

**Arihant Foundations
& Housing Limited**

New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

18th August 2026

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

Dear Sir,

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

In compliance with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed a copy of the Investor Presentation pertaining to the Unaudited Financial Results of the Company for the quarter ended 30th June, 2026 (Q1/FY27).

This is for your kind information and records.

Thanking you.

For ARIHANT FOUNDATIONS & HOUSING LIMITED



Arun Rajan
Chief Executive Officer

Encl: As above

Where Heritage Meets Horizon

**40 Years of Foundation.
A Decade of Growth Ahead.**

Arihant[®]
memorable spaces

Investor Presentation
Q1/FY27

Arihant Foundations & Housing Limited



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Company Overview

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Malar, Boat Club

01

At a Glance

40 years

Legacy

**Multi
Segment
Expertise**

₹11,388 Cr

Total GDV (Arihant share ₹6,094 Cr)

>25 Mn Sq Ft

Developed

8.05 Mn Sq Ft

Under Development

Q1/ FY27 Highlights

₹168 Cr

Pre Sales

₹69 Cr

Collection

₹135.67 Cr

Revenue

↑ **60% Y-o-Y**

₹37.73 Cr

EBITDA

↑ **56% Y-o-Y**

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**
Dev Darshan – one of Chennai's first organized markets to fuel growth
- 1995**
IPO & Public Listing – accessed capital markets to fuel growth
- 1998**
Sterling Towers completed – a landmark redefining Chennai's skyline
- 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
- 2026**
Acquired 18 acres in the heart of Chennai – One of the largest transaction deals for the last 15 years in the City.
- 2025**
Strategic Alliance with Prestige Estates – transformational milestone unlocking next growth phase
- 2024**
Sold Equitas Tower at premium – demonstrated commercial asset monetization capability
- 2022-24**
Accelerated launches across all segments – portfolio scale-up phase

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 sustains a premium above comparable projects. This brand premium is compounding: each generation of projects reinforces the next.

A Commitment to Senior Living

Introduced organized senior housing to Chennai in 2014 in partnership with Ashiana. As India's demographic profile ages, this first-mover advantage becomes increasingly valuable. Current pipeline: 10.8 Lakh sq ft.

Multi-Segment Credibility

Four segments. Four decades. One consistent standard. Arianth's diversified portfolio across Residential, Commercial, Senior Living, and Plotted Developments ensures steady performance regardless of where the market stands.

Experienced Management Team



**Kamal
Lunawath**

MANAGING DIRECTOR

With over 27 years of dedicated leadership at Arihant Spaces, Kamal Lunawath 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**

CHIEF FINANCIAL OFFICER
& WHOLE-TIME DIRECTOR

With over 24 years of industry expertise, Vimal Lunawath 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

With more than 22 years of experience in the construction industry, Bharat Jain plays a pivotal role at Arihant Spaces. His expertise in large-scale commercial projects and unwavering commitment to quality have helped position the company as a leader in commercial real estate development.



**Harish
Marlecha**

HEAD OF SALES

With more than 20 years of experience, Harish Marlecha 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.



**Abhishek
Gouthamchand**

HEAD OF BUSINESS
DEVELOPMENT

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



**Arun
Rajan**

CHIEF EXECUTIVE OFFICER

Over the past decade, Arun has played a key role in streamlining processes, driving business development, and fostering organizational growth. Backed by more than 14 years of experience, including 11 in real estate, he brings deep industry expertise to Arihant Spaces.

Market Opportunity

Tamil Nadu & Chennai — Where Every Growth
Vector Points Up

09

Park Street, Velechery

02

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

11.19 %

India's fastest-growing state

STRUCTURAL

CHENNAI OFFICE LEASING

~9.1 Mn Sq ft

Gross leasing CY2025

↑ 14% IN H1 2025 YoY

ELECTRONICS EXPORTS

\$14.65 Bn

FY25 · #1 state in India
· 41% share

↑ 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 IN 2024

SENIOR LIVING CAGR

~7.78 %

India market 2024–2030

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 2024 ALONE

60 — highest in India

GCC TARGET BY 2030

450–460 units

DATA CENTRE RANK IN INDIA

#2 market · 500 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

2024 · ₹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

Operational Highlights

Operational Highlights – Q1FY27

11

Silhouette, Guindy



Operational Highlights (1/2)

Q1/ FY27

₹168 Cr

Pre-Sales

↑ 69%
YoY

₹1,45,281 Sq ft

Area Sold

↑ 53%
YoY

₹69

Collection



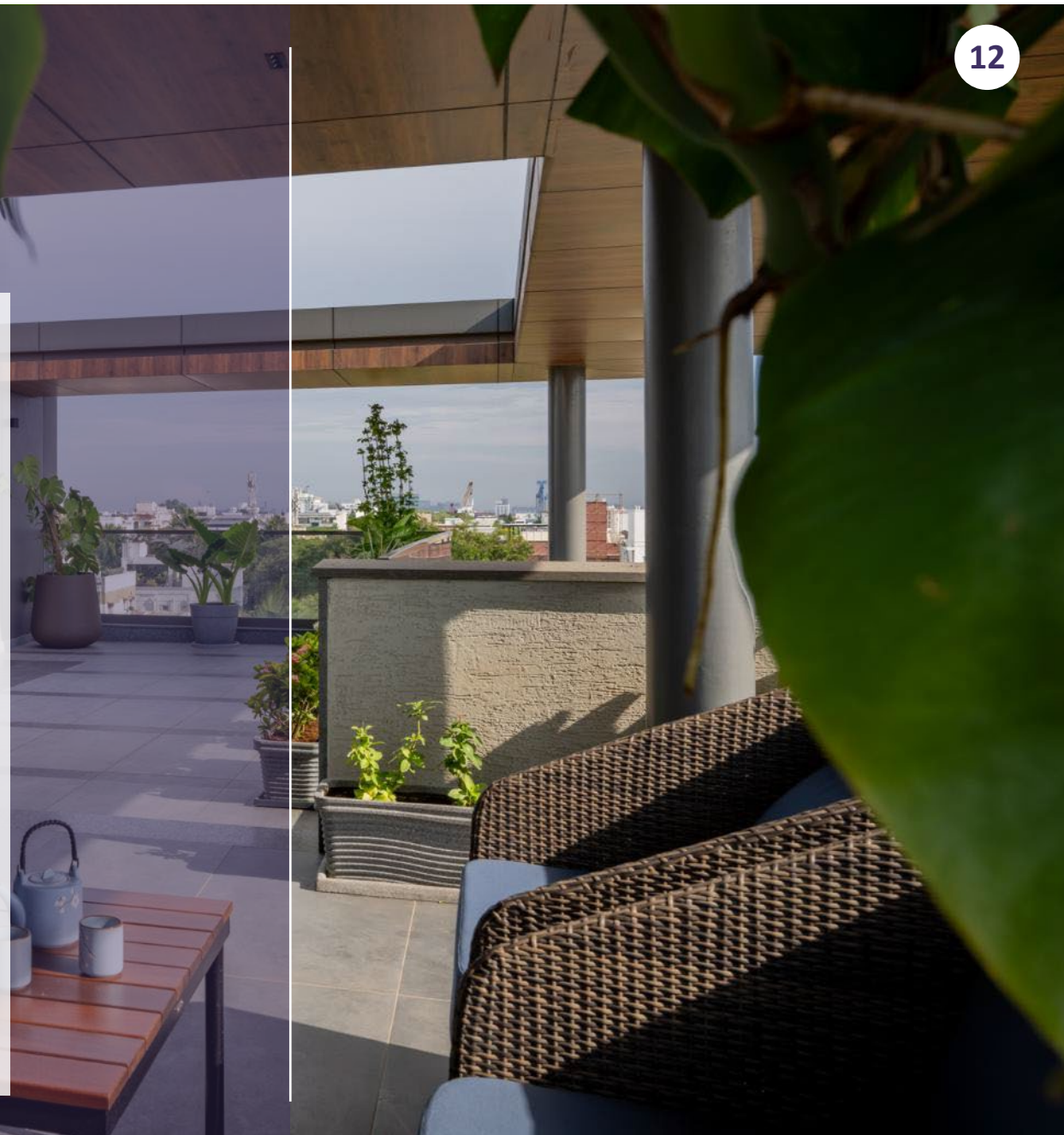
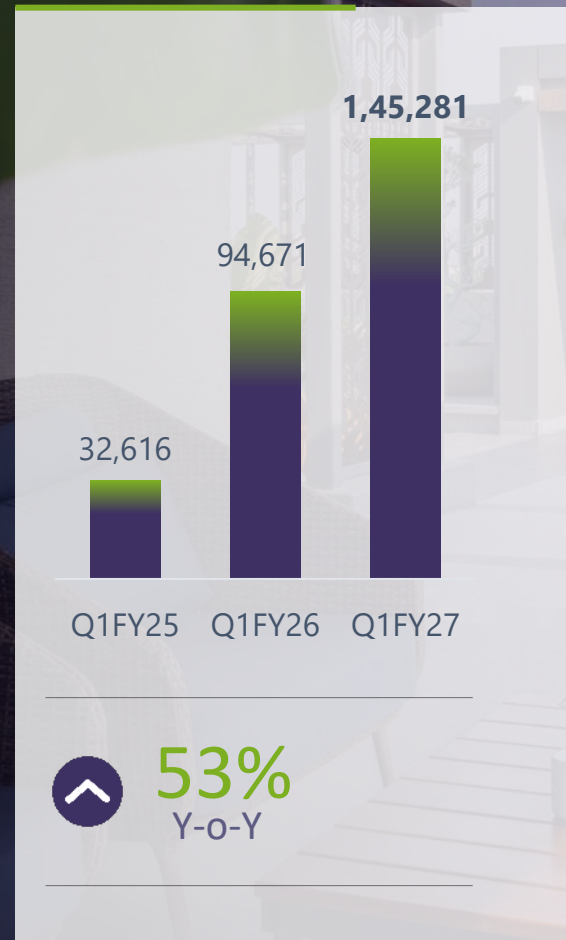
Ventura, Guindy

Operational Highlights (2/2)

PRE-SALES VALUE (in ₹ Cr)



AREA SOLD (in Sq ft)



Financial Highlights

Financial Highlights – Q1FY27

14

Mehek, Kilpauk



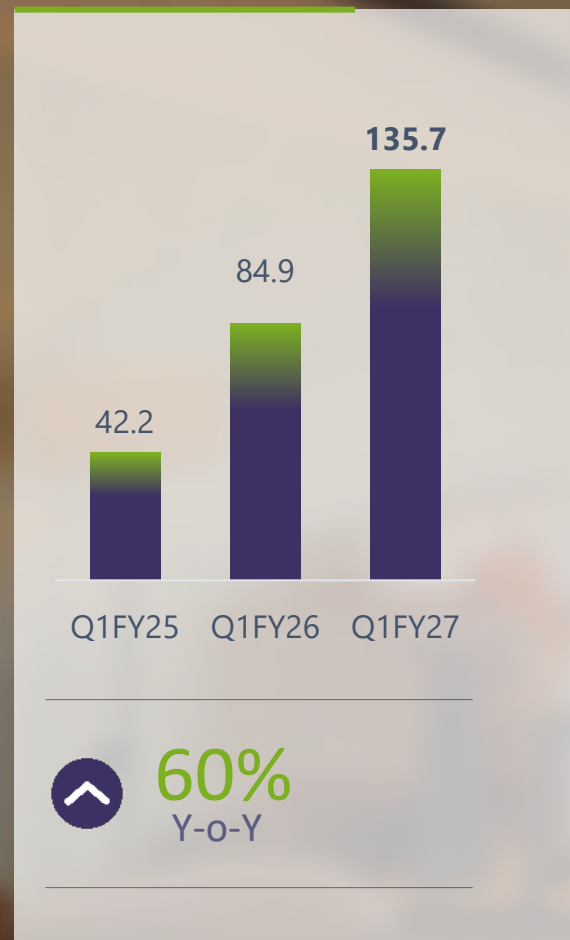
04

Financial Highlights – Q1FY27 (1/2)

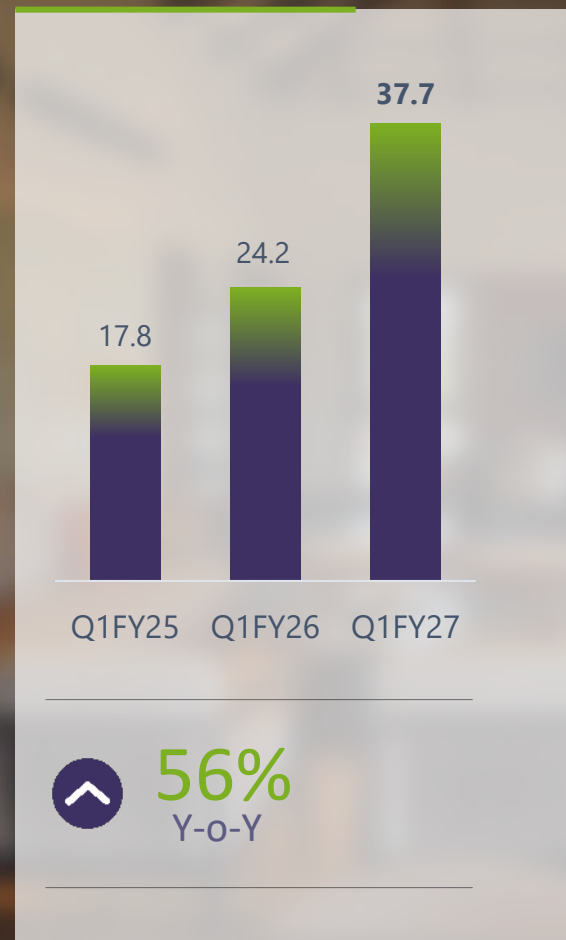
REVENUE**₹135.67 Cr****↑ 60%**
Y-o-Y**EBITDA****₹37.73 Cr****↑ 56%**
Y-o-Y**PBT****₹31.27 Cr****↑ 47%**
Y-o-Y**PAT****₹24.09 Cr****↑ 47%**
Y-o-Y*Rohini, T. Nagar*

Financial Highlights – Q1FY27 (2/2)

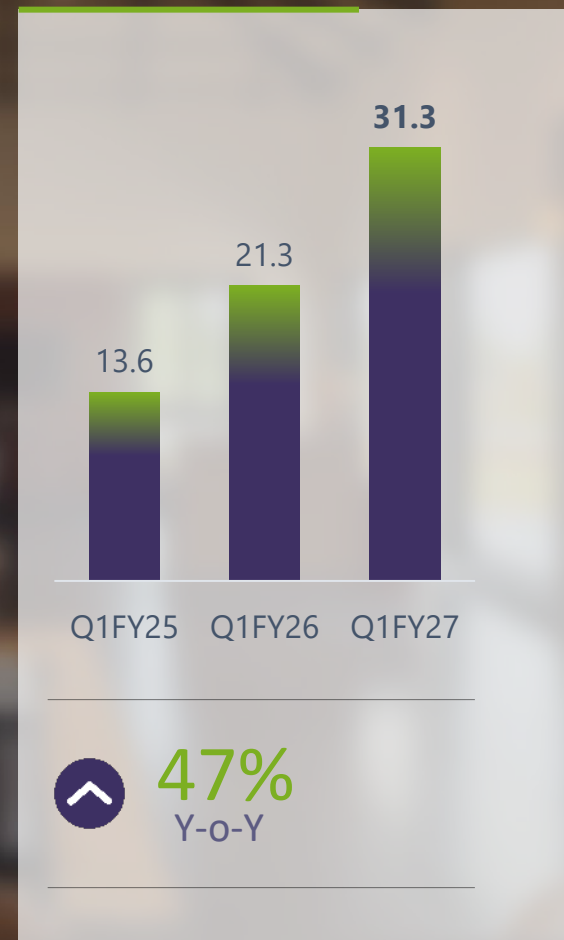
REVENUE (in ₹ Cr)



EBITDA (in ₹ Cr)



PBT (in ₹ Cr)



PAT (in ₹ Cr)



Project Portfolio

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Ongoing and Upcoming Development Breakup	21
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Sublime, Thoraipakkam

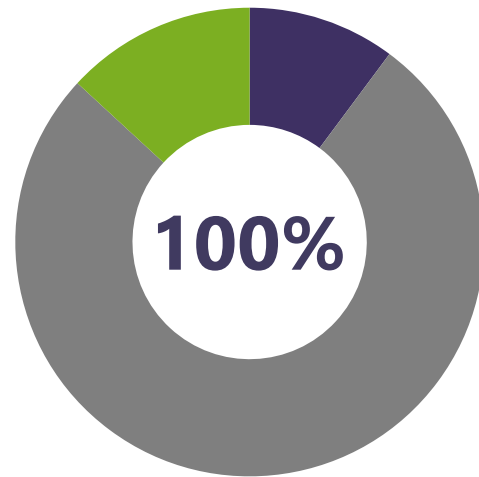
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Completed Portfolio

Total Delivered

25 Mn+ Sq Ft

Over 40 years of execution



	Commercial	10%
	Residential	77%
	IT Park	13%



Verge
Perungudi



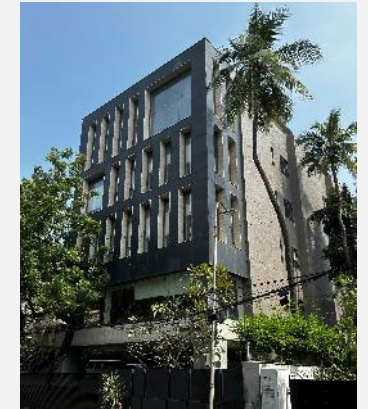
Technopolis
Pergungudi



Viceory
Guindy



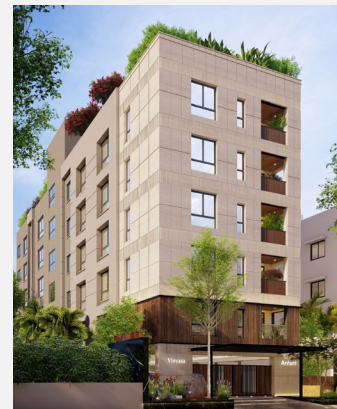
Rohini
T. Nagar



Sterling Tower
Teynampet



Majestic Towers
Koyambedu



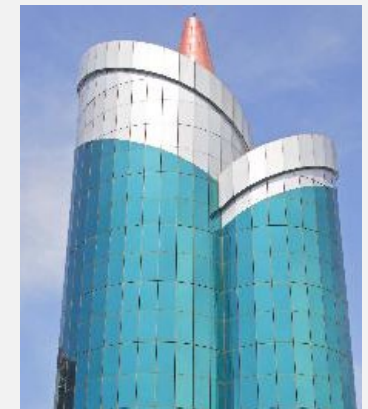
Vinyasa
Alwarpet



Vilaya
Bangalore



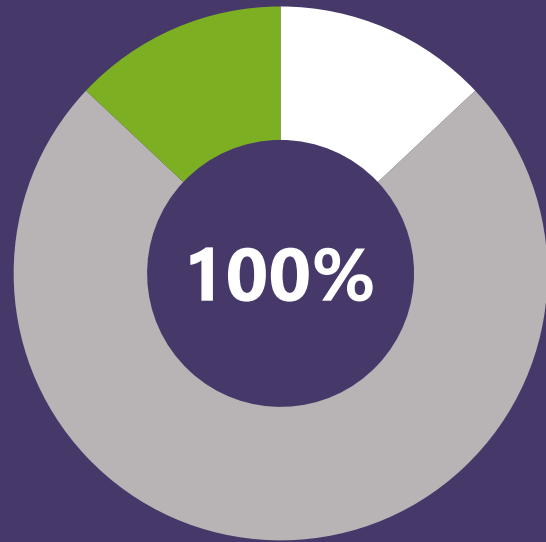
Ocean Tower
Triplicane



Nitco Park
RK Salai

Ongoing and Upcoming Development Breakup

ONGOING PROJECTS



	Commercial	13%
	Residential	74%
	Senior Living	13%



Melange
Saligramam



Malar
Chamiers Road



Chirla
Poes Garden



Equitas
Guindy



Mira
Anna Nagar



Silhouette
Guindy

Commercial Projects

COMMERCIAL GDV

₹2,057 Cr

8 Ongoing Commercial Projects

ARIHANT SHARE

₹1,090 Cr

Our economic interest

TOTAL AREA

11.43 Lakh Sq. Ft.

Grade A office space

PROJECT	LOCATION	SQ FT	GDV (IN ₹ CR)	ARIHANT SHARE (IN ₹ CR)
SILHOUETTE	GUINDY	3,00,000	500	320
SUBLIME	OMR	3,20,000	450	225
EQUITAS TOWER	SAIDAPET	1,73,000	267	160
VENTURA	GUINDY	1,00,000	140	70
VAAYU	PERUNGUDI	1,00,000	110	74
MALAR	BOAT CLUB	60,000	250	75
EPOQUE	THARAMANI	20,000	40	16
PROJECT "SKYSPAN"	TEYNAMPET	70,000	300	150

Luxury Residential & Plotted Layouts Projects

GDV

₹8,475 Cr

ARIHANT SHARE

₹4,567 Cr

TOTAL AREA

53.61 Lakh Sq. Ft.

PROJECT	LOCATION	SQ FT	GDV (IN ₹ CR)	ARIHANT SHARE (IN ₹ CR)
CHIRLA	POES GARDEN	33,600	120	30
KRSNA	ABHIRAMPURAM	17,000	45	16
MELANGE	SALIGRAMAM	1,60,000	192	100
VIVRITI	OMR	24,000	28	14
MEHEK	KILPAUK	1,00,000	250	250
HERE & NOW	PERUNGUDI	6,60,000	1200	840
PARK STREET	VELECHERY	7,50,000	1600	800
PROJECT "PADI"	PADI	36,00,000	5000	2500
MIRA	ANNA NAGAR	16,500	40	17
RESERVE 16	PATTIPULAM (ECR)	4,70,000	150	150

Senior Housing Projects

SENIOR HOUSING GDV

₹706 Cr

2 Flagship Projects

ARIHANT SHARE

₹287 Cr

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 ₹ CR)	ARIHANT SHARE (IN ₹ CR)
SWARANG	NEMMELI (ECR)	5,50,000	420	210
SHUBAM	GST	5,29,000	286	77





SriNiketan, Alwarpet

Thank You

For further information, please contact:

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<https://www.arihantspaces.com/>

Disclaimer:

Some of the statements in this communication may be forward-looking statements within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the company's operations include changes in the industry structure, significant changes in the political and economic environment in India and overseas, tax laws, duties, litigation and labour relations. Arihant Foundations will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.