande,
Independent Director

- Worked for over 35 years in MIDC, a semi government corporation of Government of Maharashtra.
- At MIDC, he served in various departments like architecture, planning, SEZ, DMICDC, etc. before retiring in 2016 as an Associate Architect, Class I officer.

Mr. Abodh Khandelwal
Independent Director

- Has over 35 years of experience in FP&A, MIS reporting and business modelling, project finance, etc.
- He is currently serving as Director Finance at Mumbai Metro Rail Corporation and has previously worked with Konkan Railways and JK Cements Ltd.
- He is a qualified Chartered Accountant and also serves as an Independent Director at Gujarat Road and Infrastructure Company Limited.

Mrs. Sheetal Bhilkar
Independent Director

- Has over 30 years of experience in business development, marketing, human resources, design, etc.
- She is currently serving as Director at Urja Building Services Consultants Ltd., and President at Real Women Global Community.
- She has done her bachelors in electrical engineering from SBM College of engineering and Technology.

Dr. Raghuveer Singh
Rajpurohit
Independent Director

- Has over 27 years of academic and industry experience across prominent institutions - Principal at OKIMT, Kota and SCMIRT, Pune, and Professor at IMS Noida.
- Appointed as Chairman of Sangam India Limited by the Hon'ble Rajasthan High Court for merger proceedings in 2006.
- Awarded the title of National Arbiter of Chess by the All India Chess Federation in 1998.

Management Team

Mr. Udit Kasera,
Chief Financial Officer

- Finance professional with 15+ years of diverse experience across investor relations, treasury, corporate finance, audit, and investment banking.
- Worked with leading firms including KPMG, Wipro, CRISIL, Deloitte, and most recently led Finance & Investor Relations at CarePal Group.
- Holds an MBA from IIM Bangalore, a Chartered Accountant, B.Com (Hons.) from Delhi University and has passed all three levels of the CFA Program

Mr. Manoj Dhondge
Company Secretary &
Compliance Officer

- Company Secretary and Legal Professional with over 10 years of total experience.
- Skilled in handling corporate governance, SEBI & Companies Act compliances, legal drafting, and secretarial functions with a proven record of supporting listed entities such as Arihant Superstructures Ltd., Nidhi Granites Ltd., and CARE Ratings Ltd.
- Holds a Bachelor degree in Commerce, LLB. & LLM. from Mumbai University and is a qualified Company Secretary from ICSI.

Mr. Hariharan Nadar
VP Sales

- Sales professional with 20+ years of experience in sales, marketing, business development, key account management and market research.
- Has Worked with Mittal Merchant Realty and Xrbia Developers, Prince Infrastructure Pvt. Ltd. and Bharti Airtel among others.
- Holds an MBA in Sales and Marketing and B.Com from Mumbai University.

Mrs. Teji Ghosh,
VP Marketing

- Worked for over 2 decades of experience in handling accounts for real estate, PSU banks , clothing and retail brands, child development, education clients.
- Worked with a leading media agency with expertise in media planning, brand positioning, PR events, client relations, etc.
- Joined ASL in 2019, responsible for long term client engagement and relationship management with all media agencies.

Mr. Sumit Basak
DGM HR

- HR and Talent Acquisition Leader with 12+ years of experience in organizational scaling, leadership hiring, and HR strategy across real estate, quick commerce and technology.
- Previously, led talent Acquisition at The House of Abhinandan Lodha; associated with hyper-growth brands including Zepto, Meesho, WhiteHat Jr.
- Holds an MBA in Human Resource Management and specializes in workforce planning, org. design, and scalable recruitment strategies.

Mr. Vijaykumar Muttur
VP Projects

- Seasoned construction leader with more than 3 decades of experience directing large-scale high-rise projects.
- Successfully delivered iconic projects including Crescent Bay (Parel), Kohinoor Square, and major mass housing developments while working with L&T, Shapoorji Pallonji, Today Global, and B.G. Shirke.
- Holds a B.E. in Civil Engg. and Advanced Diploma in Constr. Mgmt. (NICMAR); expert in contract management, cost control, and project execution.

Awards and Recognition

2020-2026



Leisure & Entertainment
Project of the Year for
Club10 Gymkhana by
Realty+



Excellence in Modern-
Edge Technology by
Bharat24



Business Excellence Award
by **Adsync & Zee Business**
for Affordable Housing
Project of the Year



Best Developer for Green
Buildings by **CIA World**



Industry's No. 1 –
Promoter Presented By
**Herald Global Real Estate
Development**

2015-2020



Zee Business Award –
Developer of the
Year(Affordable Housing)



Affordable Housing Project
of the Year for Arihant
Arshiya by **CREDAI MCHI**



Award for Quality
construction in affordable
housing by **The Economic
Times, ET Realty award**



**Dainik Bhaskar (94.3
MYFM) – Award for
Excellence in Quality
Construction**



IGBC Pre-certified
Platinum Rating for Aspire
project

Environment

- Design homes to maximize natural lighting and ventilation, reducing the need for artificial lighting and cooling
- Implemented rain water harvesting pits across projects to collect and store rain water
- Installed organic waste composters across all projects
- The company's flagship project Arihant Aspire has been pre-certified in the 'Platinum' category by IGBC
- Use of Aerated Autoclave blocks having lower embodied energy and much higher insulation value
- Use energy efficient lighting and use of low VOC paints & adhesives
- Majority of projects have sewage treatment plants, rainwater harvesting, solar power & heating, presence of green cover

Social

- Conduct on the job safety training for all employees and workers
- Seek safety suggestions and feedback from employees at regular intervals
- Equal opportunity employer with 22% workforce comprising females
- Employs individuals irrespective of their religious background
- Support projects for rural development, infrastructure & livelihood enhancement
- Disaster management, including relief, rehabilitation and reconstruction activities
- Promote education, including special education and employment enhancing vocation skills
- Invest in environment sustainability, economic empowerment, health care and sanitation

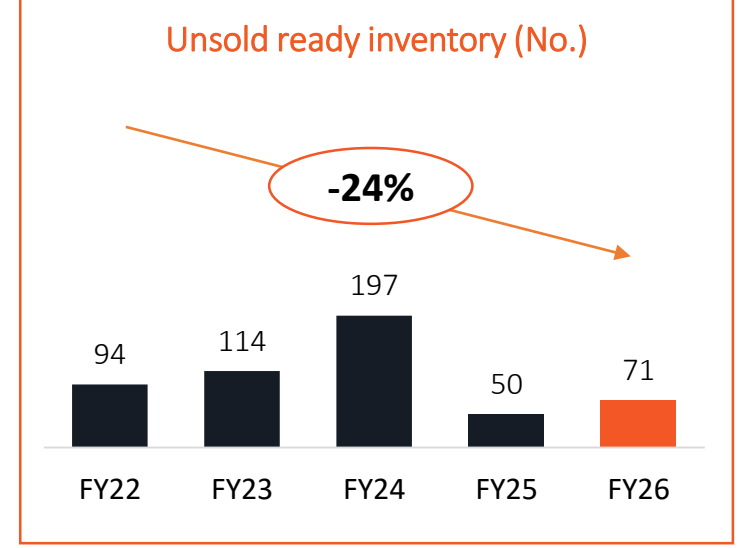
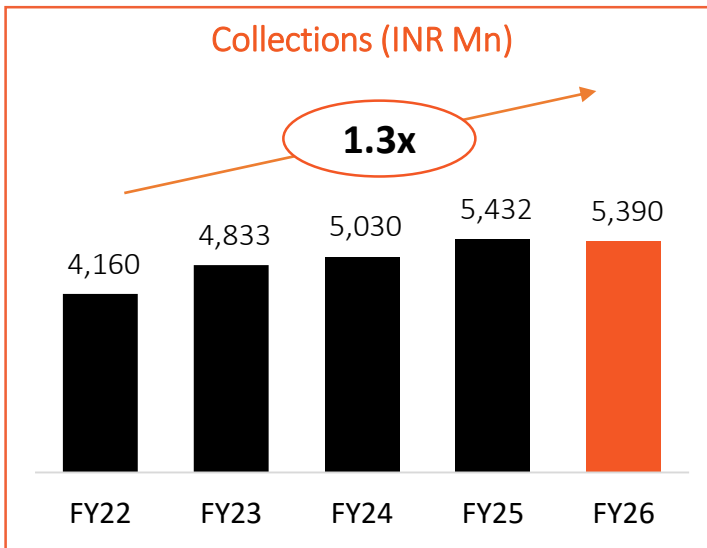
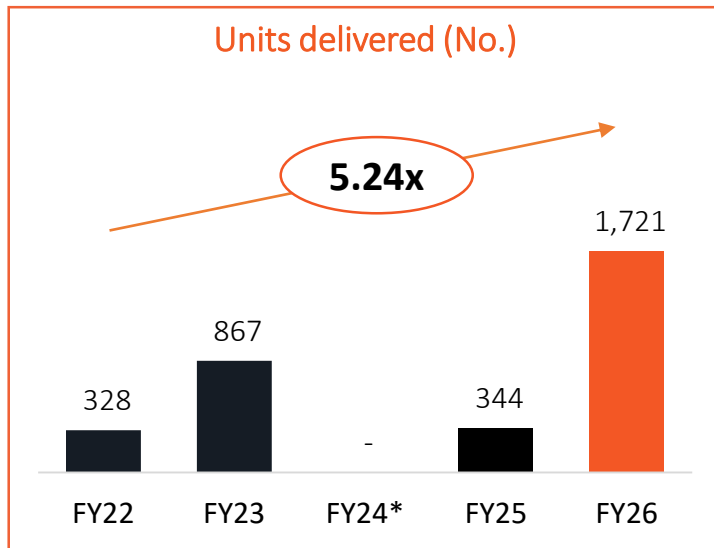
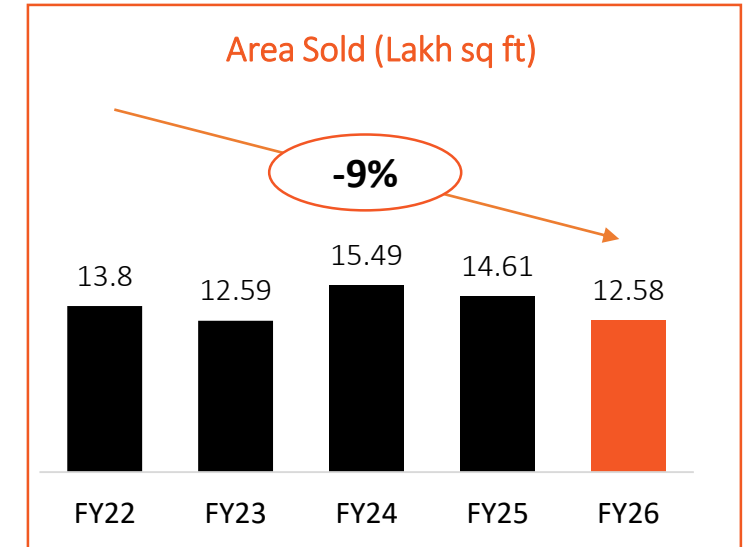
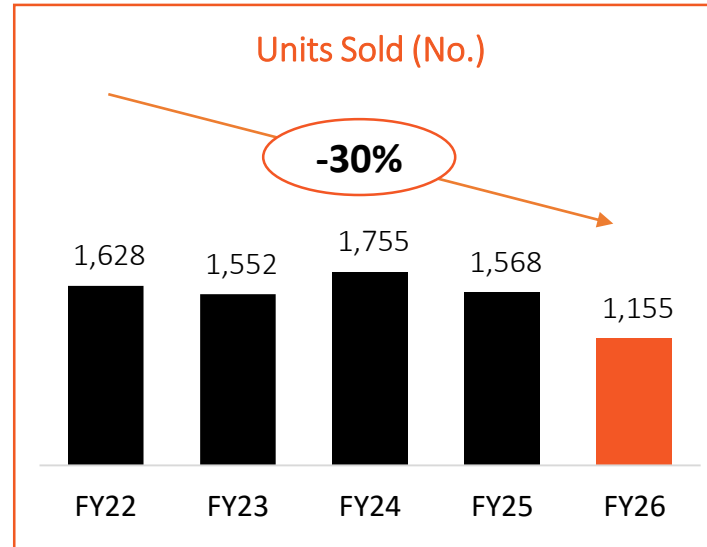
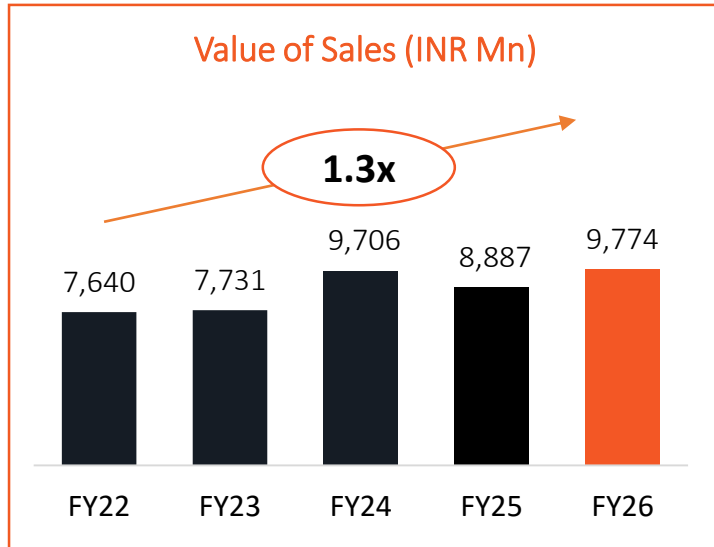
Governance

- The Board comprises 50% independent directors with rich and diverse experience to safeguard the interest of all stakeholders
- 100% independent directors in Audit Committee and Remuneration Committee
- Well defined corporate structure with delegated decision making, checks and balances
- Appropriate processes and systems to monitor and evaluate key material risks
- Commitment to independence, accountability, responsibility, transparency and fair & timely disclosures
- The Company has adopted the governance framework in accordance with the applicable SEBI Regulations



Financial Overview

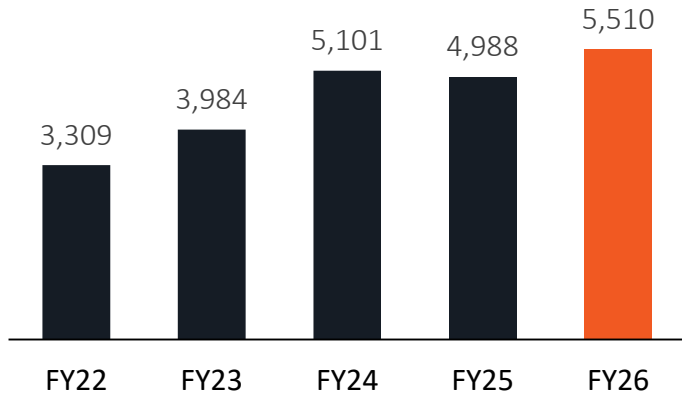
Historical Performance Indicators



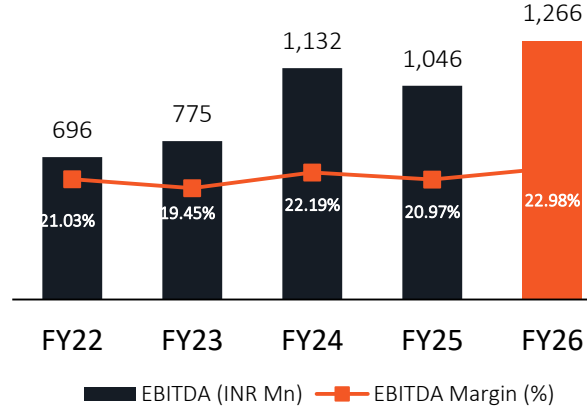
* Units delivered in FY24 were Nil since larger projects were under execution, whereas as some of the near completion projects had delayed OC receipts, thus those deliveries were rolled over. The Phase 1 of the larger projects have now reached the delivery stage which is reflected in the FY26 numbers. Going ahead, on a regular basis the rest of phases will achieve delivery stage at regular intervals. About 5,855 units are under execution currently.

Historical Financial Performance

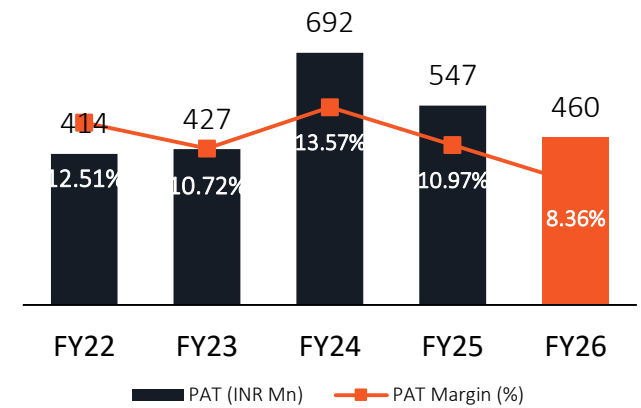
Operating Revenue (INR Mn)



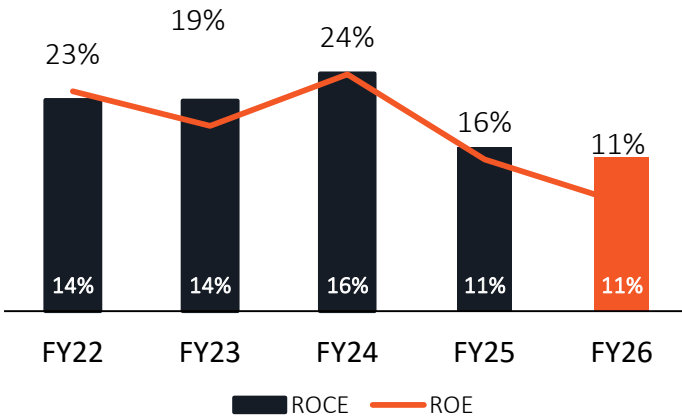
EBITDA (INR Mn) and EBITDA Margins (%)



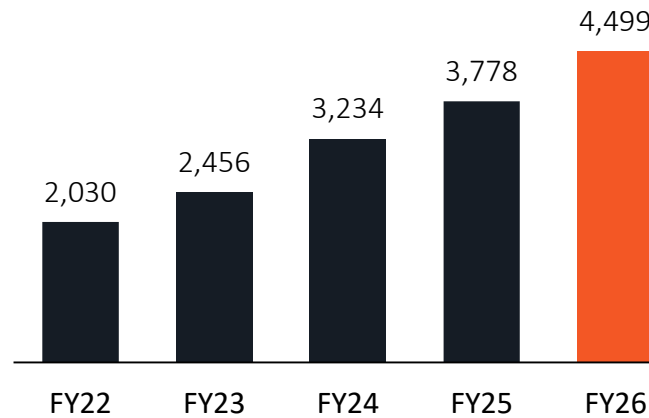
PAT (INR Mn) and PAT Margins (%)



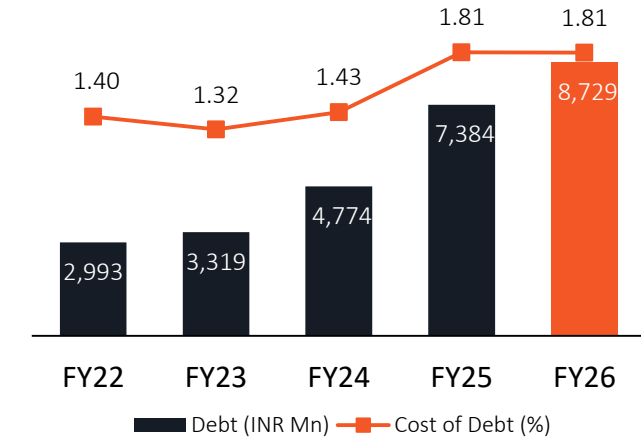
ROE & ROCE (%)



Networth (INR Mn)



Total Debt (INR Mn) & Net Debt/Equity(x)



Historical Consolidated Income Statement

Particulars (INR Mn)	FY23	FY24	FY25	FY26
Operating Revenues	3,984	5,101	4,988	5,510
Total Operating Expenses	3,209	3,969	3,942	4,244
EBITDA	775	1,132	1,046	1,266
<i>EBITDA Margins (%)</i>	<i>19.45%</i>	<i>22.19%</i>	<i>20.97%</i>	<i>22.98%</i>
Other Income	23	12	50	50
Depreciation	20	22	24	28
Interest	256	260	410	677
Profit Before Tax	522	862	662	611
Tax	95	170	115	151
Profit After tax	427	692	547	460
<i>PAT Margins (%)</i>	<i>10.72%</i>	<i>13.57%</i>	<i>10.97%</i>	<i>8.35%</i>
Basic EPS (INR)	7.63	10.91	12.64	10.65

Historical Consolidated Balance Sheet

Particulars (INR Mn)	FY23	FY24	FY25	FY26
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	103	94	835	1,099
Intangible Assets	1	-	1	1
Investment in Property	116	116	146	144
Financial Assets				
(i)Investments	-	-	-	-
(iii)Other financial Assets	399	439	453	152
Deferred tax Assets	1	2	2	3
Sub Total Non Current Assets	620	651	1,437	1,412
Current Assets				
Inventories	4,838	5,552	7,285	8,980
Financial Assets				
(i) Investment	-	-	-	1
(ii)Trade Receivables	852	1,039	1,138	1,004
(iii)Cash and Bank Balance	80	150	225	201
(iv)Loans	-	1	1	1
(v) Other Financial Asset	57	87	261	437
Land	2,932	3,967	4,755	4,820
Current Tax Assets	18	-	-	-
Other Current Assets	415	571	760	846
Sub Total Current Assets	9,192	11,366	14,425	16,290
TOTAL ASSETS	9,812	12,017	15,862	17,702

Particulars (INR Mn)	FY23	FY24	FY25	FY26
EQUITY AND LIABILITIES				
Share Capital	412	506	412	433
Other Equity	1,686	2,186	2,680	3,202
Non-controlling interest	358	542	686	864
Total Equity	2,456	3,234	3,778	4,499
Non Current Liabilities				
Financial Liabilities				
(i)Borrowings	3,142	4,161	7,040	7,586
Provisions	7	14	2	6
Sub Total Non Current Liabilities	3,149	4,175	7,042	7,592
Current Liabilities				
(i)Borrowings	177	613	343	1153
(ii)Trade Payables	746	638	763	891
(iii)Other Financial Liabilities	51	87	300	308
Other current Liabilities	3,222	3,175	3,524	3,174
Provisions	11	44	41	42
Current Tax Liability	-	51	71	42
Sub Total Current Liabilities	4,207	4,608	5,042	5,610
TOTAL EQUITY AND LIABILITIES	9,812	12,017	15,862	17,702

Historical Cash Flow Statements

Particulars (INR Mn)	FY23	FY24	FY25	FY26
Cash flow from operations	(118)	(1,207)	(1,388)	(708)
Cash flow from investing	(18)	(7)	(766)	(274)
Cash flow from financing	69	1,284	2,186	945
Closing Cash & cash equivalents	80	150	182	145

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Arihant Superstructures Ltd.

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