6th November, 2026

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

Security Code : 539301
Security ID : ARVSMART

National Stock Exchange of India Ltd.
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Updated Media Release - Unaudited Financial Results for Q2 & H1 FY27.
Ref: Our letter dated 5th November, 2026 in respect of sumission of Media Release for unaudited Financial Results for Q2 & H1 FY27

With reference to captioned subject matter, we are submitting updated media release.

The copy of Media Release will also be available on the website of the Company at https://www.arvindsmartspaces.com/investors/financial-reports/.

Please take the same on your record.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

PRAKASH BHOGIBHAI MAKWANA
Digitally signed by PRAKASH BHOGIBHAI MAKWANA
Date: 2026.11.06 09:11:48 +05'30'

Prakash Makwana
Company Secretary

Encl.: As above

#DESIGNEDTOINSPIRE

PRESS RELEASE

Arvind SmartSpaces delivers record Q2 performance with 110% surge in bookings

Highlights for Q2 FY27 (Comparison on YoY basis)

- Bookings increased 110% to ₹ 906 Cr
- Collections increased 77% to ₹ 418 Cr
- Net Operating Cash Flows increased 88% QoQ and 22% YoY to ₹ 152 Cr in Q2 FY27
- Reported Revenue, Adj. EBITDA & PAT stood at ₹ 157 Cr, ₹ 45 Cr and ₹ 23 Cr respectively

November 06, 2026 – Financial results for the quarter and half year ended September 30, 2026, have been announced by Arvind SmartSpaces Limited (ASL), the real estate development arm of the Lalbhai Group.

Performance Summary – Q2 FY27

- Bookings stood at ₹ 906 Cr, as compared to ₹ 432 Cr in previous year, driven by both new launches & strong sustenance sale
- Collections amounted to ₹ 418 Cr, as against ₹ 236 Cr in previous year
- Revenue from operations stood at ₹ 157 Cr, vs. ₹ 141 Cr in previous year
- Adjusted EBITDA for the quarter stood at ₹ 45 Cr, vs. to ₹ 31 Cr in previous year
- Profit After Tax (PAT) for the quarter stood at ₹ 23 Cr, vs. ₹ 18 Cr in previous year
- Net Debt (interest-bearing funds) to Equity ratio stood at 0.26x as on September 30, 2026, compared to 0.29x as on June 30, 2026
- Launched Arvind Sylva, ASL's largest vertical project launched till date, located at Sarjapur Road, Bengaluru in August 2026. Achieved sales bookings of ₹ 500 crore representing ~60% of total inventory within 30 days of its launch
- Launched Arvind Iconia in Vastrapur, Ahmedabad towards the end of the quarter. Achieved sales bookings of ₹ 81 crore representing ~21% of total inventory

During H1 FY27, bookings stood at ₹ 1338 crore, registering 120% YoY growth, while collections increased by 77% to ₹ 754 crore.

Business Development Highlights

- In September 2026, the Company entered into a joint development agreement for a residential high-rise project in Sarjapur Road, Bengaluru, with an estimated revenue potential of approximately ₹470 crore and a saleable area of around 3.60 lakh sq.ft.
- This acquisition, together with last quarter's additions, takes the Company's FY27 new business development to a total top-line potential of approximately ₹ 3,100 crore.

Commenting on Q2 & H1 FY27 performance, Mr. Priyansh Kapoor, Managing Director & CEO, Arvind SmartSpaces Ltd. said *"We are pleased to report our highest-ever quarterly and half yearly bookings as well as collections during the quarter, this achievement is driven by successful launches, strong sustenance engine and disciplined execution across our projects. We have also made strong progress*

on business development front, adding projects having gross development value of ₹ 3,100 crore in half year ended on September 2026.

Accordingly, we are revising our FY27 bookings growth guidance upwards from our earlier stated range of 35%–40% i.e. ₹2100-2200 crore to the range of ₹2600 - 2700 crore translating into 70 to 75% year on year growth. Further basis the pipeline of the projects that we are evaluating, we are confident of meeting our business development aspirations, with a strong likelihood of achieving the upper end of our stated guidance of GDV addition of ₹4000 - 5000 crore. This upward revision reflects our confidence in the demand environment, the strength of our upcoming launch pipeline and the continued contribution expected from our sustenance sales portfolio. This also fortifies our strategic direction of focusing on the three-city strategy with a deep focus on execution and customer centricity.

We also reiterate our EBITDA margin guidance in the range of 22%–25%.

Looking ahead, we remain positive about the opportunities in our focus geographies. Our priority will be to convert our strong pipeline into launches and deliveries, while staying prudent on capital and uncompromising on governance. We are committed to creating enduring value for our customers, employees, shareholders and all stakeholders."

About Arvind SmartSpaces:

Built on ~128+ years legacy of the Lalbhai Group, and established in year 2008, Arvind SmartSpaces is India's leading real estate development Company headquartered in Ahmedabad. With ~100.4 million square feet of real estate development across the country, the company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. The company has real estate developments across Ahmedabad, Gandhinagar, Baroda, Bengaluru, MMR and Pune. Backed by the strong brand name of Arvind group and the credibility achieved through already delivered projects, the company has plans to continue the strong growth momentum and deliver value to all stakeholders For details, please visit www.arvindsmartspaces.com

For further information, please contact:

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