Date: 11th August 2026

To	To
The Secretary	The Secretary
BSE Ltd.	**National Stock Exchange of India Ltd.**
Phiroze Jeejeebhoy Towers	Exchange Plaza, Plot no. C/1, G Block
Dalal Street,	Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 001	Mumbai - 400 051
Security Code No.: 523716	**NSE Symbol: ASHIANA**

Sub: Submission of Investor Update/Presentation for the quarter ended 30th June 2026

Dear Sir,

Please find attached the Investor update/Presentation for the quarter ended 30th June 2026.

Kindly take the above presentation on record.

Thanking you,
For **Ashiana Housing Ltd.**

NITIN SHARMA Digitally signed by NITIN SHARMA Date: 2026.08.11 23:31:43 +05'30'

Nitin Sharma
(Company Secretary & Compliance Officer)
Membership No. 21191

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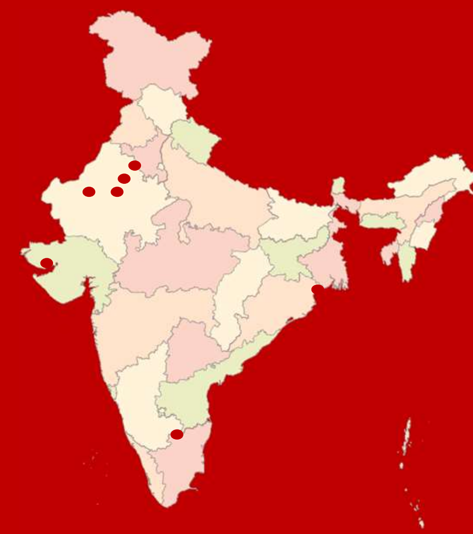
Investor Update

June 2026



BHIWADI | GURUGRAM | PUNE | CHENNAI | JAIPUR | JAMSHEDPUR | JODHPUR | NEEMRANA

BSE: 523716 | NSE: ASHIANA | BLOOMBERG: ASFI:IN| REUTERS: AHFN.NS | WWW.ASHIANAHOUSING.COM

Happiness all around ***Going The Extra Mile*** ***Transparency*** ***Never give Up***

Snapshot

45+
Legacy of Excellence

#1
Senior Living Player

8
Cities Presence

349.21 lakh sq. ft
Total Constructed Area*

36
Ongoing Projects

20K +
Happy Ashiana Families*

1300+
Employee Strength

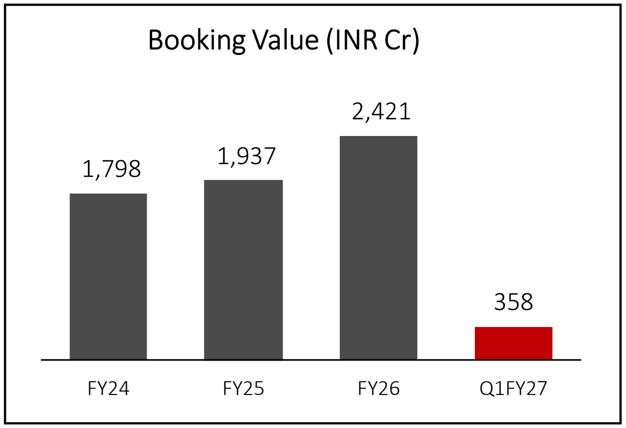
35%
5-Year Pre-sale CAGR

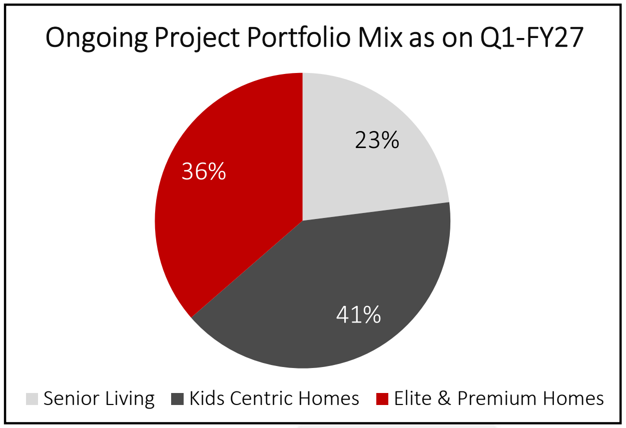
29%
5-Year Collection CAGR

*As on 31st March, 2026
By Track2Realty

Company Overview

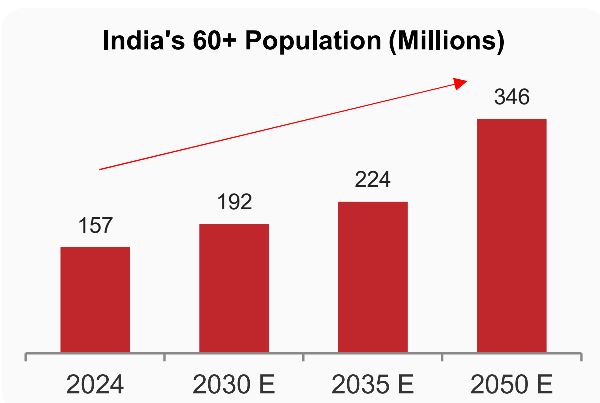
- Ashiana Housing is a leading residential real estate developer with over 45 years of proven execution and customer trust in the Indian housing market.
- Pioneer in differentiated residential ecosystems with strong positioning across Senior Living, Kid-Centric Homes, Premium Homes and Elite Homes focused on lifestyle-led community living.
- India's No.1 Senior Living Brand with over 20 years of experience.
- Presence across key residential markets including NCR, Jaipur, Chennai, Mumbai-Pune, Jamshedpur, and other high-growth urban micro-markets.
- Strong execution-led business model with integrated capabilities across land acquisition, project development, construction, and community management.
- Asset-light and disciplined growth strategy focused on sustainable expansion, capital efficiency, and balanced portfolio growth.



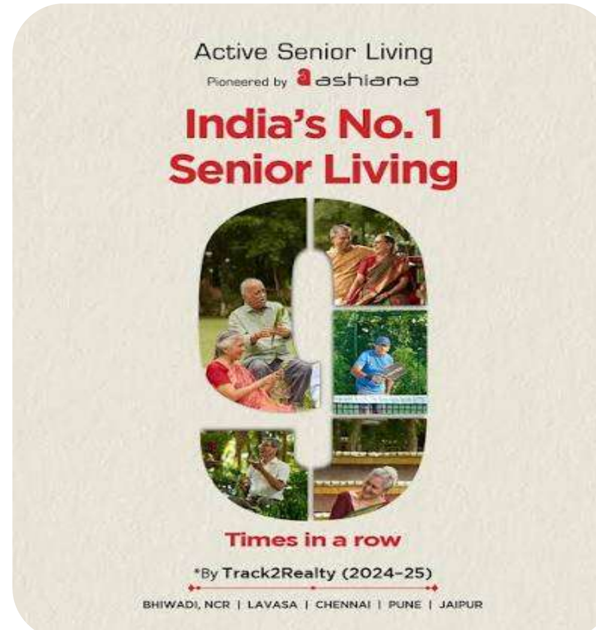


Well Positioned to Capitalize on India's Senior Living Opportunity

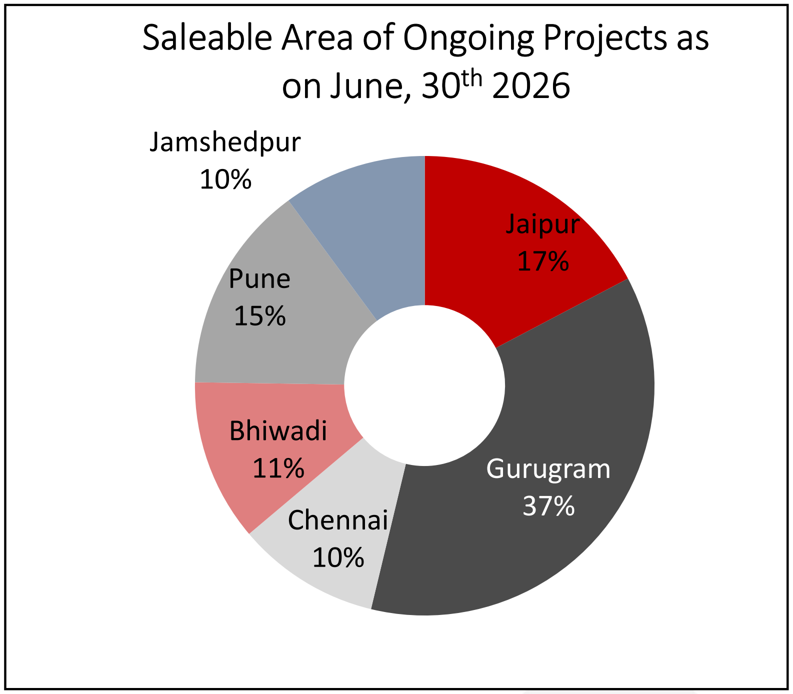
- **Large & Growing Demand Opportunity:**
  India's elderly population is rising rapidly driven by increasing life expectancy, nuclear family structures, and changing urban lifestyles.
- **Highly Underpenetrated Segment:**
  Organized senior-focused residential communities remain significantly underpenetrated despite growing demand for age-specific living ecosystems.
- **Lifestyle-Led Residential Ecosystem:**
  Senior Living communities focus on wellness, safety, healthcare access, engagement, and hassle-free community living.
- **Need-Based & Resilient Demand:**
  Demand is driven by lifestyle rather than speculative buying, supporting stronger customer stickiness.



Source: https://credai.org/knowledge-center/credai-reports/reports/44.pdf



Geographical Presence of Ashiana



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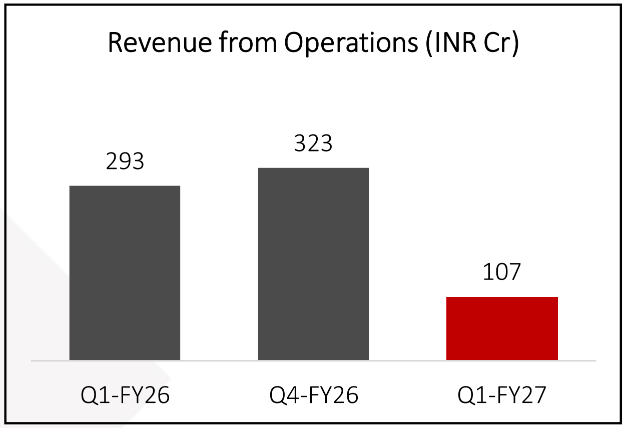
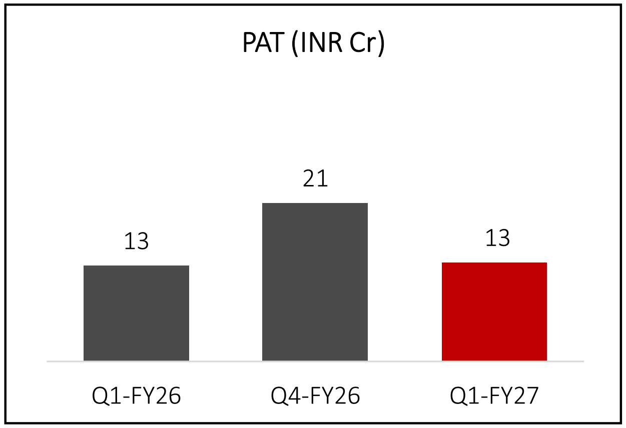
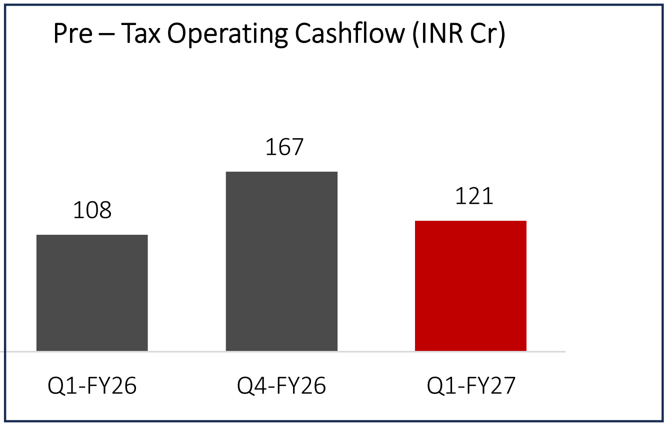
Quarterly Highlights

Consolidated Quarterly Financial Performance



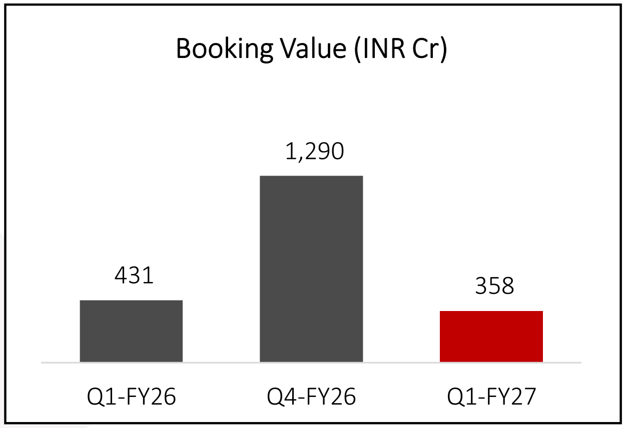


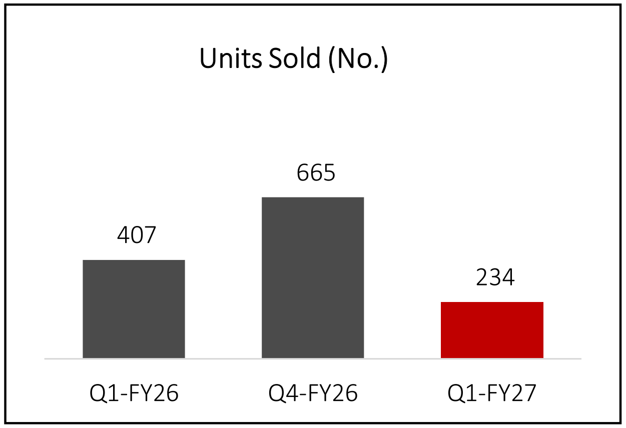


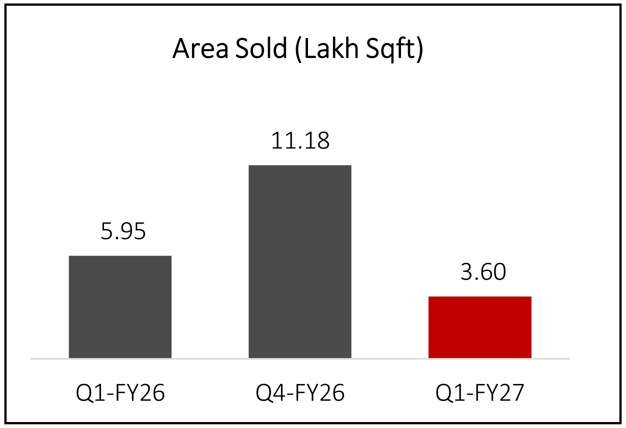
Quarterly Financial highlights

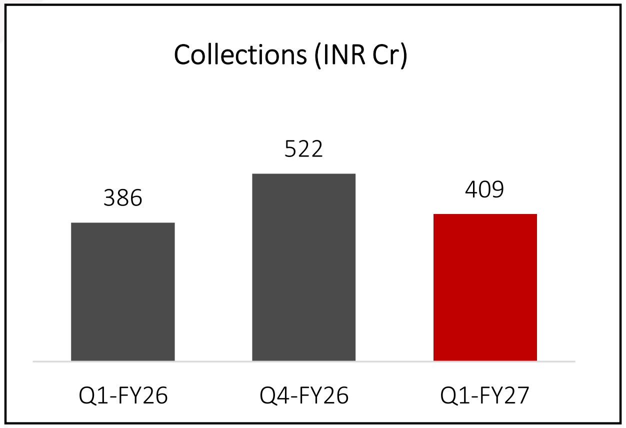
- Revenue from Operations at Rs 107 Cr in Q1 FY27 vs. 323 Cr in Q4 FY26 and Rs 293 Cr in Q1 FY26, primarily attributable to handover of projects in Ashiana Nitara Phase 1 (Jaipur) in Q1 FY27 vs Ashiana Ekansh Phase 2 (Jaipur), Ashiana Malhar Phase1 (Pune) and Ashiana Shubham Phase 5 (Chennai) in Q4 FY26 vs Ashiana Anmol Phase 2 (Gurugram) and Ashiana Shubham Phase 4B (Chennai).
- PAT at Rs 13 Cr in Q1 FY27 vs Rs 21 Cr in Q1 FY26. Higher PAT in Q4 FY26 driven by higher revenue resulting from higher deliveries.
- Pre – Tax Operating Cashflow at Rs.121 Crores in Q1FY27 vis a vis Rs 167 Crores in Q4FY26 and Rs.108 crores in Q1FY26.
- Raised Rs 43.25 crores by issue of NCD (unsecured, rated, redeemable, listed) for acquisition of new Senior Living Project in Vadgaon, Pune.
- Commenced redemption of NCDs issued to ICICI Prudential, INR 31.25 CR (25% of the issue size) redeemed during the quarter. Balance 75% (INR 93.75 CR) redemption is lined up in upcoming three consecutive financial years.

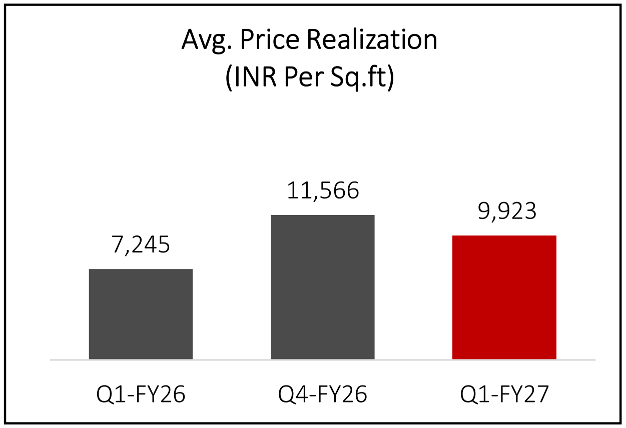
Quarterly Operational Performance

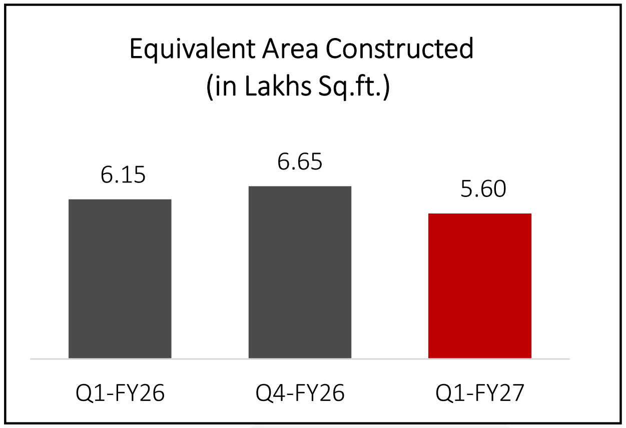












Note : The above data includes AHL as well as non consolidated AHL entities.

Quarterly Operational highlights

- Value of area booked at INR 358 Cr (3.60 lakh sq. ft.) in Q1 FY27, compared to INR 1,290 Cr (11.18 lakh sq. ft.) in Q4 FY26 and INR 431 Cr (5.95 lakh sq. ft.) in Q1 FY26. Higher Booking in Q4 FY26 primarily driven by launch of Ashiana Aaroham Phase 1 & 2, Gururam (value of area sold at launch INR 833 Cr).
- 234 units were booked in Q1 FY27 vis-à-vis 665 units booked in Q4 FY26 and 407 units booked in Q1 FY26.
- Acquired a piece of land admeasuring 28.55 acres (approx.) on outright purchase basis at Vadgaon, Taluka - Maval, District - Pune – 412106, Maharashtra. This was the largest ever land deal by the company for development of a Senior Living project. The approximate saleable area at 20 lakhs sq. ft. with a sales value potential of INR 1,800 crores (approx.).
- Handover commenced at Phase-1 of 'Ashiana Nitara' (Jaipur).

Quarter wise Performance

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Period	Entity	INR Crores Value of Area Booked	Lakhs Sq. ft. Area Booked	Lakhs Sq. ft. Equivalent Area Constructed*	Lakhs Sq. ft. Area Delivered & Recognized for Revenue
Q1FY27	AHL	328.90	3.32	5.26	1.27
	Partnership	28.75	0.29	0.34	0.00
	Total	**357.64**	**3.60**	**5.60**	**1.27**
FY26	AHL	2217.45	24.39	25.25	20.42
	Partnership	203.68	2.34	0.94	0.00
	Total	**2421.13**	**26.73**	**26.19**	**20.42**
Q4FY26	AHL	1224.17	10.50	6.34	5.69
	Partnership	65.53	0.68	0.31	0.00
	Total	**1289.70**	**11.18**	**6.65**	**5.69**
Q3FY26	AHL	368.99	5.15	5.87	6.91
	Partnership	28.04	0.31	0.27	0.00
	Total	**397.03**	**5.46**	**6.14**	**6.91**
Q2FY26	AHL	275.35	3.83	7.02	2.73
	Partnership	28.08	0.30	0.23	0.00
	Total	**303.43**	**4.13**	**7.25**	**2.73**
Q1FY26	AHL	348.94	4.91	6.03	5.08
	Partnership	82.04	1.04	0.12	0.00
	Total	**430.97**	**5.95**	**6.15**	**5.08**
FY25	AHL	1851.92	26.03	19.94	9.97
	Partnership	84.83	0.94	0.18	0.03
	Total	**1936.75**	**26.98**	**20.12**	**10.00**
Q4FY25	AHL	550.50	8.20	4.12	4.31
	Partnership	24.22	0.28	0.03	0.00
	Total	**574.72**	**8.48**	**4.15**	**4.31**
Q3FY25	AHL	394.31	6.12	5.11	2.74
	Partnership	59.85	0.65	0.05	0.00
	Total	**454.16**	**6.77**	**5.16**	**2.74**
Q2FY25	AHL	672.54	7.29	5.85	0.79
	Partnership	0.00	0.00	0.07	0.01
	Total	**672.54**	**7.29**	**5.91**	**0.81**

**Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.*

Quarterly Sales Trend (Area in Sq. Ft.)

	Location	Projects	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26	Q3FY26	Q4FY26	Q1FY27
AHL	**AHL**									
	Neemrana	Aangan Neemrana	607	-	-	-	-	-	-	-
	Gurugram	Anmol	-	-	-	1,527	-	-	-	-
	Gurugram	Amarah	2,94,880	57,085	1,22,725	75,798	47,196	17,857	24,855	19,036
	Gurugram	Aaroham	-	-	-	-	-	-	5,43,883	78,716
	Bhiwadi	Tarang	61,484	72,339	20,429	1,56,173	37,947	20,565	61,008	6,832
	Bhiwadi	Ashiana Town	46,370	37,270	15,195	-	-	-	-	-
	Bhiwadi	Surbhi	-1,690	255	-	-	17,170	17,090	17,090	14,045
	Bhiwadi	Nirmay	298	7,467	1,843	2,816	1,553	3,106	1,553	1,553
	Bhiwadi	Advik	31,723	32,329	25,271	67,655	43,796	43,768	73,021	85,406
	Jodhpur	Dwarka	16,920	19,350	16,640	18,690	12,790	5,340	12,790	4,160
	Jaipur	Umang	17,537	15,117	15,366	21,417	13,797	3,879	1,571	-
	Jaipur	Amantran	16,680	28,745	27,385	8,325	-	3,330	14,985	-
	Jaipur	Ekansh	28,290	2,07,704	34,420	15,528	31,977	25,115	38,260	-7,233
	Jaipur	Nitara	2,023	2,686	4,07,327	35,742	58,743	26,980	33,248	8,575
	Jaipur	One44	51,470	10,520	14,625	4,670	9,719	11,110	10,520	8,185
	Chennai	Shubham	865	865	604	-	2,596	2,459	865	-
	Chennai	Vatsalya	37,392	39,171	44,493	31,227	22,743	80,160	44,373	35,964
	Pune	Utsav Lavasa	-1,830	-15	-3,660	915	1,295	-	-	-
	Pune	Malhar	64,809	40,340	29,482	24,496	47,610	30,815	36,385	22,164
	Pune	Amodh	28,008	35,945	46,765	26,486	33,276	30,068	82,251	21,826
	Jamshedpur	Aditya	-	535	-	-535	535	-	-	-
	Jamshedpur	Prakriti	18,872	-	-	-	-	-	-	-3,070
	Jamshedpur	Sehar	14,513	4,688	1,486	-	-	-	-1,486	1,486
	Jamshedpur	Amaya	-	-	-	-	-	1,93,215	55,300	33,915
	AHL Total		**7,29,221**	**6,12,396**	**8,20,396**	**4,90,930**	**3,82,743**	**5,14,857**	**10,50,473**	**3,31,560**
Partnership	**Partnership**									
	Chennai	Swarang	-	64,908	28,065	29,419	29,645	21,511	60,666	19,607
	Jaipur	Vrinda Gardens	-	-	-	-	-	-	-	-
	Jaipur	Gulmohar Gardens	-	-	-	-	-	-	-	-
	Jaipur	Aravali	-	-	-	74,514	647	9,884	7,276	9,248
	Partnership Total		**-**	**64,908**	**28,065**	**1,03,933**	**30,292**	**31,395**	**67,942**	**28,855**
	Grand Total		**7,29,221**	**6,77,304**	**8,48,461**	**5,94,863**	**4,13,035**	**5,46,252**	**11,18,415**	**3,60,415**


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Ongoing Projects

Ongoing Residential Projects – Senior Living & Kid Centric Homes

Type	Ownership	Location	Projects	Phase	Economic Interest	Total Value (INR Cr)	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Booking Value (INR Cr)	Collection (INR Cr)	Balance Inventory (Lakh sq ft)	Equivalent Area Constructed (Lakhs sq ft)	Expected Customer Handover Date	Possession Timeline as per RERA
Senior Living	AHL	Bhiwadi	Advik	Phase 2	100% Ownership	167.17	2.83	2.69	158.83	108.20	0.14	2.53	Q3FY27	Q4FY28
	AHL	Bhiwadi	Advik	Phase 3	100% Ownership	153.48	1.88	1.09	89.13	14.60	0.79	0.76	Q1FY29	Q4FY29
	AHL	Chennai	Vatsalya	Phase 1	100% Ownership	207.67	3.00	2.79	194.14	121.00	0.21	2.32	Q1FY28	Q2FY29
	AHL	Chennai	Vatsalya	Phase 2	100% Ownership	148.84	2.03	1.25	96.97	28.50	0.77	0.74	Q2FY29	Q1FY30
	AHL	Pune	Amodh	Phase 1	80% Revenue Share	175.60	2.57	2.53	172.52	140.04	0.04	2.57	Q3FY27	Q4FY27
	AHL	Pune	Amodh	Phase 2	80% Revenue Share	103.31	1.29	1.24	100.29	76.10	0.04	0.85	Q2FY28	Q4FY28
	AHL	Pune	Amodh	Phase 3	80% Revenue Share	233.43	2.86	0.88	77.63	19.44	1.98	0.55	Q1FY30	Q4FY30
	Partnership	Chennai	Swarang	Phase 1	50% of the Profits	140.38	1.58	1.50	133.68	94.81	0.08	1.01	Q4FY27	Q2FY28
	Partnership	Chennai	Swarang	Phase 2	50% of the Profits	72.78	0.88	0.44	43.89	12.22	0.44	0.30	Q4FY28	Q3FY29
	Partnership	Chennai	Swarang	Phase 3	50% of the Profits	156.88	1.61	0.60	61.78	8.72	1.01	0.20	Q2FY29	Q1FY30
Senior Living Total						1,559.54	20.53	15.01	1,128.86	623.63	5.50	11.83		

Type	Ownership	Location	Projects	Phase	Economic Interest	Total Value (INR Cr)	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Booking Value (INR Cr)	Collection (INR Cr)	Balance Inventory (Lakh sq ft)	Equivalent Area Constructed (Lakhs sq ft)	Expected Customer Handover Date	Possession Timeline as per RERA
Kid Centric Homes	AHL	Gurugram	Anmol	Phase 3	65% of Revenue Share	290.35	4.47	4.47	290.35	267.20	-	4.47	Q2FY27	Q3FY29
	AHL	Gurugram	Amarah	Phase 1	100% Ownership	242.99	3.95	3.95	242.99	217.74	-	3.95	Q2FY27	Q4FY27
	AHL	Gurugram	Amarah	Phase 2	100% Ownership	290.25	3.77	3.77	290.25	200.82	-	3.33	Q4FY27	Q3FY28
	AHL	Gurugram	Amarah	Phase 3	100% Ownership	440.67	3.77	3.75	438.57	275.83	0.02	2.53	Q1FY28	Q3FY29
	AHL	Gurugram	Amarah	Phase 4	100% Ownership	701.19	4.79	4.16	602.62	224.13	0.64	1.17	Q3FY29	Q1FY30
	AHL	Gurugram	Amarah	Phase 5	100% Ownership	709.16	4.56	2.45	373.23	105.99	2.10	0.41	Q1FY30	Q4FY30
	AHL	Gurugram	Aaroham	Phase 1	100% Ownership	596.77	3.88	3.37	519.94	67.32	0.51	0.66	Q3FY30	Q3FY34
	AHL	Gurugram	Aaroham	Phase 2	100% Ownership	596.97	3.88	2.86	439.69	55.20	1.02	-	Q1FY31	Q3FY34
	Kid Centric Homes Total					3,868.35	33.07	28.78	3,197.64	1,414.23	4.29	16.52		

Ongoing Residential Projects – Premium Homes & Elite Homes

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Type	Ownership	Location	Projects	Phase	Economic Interest	Total Value (INR Cr)	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Booking Value (INR Cr)	Collection (INR Cr)	Balance Inventory (Lakh sq ft)	Equivalent Area Constructed (Lakhs sq ft)	Expected Customer Handover Date	Possession Timeline as per RERA
Premium & Elite Homes	AHL	Bhiwadi	Tarang	Phase 5	100% Ownership	111.72	2.67	2.67	111.72	83.81	0.00	2.38	Q3FY27	Q1FY29
	AHL	Bhiwadi	Tarang	Phase 6	100% Ownership	111.99	2.32	2.27	109.56	55.31	0.05	1.03	Q4FY28	Q2FY29
	AHL	Bhiwadi	Tarang	Phase 7	100% Ownership	44.44	0.60	0.45	32.98	2.71	0.15	-	Q1FY30	Q4FY30
	AHL	Jaipur	Ekansh	Phase 3	77.25% Revenue Share	99.39	1.81	1.78	97.17	83.89	0.03	1.66	Q4FY27	Q2FY30
	AHL	Jaipur	Ekansh	Phase 4	77.25% Revenue Share	175.86	2.95	2.80	163.76	138.48	0.14	1.98	Q1FY28	Q4FY28
	AHL	Jaipur	Ekansh	Plaza	77.25% Revenue Share	13.69	0.13	0.13	13.69	7.84	0.00	0.11	Q4FY27	Q2FY30
	AHL	Jaipur	Nitara	Phase 2	80.20% Revenue Share	147.72	3.14	3.11	145.70	112.17	0.03	2.19	Q3FY28	Q2FY29
	AHL	Jaipur	Nitara	Phase 3	80.20% Revenue Share	100.68	2.24	2.18	96.84	49.33	0.06	0.78	Q1FY29	Q4FY29
	AHL	Jamshedpur	Prakriti	Phase 1	73.61% Revenue Share	138.38	2.57	2.54	136.78	127.93	0.03	2.57	Q3FY27	Q3FY28
	AHL	Jamshedpur	Prakriti	Phase 2	73.61% Revenue Share	102.74	1.78	1.78	102.74	87.43	0.00	1.48	Q4FY27	Q3FY28
	AHL	Jamshedpur	Prakriti	Plaza	73.61% Revenue Share	9.30	0.14	0.14	9.30	5.57	0.00	0.12	Q4FY27	Q3FY28
	AHL	Jamshedpur	Amaya	All	73.35% Revenue Share	332.87	4.64	2.82	207.90	31.61	1.82	0.43	Q4FY29	Q3FY30
	AHL	Pune	Malhar	Phase 2	65% Revenue Share	157.91	2.62	2.50	149.58	119.22	0.13	2.47	Q3FY27	Q1FY28
	AHL	Pune	Malhar	Phase 3	65% Revenue Share	176.22	2.62	1.81	120.50	87.53	0.82	1.60	Q2FY28	Q4FY28
	AHL	Pune	Malhar	Phase 4	65% Revenue Share	94.86	1.31	0.26	19.37	2.87	1.05	0.09	Q3FY29	Q2FY30
	Partnership	Jaipur	Aravali	All	50% of the Profits	94.51	1.24	1.02	77.15	45.15	0.22	0.47	Q1FY29	Q2FY29
	AHL	Jaipur	One44	Phase 1	77.40% Revenue Share	205.06	2.62	2.42	186.03	136.68	0.19	2.12	Q2FY28	Q3FY29
	AHL	Jaipur	One44	Phase 2	77.40% Revenue Share	136.54	1.48	0.85	76.55	46.62	0.63	0.51	Q4FY28	Q3FY29
	Premium & Elite Homes Total					2,253.88	36.88	31.54	1,857.32	1,224.14	5.35	21.99		
	Grand Total					7,681.77	90.48	75.33	6,183.82	3,262.00	15.14	50.37		

Year wise Deliveries of Ongoing Projects

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Year	Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Unsold Area (Lakhs sq ft)	Unsold Value (INR Crores)	Total Value (INR Crores)	Expected Customer Handover Date
FY27	Jaipur	Nitara*	Phase 1	1.27	57.52	0.50	36.42	93.93	Q2FY27
	Jaipur	Nitara*	Plaza	0.07	6.46	0.00	0.00	6.46	Q2FY27
	Gurugram	Anmol	Phase 3	4.47	290.35	0.00	0.00	290.35	Q2FY27
	Gurugram	Amarah	Phase 1	3.95	242.99	0.00	0.00	242.99	Q2FY27
	Pune	Amodh	Phase 1	2.57	172.52	0.04	3.09	175.60	Q3FY27
	Pune	Malhar	Phase 2	2.62	149.58	0.13	8.33	157.91	Q3FY27
	Bhiwadi	Tarang	Phase 5	2.67	111.72	0.00	0.00	111.72	Q3FY27
	Bhiwadi	Advik	Phase 2	2.83	158.83	0.14	8.34	167.17	Q3FY27
	Jamshedpur	Prakriti	Phase 1	2.57	136.78	0.03	1.60	138.38	Q3FY27
	Gurugram	Amarah	Phase 2	3.77	290.25	0.00	0.00	290.25	Q4FY27
	Jamshedpur	Prakriti	Phase 2	1.78	102.74	0.00	0.00	102.74	Q4FY27
	Jamshedpur	Prakriti	Plaza	0.14	9.30	0.00	0.00	9.30	Q4FY27
	Chennai	Swarang	Phase 1	1.58	133.68	0.08	6.69	140.38	Q4FY27
	Jaipur	Ekansh	Phase 3	1.81	97.17	0.03	2.22	99.39	Q4FY27
	Jaipur	Ekansh	Plaza	0.13	13.69	0.00	0.00	13.69	Q4FY27
				32.24	**1,973.58**	**0.95**	**66.69**	**2,040.27**	
FY28	Chennai	Vatsalya	Phase 1	3.00	194.14	0.21	13.53	207.67	Q1FY28
	Gurugram	Amarah	Phase 3	3.77	438.57	0.02	2.10	440.67	Q1FY28
	Jaipur	Ekansh	Phase 4	2.95	163.76	0.14	12.10	175.86	Q1FY28
	Pune	Malhar	Phase 3	2.62	120.50	0.82	55.72	176.22	Q2FY28
	Pune	Amodh	Phase 2	1.29	100.29	0.04	3.01	103.31	Q2FY28
	Jaipur	One44	Phase 1	2.62	186.03	0.19	19.02	205.06	Q2FY28
	Jaipur	Nitara	Phase 2	3.14	145.70	0.03	2.01	147.72	Q3FY28
	Bhiwadi	Tarang	Phase 6	2.32	109.56	0.05	2.43	111.99	Q4FY28
	Chennai	Swarang	Phase 2	0.88	43.89	0.44	28.90	72.78	Q4FY28
	Jaipur	One44	Phase 2	1.48	76.55	0.63	60.00	136.54	Q4FY28
				24.06	**1,578.99**	**2.57**	**198.83**	**1,777.82**	

Year wise Deliveries of Ongoing Projects

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Year	Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Unsold Area (Lakhs sq ft)	Unsold Value (INR Crores)	Total Value (INR Crores)	Expected Customer Handover Date
FY29	Jaipur	Aravali	All	1.24	77.15	0.22	17.36	94.51	Q1FY29
	Jaipur	Nitara	Phase 3	2.24	96.84	0.06	3.84	100.68	Q1FY29
	Bhiwadi	Advik	Phase 3	1.88	89.13	0.79	64.35	153.48	Q1FY29
	Chennai	Swarang	Phase 3	1.61	61.78	1.01	95.10	156.88	Q2FY29
	Chennai	Vatsalya	Phase 2	2.03	96.97	0.77	51.87	148.84	Q2FY29
	Pune	Malhar	Phase 4	1.31	19.37	1.05	75.49	94.86	Q3FY29
	Gurugram	Amarah	Phase 4	4.79	602.62	0.64	98.57	701.19	Q3FY29
	Jamshedpur	Amaya	All	4.64	207.90	1.82	124.97	332.87	Q4FY29
				19.74	**1,251.76**	**6.36**	**531.54**	**1,783.30**	
FY30 & FY31	Bhiwadi	Tarang	Phase 7	0.60	32.98	0.15	11.47	44.44	Q1FY30
	Pune	Amodh	Phase 3	2.86	77.63	1.98	155.80	233.43	Q1FY30
	Gurugram	Amarah	Phase 5	4.56	373.23	2.10	335.93	709.16	Q1FY30
	Gurugram	Aaroham	Phase 1	3.88	519.94	0.51	76.83	596.77	Q3FY30
	Gurugram	Aaroham	Phase 2	3.88	439.69	1.02	157.28	596.97	Q1FY31
				15.78	**1,443.48**	**5.76**	**737.30**	**2,180.78**	
Total				**91.82**	**6,247.80**	**15.64**	**1,534.36**	**7,782.16**	
Delivered *				**1.33**	**63.98**	**0.50**	**36.42**	**100.40**	
Ongoing Projects				**90.48**	**6,183.82**	**15.14**	**1,497.94**	**7,681.77**	

- Year on year revenues driven by deliveries. Deliveries might change from one year to another depending on execution/any other reason.
- From Ongoing Projects, Revenue of Rs. 7,681.77 Crores already locked in over next 3-5 years from the sale of units and unsold value of Rs. 1,497.94 Crores would contribute to revenue as and when the units are subsequently sold and delivered.
- This list is updated with scheduled year of deliveries, as and when new projects are launched.
- Nitara Phase 1 & Plaza had expected customer handover date for Q2 FY2027, however both the Phases were delivered early in Q1 FY2027.

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Future Outlook

Future Projects

	Project	Type	Phase	Economic Interest	Saleable Area (Lakhs Sq. Ft.)
Bhiwadi	Advik	Senior Living	4 & 5	100% Ownership	5.77
Jaipur	OMA	Premium Homes	All	73% Ownership	10.90
Jaipur	One44	Elite Homes	Plaza	77.40% Ownership	0.04
Gurugram	Aaroham	Kids Centric Homes	3	100% Ownership	3.88
Pune	Malhar	Premium Homes	5	65% Revenue Share	2.62
Pune	Amodh	Senior Living	4	80% Revenue Share	2.01
Chennai	Vatsalya	Senior Living	3,4 & 5	100% Ownership	7.97
Chennai	Swarang*	Senior Living	4	50% of the Profits	1.28
Neemrana	Aangan	Premium Homes	2	100% Ownership	4.37
Total					38.84

- *Ashiana Swarang is acquired by Kairav Developers Ltd. (a joint venture company with equal economic interest of Ashiana Housing Ltd. and Arihant Foundations*
- *In some of the projects, saleable area has been updated as per latest/revised phasing plan.*

Land available for Future Development

Location	Land/ Project Name	Estimated Area (Acres)	Estimated Saleable Area (Lakhs Sq. ft)	Proposed Development
Chennai	Aaranya (MWC Chennai)	22.71	18.90	Senior Living
Pune	Wavrale, Raigad (Maharashtra)	8.83	4.50	Senior Living
Pune	Tattvam, Panvel(Maharashtra)	7.00	7.00	Senior Living
Pune	Vadgaon, Maval	28.55	20.00	Senior Living
Total		67.09	50.40	

Note: Milakpur Land, with estimated area 40.63 Acres and potential Saleable area 31 Lakh sq. ft., is under acquisition and company's writ petition is pending before the Hon'ble High Court of Rajasthan against acquisition.

Completed Projects having Inventory

Location	Projects	Phase	Economic Interest	Type	Saleable Area (Lakhs sq ft)	Booked Area (Lakhs sq ft)	Balance Inventory (Lakh Sq.ft)
Bhiwadi	Surbhi	1-2 & Plaza	100% Ownership	Premium Homes	4.01	3.99	0.02
Gujarat	Navrang	1	81 % of Revenue	Premium Homes	1.67	1.66	0.01
Neemrana	Aangan Neemrana	Plaza	100% Ownership	Premium Homes	0.04	0.02	0.02
Jodhpur	Dwarka	5	100% Ownership	Premium Homes	2.00	1.93	0.07
Pune	Malhar	1	65% Revenue Share	Premium Homes	2.62	2.59	0.03
Jaipur	Nitara	1 & Plaza	80% Ownership	Premium Homes	1.34	0.84	0.50
Jaipur	Amantran	All	75% of Revenue Share	Premium Homes	8.65	8.62	0.03
Jaipur	Rangoli Gardens Plaza	Plaza	50% of the Profits	Premium Homes	0.68	0.58	0.10
Jaipur	Umang	5-6 & Plaza	100% Ownership	Kid Centric Homes	6.81	6.76	0.05
Pune	Utsav Lavasa	1, 2, 3 & 4	100% Ownership	Senior Living	5.13	4.26	0.87
Total					32.95	31.25	1.70

Financials

Quarterly Consolidated Income Statement

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Particulars (INR Cr)	Q1-FY27	Q1-FY26	YoY	Q4-FY26	QoQ
Revenue from Operations	107.44	292.72	-63%	322.82	-67%
Operating Expenses	99.90	280.92	-64%	302.59	-67%
EBITDA	7.54	11.84	-37%	20.23	-63%
EBITDA Margins (%)	7.02%	4.05%	-	6.27%	-
Depreciation	3.28	3.29	0%	3.27	0%
Finance Cost	0.27	0.46	-42%	0.62	-57%
Other Income	12.31	9.95	24%	12.37	0%
PBT Before Exceptional Items	16.30	18.05	-10%	28.70	-43%
Exceptional Items	-	-	-	-	-
PBT	16.30	18.05	-10%	28.70	-43%
Taxes	3.20	5.32	-40%	7.73	-59%
PAT	13.11	12.72	3%	20.98	-38%
PAT Margins (%)	10.94%	4.20%	-	6.26%	-
Other Comprehensive Income	0.54	0.54	-	1.12	-52%
Total Comprehensive Income	13.65	13.27	3%	22.10	-38%
Diluted EPS	1.36	1.32	3%	2.20	-38%

Historical Consolidated Income Statement

Particulars (INR Cr)	FY24	FY25	FY26
Revenue from Operations	**943.80**	**528.72**	**1,143.01**
Operating Expenses	847.22	511.22	1,013.50
EBITDA	**96.58**	**17.49**	**129.51**
EBITDA Margins (%)	**10.23%**	**3.31%**	**11.33%**
Depreciation	9.48	12.63	13.31
Finance Cost	2.05	2.41	1.67
Other Income	22.72	28.73	44.42
PBT Before Exceptional Items	**107.77**	**31.19**	**158.95**
Exceptional Items	-	5.00	-
PBT	**107.77**	**26.19**	**158.95**
Taxes	24.37	7.95	41.06
PAT	**83.40**	**18.24**	**117.89**
PAT Margins (%)	**8.63%**	**3.27%**	**9.93%**
Other Comprehensive Income	0.85	0.62	2.67
Total Comprehensive Income	**84.24**	**18.86**	**120.56**
Diluted EPS	8.33	1.88	11.99

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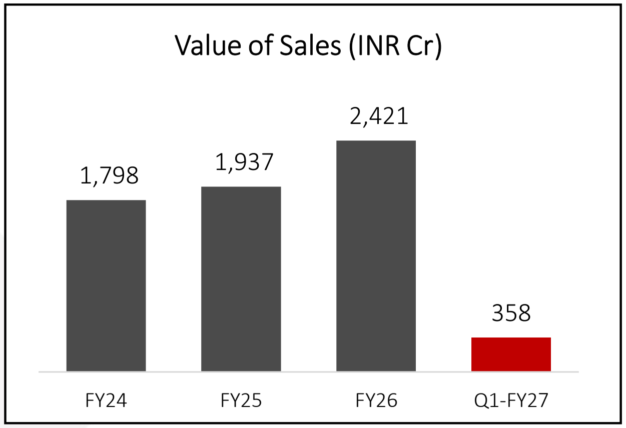
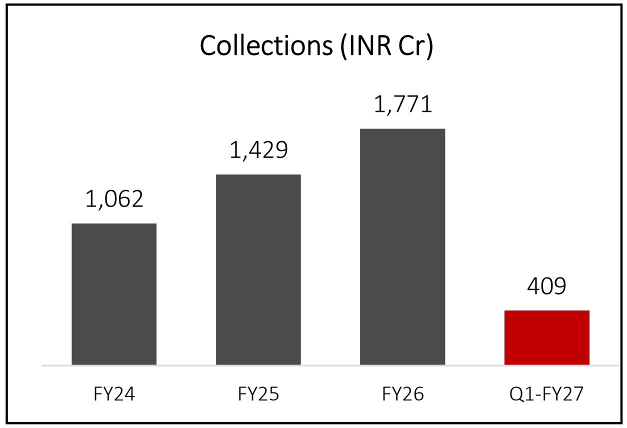
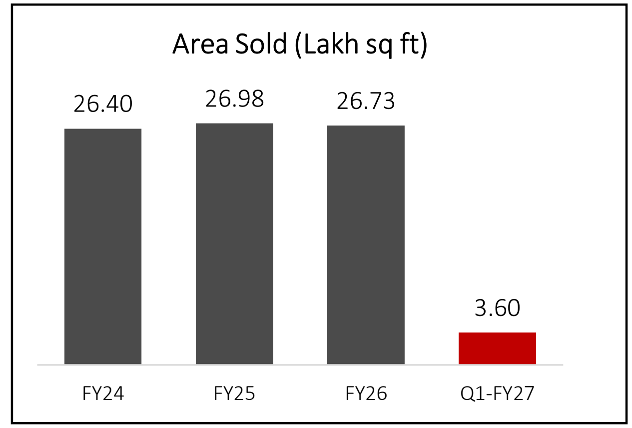
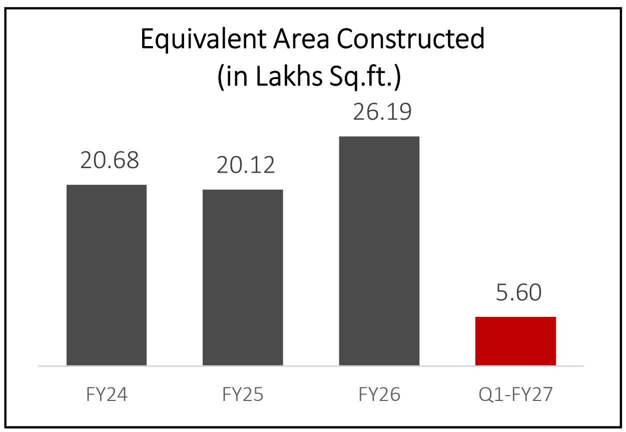
Key Indicators

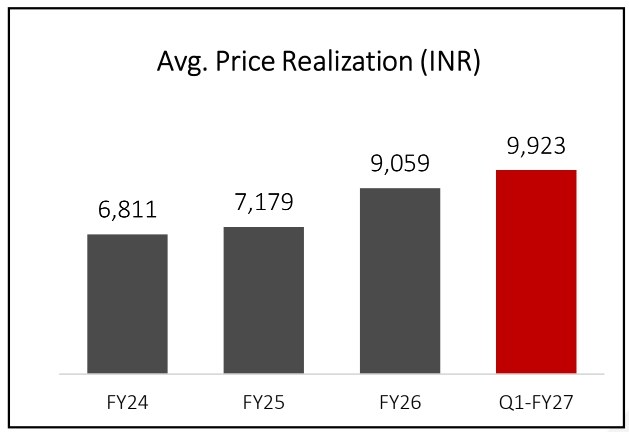
Historical Performance Indicators





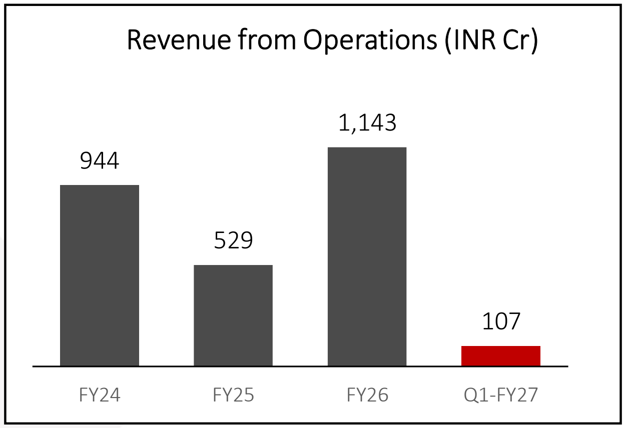


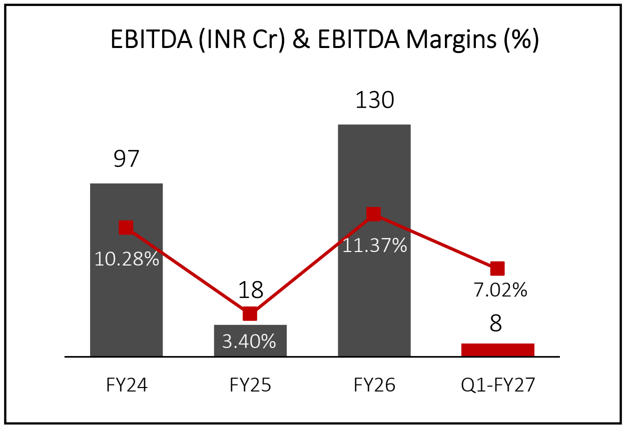


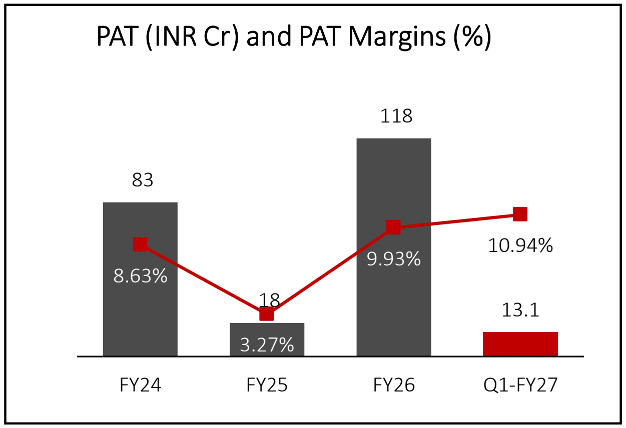


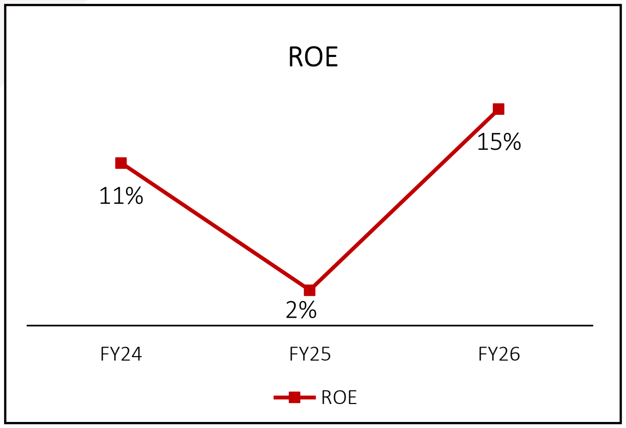
Note : The above data includes AHL as well as non consolidated AHL entities.

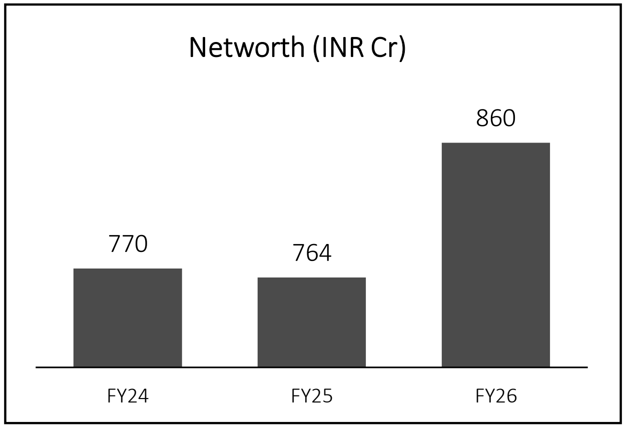
Historical Financial Performance

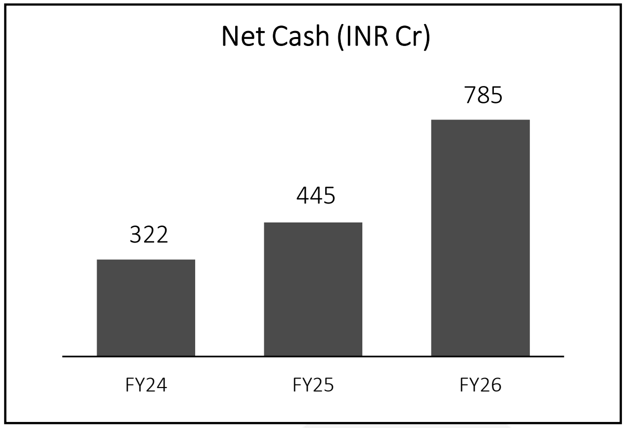




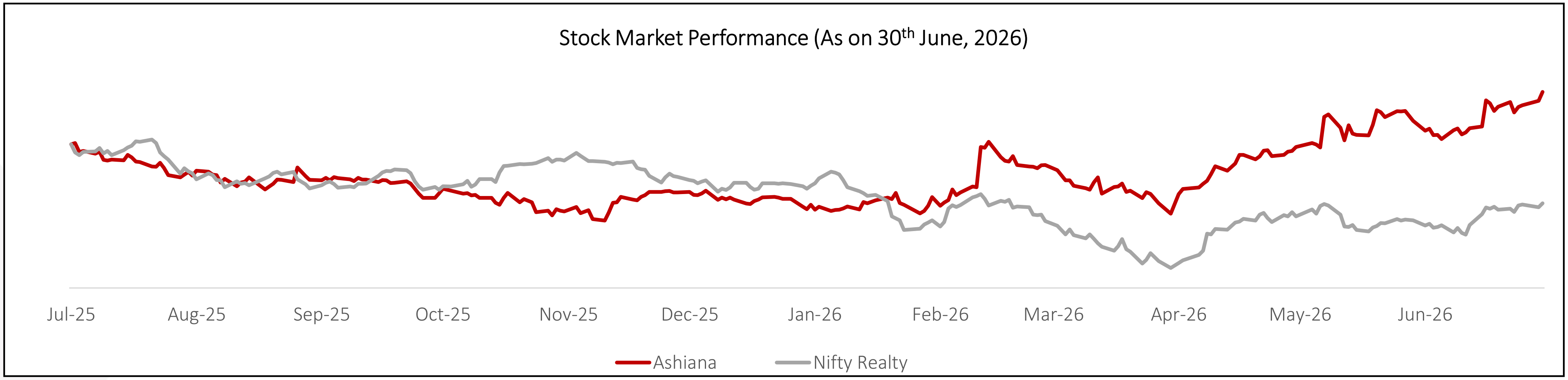




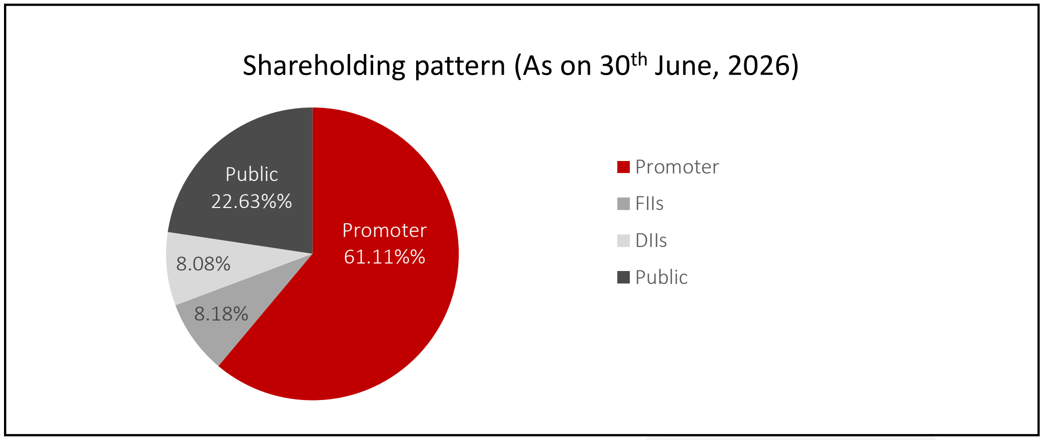




Capital Market Data



Price Data (As on 30th June, 2026)	
Face Value (INR)	10
Market Price (INR)	397
52 Week H/L (INR)	397.0/273.0
Market Cap (INR Cr)	3990.84
Equity Shares Outstanding (Cr)	10.05
1 Year Avg. Trading Volume ('000)	110.69



Accolades

Awards & Recognitions

2010
- Rated by FORBES' among **Asia's 200 Best Under a Billion Dollar Companies**
- Received **BMA - Siegwerk** award for **Corporate Social Responsibility**

2011
- **Ashiana Aangan Bhiwadi** awarded as **India's Best Residential Project (North)** by **ZEE - Business RICS Awards**
- **Ashiana Woodlands, Jamshedpur** awarded as **India's Best Residential Project (East)** **by ZEE - Business RICS Awards**
- **Rated by FORBES' among** **Asia's 200 Best Under a Billion Dollar Companies** twice in a row

2012
- **Ashiana Aangan, Bhiwadi** awarded as **India's Best Affordable Housing** by **CNBC Awaaz**
- **Ashiana Aangan, Bhiwadi** awarded as **NCR's Best Affordable Housing** by **CNBC Awaaz**
- Received **BMA - Siegwerk** award for **Corporate Social Responsibility**

2013
- Received **Bhamashah award** for **Contribution made in the field of Education** by Govt. of Rajasthan
- **Think Media Award** for **Outstanding Corporate Social Responsibility** work in Real Estate Sector
- Honored by **Bharat Vikas Parishad Rajasthan** for **Corporate Social Responsibility activities**

2014
- Awarded as **Realty Giants North India** by **Realty Kings North India**
- Received **Bhamashah award** for **Contribution made in the field of Education** by Govt. of Rajasthan
- **Ashiana Utsav, Lavasa** awarded as **Senior Living Project of the Year in India** by **Realty Excellence Award**

2015
- **CNBC Awaaz** felicitated **Ashiana Housing Limited** with **One of the Most Promising Company of the Next Decade**
- **Rangoli Gardens, Jaipur** awarded as **The Best Budget Apartment Project** of the Year **by NDTV PROFIT**

2015
- Received **Bhamashah award** for **Contribution made in the field of Education** by Govt. of Rajasthan
- Received FICCI "Category" - CSR Award for Small & Medium Enterprises (SME) with turnover upto 200 crores p.a.

2017
- **NDTV Property Awards** 2016 felicitated **"Ashiana Dwarka" as "Budget Apartment Project of the Year"** in Tier 2 cities 2017
- Received **CIDC Vishwakarma Awards 2017** under the category **"Achievement Award for Construction Skill Development"** 2017
- Received **CREDAI CSR Award 16-17** under the category **"Education (Establishing of schools, educational institutions and creating educational facilities)" 2017**

2018
- **Awarded Themed Project of the Year** for **Ashiana Umang, Kid Centric Homes by Realty+ Excellence Awards (North)**
- **Awarded Real-Estate Website of the Year** for being user friendly, visually aesthetic with easy navigation by **Realty+ Excellence Awards (North) 2018**

2019
- Recognised for **Digital Campaign of the year** **"Behatar Parvarish ka Pata" by ABP News**
- **Ranked as India's No. 1 Senior Living Brand 3 times in a row by Track2 Realty**

2020
- Recognised as **Best Theme based Project "Ashiana Anmol-Kid Centric"** by **Realty+ Excellence Awards (North) 2019**
- Ranked as **No. 1 Developer in North India and No. 5 in India** by **Track2 Realty**.

These awards are a great acknowledgement of our work. However, our satisfaction comes from delivering value and differentiated product to you.

Accolades

Awards & Recognitions

2021

- **Ranked as India's No. 1 Senior Living Brand 4 times in a row by Track2 Realty**

2022

- **Ranked as India's No. 1 Senior Living Brand 5th time in a row by Track2 Realty**
- **Ashiana Amantran awarded as best "Residential Project – in High-end (Non-Metro: Ongoing)" category by ET Realty Awards 2022**

2023

- **Received Bhamashah Award from the Govt. of Rajasthan after 2 years gap due to covid; added to this. the Govt. has also conferred the title "Shiksha Bhushan" for Ashiana's contribution to basic education in the state of Rajasthan.**
- **Ranked as India's No. 1 Senior Living Brand 6 times in a row by Track 2 Realty.**
- **Bestowed with the Best Pavilion Award at the CREDAI Real Estate Expo held in Jaipur**

2024

- **Bestowed with our 9th Bhamashah award for Shiksha Bhushan in recognition of our commitment to education in Rajasthan**
- **CREDAI - Pune Metro has awarded us for maintaining the Best Creche Facility in labour areas for our project Ashiana Malhar in Pune.**
- **Ranked as India's No. 1 Senior Living Brand 7 times in a row by Track 2 Realty.**
- **ONE44 in Jaipur (Rajasthan) awarded as Outstanding Project (Regional) of the Year by Golden Bricks.**
- **Ashiana Vatsalya in Chennai (Tamil Nadu) awarded as Innovative Concept Object (Regional) of the year to our project by Golden Bricks.**

2025

- **Awards received from Track2Realty.**
  - ✓ **No.1 in Senior Housing across India (8th time in a row) for 2023-24**
  - ✓ **No.3 in North India across asset class**
  - ✓ **No.5 in Best Brand in the CSR segment PAN India**
  - ✓ **No.9 in Real Estate Employer (employment track record) in India**
  - ✓ **No.9 in Public Perception (Consumer Confidence) across India**
  - ✓ **No.10 in the Residential Segment across India**
  - ✓ **No.10 in Best practices in the industry PAN India**
- **CREDAI Expo Pune Best Visual Merchandising Award.**
- **ET Realty Awards**
  - ✓ **Amodh has been recognized as the Senior Living Project of the Year 2025 at The Economic Times Real Estate Awards 2025 (National Edition).**
- Our **podcast, *Adding Zindagi to Years*,** has been recognised with multiple prestigious awards:
  - 🏆 **Golden Mikes Award – Best Podcast/Audio Series in the Real Estate category**
  - 🏆 **HT Podmasters Award – Winner in the Self-Help & Motivation category**
  - 🏆 **India Audio Summit – Honoured under the Society & Culture category**
- **Award for Revolution in the housing sector and senior Living**
  - ✓ **Real Estate Excellence Award (North) for 'TIMING THE MARKET'**
- **Awards received from Track2Realty.**
  - ✓ **Awarded India's No 1 Senior Living 9th time in a Row by Track to Reality for 2024-25**

These awards are a great acknowledgement of our work. However, our satisfaction comes from delivering value and differentiated product to you.

Abbreviations

- Sq. ft.: Square Feet
- EAC: Equivalent Area Constructed
- PAT : Profit after Tax
- EBITDA: Earning before Interest, Tax, Depreciation and Amortization
- TCI: Total Comprehensive Income

Glossary

Saleable Area	Total saleable area of the entire project corresponding to 100% economic interest of all parties
Ongoing Projects	Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; (ii) wherever required, all land for the project has been converted for intended land use; and (iii) construction development activity has commenced.
Future Projects	Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; and (ii) our management has commenced with the formulation of development plans.
Land available for Future Development	Lands in which we have obtained any right or interest, or have entered into agreements to sell/memorandum of understanding with respect to such rights or interest, as the case may be, and which does not form part of our Completed, Ongoing and Future Projects
Project	Project includes project phases

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