



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

16th November, 2017

Corporate Relations Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	Listing Compliance Department National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
Scrip Code: 506194 Class of Security: Equity	Symbol: ARIHANTSUP Series: EQ

Dear Sir/Madam

Sub: Earning Presentation of the Financial Results for the Quarter ended 30th September, 2017:

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find the attached Earning Presentation of the Financial Results for the Quarter ended 30th September, 2017.

Kindly take the same in your records and inform the Stakeholders accordingly.

Thanking You

Yours Faithfully

For Arihant Superstructures Limited

Manish Mehta
Chief Financial Officer



Enclosed: Earning Presentation

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EARNINGS PRESENTATION

Sep 2017 (Q2-FY18)

NSE : ARIHANTSUP
BSE : 506194
BLOOMBERG : ARSU:IN

ASL believes REAL ESTATE is a retail product with a flavour of an Asset Class.

The views expressed here may contain information derived from publicly available sources that have not been independently verified.

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Any forward looking information in this presentation including, without limitation, any tables, charts and/or graphs, has been prepared on the basis of a number of assumptions which may prove to be incorrect.

This presentation should not be relied upon as a recommendation or forecast by Arihant Superstructures Limited and any of their subsidiaries and cannot be relied upon as a guide to future performance.

This presentation contains 'forward-looking statements' – that is, statements related to future, not past, events. In this context, forward-looking statements often address our expected future business and financial performance, and often contain words such as 'expects,' 'anticipates,' 'intends,' 'plans,' 'believes,' 'seeks,' or 'will.'

Forward-looking statements by their nature address matters that are, to different degrees, uncertain. These uncertainties may cause our actual future results to be materially different than those expressed in our forward-looking statements. We do not undertake to update our forward-looking statements. We caution you that reliance on any forward-looking statement involves risk and uncertainties, and that, although we believe that the assumption on which our forward-looking statements are based are reasonable, any of those assumptions could prove to be inaccurate and, as a result, the forward-looking statement based on those assumptions could be materially incorrect.

This presentation is not intended, and does not, constitute or form part of any offer, invitation or the solicitation of an offer to purchase, otherwise acquire, subscribe for, sell or otherwise dispose of, any securities in Arihant Superstructures Limited or any other invitation or inducement to engage in investment activities, nor shall this presentation (or any part of it) nor the fact of its distribution form the basis of, or be relied on in connection with, any contract or investment decision.

The data is as of 30th Sep 2017.

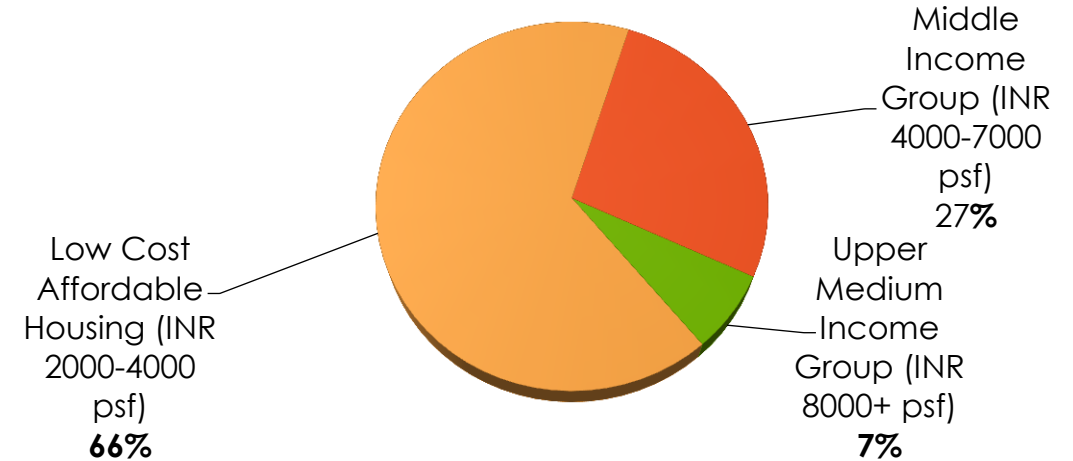
Q2FY18 - Operating Highlights

1. Achieved sales of 166 Flats in Q2FY18.
2. This quarter has been slower in terms of execution, hence the lower revenue recognition.
3. "Arihant Aanchal" triggered the Revenue recognition for the first time this Quarter.
4. Margins were impacted due to increased weightage in revenue recognition in the Quarter of low cost affordable housing project.

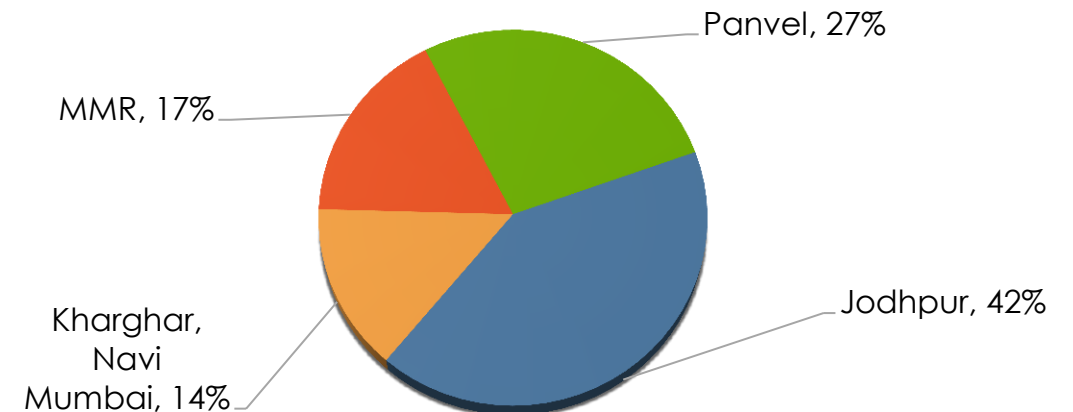
Q2FY18 - Financial Highlights

1. Revenue during Q2 increased by 28% to INR 451.19 mn
2. EBITDA decreased by 16% to INR 90.71 mn
3. PAT decreased by 18% to INR 30.33 mn

Category Wise Project Profile



Area Wise Project Portfolio



	Project	Location	Total Area with Common Area	Area Sold (SqFt)	% Area Sold	Total Units	Units Sold	% Units Sold	Project Completion %	Average Rate	Sale Value (in Mn)	Amount Received (in Mn)	Balance Sold Value Receivable (in MN)
Mumbai	COMPLETED PROJECTS												
	Arihant Arshiya - I	Khopoli	358,718	262,452	73%	522	388	74%	100%	3,002	788	704	84
	ONGOING PROJECTS												
	Arihant Aalishan - I	Kharghar	457,525	162,508	36%	391	148	38%	9%	7,766	1,262	397	865
	Arihant Anshula	Taloja (Nr Kharghar)	509,483	214,947	42%	504	238	47%	54%	4,016	863	659	204
	Arihant Anaika - I	Taloja (Nr Kharghar)	201,289	138,942	69%	188	135	72%	61%	4,031	560	448	112
	Arihant Arshiya - II	Khopoli	148,052	89,697	61%	251	156	62%	73%	3,073	276	208	67
	Arihant Arshiya - III	Khopoli	61,530	7,150	12%	67	9	13%	18%	3,468	25	3	22
	Arihant Anmol - III	Badlapur	116,156	83,224	72%	149	111	74%	22%	3,363	280	158	122
	Arihant Aloki - I	Karjat	109,884	46,062	42%	113	50	44%	74%	3,305	152	114	38
	Arihant Aloki - II	Karjat	82,727	13,222	16%	90	18	20%	10%	3,409	45	19	26
	Arihant Amisha - I	Taloja	134,960	90,895	67%	176	121	69%	96%	3,276	298	258	40
	Arihant Aarohi - I	Thane Shil Road	218,645	167,835	77%	223	168	75%	93%	4,843	813	757	56
	Total		2,040,251	1,014,482	50%	2,152	1,154	54%		4,508	4,574	3,022	1,552
	FUTURE PROJECTS												
	Arihant Aalishan - II	Kharghar	512,855	-	0%	336	-	0%	0%	-	-	-	-
	Arihant Anaika - II	Taloja (Nr Kharghar)	186,808	-	0%	160	-	0%	0%	-	-	-	-
	Arihant Arshiya - IV	Khopoli	908,342	-	0%	1,608	-	0%	0%	-	-	-	-
	Arihant Aloki - III	Karjat	159,446	-	0%	118	-	0%	0%	-	-	-	-
Arihant Amisha - II	Taloja	283,530	-	0%	377	-	0%	0%	-	-	-	-	
Arihant Aarohi - II	Thane Shil Road	51,990	7,951	15%	37	31	84%	0%	4,760	38	7	31	
Arihant Aspire	Panvel	3,126,340	210,575	7%	2,715	188	7%	0%	5,421	1,142	211	931	
Jodhpur	COMPLETED PROJECTS												
	Arihant Adita - I	Jodhpur	506,941	459,953	91%	408	369	90%	100%	2,255	1,037	948	89
	ONGOING PROJECTS												
	Arihant Adita - II	Jodhpur	181,515	94,460	52%	164	85	52%	93%	2,572	243	202	41
	Arihant Adita - III	Jodhpur	187,875	115,220	61%	165	103	62%	92%	2,648	305	246	59
	Arihant Adita - IV	Jodhpur	133,920	36,230	27%	82	22	27%	18%	2,672	97	21	76
	Arihant Aangan	Jodhpur	45,600	28,880	63%	121	77	64%	33%	2,102	61	27	34
	Arihant Aanchal - I	Jodhpur	478,800	348,300	73%	532	387	73%	26%	2,123	739	269	470
	Arihant Ayati	Jodhpur	210,421	86,354	41%	81	31	38%	86%	3,859	333	290	44
	Total		1,745,072	1,169,397	67%	1,553	1,074	69%		2,407	2,815	2,003	813
	FUTURE PROJECTS												
	Arihant Adita - V	Jodhpur	299,070	10,970	4%	236	9	4%	0%	2,250	25	1	24
	Arihant Ashray	Jodhpur	39,000	38,350	98%	123	121	98%	0%	2,021	78	5	72
Arihant Aanchal - II	Jodhpur	226,800	146,700	65%	252	163	65%	0%	2,278	334	11	323	
Arihant Aanchal - III	Jodhpur	1,436,400	-	0%	1,540	-	0%	0%	-	-	-	-	
Arihant Aakarshan	Jodhpur	1,668,800	-	0%	825	-	0%	0%	-	-	-	-	
GRAND TOTAL		13,043,422	2,860,877	22%	12,554	3,128	25%			9,793	5,962	3,830	

INR Mn (except as stated)	Q2 FY18	Q2FY17	Y-O-Y Change	Q1 FY18	Q-O-Q Change
Total Revenue	451.19	351.26	28%	580.91	-22%
Total Expenditure	360.48	267.33	35%	468.02	-23%
EBITDA	90.71	83.93	8%	112.89	-20%
EBITDA Margin (%)	20.11%	23.89%	-378 bps	19.43%	3%
Interest	36.53	16.02	128%	38.28	-5%
Depreciation	3.13	2.57	22%	3.05	3%
PBT	51.05	65.34	-22%	71.57	-29%
Tax	18.43	22.53	-18%	22.01	-16%
PAT	32.61	42.81	-24%	49.56	-34%
PAT Margin (%)	7.23%	12.19%	-496 bps	8.53%	-15%
Minority Interest	2.29	5.87	-61%	10.56	-78%
Attributable PAT	30.33	36.94	-18%	39.00	-22%
EPS	0.74	0.90	-18%	0.95	-22%



Particulars	FY 16	FY 17	Y-O-Y Change
Total Revenue	1238	1862	50%
Total Expenses	876	1219	39%
EBITDA	362	643	78%
EBITDA Margin (%)	29%	35%	18%
Depreciation	11	10	-9%
Interest & Finance Charges	37	101	173%
PBT	314	532	69%
Total Taxes	104	173	66%
PAT (Before Minority)	210	359	71%
Share of Minority	-20	-32	60%
Net Profit (Attributable)	190	327	72%
Net Profit Margin	15%	18%	14%
EPS (Basic)	4.63	7.94	71%



Company (INR Mn)	Net Worth	PAT
Arihant Superstructures Limited	1181.65	28.73
Arihant Vatika Realty Private Limited	140.68	4.72
Arihant Abode Limited	1.53	0.16
Arihant Gruhnirman Private Limited	-1.69	-0.01
Arihant Aashiyana Private Limited	87.29	0.84
	1409.45	34.43

Net Worth : As per Standalone Balance Sheet of each Company. PAT is only for FY17.



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