



Ref No.: ADL/SE/26-27/57

Date: October 29, 2026

To,
The Manager
Corporate Relationship Department
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
BSE Scrip Code -544261

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East),
Mumbai - 400 051
NSE Symbol :ARKADE

Dear Sir/Madam,

Sub-: Investor Presentation on the Unaudited financial results for the quarter and half year ended September 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 and half year ended September 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
L
HARESH
SOLANI

Digitally signed by SHEETAL
HARESH SOLANI
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cn=SHEETAL HARESH SOLANI
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Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964



INVESTOR PRESENTATION

Adding value to people's lives by
creating realty masterpieces

Q2/H1-FY27





Value Proposition

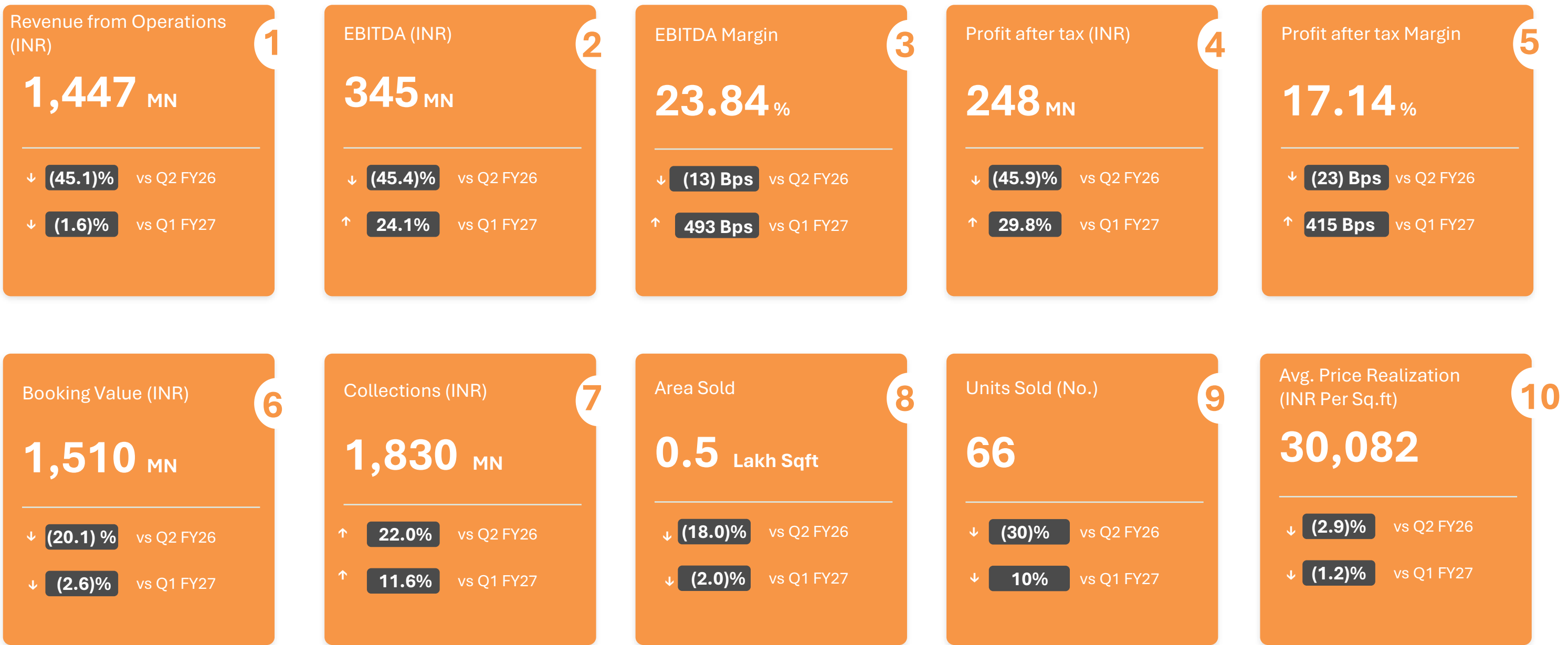
-  Leading MMR Developer with Inhouse Project Management
-  Diversified Portfolio across Greenfield & Redevelopment Projects
-  Quick Turn around - Before Time Delivery
-  Asset Light Model and Low Net Debt
-  Strong Cash-flow and IRR Focused
-  Expansion in Eastern Corridor

* As on FY26

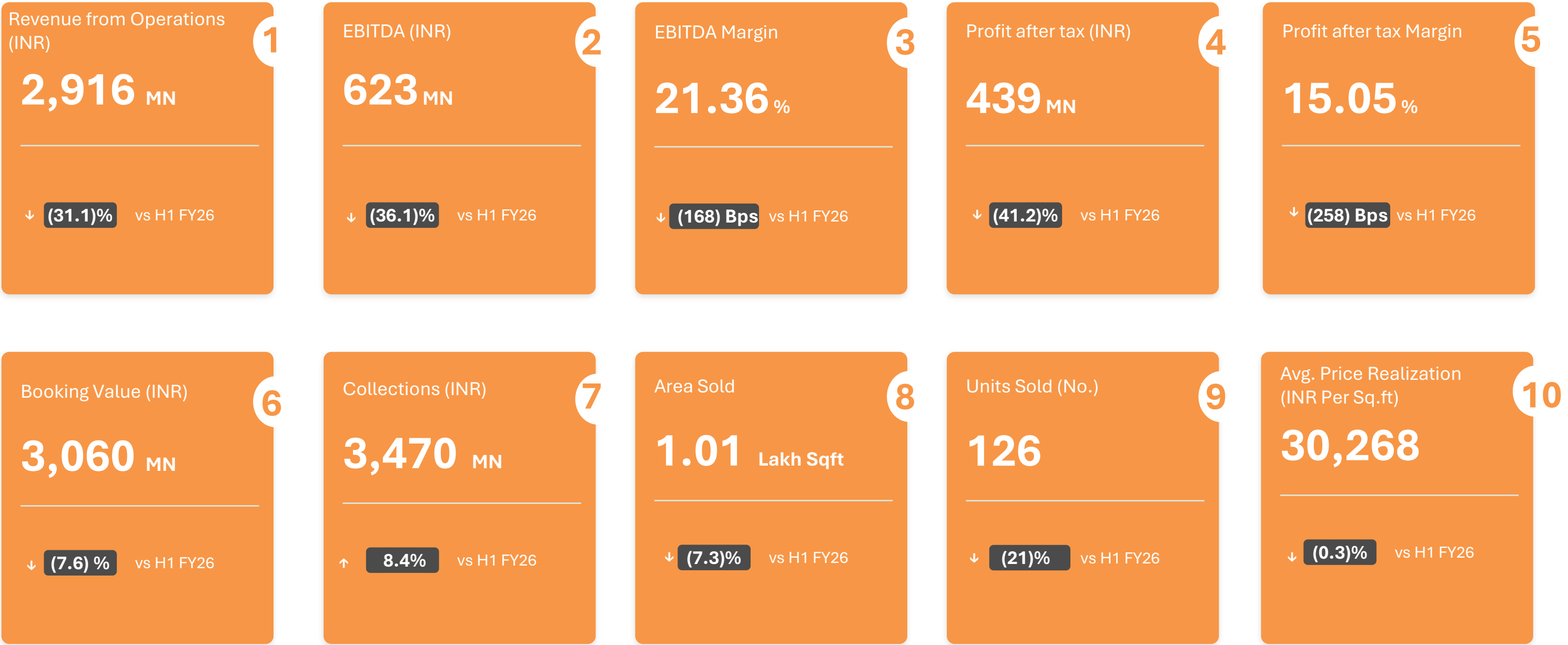


Q2-FY27 FINANCIAL OVERVIEW

Quarterly Performance Highlights



Half Yearly Performance Highlights





Amit Mangilal Jain | Promoter & CMD

Chairman & MD's Message

The Company delivered a healthy performance during Q2 FY27, supported by improved gross margins and strong growth in collections. Gross margins improved to 35% during the quarter, while collections grew by 22% year-on-year to ₹183 crore, reflecting our continued emphasis on execution, customer engagement and timely project delivery. While pre-sales remained moderate amid evolving market dynamics, we remain focused on strengthening customer confidence and driving sustainable business growth.

Our growth strategy continues to be supported by a robust development pipeline with an estimated Gross Development Value (GDV) of approximately ₹19,000 crore across 5.7 million square feet of saleable carpet area. We are targeting the launch of two projects with a combined GDV of approximately ₹2,800 crore in Q3 FY27. In parallel, we continue to pursue strategic land acquisitions across key micro-markets in the Mumbai Metropolitan Region, further strengthening our development portfolio and enhancing long-term growth visibility.

We remain committed to disciplined financial management, quality development and timely project execution. As of September 30, 2026, the Company maintained a net liquid cash position of ₹63 crore, providing financial flexibility to support its growth plans. With a strong project pipeline, a prudent financial approach and a continued focus on operational efficiency, we are well positioned to pursue our growth ambitions and create sustainable long-term value for our customers and stakeholders.

- Collections grew 22% YoY to INR 1,830 million in Q2 FY27, taking H1 FY27 collections to INR 3,470 million, up 8% YoY.
- Pre-sales stood at INR 1,510 million in Q2 FY27, taking H1 FY27 pre-sales to INR 3,060 million amid moderate sales momentum.
- Q2 FY27 revenue stood at INR 1,470 million, with gross margin at 35%, operating EBITDA of INR 350 million (24% margin) and PAT of INR 250 million (17% margin).
- H1 FY27 revenue stood at INR 2,960 million, with operating EBITDA of INR 630 million (21% margin) and PAT of INR 440 million (15% margin).
- Strong development pipeline of INR 190 billion GDV across approximately 5.7 million sq. ft. of saleable carpet area, providing visibility for future growth.
- Two project launches targeted for Q3 FY27, with a combined GDV of INR 28 billion, supporting the next phase of portfolio expansion.
- Maintained a net debt-free position, with liquid cash of INR 1,190 million against gross debt of INR 560 million, translating into net liquid cash of INR 630 million as of September 30, 2026.
- Advanced strategic land acquisitions across key micro-markets in the Mumbai Metropolitan Region (MMR), strengthening the company's development pipeline.
- Continued focus on timely project execution and delivery, supported by a track record of 33 completed projects, over 5.8 million sq. ft. developed and homes delivered to more than 5,800 families.
- Over 2 million sq. ft. under development, supporting the company's ongoing execution and delivery commitments.

Quarterly Consolidated Income Statement

Particulars (INR Mn)	Q2-FY27	Q2-FY26	YOY	Q1-FY27	QOQ
Revenue from Operations	1,447	2,637	(45.1)%	1,470	(1.6)%
Operating Expenses	1,102	2,005	(45.1)%	1,192	(7.6)%
EBITDA	345	632	(45.4)%	278	24.1%
EBITDA Margins (%)	23.84%	23.97%	(13) Bps	18.91%	493 bps
Depreciation	33	26	26.9%	32	3.1%
Finance Cost	2	2	0.0%	2	NA
Other Income	23	12	91.7%	17	35.3%
PBT Before Exceptional Items	333	616	(45.9)%	261	27.6%
Share of profit / (loss) from associates	-	-	NA	-	NA
Exceptional Items	-	-	NA	-	NA
PBT	333	616	(45.9)%	261	27.6%
Taxes	85	158	(46.2)%	70	21.4%
PAT	248	458	(45.9)%	191	29.8%
PAT Margins (%)	17.14%	17.37%	(23) Bps	12.99%	415 bps
Other Comprehensive Income	2	(1)	NA	-	NA
Total Comprehensive Income	250	457	(45.3)%	191	30.9%
Diluted EPS (INR per share)	1.35	2.47	(45.3)%	1.03	31.1%

Half Yearly Consolidated Income Statement

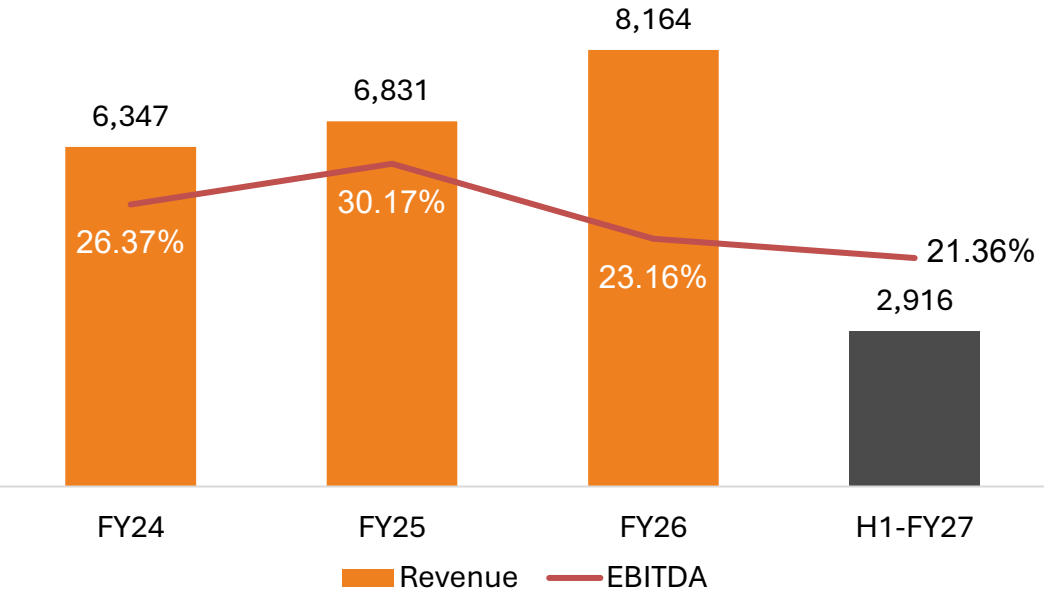
Particulars (INR Mn)	H1-FY27	H1-FY26	Y-o-Y
Revenue from Operations	2,916	4,231	(31.1)%
Operating Expenses	2,293	3,256	(29.6)%
EBITDA	623	975	(36.1)%
EBITDA Margins (%)	21.36%	23.04%	(168) Bps
Depreciation	65	45	44.4%
Finance Cost	4	4	0.0%
Other Income	39	69	(43.5)%
PBT Before Exceptional Items	593	995	(40.4)%
Share of profit / (loss) from associates	1	3	(66.7)%
Exceptional Items	-	-	NA
PBT	594	998	(40.5)%
Taxes	155	252	(38.5)%
PAT	439	746	(41.2)%
PAT Margins (%)	15.05%	17.63%	(258) Bps
Other Comprehensive Income	2	1	NA
Total Comprehensive Income	441	745	(40.8)%
Diluted EPS (INR per share)	2.38	4.02	(40.8)%



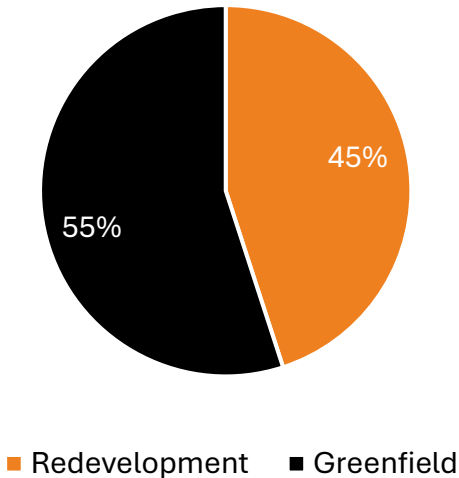
COMPANY OVERVIEW

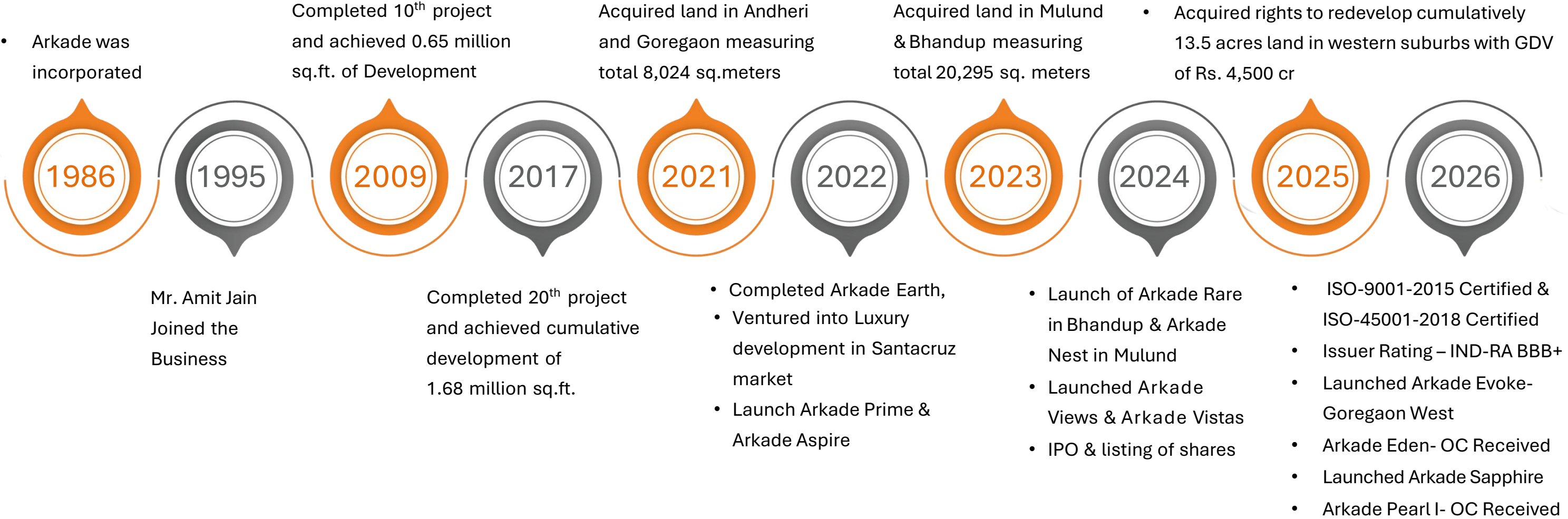
- Arkade Developers is a leading Mumbai-focused real estate developer with nearly four decades of experience.
- The company specializes in premium residential developments across the Mumbai Metropolitan Region (MMR).
- Operating through a balanced portfolio of redevelopment and greenfield projects, with 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 5.8+ million sq. ft. of development for 5,800+ families, while maintaining a robust pipeline to support long-term growth.
- 9 Ongoing projects with a GDV of INR 26 Bn and a strong future pipeline of 15 Upcoming projects with a GDV of INR 191 Bn.
- Healthy balance sheet, disciplined capital allocation, and low-leverage approach, enabling the company to capitalize on emerging redevelopment and greenfield opportunities.

Revenue (INR Mn) & EBITDA (%)



Ongoing Project Mix (% of total GDV)





Board of Directors



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



**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

Completed development of 5.8 million sq. ft. across 33 projects. (18 Greenfield projects and 15 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**



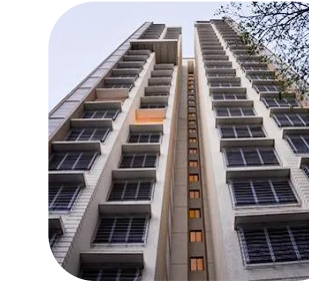
**Vineet Apartments
Kandivali**



**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**



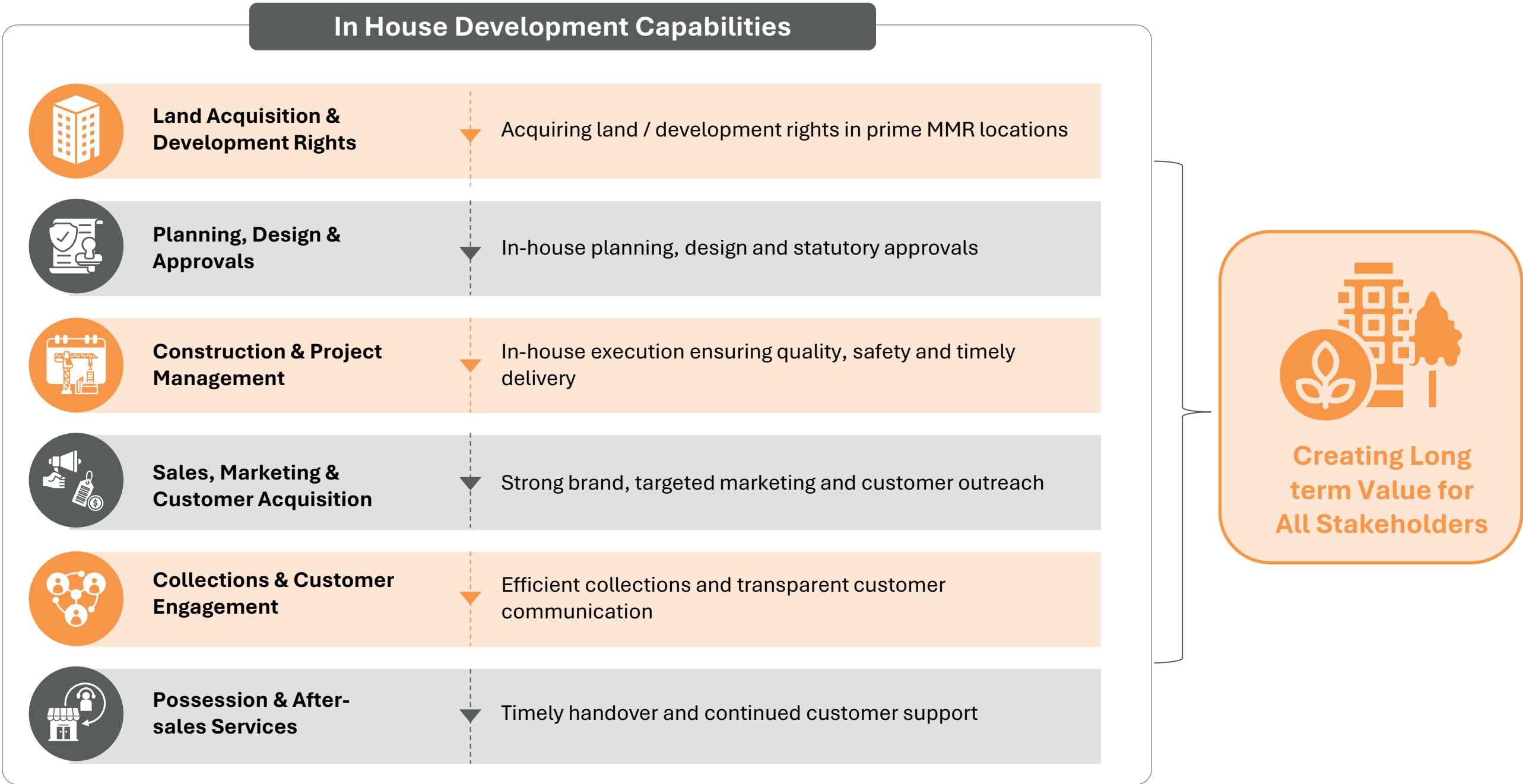
**New Bharat Villa,
Vile Parle**

Architect's impression

BUSINESS OVERVIEW



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



Portfolio - Ongoing Projects

Western Suburbs

GOREGAON

- Arkade Vistas
- Arkade Views
- Arkade Evoke

VILE PARLE

- Arkade Pearl II
- SANTACRUZ**
- Arkade Sapphire

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

Eastern Suburbs

BHANDUP

- Woollen Mills

Central Suburbs

THANE

- Kasarvadavali



Ongoing Projects Portfolio

*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	1,550	55	49,981	1,482	1,440	OC Received	Mar'26**
2	Arkade Pearl – I	Vile Parle (E)	Society Redevelopment	2,550	69	60,332	2,437	2,380	OC Received	Dec'26
3	Arkade Nest	Mulund (W)	Greenfield	6,400	351	2,60,989	4,668	3,070	78%	Jun'27
4	Arkade Pearl - II	Vile Parle (E)	Society Redevelopment	650	16	14,813	316	200	69%	Jun'27
5	Arkade Vistas	Goregaon (E)	Society Redevelopment	2,070	84	71,800	1,929	1,060	62%	Dec'27
6	Arkade Views	Goregaon (E)	Society Redevelopment	350	21	10,160	325	190	73%	Dec'27
7	Arkade Rare	Bhandup (W)	Greenfield	7,650	479	3,11,294	5,188	2,960	71%	Dec'28
8	Arkade Evoke	Goregaon (W)	Society Redevelopment	2,280	48	67,588	755	0	10%	Jun'29
9	Arkade Sapphire	Santacruz (W)	Society Redevelopment	2,260	31	41,197	440	0	7%	Sep'29
Total				25,670	1,154	8,88,154	17,540	11,300		



Arkade Rare, Bhandup (W)



Arkade Nest Mulund (W)



Arkade Evoke, Goregaon (W)



Arkade Pearl, Vile Parle (W)



Arkade Vistas, Goregaon (E)

Upcoming Projects Portfolio

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	Arkade Ascend	Malad West	Premium	Society Redevelopment	8,300	6,650	2,13,183	Q3FY27
2	Thane	Thane	Premium	Greenfield	20,000	25,260	9,56,939	Q4FY27
3	Filmistan	Goregaon West	Premium	Greenfield	40,000	16,648	8,61,175	Q1FY28
4	Woollen Mills	Bhandup	Premium	Greenfield	18,000	14,364	4,75,942	Q2FY28
5	Jal Ratna	Goregaon West	Premium	Society Redevelopment	3,700	4,620	89,561	Q3FY28
6	Satya Shripal	Borivali West	Premium	Society Redevelopment	9,000	7,084	2,41,892	Q4FY28
7	Rani Sati	Malad West	Premium	Society Redevelopment	8,000	6,337	2,11,940	Q4FY28
8	Jumbo Darshan	Andheri East	Premium	Society Redevelopment	3,800	5,700	1,04,100	To be decided
9	Anand Nagar	Dahisar East	Premium	Society Redevelopment	17,000	23,513	6,76,000	
10	Apna Ghar	Andheri West	Premium	Society Redevelopment	3,800	7,381	92,815	
11	Ashok Nagar – I	Kandivali East	Premium	Society Redevelopment	11,000	12,140	3,25,000	
12	Ashok Nagar – II	Kandivali East	Premium	Society Redevelopment	2,400	3,868	71,980	
13	Shankar Lane	Kandivali West	Premium	Society Redevelopment	8,600	8,744	2,61,839	
14	Liberty Garden	Malad West	Premium	Society Redevelopment	8,000	8,428	2,55,867	
15	Yogi Nagar	Borivali West	Premium	Society Redevelopment	30,000	24,165	8,60,000	
Total					1,91,600	1,74,902	56,98,233	

The Filmistan Opportunity

INR 40 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.



GDV Potential — Unlaunched VS. Launched (~INR 217 Bn)



Total Launched value (~INR 26 Bn)



Particulars	INR (Mn)
Pending collections from launched Projects (Sold)	4,540
Cash flow potential from launched Projects (Unsold)	8,130
Unsold Inventory from Completed Projects	181
Pending Collections from Completed Projects (Sold)	-
Unlaunched Projects	1,91,600
Expected Gross Cash flow Potential	2,04,451

INDUSTRY OVERVIEW



Why MMR?

#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.

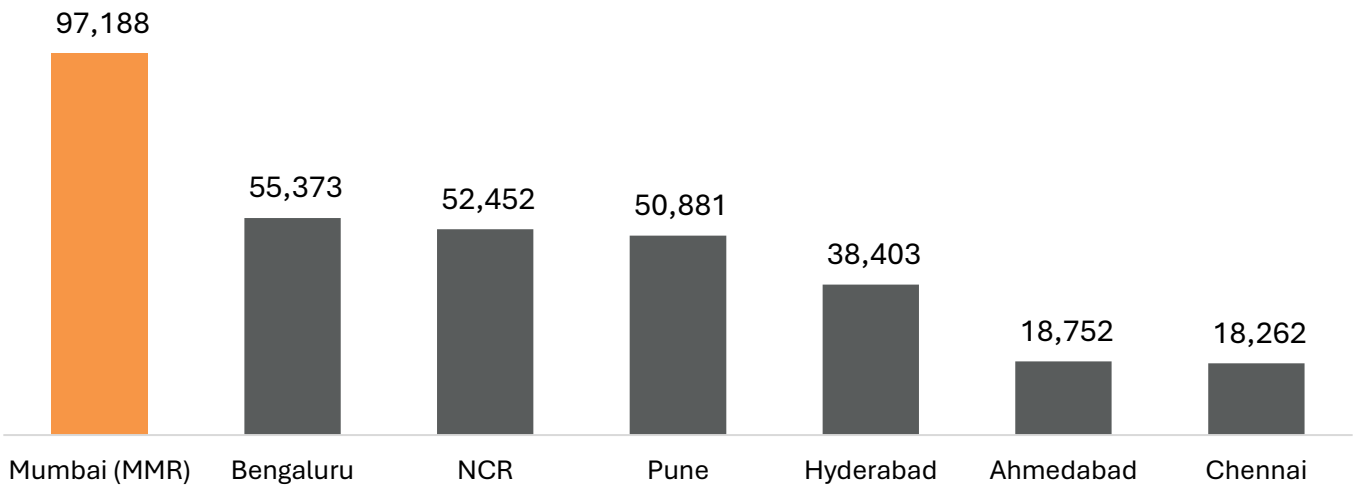
Redevelopment Opportunity

- 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
Q2-FY27 Investor Presentation



60–65%

Residential pipeline driven by redevelopment

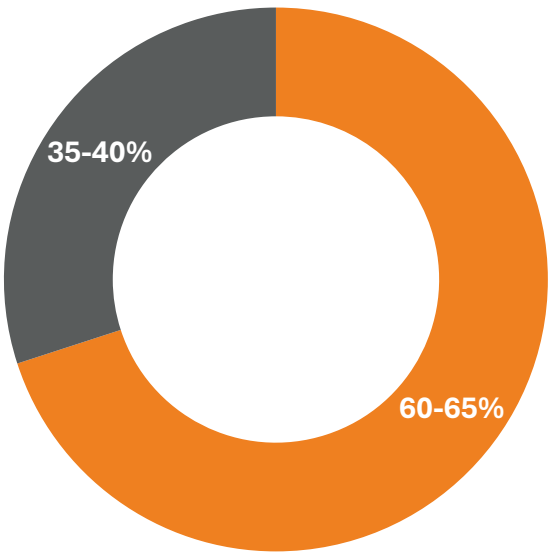
1,094

Redevelopment Agreements signed since 2020

229

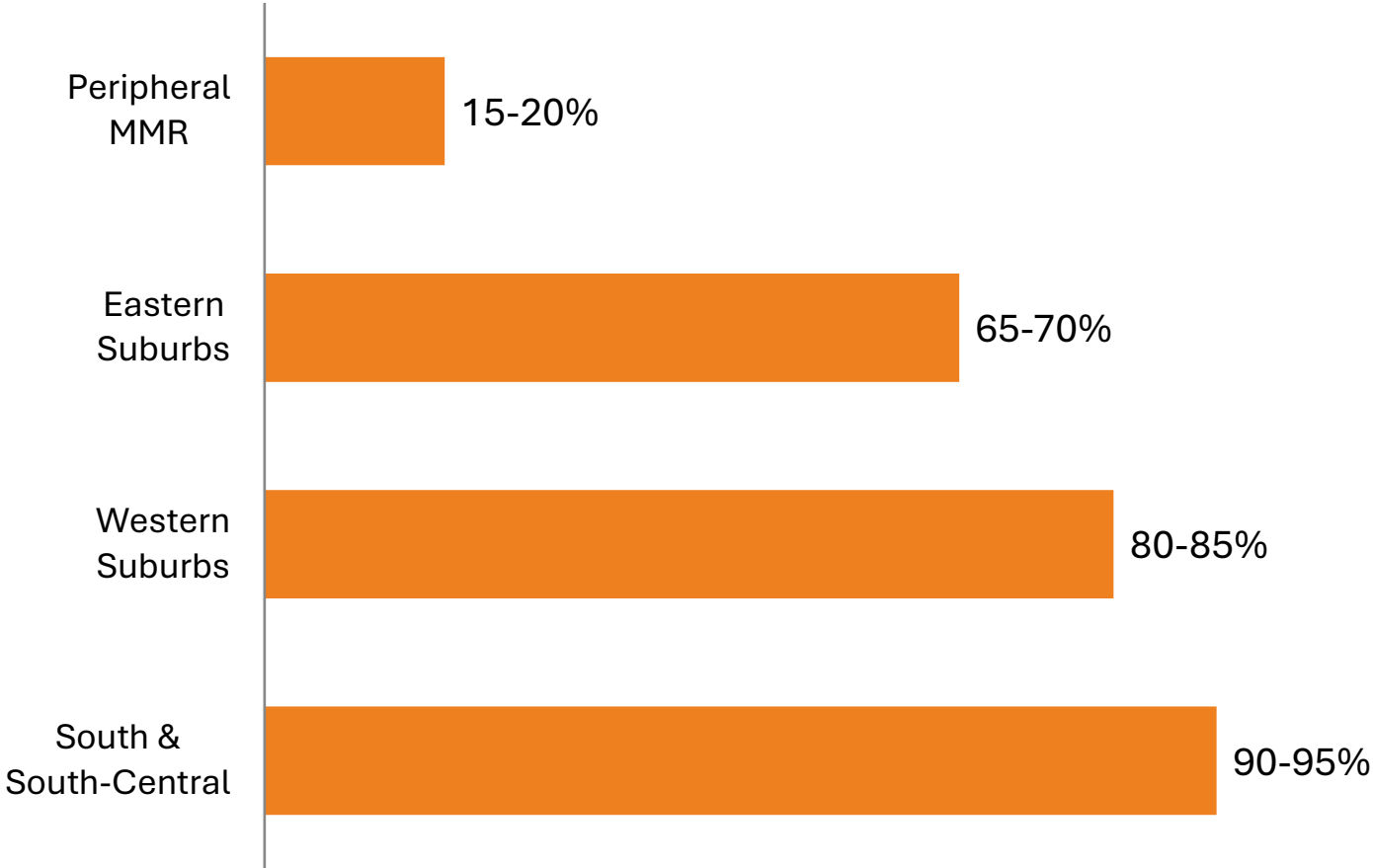
Redevelopment Agreements signed in 2025

Redevelopment vs. Greenfield Supply in MMR

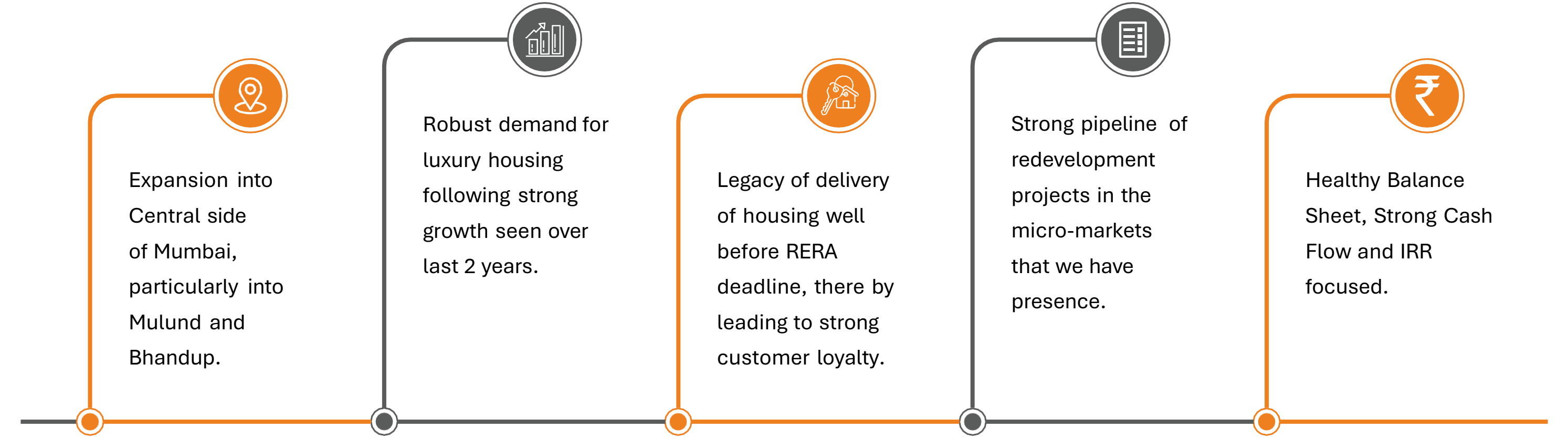


■ Redevelopment ■ Greenfield

Redevelopment Projects as a (%) of Total Projects



Source: westsiderealty.in, aurumproptech.in





FINANCIAL OVERVIEW

Historical Consolidated Income Statement

Particulars (INR Mn)	FY24	FY25	FY26	H1-FY27
Revenue from Operations	6,347	6,831	8,164	2,916
Operating Expenses	4,673	4,770	6,273	2,293
EBITDA	1,674	2,061	1,891	623
EBITDA Margins (%)	26.37%	30.17%	23.16%	21.36%
Depreciation	11	49	102	65
Finance Cost	31	18	9	4
Other Income	10	115	118	39
PBT Before Exceptional Items	1,642	2,109	1,898	593
Share of profit / (loss) from associates	9	5	3	1
Exceptional Items	-	-	(1,822)	-
PBT	1,651	2,114	79	594
Taxes	422	545	26	155
PAT	1,229	1,569	53	439
PAT Margins (%)	19.36%	22.97%	0.65%	15.05%
Other Comprehensive Income	3	(1)	(1)	2
Total Comprehensive Income	1,232	1,568	52	441
Diluted EPS (INR per share)	8.09	9.25	0.29	2.38

Historical Consolidated Balance Sheet

Particulars (INR Mn)	FY24	FY25	FY26	H1-FY27
Non-Current Assets				
Property, Plant & Equipment	118	165	381	332
Intangible Assets	3	4	7	7
Capital WIP			47	146
Intangible Assets under Development			4	7
Right of use Assets	18	19	16	27
Financial Assets				
Investments	181	182	185	187
Other Financial Assets	24	39	49	57
Non Current Tax Assets (Net)	22	22	126	131
Deferred Tax Assets (Net)	5	13	23	20
Other Non-Current Assets	1	2	2	1
Total Non-Current Assets	372	446	840	915
Current Assets				
Inventories	4,879	9,061	9,101	9,017
Financial Assets				
-Investment	0	1,202	555	1086
- Trade Receivables	81	348	240	183
- Cash & Cash Equivalents	233	217	237	82
- Other Bank Balance	16	1,123	17	19
-Loans	1	2	2	1
- Other Financial Assets	30	21	111	347
Other Current Assets	138	86	169	82
Total Current Assets	5,378	12,060	10,432	10,817
Total Assets	5,750	12,506	11,272	11,732

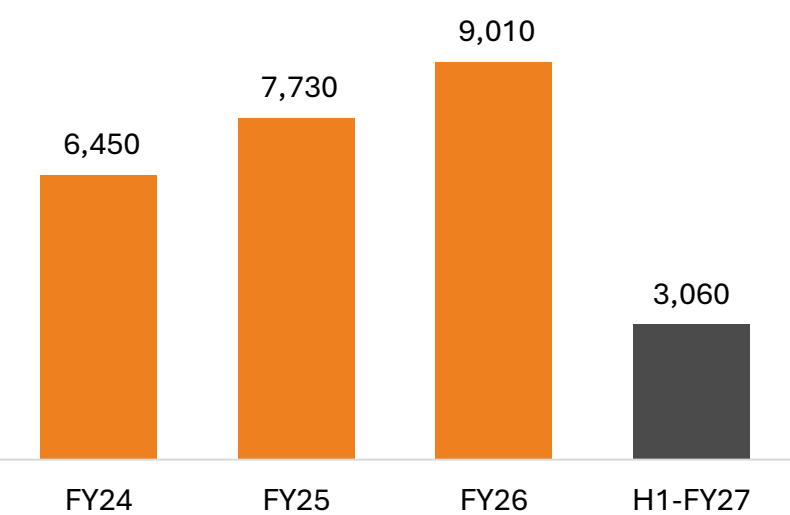
Particulars (INR Mn)	FY24	FY25	FY26	H1-FY27
Equity				
- Equity Share Capital	1,520	1,857	1,857	1,857
- Other Equity	1,714	69,80	6,965	7,411
- Non Controlling Interest	2	2	0	0
Total Equity	3,236	8,839	8,822	9,268
Liabilities				
Non-Current Liabilities				
Financial Liabilities				
-Borrowings	290	749	923	457
- Lease Liabilities	14	10	6	12
Other Financial Liabilities				
Provisions	13	17	58	61
Deferred Tax Liabilites (Net)	-	-	-	-
Total Non-current Liabilities	317	776	987	530
Current Liabilities				
Financial Liabilities				
-Borrowings	404	383	58	104
- Lease Liabilities	4	4	4	10
- Trade Payables				0
Total outstanding dues to small and micro enterprises	101	111	87	72
Total outstanding dues to other credits than small and micro enterprises	282	349	349	229
- Other Financial Liabilities	46	287	174	220
Other Current Liabilities	1,289	1,641	775	1251
Provisions	53	73	16	14
Current Tax Liabilities (Net)	18	43	0	34
Total Current Liabilities	2,197	2,891	1,463	1,934
Total Liabilities	2,514	3,667	2,450	2,464
Total Equity & Liabilities	5,750	12,506	11,272	11,732

Historical Cash Flows

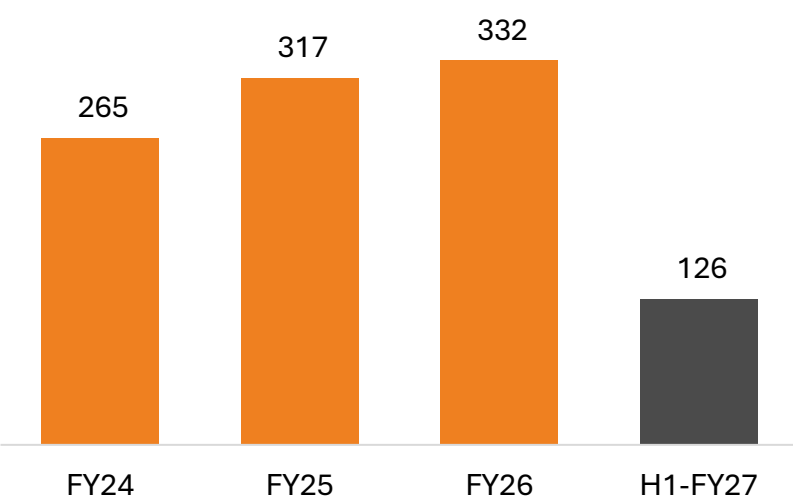
Particulars (INR Mn)	FY24	FY25	FY26	H1-FY27
Opening Balance - A	166	230	(35)	175
Operating Activities				
Net Collections	5,888	7,160	7,280	3,466
Construction Cost	(2,106)	(4,445)	(3,244)	(1,405)
Other Expenses & Taxes	(822)	(1,095)	(716)	(613)
Operating Cashflow – B	2,952	1,620	3,319	1,442
Financing/Investing				
Borrowings/(Investments)	(1,051)	(2,138)	1,768	(978)
Investment Income/(Expense)	(97)	11	(75)	(20)
Net IPO Funds	(34)	4,070	(7)	-
Dividend Payout	-	-	(36)	-
Financing/ Investing Cashflow – C	(1,181)	1,943	1,651	(998)
Land/Acquisitions/TDR/Approvals				
Land Cost	(1,143)	(1,769)	(1,862)	(230)
Tenancy Rights	-	-	(1,826)	-
TDR/Premium/Approval	(564)	(2,060)	(1,091)	(393)
Land/Acq./TDR/Approval Cashflow – D	(1,706)	(3,829)	(4,759)	(623)
Closing Balance (A+B+C+D)	230	(35)	175	(40)

Historical Key Performance Indicators

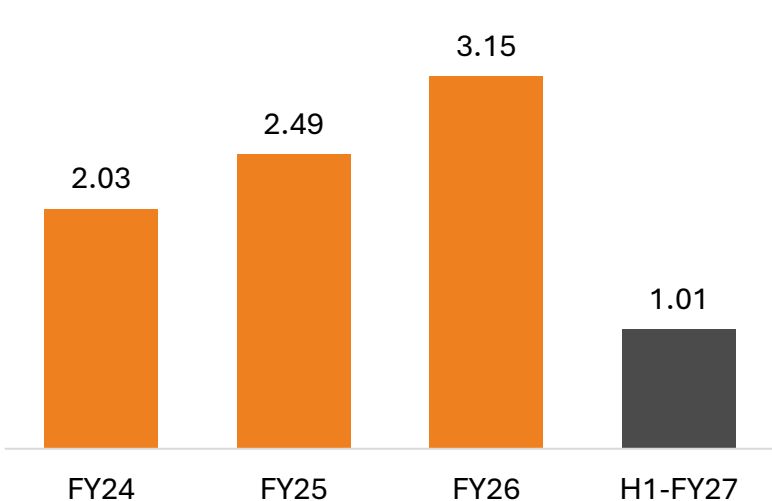
Value of Sales (INR Mn)



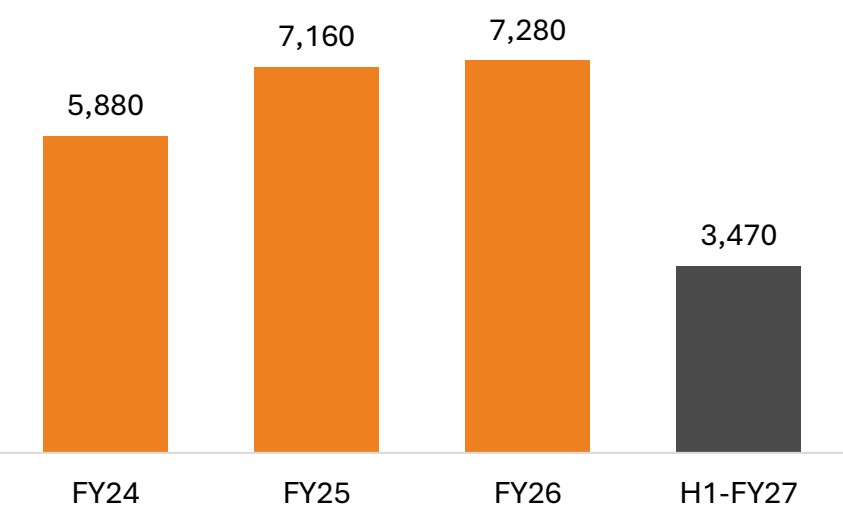
Units Sold (No.)



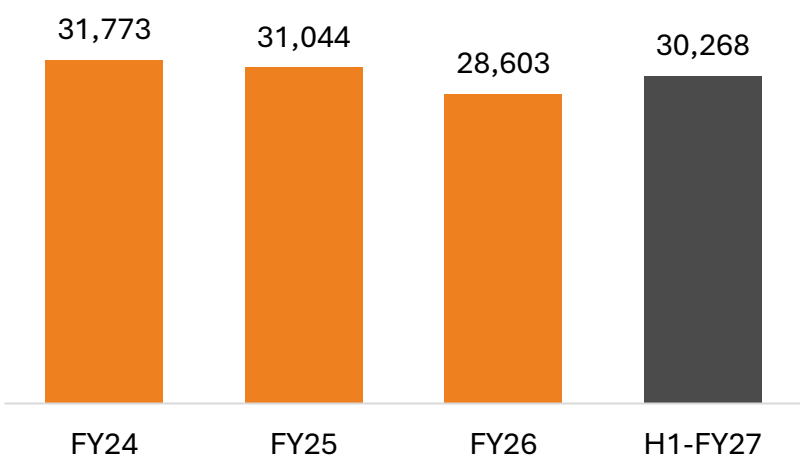
Area Sold (Lakh sq ft)



Collections (INR Mn)

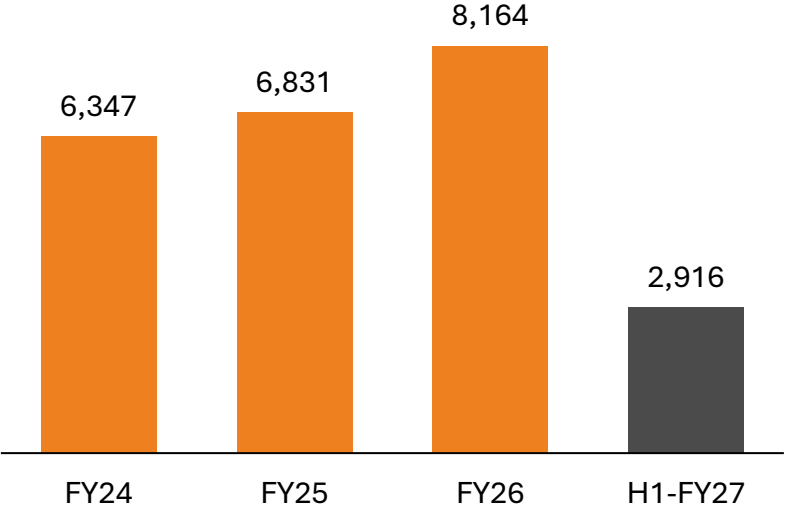


Avg. Price Realization (INR)

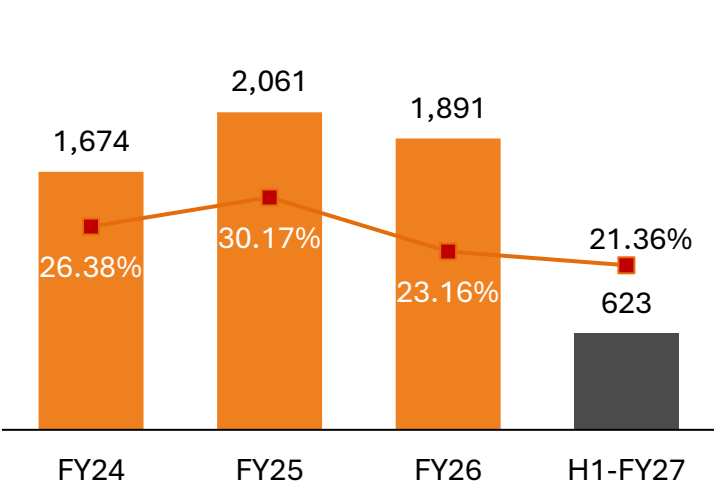


Historical Financial Performance

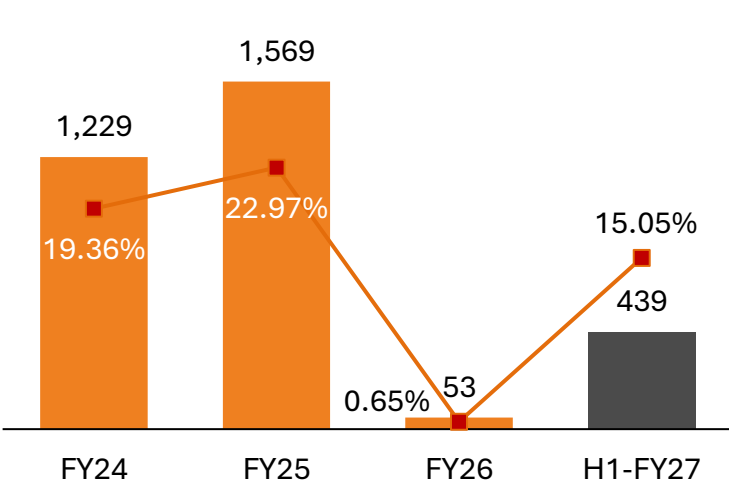
Operating Revenue (INR Mn)



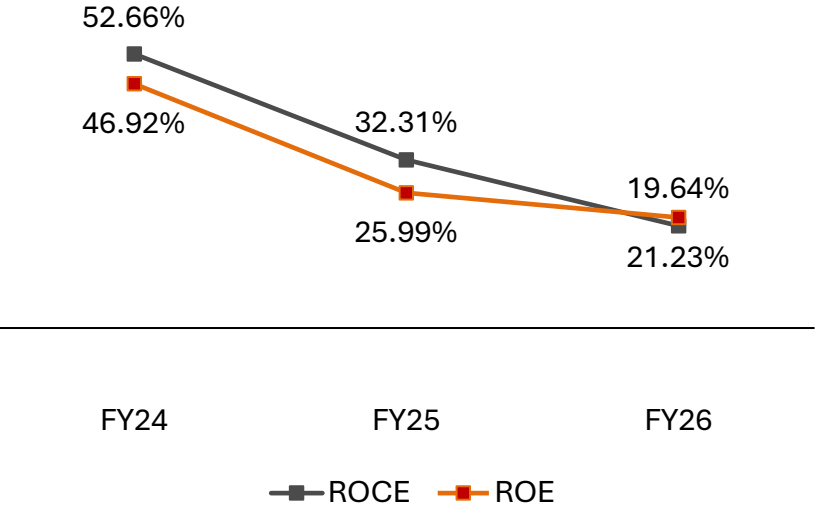
EBITDA (INR Mn) & EBITDA Margins (%)



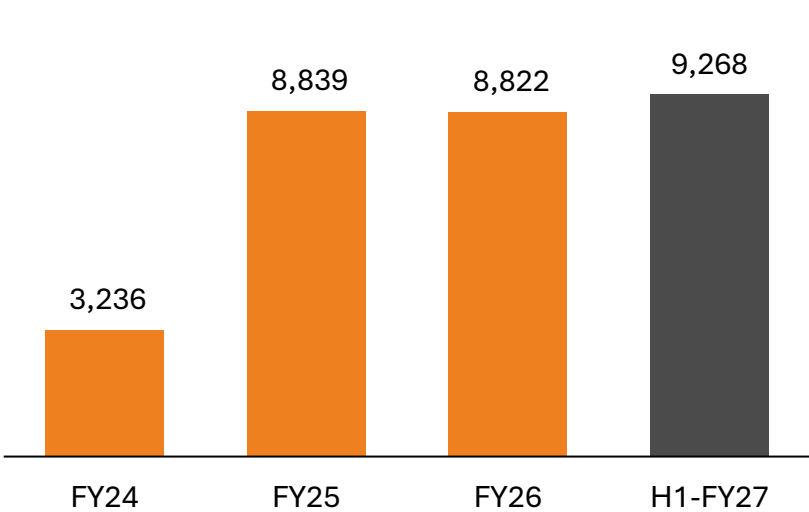
PAT (INR Mn) and PAT Margins (%)



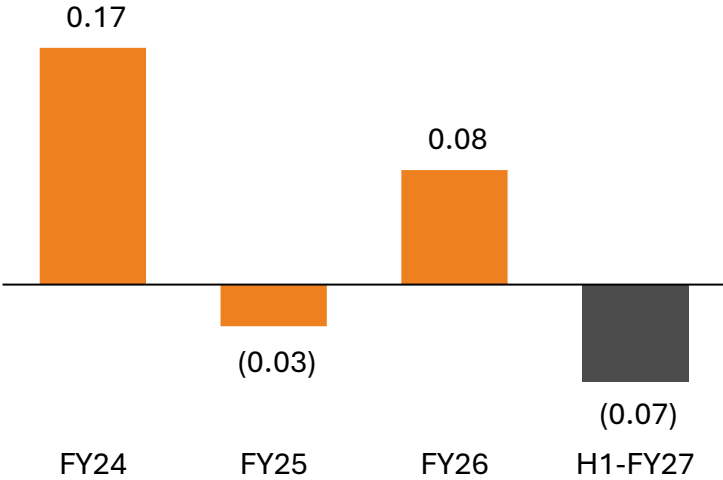
ROE & ROCE (%)*



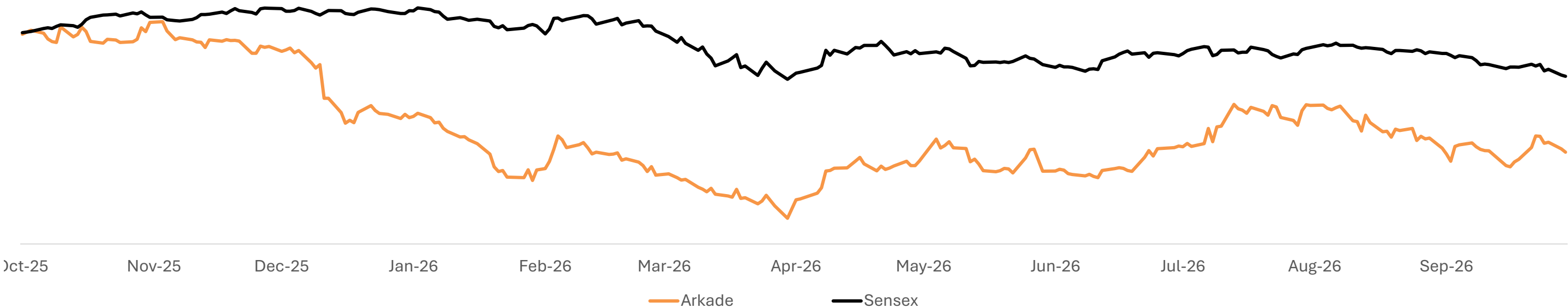
Networth (INR Mn)



Net Debt/Equity(x)



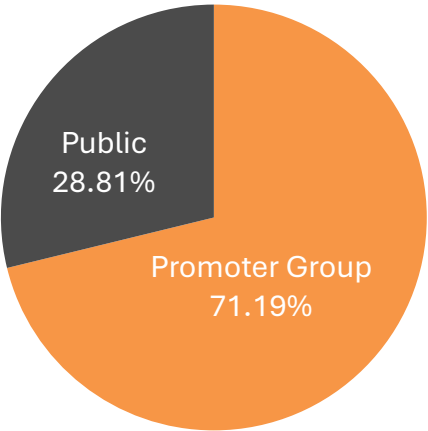
Stock Market Performance (As on 30th September, 2026)



Price Data (As on 30th September, 2026)

Face Value (INR)	10
Market Price (INR)	119.50
52 Week H/L (INR)	179.25/93.95
Market Cap (INR Mn)	22,186.8
Equity Shares Outstanding (Mn)	185.66
1 Year Avg. Trading Volume ('000)	500.81

Shareholding pattern (As on 30th September, 2026)



Arkade Developers Ltd.

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