Ref No.: ADL/SE/26-27/33

Date: August 12, 2026

To,	To,
The Manager	**The Manager**
Corporate Relationship Department	**Listing Department**
BSE Limited	**National Stock Exchange of India Limited**
Floor 25, Phiroze Jeejeebhoy Towers,	Exchange Plaza, Bandra Kurla Complex
Dalal Street,	Bandra (East),
Mumbai - 400 001	Mumbai - 400 051
BSE Scrip Code -544261	NSE Symbol :ARKADE

Dear Sir/Madam,

Sub-: Investor Presentation on the Unaudited financial results for the quarter ended June 30, 2026

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, we are enclosing herewith a copy of the Investor Presentation on the Unaudited Financial Results (standalone and consolidated) of the company for the quarter ended June 30, 2026.

The same is also being uploaded on the company's website at https://arkade.in/investor-presentation/

You are requested to take the above information on your records.

Thanking You,
For Arkade Developers Limited

SHEETAL HARESH SOLANI

Digitally signed by SHEETAL HARESH SOLANI
DN: c=IN, o=Personal, title=3974, 2.5.4.20=64c2ad2934188b41591e238a92df3ce85ff66b42a9e3571327dc8e42e4f768c5, postalCode=400066, st=Maharashtra, serialNumber=d0d8f722dc970244a78f6557cae0e6b3d121cabca9941711637c6ad9fdc8c98d, cn=SHEETAL HARESH SOLANI
Date: 2026.08.12 15:33:57 +05'30'

ARKADE DEVELOPERS LIMITED MUMBAI

Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964

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INVESTOR PRESENTATION

Adding value to people's lives by creating realty masterpieces

Q1-FY27

Snapshot

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40+
Legacy of Excellence

32
Projects Completed

5,500+
Homes delivered

5.5 Mn Sq.Ft +
Area Delivered

2 Mn+ Sq. Ft.
Under Development

INR 150 Bn
Gross Development Value

0.01x
Net Debt to Equity

44%
5-Year Pre-sale CAGR

25%
5-Year Collection CAGR

Value Proposition

- Leading MMR Developer with Inhouse Project Management
- Diversified Portfolio across Greenfield & Redevelopment Projects
- Quick Turn around - Before Time Delivery
- Asset Light Model and Low Net Debt
- Strong Cash-flow and IRR Focused
- Expansion in Eastern Corridor

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Q1-FY27 FINANCIAL OVERVIEW

Quarterly Performance Highlights

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1. Revenue from Operations (INR)

1,470 MN

- ↓ (7.8)% vs Q1 FY26
- ↓ (25.2)% vs Q4 FY26

2. EBITDA (INR)

278 MN

- ↓ (18.7)% vs Q1 FY26
- ↓ (26.6)% vs Q4 FY26

3. EBITDA

18.91 %

- ↓ (255) Bps vs Q1 FY26
- ↓ (37) Bps vs Q4 FY26

4. Profit after tax (INR)

191 MN

- ↑ (33.7)% vs Q1 FY26
- NA vs Q4 FY26

5. Profit after tax

12.99 %

- ↑ (508) Bps vs Q1 FY26
- NA vs Q4 FY26

6. Booking Value (INR)

1,551 MN

- ↑ 9.26% vs Q1 FY26
- ↓ (48.80)% vs Q4 FY26

7. Collections (INR)

1,640 MN

- ↓ (3.53)% vs Q1 FY26
- ↓ (15.90)% vs Q4 FY26

8. Area Sold

0.49 Lakh Sqft

- ↑ 2.93% vs Q1 FY26
- ↓ (55.08)% vs Q4 FY26

9. Units Sold (No.)

60

- ↓ (7.69)% vs Q1 FY26
- ↓ (57.75)% vs Q4 FY26

10. Avg. Price Realization (INR Per Sq.ft)

31,401

- ↑ 6.14% vs Q1 FY26
- ↑ 14.00% vs Q4 FY26

Management Commentary

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Amit Mangilal Jain | Promoter & CMD

Chairman & MD’s Message

The Company delivered a steady performance during Q1 FY27 and remains well positioned to achieve accelerated growth in the coming quarters, supported by sustained project performance and upcoming project launches. The Company's development pipeline comprises an estimated Gross Development Value (GDV) of approximately INR 128 billion across nearly 4.25 million square feet of saleable carpet area, providing strong visibility for future growth. Of this, projects with an estimated GDV of approximately INR 30 billion are planned to be launched during FY27, providing strong visibility for near-term growth.

Complementing this robust residential pipeline is the Company's planned commercial vertical, which is expected to provide an additional avenue for business diversification while creating a steady stream of annuity income over the long term. This pipeline, coupled with disciplined execution, a continued focus on operational efficiency and investments in capability building, is expected to support the Company's long-term growth trajectory. The Company also continued to strengthen its project pipeline and deepen its presence across strategic micro-markets in Mumbai while maintaining a prudent approach to financial management.

With a robust project pipeline, healthy balance sheet, and continued emphasis on timely execution, the Company remains well positioned to deliver sustainable, long-term growth and create value for its stakeholders”.

Operational Highlights

- Pre-sales for Q1FY27 up by 9% to INR 1,551 million as compared to INR 1,420 million for Q1FY26.
- Collections for Q1FY27 remain flat at INR 1,640 million as compared to INR 1,700 million for Q1FY26.
- Gross profit margin remained resilient at 29%, reflecting the strength of the Company's project economics.
- The moderation in profitability during the quarter was primarily attributable to:
    - Other income declined year-on-year due to lower investment income, as the previous year benefited from returns earned on the investment of unutilized IPO proceeds.
    - Employee costs increased as the Company continued to strengthen its organizational capabilities, with the employee base increasing from 213 as of June 2025 to 277 as of June 2026.
- Strong development pipeline with an estimated GDV of INR 128 billion, providing strong visibility for future growth.
- Maintained a strong balance sheet with net debt of INR 50 million and a net debt-to-equity ratio of 0.01x as at June 30, 2026.
- Successfully advanced business development initiatives through strategic land acquisitions across key micro-markets in Mumbai Metropolitan Region (MMR).
- Continued expansion of customer-centric business verticals, including Arkade Finroof, an all-encompassing banking assistance platform, and Assist 360, a comprehensive facility management offering, further strengthening the overall homeownership ecosystem.
- The company continued to maintain its track record of timely project execution and delivery across ongoing developments.

Quarterly Consolidated Income Statement

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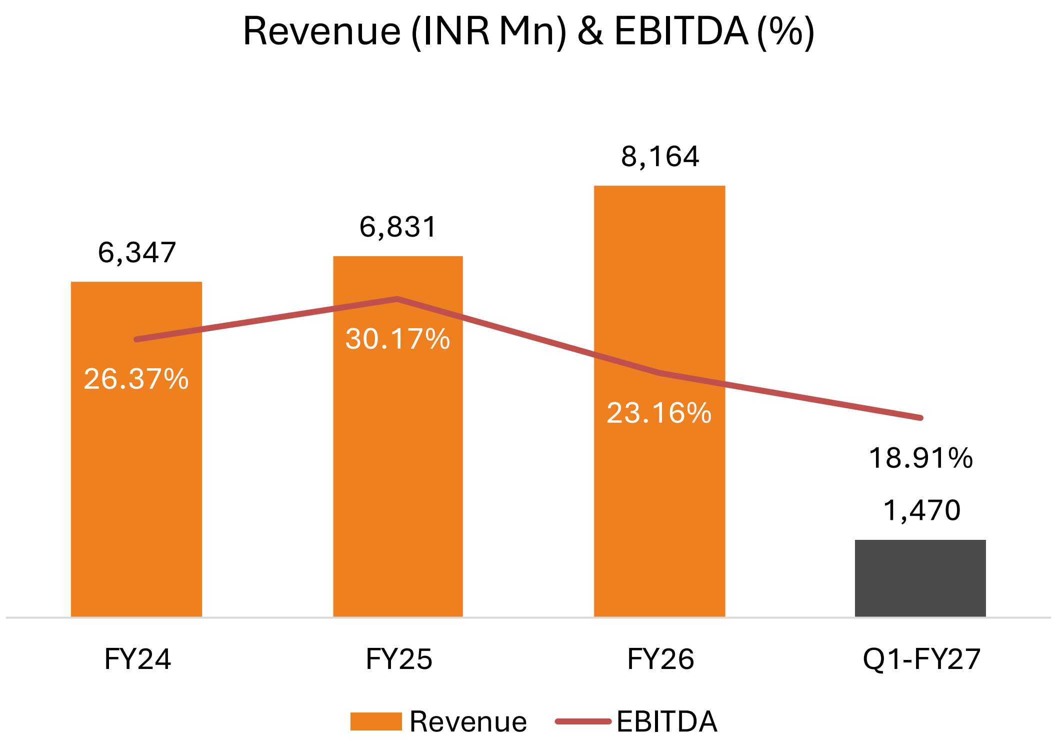
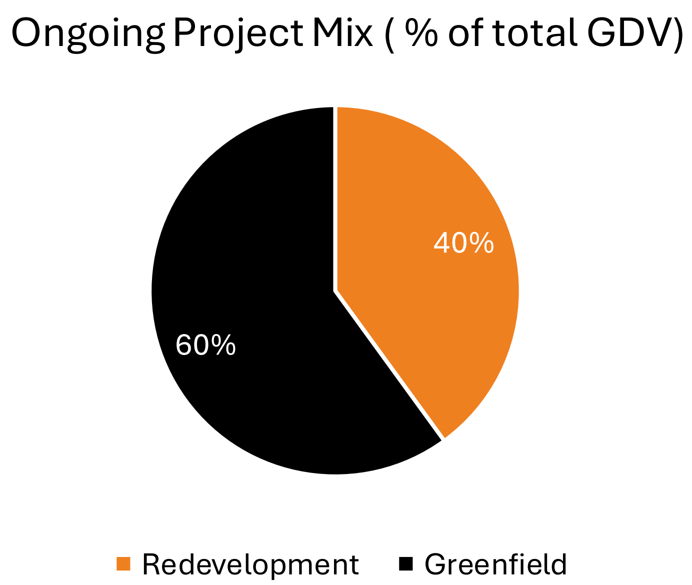
Particulars (INR Mn)	Q1-FY27	Q1-FY26	YOY	Q4-FY26	QOQ
Revenue from Operations	**1,470**	**1,594**	**(7.8)%**	**1,966**	**(25.2)%**
Operating Expenses	1,192	1,252	(4.8)%	1,587	(24.9)%
EBITDA	**278**	**342**	**(18.7)%**	**379**	**(26.6)%**
EBITDA Margins (%)	***18.91%***	***21.46%***	***(255) Bps***	***19.28%***	***(37) Bps***
Depreciation	32	19	68.4%	29	10.3%
Finance Cost	2	2	NA	3	(33.3)%
Other Income	17	58	(70.7)%	25	(32.0)%
PBT Before Exceptional Items	**261**	**379**	**(31.1)%**	**371**	**(29.8)%**
Share of profit / (loss) from associates	-	3	NA	(1)	NA
Exceptional Items	-	-	NA	(1,822)	NA
PBT	**261**	**382**	**(31.7)%**	**(1,452)**	**NA**
Taxes	70	94	(25.5)%	(356)	NA
PAT	**191**	**288**	**(33.7)%**	**(1,096)**	**NA**
PAT Margins (%)	***12.99%***	***18.07%***	***(508) Bps***	***NA***	***NA***
Other Comprehensive Income	-	(1)	NA	1	NA
Total Comprehensive Income	**191**	**287**	**(33.4)%**	**(1,095)**	**NA**
Diluted EPS (INR per share)	1.03	1.55	(33.5)%	(5.9)	NA

COMPANY OVERVIEW

Company Overview

- Arkade Developers is a leading Mumbai-focused real estate developer with nearly four decades of experience.
- The company specializes in premium residential developments across the Mumbai Metropolitan Region (MMR).
- Operating through a balanced portfolio of redevelopment and greenfield projects, with a strategic focus on high-demand micro-markets across Mumbai.
- Strong reputation for quality construction, before time project delivery, customer-centric execution, and design excellence.
- Fully integrated in-house development platform spanning land acquisition, legal, design, procurement, construction, sales and customer service, enabling efficient execution and consistent project delivery.
- Successfully delivered 5.5+ million sq. ft. of development for 5,500+ families, while maintaining a robust pipeline to support long-term growth.
- 8 Ongoing projects with a GDV of INR 23 Bn and a strong future pipeline of 12 Upcoming projects with a GDV of INR 128 Bn.
- Healthy balance sheet, disciplined capital allocation, and low-leverage approach, enabling the company to capitalize on emerging redevelopment and greenfield opportunities.





Journey

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1986
- Arkade was incorporated

1995

Mr. Amit Jain Joined the Business

2009

Completed 10th project and achieved 0.65 million sq.ft. of Development

2017

Completed 20th project and achieved cumulative development of 1.68 million sq.ft.

2021

Acquired land in Andheri and Goregaon measuring total 8,024 sq.meters

2022
- Completed Arkade Earth,
- Ventured into Luxury development in Santacruz market
- Launch Arkade Prime & Arkade Aspire

2023

Acquired land in Mulund & Bhandup measuring total 20,295 sq. meters

2024
- Launch of Arkade Rare in Bhandup & Arkade Nest in Mulund
- Launched Arkade Views & Arkade Vistas
- IPO & listing of shares

2025
- Acquired Filmistan Pvt Ltd, 4-acre land parcel in Goregaon with a projected GDV of Rs. 3,500 cr
- Entry to Thane with a Projected GDV of Rs. 1,900 cr
- MOU signed for land at Bhandup, 3.5 acre with a projected GDV of Rs. 1,000 cr
- Acquired rights to redevelop cumulatively 13.5 acres land in western suburbs with GDV of Rs. 4,500 cr

2026
- ISO-9001-2015 Certified & ISO-45001-2018 Certified
- Issuer Rating – IND-RA BBB+
- Launched Arkade Evoke- Goregaon West
- Arkade Eden- OC Received
- Launched Arkade Sapphire

Board of Directors

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Mr. Amit Mangilal Jain, Chairman and MD

A science graduate from Mumbai University, Mr. Jain leads Arkade with a sharp understanding of the real estate sector and a clear focus on innovation-led growth. Under his leadership, Arkade has expanded its footprint across strategic locations in Mumbai. Beyond business, he drives impactful community development through the Sajjan Jain Trust, supporting education, healthcare, and welfare programs.

Mr. Sandeep Jain, Whole-time Director

An engineering graduate, Mr. Sandeep Jain combines technical depth with strategic business insight to lead Arkade's design, construction, and legal operations. His multidisciplinary approach has been instrumental in enhancing execution efficiency across projects. He is also actively involved in philanthropic activities through the Sajjan Jain Support Trust, especially in the areas of healthcare and education.

Mr. Arpit Jain, Whole-time Director

A Chartered Accountant by qualification, Mr. Arpit Jain has been a key driver of Arkade's digital transformation and operational improvement since joining in 2015. He plays a central role in streamlining business performance and integrating technology into core functions. As part of the Sajjan Jain Trust, he also champions several high-impact social initiatives across education and community development.

Mrs. Neha Huddar, Independent Director

A Chartered Accountant and commerce graduate from the University of Mumbai, Mrs. Huddar has over 30 years of experience in finance and corporate governance. She has held key roles at Thirumalai Chemicals and Reliance Industries. At Arkade, she chairs the Audit and Stakeholders' Relationship Committees, contributing to strong financial oversight and board accountability.

Mr. Sumesh Mishra, Independent Director

Mr. Sumesh Mishra brings deep experience in investment banking and real estate, having raised over USD 1 billion in capital across global markets. He has held senior leadership roles, including as COO of Sunteck Realty, and currently serves as Managing Director and CEO of Lighthouse Realty Solutions. He is a member of Nomination & Remuneration Committee.

Mr. Abhishek Dev, Independent Director

Mr. Abhishek Dev holds a PGDM (MBA) from TAPMI, Manipal and has over 25 years experience in the Financial Services Industry. He has previously served in leadership positions at HSBC Global Asset Management (Singapore & India), PGIM and Trust AMC. At Arkade, he chairs the Nomination & Remuneration Committee and contributes across Audit, Risk Management and CSR Committees.

Awards and Recognitions

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Best Integrated Marketing Campaign Realty+ India Brand Leadership Conclave Award 2026

Industry Achievement Award Real Estate - Arkade Developers

Young Entrepreneur of the Year - Amit Jain

Project of the Year Award - Arkade Earth

Iconic Residential Developer

Iconic Luxury Residential Project of the Year - Arkade Aura

Completed Project Portfolio

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Completed development of 5.5 million sq. ft. across 32 projects.(18 Greenfield projects and 14 redevelopment projects)


Arkade Rise, Carmichael Road


Fortuna , Tardeo


Wallace Fortuna, Mazgaon


Acropolis, Virar


Shubh Innov8, Vasai


Shubh Industrial Estate, Vasai


White Lotus, Mira Road


Arkade Art, Mira Road


Green Avenue I Borivali


Park Slide Borivali


Harmony Borivali


Case Bella Borivali


Gangadhar Nagar Borivali


Arkade Crown Borivali


Vineet Apartments Kandivali


Arkade Bhoomi Heights, Kandivali


Arkade Eden, Malad


Arkade Adornia, Goregaon


Arkade Serene, Malad


Arkade Aspire, Goregaon


Jeevan Sarita Vile Parle


Om Kushal, Vile Parle

Arkade Aura Santacruz


Arkade Prime, Andheri


Arkade Earth, Kanjurmarg


Mahant , Vile Parle


New Bharat Villa, Vile Parle

BUSINESS OVERVIEW

Business Model

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Integrated in-house development capabilities ensures superior execution, capital efficiency and timely delivery, resulting in consistent value creation.

In House Development Capabilities

Land Acquisition & Development Rights	Acquiring land / development rights in prime MMR locations
Planning, Design & Approvals	In-house planning, design and statutory approvals
Construction & Project Management	In-house execution ensuring quality, safety and timely delivery
Sales, Marketing & Customer Acquisition	Strong brand, targeted marketing and customer outreach
Collections & Customer Engagement	Efficient collections and transparent customer communication
Possession & After-sales Services	Timely handover and continued customer support

Creating Long term Value for All Stakeholders

Project Portfolio

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Portfolio - Ongoing Projects

Western Suburbs

GOREGAON
- Arkade Vistas
- Arkade Views
- Arkade Evoke

VILE PARLE
- Arkade Pearl

Eastern Suburbs

BHANDUP
- Arkade Rare

MULUND
- Arkade Nest

Portfolio - Upcoming Projects

Western Suburbs

DAHISAR
- Anand Nagar

BORIVALI
- Satya Shripal

KANDIVALI
- Ashok Nagar

MALAD
- Nutan Ayojan
- Rani Sati

GOREGAON
- Filmistan
- Jal Ratna

ANDHERI
- Apna Ghar
- Jumbo Darshan

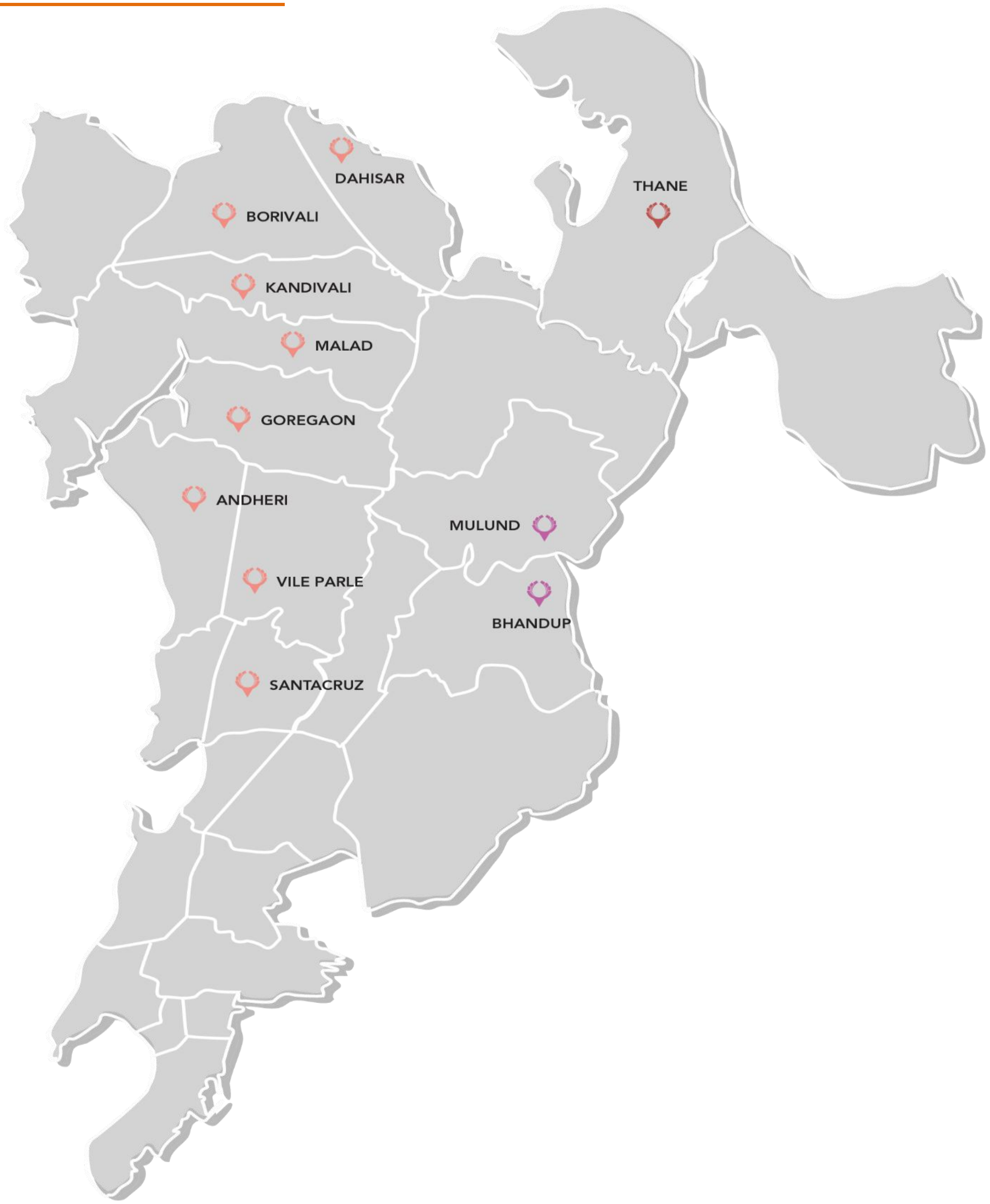
SANTACRUZ
- Maheshwari Niwas

Eastern Suburbs

BHANDUP
- Woollen Mills

Central Suburbs

THANE
- Kasarvadavali



Ongoing Projects Portfolio

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*RERA timeline, **Completed ~9 Months before RERA deadline

Sr. No	Project	Location	Nature of Development	Total GDV (INR Mn)	Total Units (Nos.)	Total Saleable Area (sq.ft.)	Sale Value of Booked Area (INR Mn)	Revenue Recognized (INR Mn)	Project Completion Status (%)	Expected Project Completion Timeline*
1	Arkade Eden	Malad (W)	Society Redevelopment	1,500	55	49,981	1,389	1,312	100%	Mar'26**
2	Arkade Pearl – I	Vile Parle (E)	Society Redevelopment	2,500	69	60,332	2,362	1,977	98%	Dec'26
3	Arkade Nest	Mulund (W)	Greenfield	6,300	351	2,49,163	4,580	2,783	75%	Jun'27
4	Arkade Pearl - II	Vile Parle (E)	Society Redevelopment	650	16	14,813	235	127	64%	Jun'27
5	Arkade Rare	Bhandup (W)	Greenfield	7,600	479	3,13,070	4,682	2,589	68%	Dec'27
6	Arkade Vistas	Goregaon (E)	Society Redevelopment	2,070	84	71,800	1,908	920	58%	Dec'27
7	Arkade Views	Goregaon (E)	Society Redevelopment	350	21	10,160	320	174	65%	Dec'27
8	Arkade Evoke	Goregaon (W)	Society Redevelopment	2,150	48	66,933	567	-	33%	Jun'29
Total				**23,120**	**1,123**	**8,36,252**	**16,043**	**9,881**		

Arkade Rare, Bhandup (W)

Arkade Nest Mulund (W)

Arkade Evoke, Goregaon (W)

Arkade Pearl, Vile Parle (W)

Arkade Vistas, Goregaon (E)

Upcoming Projects Portfolio

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Sr. no	Project	Location	Category	Nature of Development	Total GDV (INR Mn)	Plot Size (Sq. Mtrs)	Saleable Carpet Area (Sq. Ft.)	Expected Launch Timeline
1	Maheshwari Niwas	Santacruz (W)	Premium	Society Redevelopment	2,100	2,244	41,140	Q2FY27
2	Nutan Ayojan	Malad (W)	Premium	Society Redevelopment	7,400	6,650	2,33,000	Q3FY27
3	Kasarvadavali	Thane	Premium	Greenfield	19,000	25,260	9,26,459	Q4FY27
4	Filmistan	Goregaon (W)	Premium	Greenfield	35,000	16,648	8,87,548	Q1FY28
5	Woollen Mills	Bhandup	Premium	Greenfield	10,000	14,364	4,26,000	Q2FY28
6	Jal Ratna	Goregaon (W)	Premium	Society Redevelopment	3,500	4,620	86,810	Q4FY28
7	Satya Shripal	Borivali (W)	Premium	Society Redevelopment	8,000	7,084	2,39,100	Q1FY29
8	Rani Sati	Malad (W)	Premium	Society Redevelopment	7,250	6,337	2,11,940	Q2FY29
9	Anand Nagar	Dahisar (E)	Premium	Society Redevelopment	17,000	23,513	6,76,000	FY29
10	Jumbo Darshan	Andheri (E)	Premium	Society Redevelopment	3,850	5,700	1,04,100	FY29
11	Apna Ghar	Andheri (W)	Premium	Society Redevelopment	3,750	7,381	92,815	FY29
12	Ashok Nagar	Kandivali (E)	Premium	Society Redevelopment	11,000	12,140	3,25,000	FY29
Total					**1,27,850**	**1,31,941**	**42,49,912**	

The Filmistan Opportunity

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INR 35 Bn

Expected Gross Development Value

INR 10–12 Bn

Est. cumulative bottom-line contribution (3–5 yrs)

Strategic rationale

- Highly competitive acquisition, reflecting the rarity and strategic importance of the site.
- Rare land opportunity with significant scale in a land-constrained urban market.
- Strengthens Arkade's premium positioning through a landmark ultra-luxury development.
- Expands presence in the high-value Western Suburbs, complementing the existing portfolio.
- Creates a long-term growth platform with potential to enhance brand visibility and market leadership.

Cash Flow Potential

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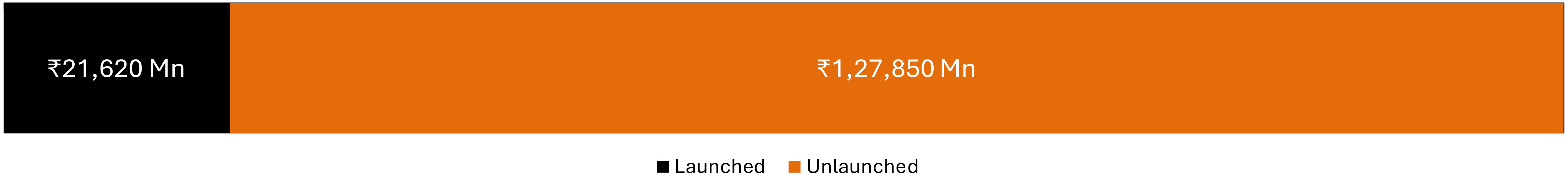
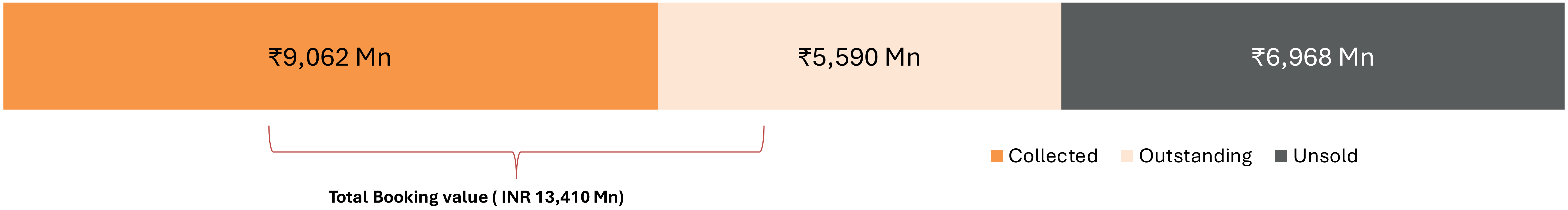
GDV Potential — Unlaunched VS. Launched (~INR 150 Bn)



Total Launched value (~INR 22 Bn)



Particulars	INR (Mn)
Pending collections from launched Projects (Sold)	5,590
Cash flow potential from launched Projects (Unsold)	6,968
Unsold Inventory from Completed Projects	111
Pending Collections from Completed Projects (Sold)	191
Unlaunched Projects	1,27,850
Expected Cash flow Potential	**1,40,710**

INDUSTRY OVERVIEW

Why MMR?

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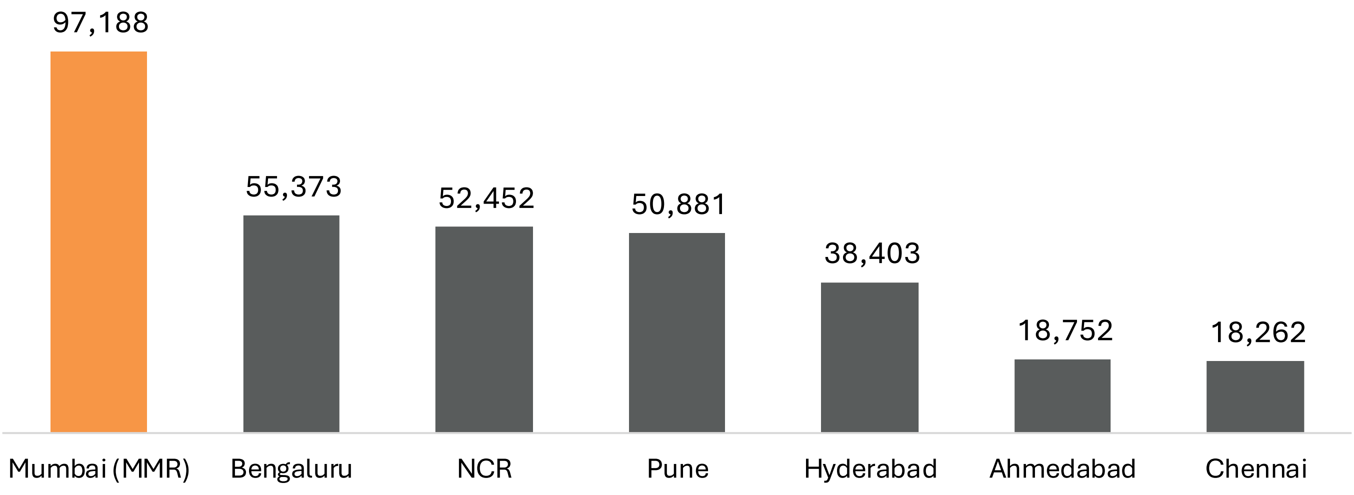
#1 Residential Market
- India's largest residential market by sales volume.

Infrastructure-led Growth
- Metro expansion, Navi Mumbai International Airport, Atal Setu and MTHL are expanding residential catchments.

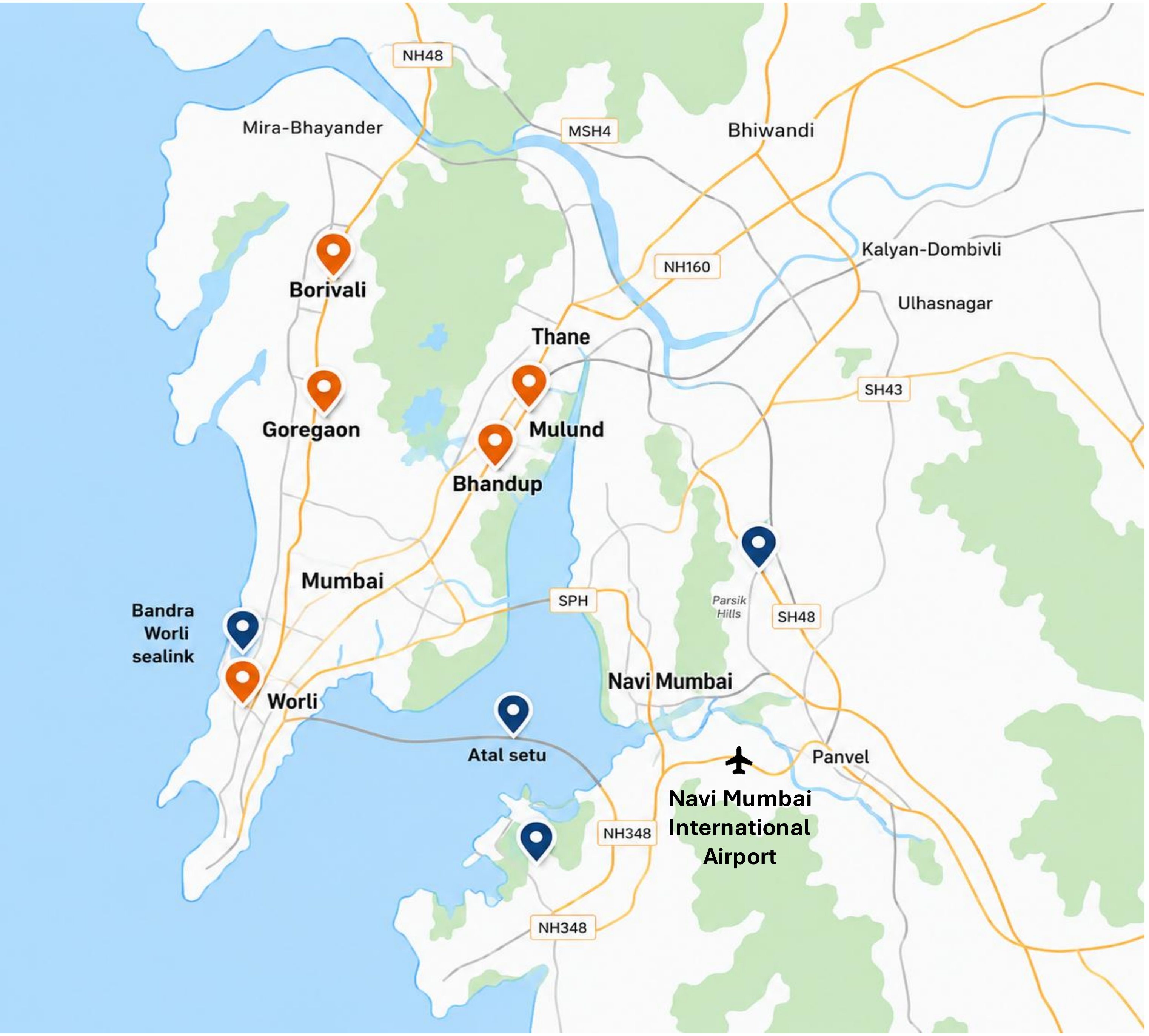
Redevelopment Opportunity
- Redevelopment accounts for **~60–65%** of Mumbai's residential development pipeline.

Premiumisation
- Rising incomes and a preference for branded developers continue to drive premium housing demand.

Residential Unit Sales Across Major Cities (2025)



Source: westsiderealty.in, Knight Frank Report



Redevelopment: Large Structural Growth Opportunity

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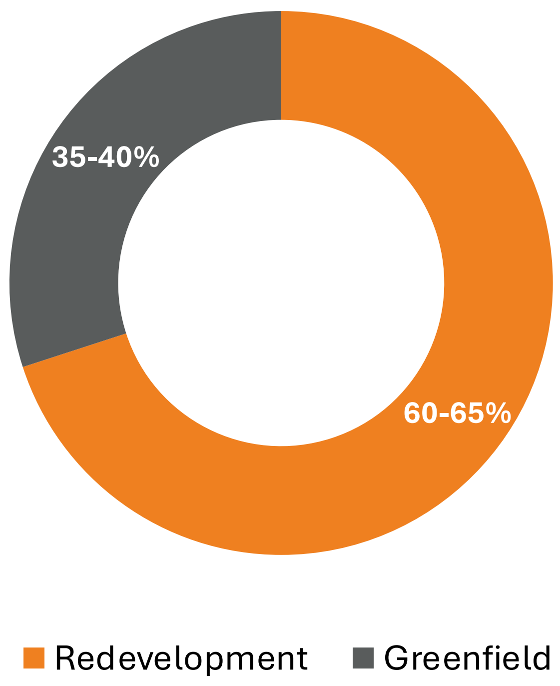
60–65%
Residential pipeline driven by redevelopment

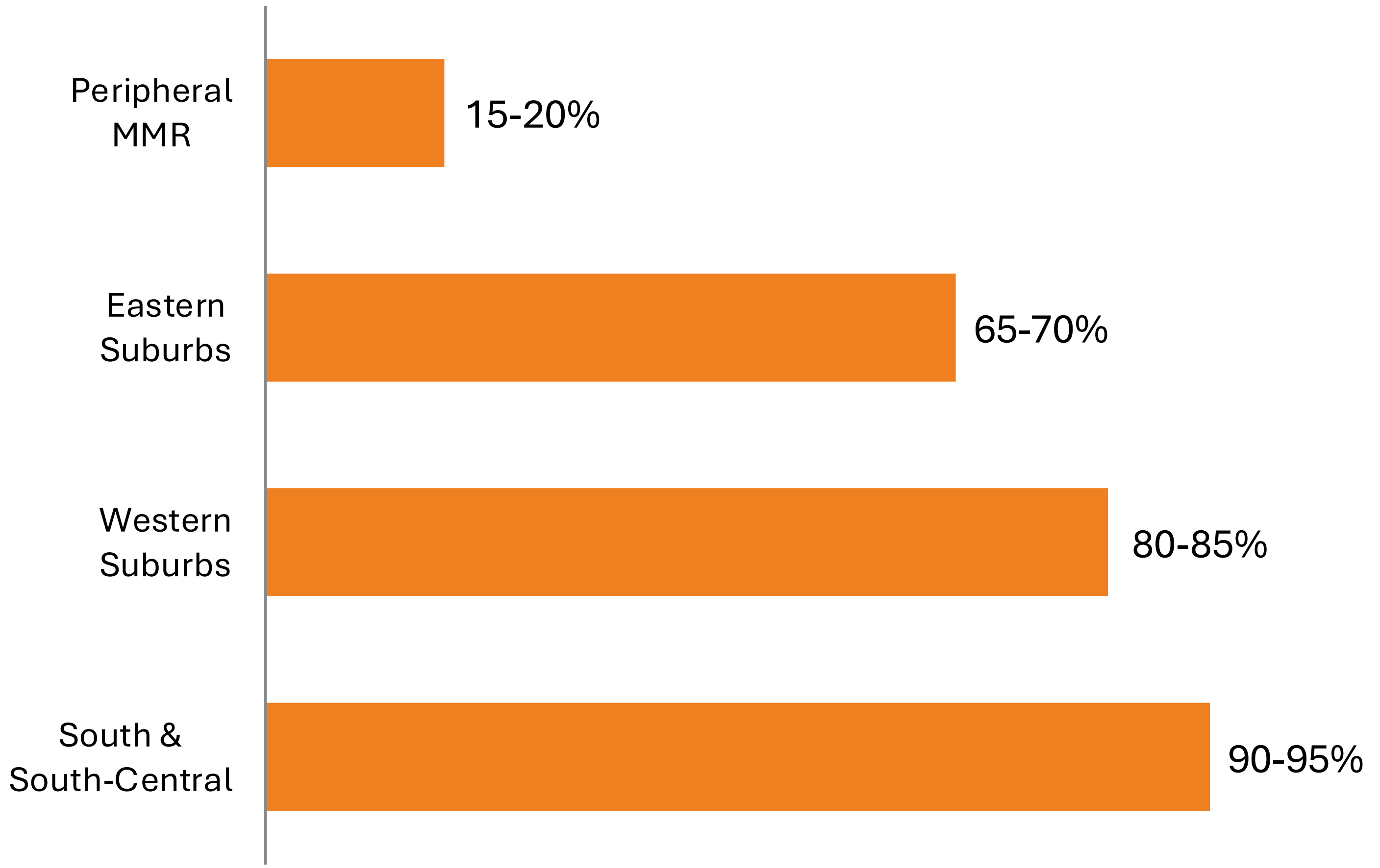
1,094
Redevelopment Agreements signed since 2020

229
Redevelopment Agreements signed in 2025

Redevelopment vs. Greenfield Supply in MMR



Redevelopment Projects as a (%) of Total Projects



Source: westsiderealty.in, aurumproptech.in

Growth Drivers

Expansion into Central side of Mumbai, particularly into Mulund and Bhandup.

Robust demand for luxury housing following strong growth seen over last 2 years.

Legacy of delivery of housing well before RERA deadline, there by leading to strong customer loyalty.

Strong pipeline of redevelopment projects in the micro-markets that we have presence.

Healthy Balance Sheet, Strong Cash Flow and IRR focused.

FINANCIAL OVERVIEW

Historical Consolidated Income Statement

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Particulars (INR Mn)	FY24	FY25	FY26	Q1-FY27
Revenue from Operations	**6,347**	**6,831**	**8,164**	**1,470**
Operating Expenses	4,673	4,770	6,273	1,192
EBITDA	**1,674**	**2,061**	**1,891**	278
EBITDA Margins (%)	**26.37%**	**30.17%**	**23.16%**	***18.91%***
Depreciation	11	49	102	32
Finance Cost	31	18	9	2
Other Income	10	115	118	17
PBT Before Exceptional Items	**1,642**	**2,109**	**1,898**	**261**
Share of profit / (loss) from associates	9	5	3	-
Exceptional Items	-	-	(1,822)	-
PBT	**1,651**	**2,114**	**79**	**261**
Taxes	422	545	26	70
PAT	**1,229**	**1,569**	**53**	**191**
PAT Margins (%)	**19.36%**	**22.97%**	**0.65%**	***12.99%***
Other Comprehensive Income	3	(1)	(1)	-
Total Comprehensive Income	**1,232**	**1,568**	**52**	**191**
Diluted EPS (INR per share)	8.09	9.25	0.29	1.03

Historical Consolidated Balance Sheet

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Particulars (INR Mn)	FY24	FY25	FY26
Non-Current Assets			
Property, Plant & Equipment	118	165	381
Intangible Assets	3	4	7
Capital WIP			47
Intangible Assets under Development			4
Right of use Assets	18	19	16
Financial Assets			
Investments	181	182	185
Other Financial Assets	24	39	49
Non Current Tax Assets (Net)	22	22	126
Deferred Tax Assets (Net)	5	13	23
Other Non-Current Assets	1	2	2
Total Non-Current Assets	**372**	**446**	**840**
Current Assets			
Inventories	4,879	9,061	9,101
Financial Assets			
-Investment	0	1,202	555
- Trade Receivables	81	348	240
- Cash & Cash Equivalents	233	217	237
- Other Bank Balance	16	1,123	17
-Loans	1	2	2
- Other Financial Assets	30	21	111
Other Current Assets	138	86	169
Total Current Assets	**5,378**	**12,060**	**10,432**
Total Assets	**5,750**	**12,506**	**11,272**

Particulars (INR Mn)	FY24	FY25	FY26
Equity			
- Equity Share Capital	1,520	1,857	1,857
- Other Equity	1,714	69,80	6,965
- Non Controlling Interest	2	2	0
Total Equity	**3,236**	**8,839**	**8,822**
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
-Borrowings	290	749	923
- Lease Liabilities	14	10	6
Other Financial Liabilities			
Provisions	13	17	58
Deferred Tax Liabilites (Net)	-	-	-
Total Non-current Liabilities	**317**	**776**	**987**
Current Liabilities			
Financial Liabilities			
-Borrowings	404	383	58
- Lease Liabilities	4	4	4
- Trade Payables			
Total outstanding dues to small and micro enterprises	101	111	87
Total outstanding dues to other creditos than small and micro enterprises	282	349	349
- Other Financial Liabilities	46	287	174
Other Current Liabilities	1,289	1,641	775
Provisions	53	73	16
Current Tax Liabilities (Net)	18	43	0
Total Current Liabilities	**2,197**	**2,891**	**1,463**
Total Liabilities	**2,514**	**3,667**	**2,450**
Total Equity & Liabilities	**5,750**	**12,506**	**11,272**

Historical Cash Flows

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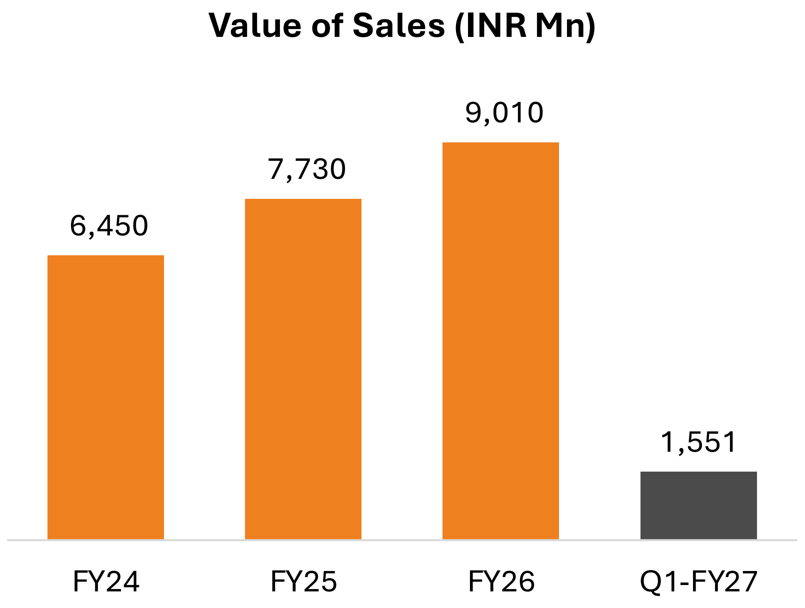
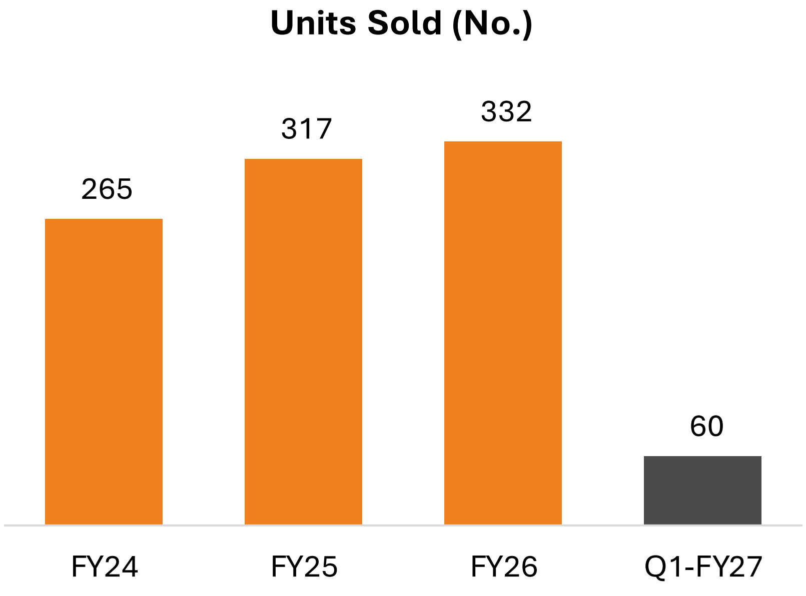
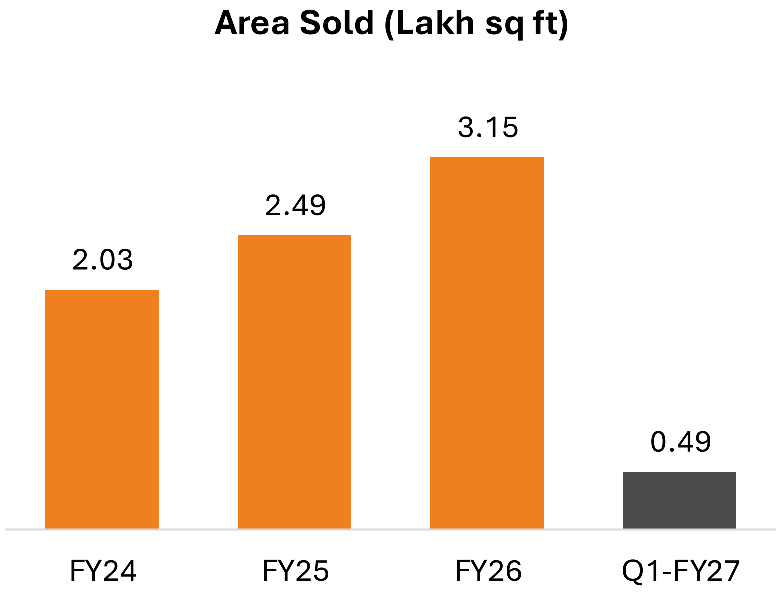
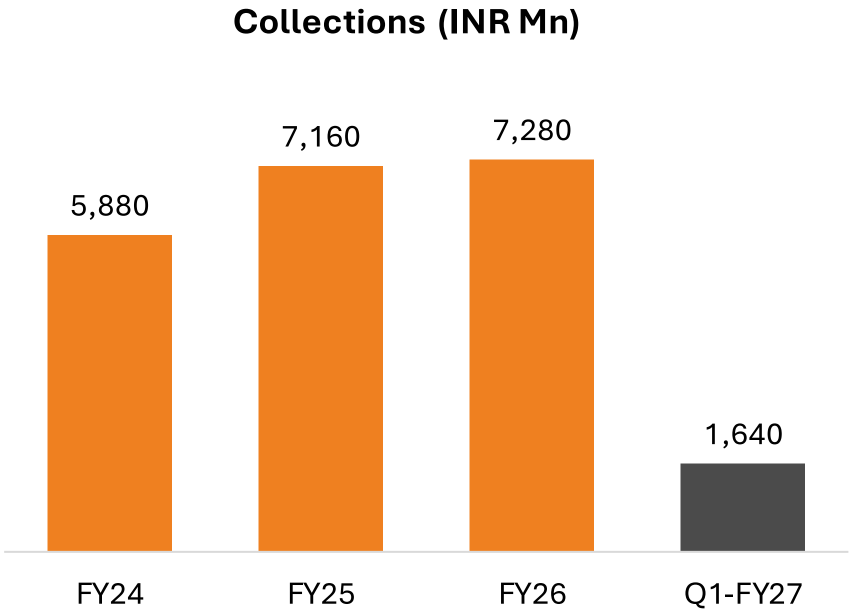
Particulars (INR Mn)	FY24	FY25	FY26
Opening Balance - A	166	230	(35)
Operating Activities			
Net Collections	5,888	7,160	7,280
Construction Cost	(2,106)	(4,445)	(3,244)
Other Expenses & Taxes	(822)	(1,095)	(716)
Operating Cashflow – B	2,952	1,620	3,319
Financing/Investing			
Borrowings/(Investments)	(1,051)	(2,138)	1,768
Investment Income/(Expense)	(97)	11	(75)
Net IPO Funds	(34)	4,070	(7)
Dividend Payout	-	-	(36)
Financing/ Investing Cashflow – C	(1,181)	1,943	1,651
Land/Acquisitions/TDR/Approvals			
Land Cost	(1,143)	(1,769)	(1,862)
Tenancy Rights	-	-	(1,826)
TDR/Premium/Approval	(564)	(2,060)	(1,091)
Land/Acq./TDR/Approval Cashflow – D	**(1,706)**	**(3,829)**	**(4,759)**
Closing Balance (A+B+C+D)	**230**	**(35)**	**175**

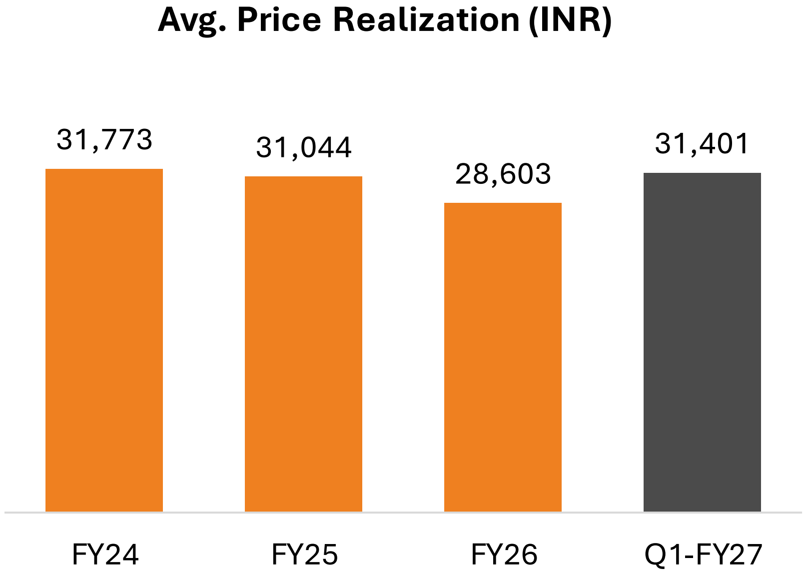
Historical Key Performance Indicators











Historical Financial Performance

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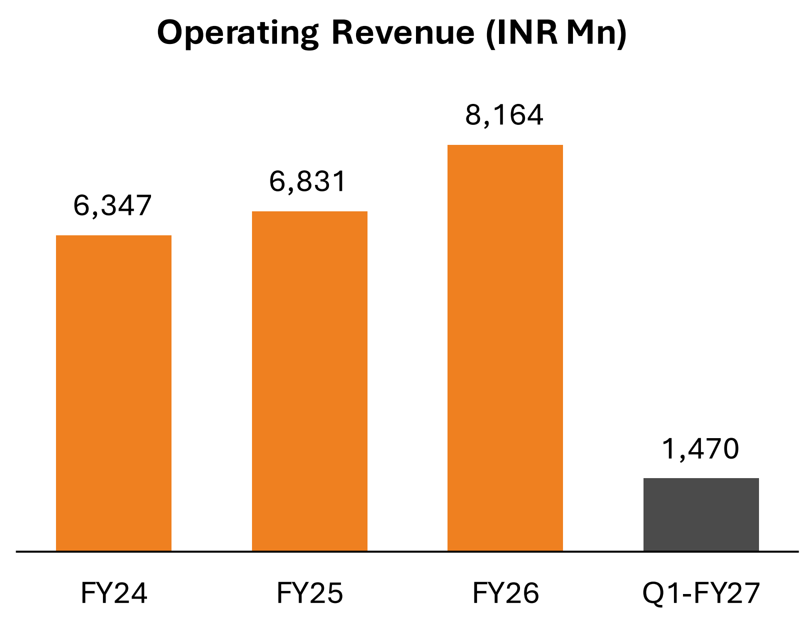

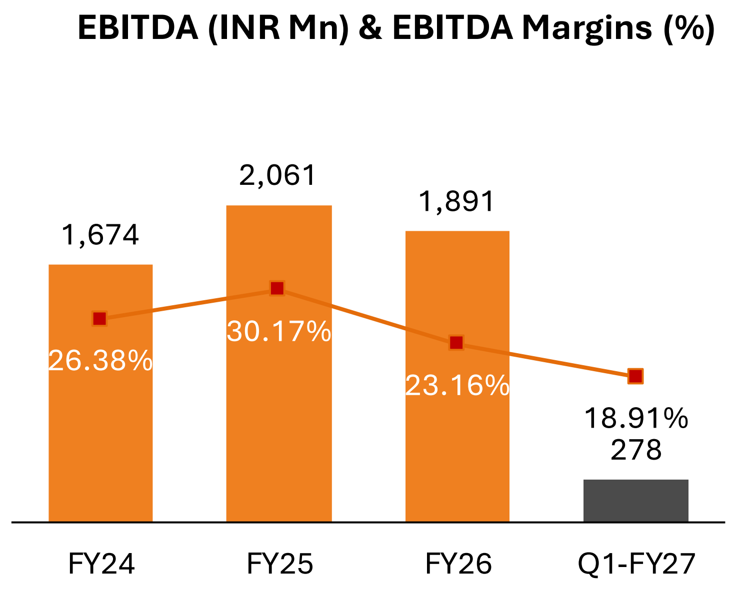

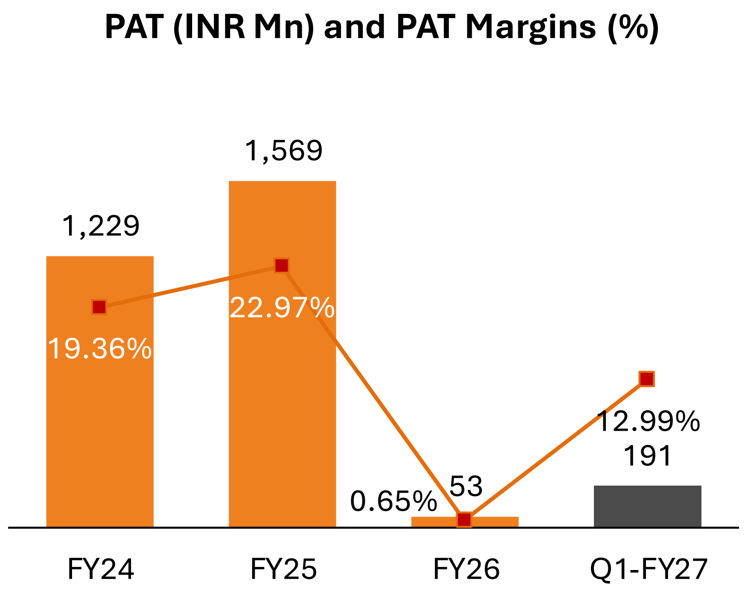

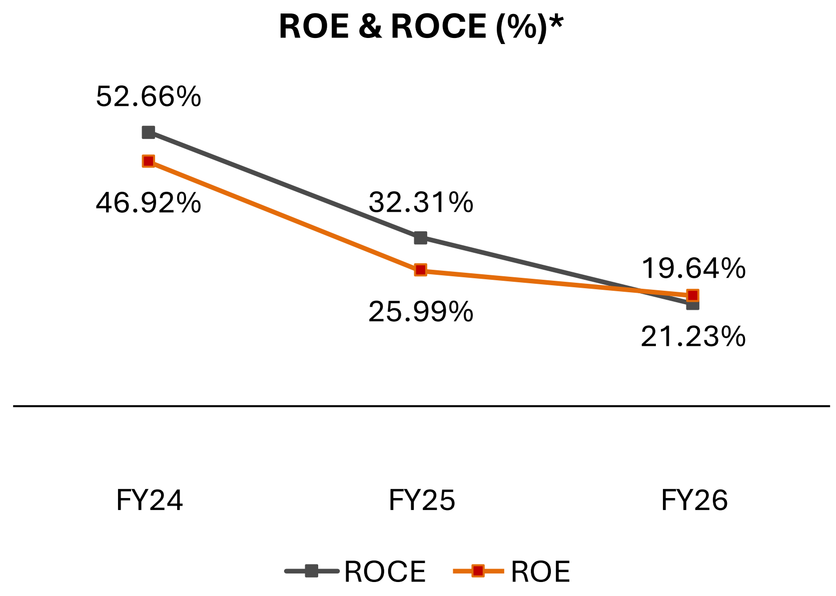

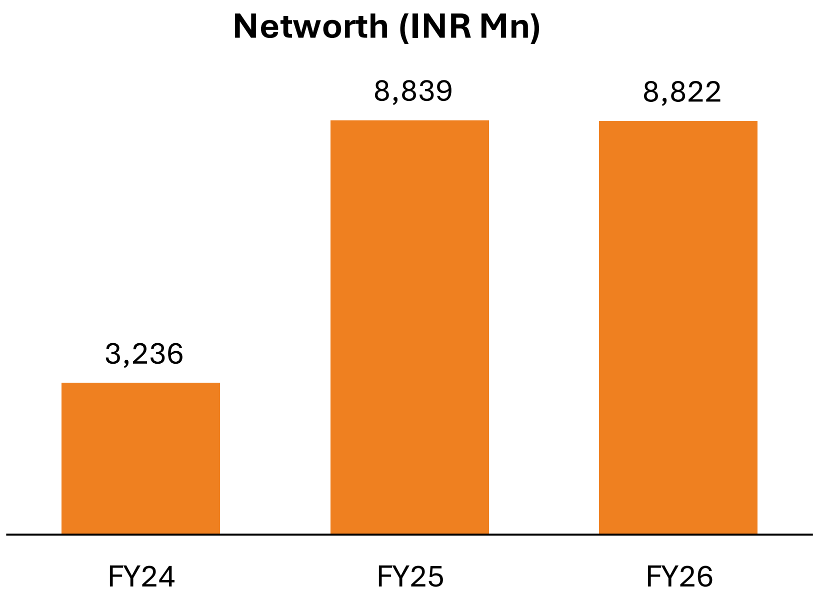

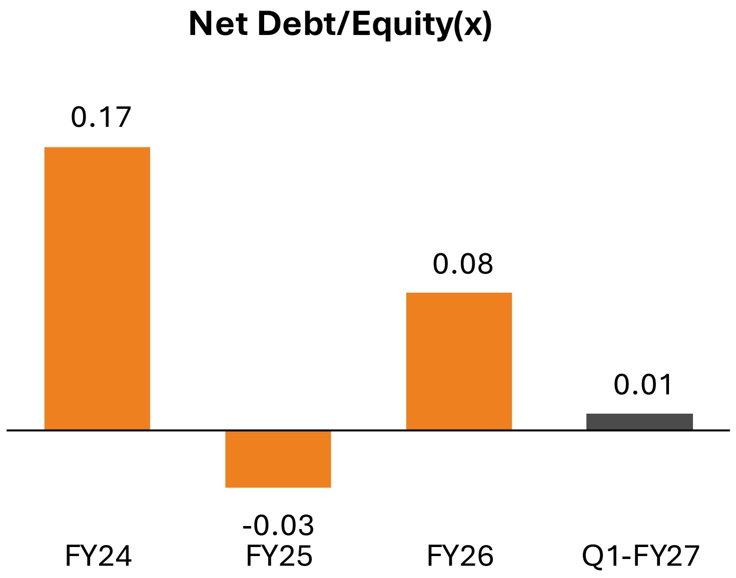

*ROCE and ROE are calculated after adjusting for exceptional items.

Capital Market Information

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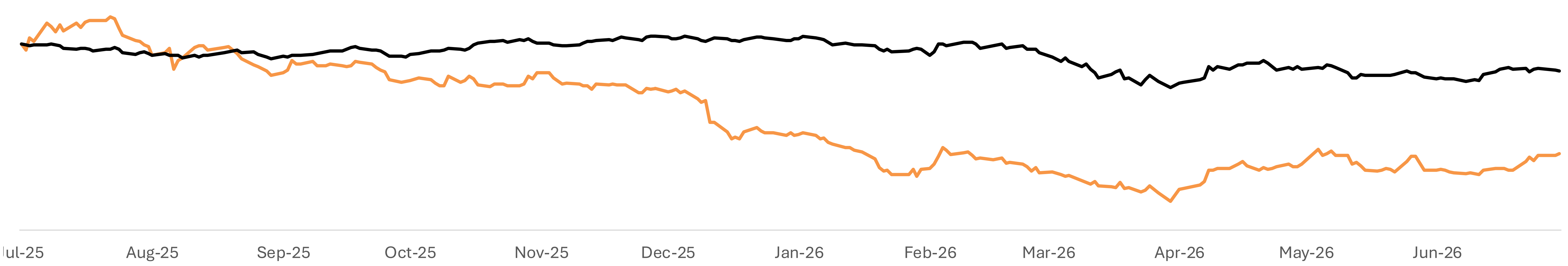
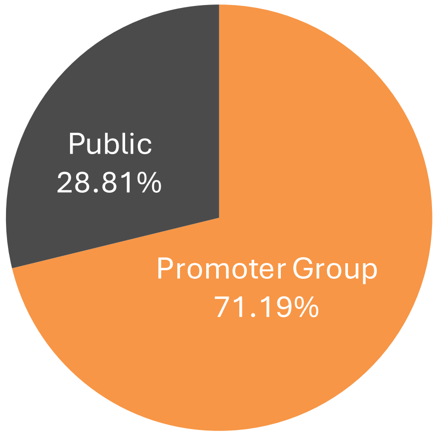
Stock Market Performance (As on 30th June, 2026)



Price Data (As on 30th June, 2026)	
Face Value (INR)	10
Market Price (INR)	124.05
52 Week H/L (INR)	209.0/94.70
Market Cap (INR Mn)	23,031.6
Equity Shares Outstanding (Mn)	185.66
1 Year Avg. Trading Volume ('000)	703.07

Shareholding pattern (As on 30th June, 2026)



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