

29th January, 2025

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

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.

Security Code : 539301
Security ID : ARVSMART

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Information Update / Investor Presentation for Q3 & M9 FY25.

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the Information Update / Investor Presentation for the quarter and nine months ended on 31st December, 2024.

The copy of Information Update / Investor Presentation will also be available on the website of the Company at <https://www.arvindsmartspaces.com/investors/financial-reports/>.

You are requested to take the same on your record.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

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INFORMATION UPDATE Q3 & 9M FY25

JANUARY 2025

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ARVIND
SMARTSPACES

Q3 & 9M FY25 PERFORMANCE

- OPERATIONAL HIGHLIGHTS
- FINANCIAL HIGHLIGHTS

KEY UPDATES: Q3 & 9M FY25

Q3 & 9M FY25 HIGHLIGHTS – BOOKINGS, COLLECTIONS, P&L

- Highest Ever Half 9M Bookings Value of Rs. 890 Cr; YoY growth of 14%
 - Quarterly Bookings Value of Rs. 224 crore
- Highest 9M Yearly Collections of Rs 725 Cr, YoY growth of 10%
 - Q3 collections were at Rs 229 crore, YoY growth of 18%
- Size of P&L has grown substantially during 9M
 - 9M revenues at Rs. 550 Cr, up 146%
 - 9M EBITDA at Rs 152 Cr, up 166%
 - 9M PAT at 97 Cr, up 208%

Q3 & 9M FY25 HIGHLIGHTS – BUSINESS DEVELOPMENT

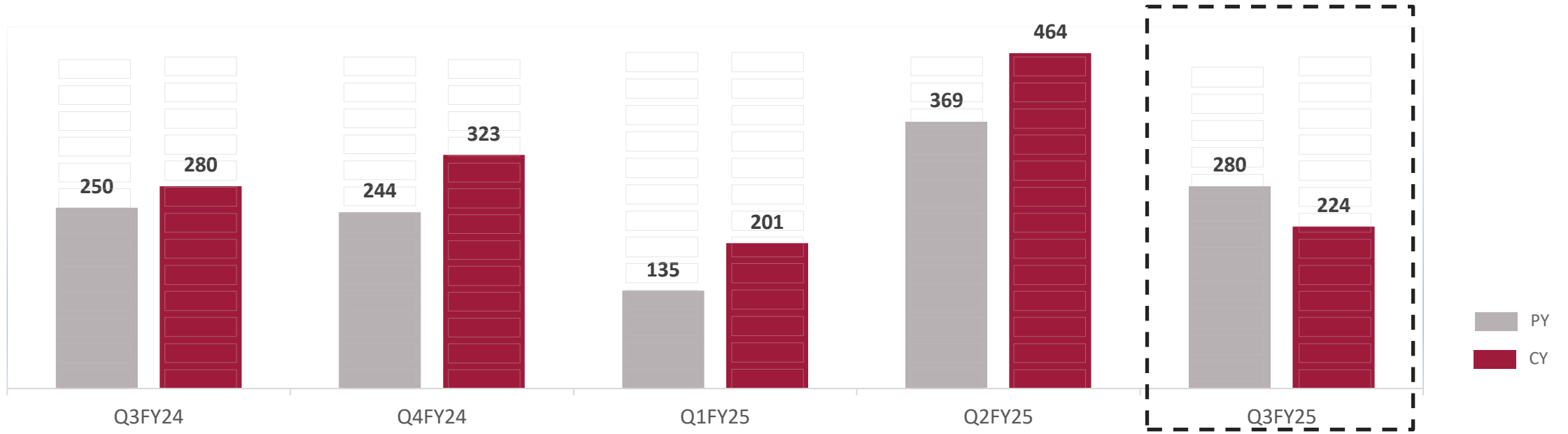
- Entered Mumbai Metropolitan Region (MMR) with a ~Rs. 1,500* crore horizontal township project, spread over ~ 92 acre
 - Signed under joint development model (70.5% Revenue share)
 - Located near Khopoli in Mumbai 3.0
- To develop a mega industrial park in Ahmedabad spread over ~440 acre with a top-line potential of ~Rs. 1,350* crore
 - Joint development project (70.5% Revenue share) on NH47, Bavla-Bagodara Road is envisaged to be one of the largest industrial parks in Gujarat
- The cumulative new business development topline potential for the year stands at ~Rs. 3,850
- On track to further add to the new project acquisition plan across Ahmedabad, Bengaluru, MMR during the remainder of the year

**On the basis of the current business assumptions*

BOOKINGS: Q3 FY25

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(In ₹ Cr.)



Q3 FY24	Q3 FY25	Growth (YoY)
₹280 CR	₹224 CR	(20)%

BOOKINGS: PROJECT-WISE

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City	Project wise	Q3 FY24	Q3 FY25
		Rs. Cr	Rs. Cr
Gujarat	Aavishkaar	1	5
	Forreste (I to V)	5	(1)
	Fruits of Life	0	1
	High Grove / CW	4	0
	Uplands 2.0 & 3.0	75	26
	Uplands (One & Two)	34	(0)
	Rhythm of Life	-	0
	Aquacity	-	147
	Other Completed Projects	-	0
Gujarat Total		120	180
Karnataka	Belair	7	12
	Greatlands	(4)	5
	Oasis	4	4
	Skylands	-	-
	The Edge	-	-
	Forest Trails	154	8
	Orchards	-	12
Karnataka Total		161	42
Maharashtra	Elan	-	2
Total		280	224

City	Project wise	YTD Dec FY24	YTD Dec FY25
		Rs. Cr	Rs. Cr
Gujarat	Aavishkaar	10	9
	Forreste (I to V)	26	19
	Fruits of Life	42	(1)
	High Grove / CW	39	(3)
	Uplands 2.0 & 3.0	376	47
	Uplands (One & Two)	68	(6)
	Rhythm of Life	-	21
	Aquacity	-	675
	Other Completed Projects	-	2
Gujarat Total		561	763
Karnataka	Belair	40	37
	Greatlands	(12)	9
	Oasis	41	8
	Skylands	1	-
	The Edge	2	-
	Forest Trails	154	23
Orchards	-	46	
Karnataka Total		225	123
Maharashtra	Elan	(2)	3
Total		784	890

Q3 FY24

₹280 CR

Q3 FY25

₹224 CR

Growth (YoY)

(20)%

9M FY24

₹784 CR

9M FY25

₹890 CR

Growth (YoY)

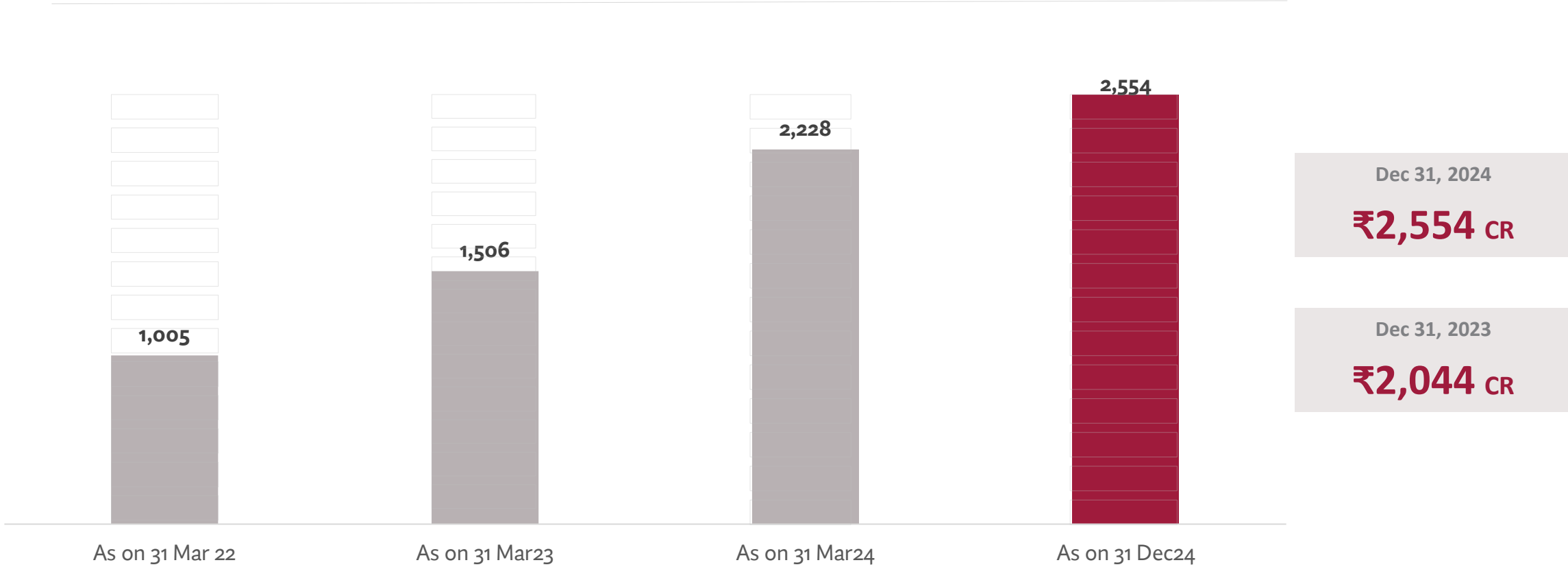
14%

UNRECOGNIZED REVENUE – AS ON 31 DEC 24

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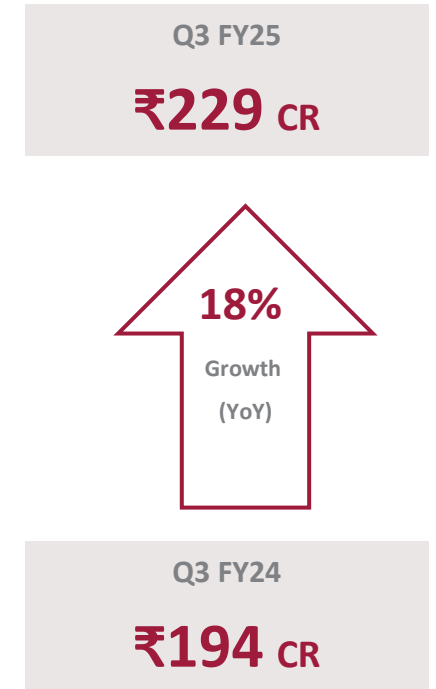
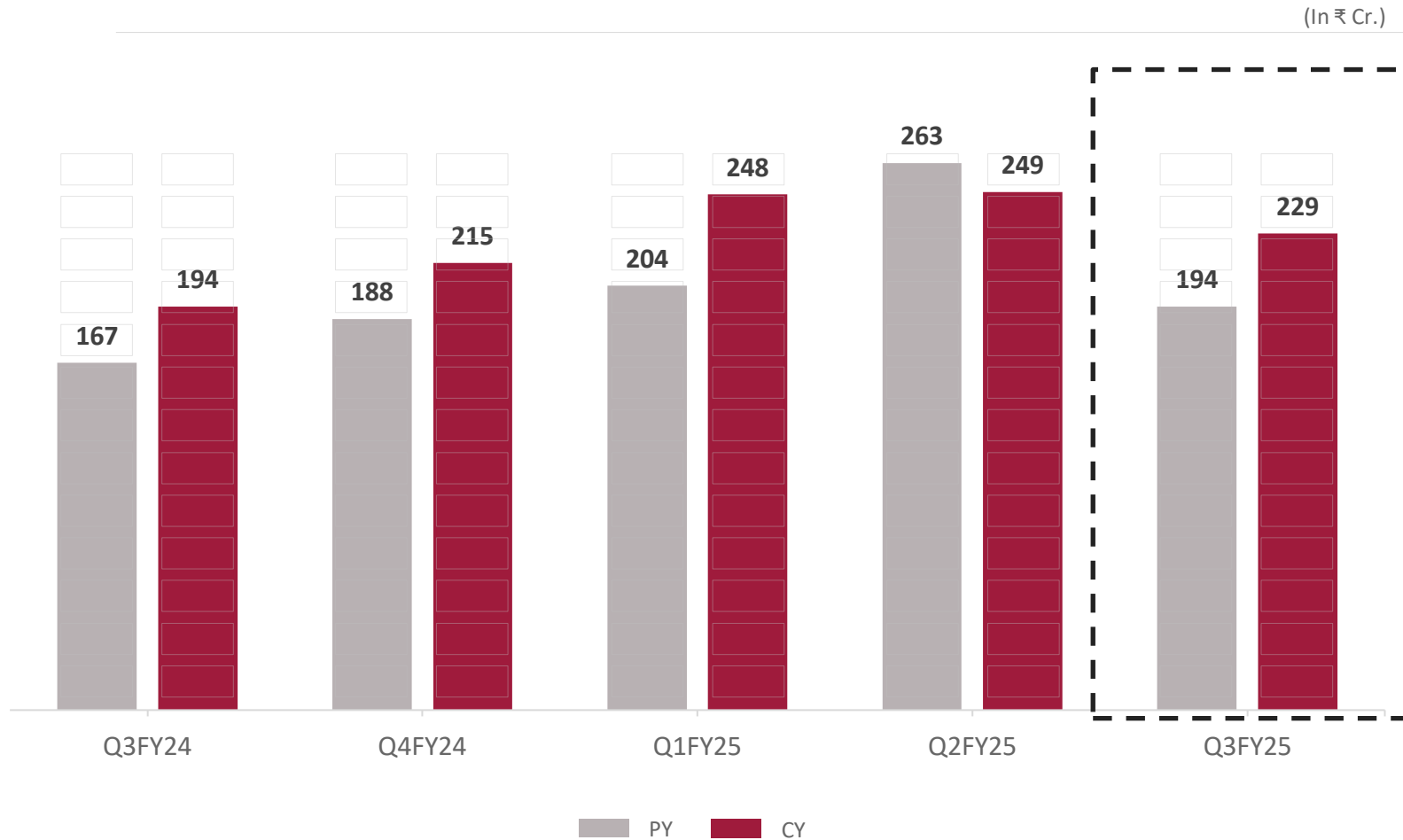
UNRECOGNIZED REVENUE

(In ₹ Cr.)



COLLECTIONS : Q3FY25

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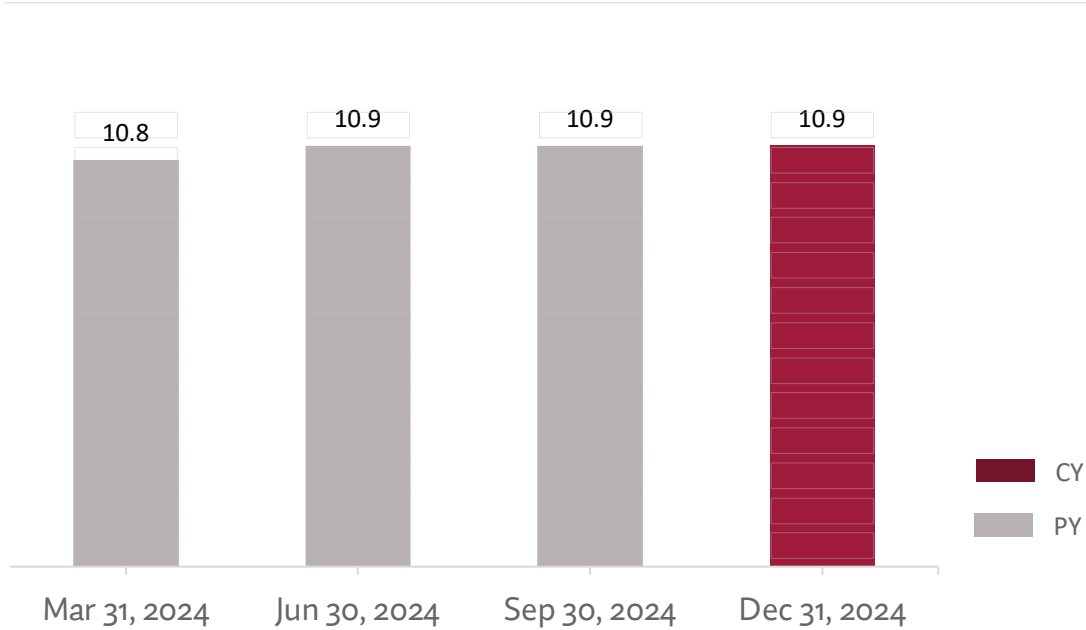
Note : Previous Year period has been regrouped/reinstated for like-to-like comparison

NET DEBT MOVEMENT: Q3FY25

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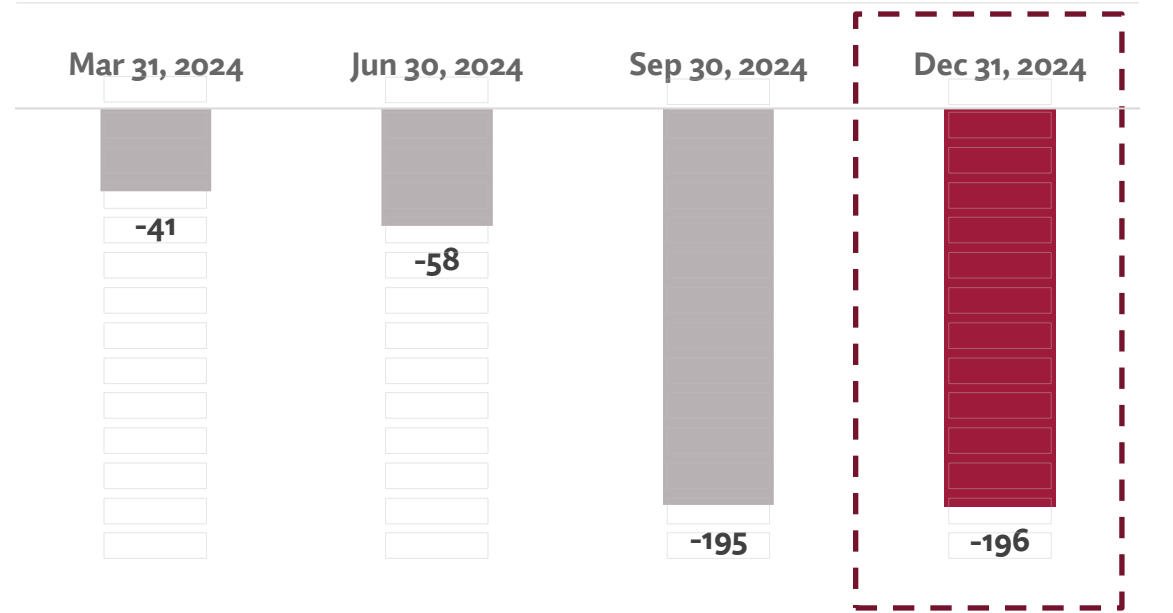
BORROWING COST MOVEMENT

(In %)



NET DEBT: DECREASES

(In ₹ Cr.)



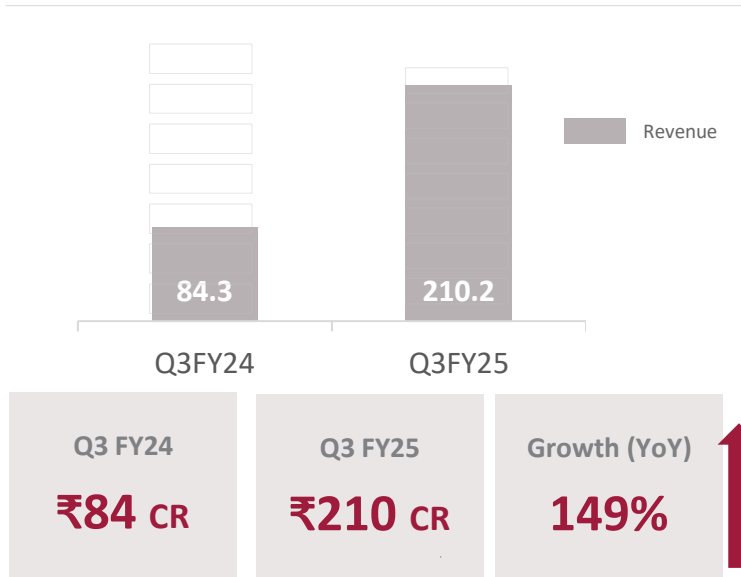
Net Interest-bearing funds as on Dec 31, 2024 is ₹ -196 Cr (vs Sep 24 ₹ -195 Cr) decreased by ₹ 1 Cr during the quarter

Net Debt (Interest-bearing funds) to Equity ratio at (0.34) as on Dec-24 vs (0.37) as on Sep-24

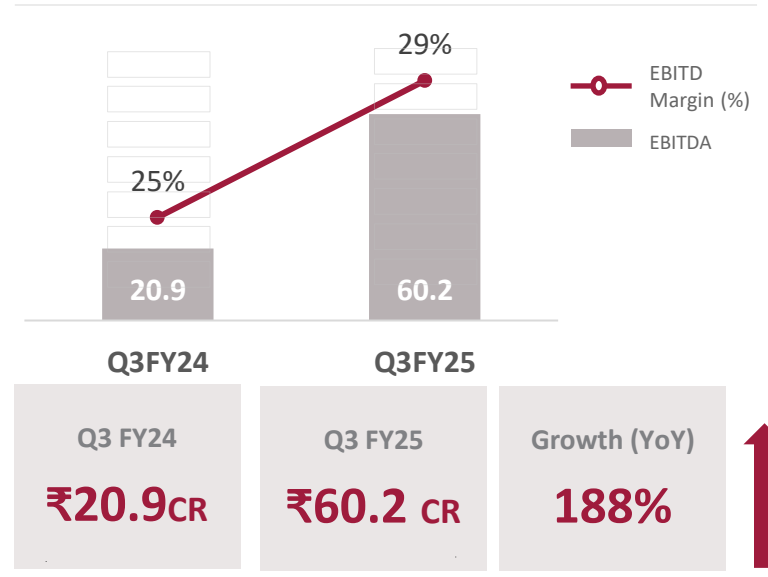
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CONSOLIDATED FINANCIALS SUMMARY

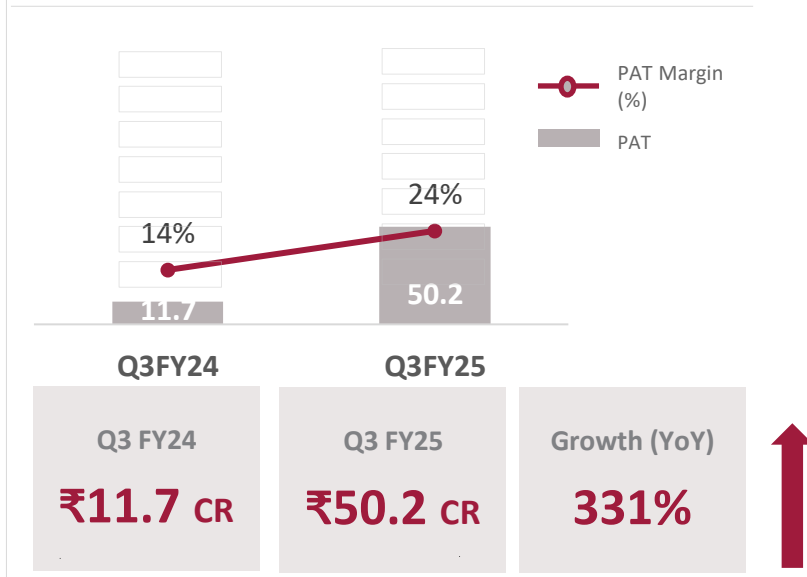
REVENUE FROM OPERATIONS (In ₹ Cr.)



*ADJUSTED EBITDA (In ₹ Cr.)



PAT (In ₹ Cr.)



*Adjusted EBITDA = EDITDA (-/+ Interest included in cost of sales / Interest inventorised)

FINANCIAL PERFORMANCE VS FRESH SALES

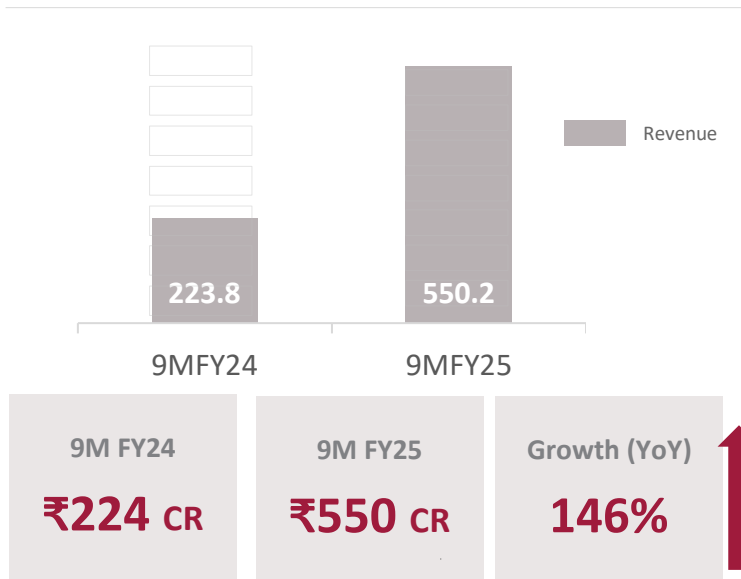
- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two

P&L: 9MFY25

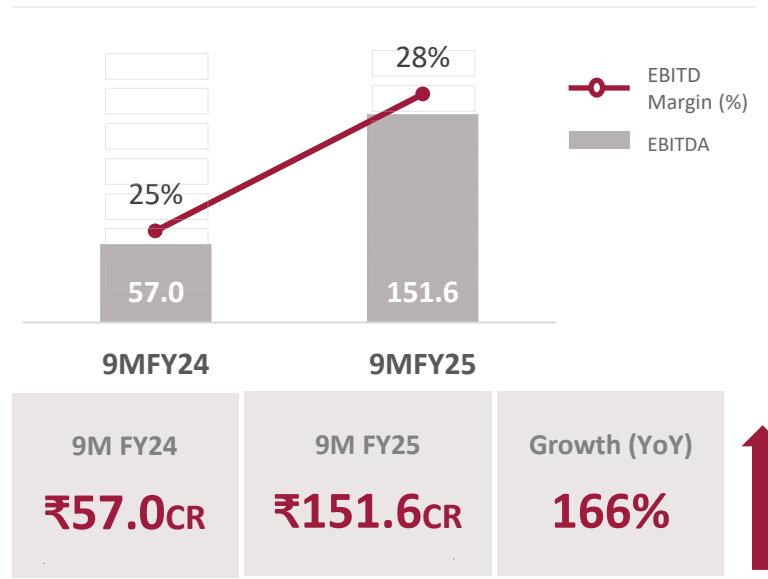
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CONSOLIDATED FINANCIALS SUMMARY

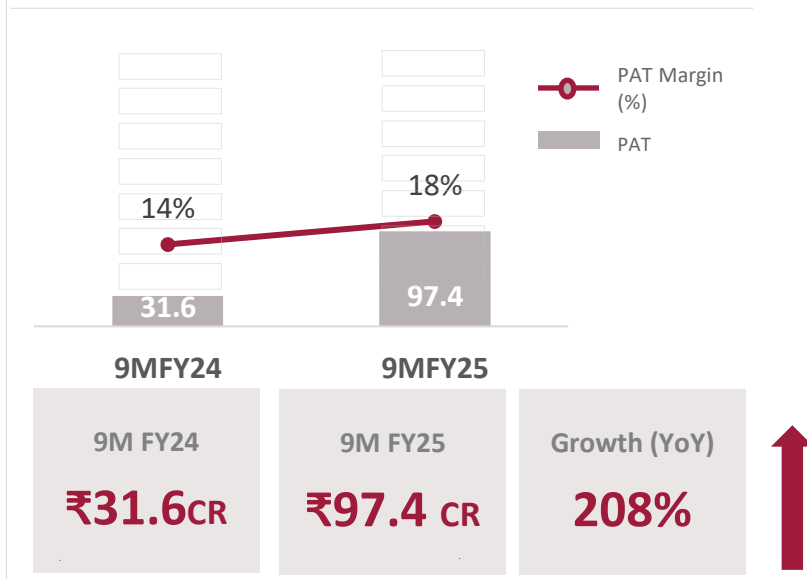
REVENUE FROM OPERATIONS (In ₹ Cr.)



*ADJUSTED EBITDA (In ₹ Cr.)



PAT (In ₹ Cr.)



*Adjusted EBITDA = EDITDA (-/+ Interest included in cost of sales / Interest inventorised)

FINANCIAL PERFORMANCE VS FRESH SALES

- Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation.
- Despite witnessing strong Sales momentum in fresh bookings, the same does not reflect in Financial performance due to a lag between the two

Q3FY25 SYNOPSIS

City	Projects	Area Booked	Units Booked	Sales	Amount	Revenue
		Q3 FY25	Q3 FY25	Value for	Collected	Recognized
		(sq ft.)	(nos.)	Q3 FY25	Q3 FY25	Q3 FY25
				(Rs. Cr)	(Rs. Cr)	(Rs. Cr)
Gujarat	Aavishkaar	15,793	18	5	3	2
	Chirping Woods	10,773	2	2	5	-
	Forreste 5	-	-	0	4	0
	Forreste 1 - 4^	(3,564)	-	(1)	5	0
	Fruits of Life	7,884	1	1	2	-
	Highgrove	(10,305)	(1)	(1)	1	10
	Megatrade	814	2	0	0	-
	Aquacity	13,95,603	182	147	59	-
	Rhythm of Life	(207)	1	0	9	-
	Uplands 2.0 & 3.0, Adroda	2,86,308	50	26	55	-
	Uplands One	-	-	0	(3)	0
Uplands Two	-	-	(1)	14	4	
Karnataka	Belair	9,451	10	12	11	140
	Forest Trails	10,548	3	8	7	-
	Greatlands	11,545	6	5	15	47
	Oasis	5,032	4	4	2	2
	Orchards	20,108	12	12	41	-
	The Edge	-	-	-	0	-
Maharashtra	Elan	2,248	2	2	0	0
Total		17,62,031	292	224	229	210

^ Revenue recognition excludes any sale of land or other miscellaneous income

Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.

Amount Collected is inclusive of Taxes and net of cancellations

9MFY25 SYNOPSIS

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City	Projects	Area Booked YTD Dec FY25 (sq ft.)	Units Booked YTD Dec FY25 (nos.)	Booking Value for YTD Dec FY25 (Rs. Cr)	Amount Collected YTD Dec FY25 (Rs. Cr)	Revenue Recognized YTD Dec FY25 (Rs. Cr)
Gujarat	Aavishkaar	24,537	29	9	8	9
	Chirping Woods	(18,378)	(4)	(3)	12	1
	Forreste 5	76,959	8	20	30	2
	Forreste 1 - 4^	(2,511)	-	(1)	39	2
	Fruits of Life	(8,865)	-	(1)	23	-
	Highgrove	(342)	-	0	11	27
	Megapark	22,376	2	2	1	2
	Megatrade	814	2	0	0	0
	Aquacity	63,54,936	826	675	75	-
	Rhythm of Life	1,32,444	18	21	17	-
	Uplands 2.0 & 3.0, Adroda	4,90,752	80	47	182	-
	Uplands One	(31,932)	(1)	(9)	15	39
Uplands Two	9,363	3	4	40	8	
Karnataka	Belair	37,927	32	37	66	140
	Forest Trails	30,304	8	23	23	-
	Greatlands	10,497	5	9	64	267
	Oasis	9,968	8	8	6	7
	Orchards	69,751	41	46	104	-
The Edge	-	-	-	2	-	
Maharashtra	Elan	3,372	3	3	5	41
Total		72,11,972	1,060	890	725	547

[^] Revenue recognition excludes any sale of land or other miscellaneous income

Forreste Revenue recognition for Arvind SmartSpaces would be equivalent to DM Fees only.

Amount Collected is inclusive of Taxes and net of cancellations

DEBT PROFILE – AS ON DEC 31, 2024

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Amount in ₹ Cr.	30-Jun-2024	30-Sep-2024	31-Dec-2024
Gross Debt*	61	58	55
Net Interest-bearing funds	(58)	(195)	(196)
Net Interest-bearing funds to Equity	(0.12)	(0.37)	(0.34)

- The above statement does not include OCD of ₹ 49 Cr issued to HDFC Platform 2 (8 years original tenure + 2 years) for joint project in Bangalore and surplus accumulated towards landowners of High Grove and Chirping Woods

Note : The numbers for Gross Debt and Net Debt may appear different in financials basis the reporting as per accounting standards

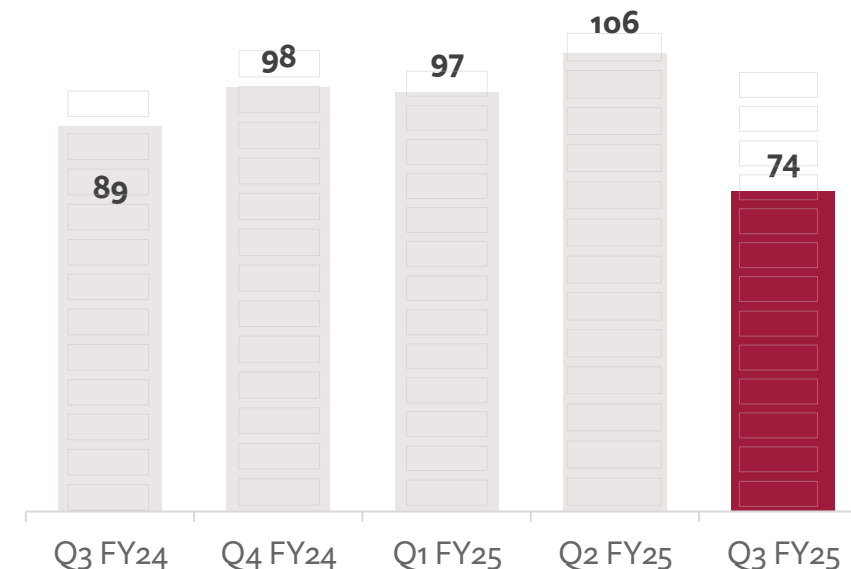
The Company generated operating Cash Flow of Rs. 74 Cr of in Q3 and Rs. 277 cr in 9M. The Company has significant headroom to raise fresh Debt while maintaining a healthy Debt Equity ratio.

CONSOLIDATED CASHFLOWS – Q3FY25

Particulars (Rs in Crs)	FY24	Q1 FY25	Q2 FY25	Q3 FY25	YTD Dec FY25
Opening Balance	27	21	30	39	21
Operating activities					
Collections	876	248	249	230	727
Construction cost and other overheads	(296)	(106)	(105)	(88)	(298)
Taxes	0	1	(5)	(13)	(17)
Direct land cost/JDA and DM sharing	(123)	(46)	(33)	(55)	(135)
Net Operating Cashflow (A)	458	97	106	74	277
Financing Activities					
Finance cost (Net)	(2)	(1)	(1)	(1)	(3)
Pref Issue / Equity	1	4	1	-	6
Loans/OCD - Drawdown/(Repayment) (Net)	(75)	(15)	46	(39)	(7)
Investments (Net)	(20)	(13)	(125)	(6)	(145)
Net Financial Cashflow (B)	(96)	(25)	(79)	(46)	(149)
Investing Activities					
Land Payments & Approvals	(368)	(62)	(20)	(45)	(127)
Net Investing Cashflow (C)	(368)	(62)	(20)	(45)	(127)
Closing Balance	21	30	39	22	22

STRONG OCF TREND:

(In ₹ Cr.)



Note : Above cash flow is basis direct cashflow method and may not correspond to accounting cash flow method and strict accounting classifications. Further for DM projects, the collections are grossed up while the net operating cash flow for the Company from DM would be equivalent to DM fees only.



PROJECT PORTFOLIO

- COMPLETED PROJECTS
- PROJECTS UNDER EXECUTION
- PROJECTS IN PIPELINE
- SYNOPSIS

PROJECT PORTFOLIO - COMPLETED

State	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Booking Value (₹ Cr)	Revenue Recognized (₹ Cr)	^Collections (₹ Cr)	Average Price (Price till date) ₹ / Sq ft
Gujarat	Aavishkaar	5,45,468	4,41,002	1,04,466	126	118	121	2,855
	Alcove	10,32,660	9,84,150	48,510	25	25	25	251
	Citadel	1,01,859	1,01,859	-	55	55	55	5,407
	Megaestate	59,180	24,994	34,186	8	8	8	3,265
	Megapark	5,01,222	4,83,860	17,362	29	29	27	591
	Megatrade	82,526	74,550	7,976	32	31	32	4,293
	Parishkaar/Trade Square	9,15,809	9,15,809	-	254	254	254	2,776
Karnataka	Belair	4,69,620	4,10,202	59,418	274	140	236	6,673
	Expansia	1,40,268	1,40,268	-	75	75	75	5,358
	Greatlands	9,52,854	7,48,586	2,04,268	309	267	284	4,122
	Oasis	5,72,262	5,61,722	10,540	323	318	320	5,759
	Skylands	4,91,113	4,91,113	-	267	267	267	5,443
	Sporcia	5,01,491	4,99,990	1,501	235	235	234	4,692
Maharashtra	Elan	1,34,952	64,960	69,992	46	41	43	7,114
	Total	65,01,284	59,43,064	5,58,220	2,058	1,863	1,980	

[^]Amount Collected is excluding Taxes and net of cancellations
As on 31 December 2024

PROJECT PORTFOLIO - ONGOING

State	Project	Total Saleable	Booked	Unsold Inventory	Booking Value	Revenue Recognized	^Collections	Average Price (Price till date)
		(Sqft)	(Sqft)	(Sqft)	(₹ Cr)	(₹ Cr)	(₹ Cr)	₹ / Sq ft
Gujarat	Aquacity	1,02,80,457	63,54,936	39,25,521	675	-	73	1,062
	Chirping Woods	13,39,092	10,89,275	2,49,817	129	1	104	1,180
	Forreste 1 - 4^	29,58,846	23,96,270	5,62,575	342	31	324	1,429
	Forreste 5	9,43,164	5,33,190	4,09,974	120	5	65	2,253
	Fruits of Life	17,45,853	14,96,421	2,49,432	145	-	135	969
	High grove	43,77,033	24,34,194	19,42,839	232	87	223	951
	Rhythm of Life	7,98,858	7,40,934	57,924	91	-	18	1,222
	Uplands 2.0 & 3.0, Adroda	67,50,136	48,90,537	18,59,599	439	-	254	898
	Uplands One	31,92,901	29,31,052	2,61,849	507	476	499	1,729
	Uplands Two	12,89,128	10,83,204	2,05,924	330	65	283	3,050
Karnataka	Forest Trails (Sarjapur JD)	9,71,736	2,54,739	7,16,997	181	-	51	7,124
	Orchards	5,70,200	3,82,514	1,87,686	209	-	122	5,474
	The Edge	1,68,224	56,994	1,11,230	40	-	26	7,077
	Total	3,53,85,629	2,46,44,260	1,07,41,369	3,440	665	2,176	

^Amount Collected is excluding Taxes and net of cancellations

As on 31 December 2024

PROJECT PORTFOLIO – SUMMARY

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Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value (Rs in Crs)
A. Completed	Gujarat	Summary of all completed projects				Complete	32,38,724	584
	Maharashtra	Summary of all completed projects				Complete	1,34,952	75
	Karnataka	Summary of all completed projects				Complete	31,27,608	1,596
B. Ongoing	Gujarat	Chirping Woods	Residential	JV	~ 50% Revenue Share	2024	13,39,092	173
		Forreste 5	Residential	DM	~ 10% Revenue Share	2026	9,43,164	207
		Uplands One	Residential	JV	~ 77% Revenue Share	2023	31,92,901	580
		Uplands Two	Residential	JV	~ 77% Revenue Share	2025	12,89,128	350
		High grove	Residential	JV	~ 45% Revenue Share	2024	43,77,033	329
		Forreste 1 - 4^	Residential	DM	~ 10% Revenue Share	2024	29,58,846	395
		Aquacity	Residential	JV	~ 50% Revenue Share	2027	1,02,80,457	973
		Fruits of Life	Residential	HDFC Platform 2	Arvind Invst 33.33%	2025	17,45,853	155
		Uplands 2.0 & 3.0, Adroda	Residential	JV	~ 55% Revenue Share	2026	67,50,136	638
		Rhythm of Life	Residential	Owned	100%	2026	7,98,858	111
	Karnataka	The Edge	Commercial	Owned	100%	2024	1,68,224	125
		Forest Trails (Sarjapur JD)	Residential	JD	~ 65% Revenue Share	2027	9,71,736	600
		Orchards	Residential	HDFC Platform 2	Arvind Invst 33.33%	2027	5,70,200	222
		Subtotal					4,18,86,913	7,112

PROJECT PORTFOLIO – SUMMARY

Status	City	Project	Type	Structure	Economic Interest	Estimated Completion Date	Saleable Sq Ft	Total Est. Booking Value (Rs in Crs)
C. Planned	Gujarat	Uplands III	Residential	JV	~ 77% Revenue Share	Yet to be launched	11,15,294	368
		Forreste phase 6	Residential	DM	~ 10% Revenue Share	Yet to be launched	10,71,155	127
		South Ahmedabad	Residential	Owned	100%	Yet to be launched	25,61,328	150
		Fruits of Life - Future phase	Residential	Owned	100%	Yet to be launched	3,08,909	25
		Moti Bhoyan	Residential	DM	~ 10% Revenue Share	Yet to be launched	7,17,959	116
		Uplands 2.0 & 3.0, Adroda - Future Phase	Residential	JV	~ 55% Revenue Share	Yet to be launched	39,77,671	406
		NH48, Surat	Residential	JV	~ 55% Revenue Share	Yet to be launched	1,32,33,132	1,094
		Rhythm of Life - Future Phase	Residential	Owned	100%	Yet to be launched	9,80,826	139
		Aquacity - Future Phase	Residential	JV	~ 50% Revenue Share	Yet to be launched	1,03,33,701	978
		Industrial Park - NH 47	Commercial	JD	~ 70.5% Revenue Share	Yet to be launched	1,92,48,192	1,350
	Karnataka	North Bangalore	Residential	Owned	100%	Yet to be launched	4,56,648	180
		Greatlands - Future Phase	Residential	Owned	100%	Yet to be launched	1,79,706	71
		Bannerghatta Road	Residential	HDFC Platform 2	Arvind Invst 33.33%	Yet to be launched	4,63,587	400
		Orchards - Future Phase	Residential	Owned	100%	Yet to be launched	5,43,367	212
		Sarjapur Road (Sarjapur JD)	Residential	JD	~ 65% Revenue Share	Yet to be launched	3,23,433	275
	Maharashtra	ITPL Road	Residential	JD	~ 54% Revenue Share	Yet to be launched	4,45,379	600
		Khopoli	Residential	JD	~ 70.5% Revenue Share	Yet to be launched	21,94,553	1,520
		Subtotal					5,81,54,841	8,012
		Grand Total				10,00,41,754	15,124	

ESTIMATED OPERATING CASH FLOW

₹ Cr		Total Est. Booking Value	Booking Value till date	Estimated Value of Inventory	Receivables	Est. Inventory + Receivables	Balance Cost to be Incurred*	Est. Operating Cashflow
Gujarat	Completed	584	529	55	7	63	0	62
	Ongoing	3,910	3,009	901	1,032	1,933	1,352	582
	Yet to be launched	4,754	0	4,754	0	4,754	3,352	1,402
Gujarat Total		9,248	3,538	5,710	1,039	6,750	4,704	2,046
Karnataka	Completed	1,596	1,483	113	67	180	56	123
	Ongoing	947	431	516	232	748	407	341
	Yet to be launched	1,738	0	1,738	0	1,738	1,068	670
Karnataka Total		4,281	1,914	2,367	299	2,666	1,531	1,135
Maharashtra	Ongoing	75	46	29	3	32	-3	35
	Yet to be launched	1,520	0	1,520	0	1,520	1,114	406
Maharashtra Total		1,595	46	1,549	3	1,552	1,111	441
Grand Total		15,124	5,498	9,626	1,342	10,967	7,345	3,622
Add: Surplus								196
Net Estimated Unrealised Operating Cashflow								3,818

Note: EBITDA level Estimated Cash flow after allocation of Corporate overheads. The estimated operating cash flow represents Company's share only.

* Includes Land cost payable to Land partners. Further, DM model is grossed up for Revenue and Cost. Net Operating Cash flow for the Company from DM would be limited to DM fees only.

Above cash flow includes only those projects where definitive agreements have been signed.

ABOUT THE COMPANY

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ARVIND BRAND

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OVERVIEW

#DESIGNEDTOINSPIRE

Part of Lalbhai Group with a 120-year legacy - synonymous with robust governance and creating value accretive businesses

Listed in 2015 post demerger from Arvind Ltd

Strong trusted consumer brand

Success across product segments and geographies in launch as well as sustenance phase

Experienced Professional Mgmt.

Focused on P&L accretive Business Development
Learnings in place to help significantly scale up

Diversified geographical presence

Ahmedabad, Gandhinagar, Bangalore & Pune

Primarily focused on Residential development

De-risked product presence – Horizontal (Plotting, Villas) and Vertical (Luxury, MIG residential housing)

Growing Project Portfolio

- Delivered 6.5 msf
- Ongoing projects of 35.4 msf
- Planned projects of 58.2 msf

Strong conviction by promoters

- 3 rounds of capital infusion by promoters
- Recent one by MD & CEO

Strategic partnership with HDFC Capital

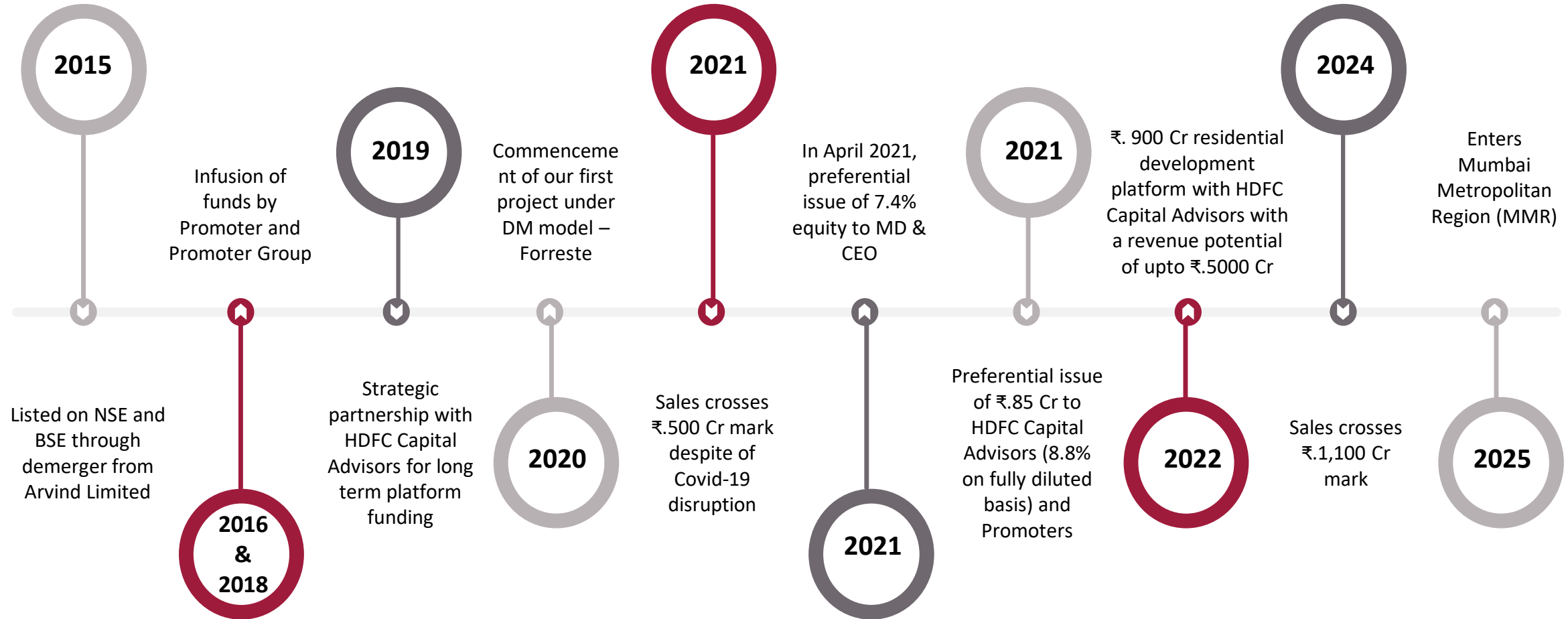
Equity investment at Hold co and Platform funding

Strong financial performance - 41% CAGR in Bookings

Negative Debt, Long term credit rating of A+/Stable outlook

THE JOURNEY SO FAR

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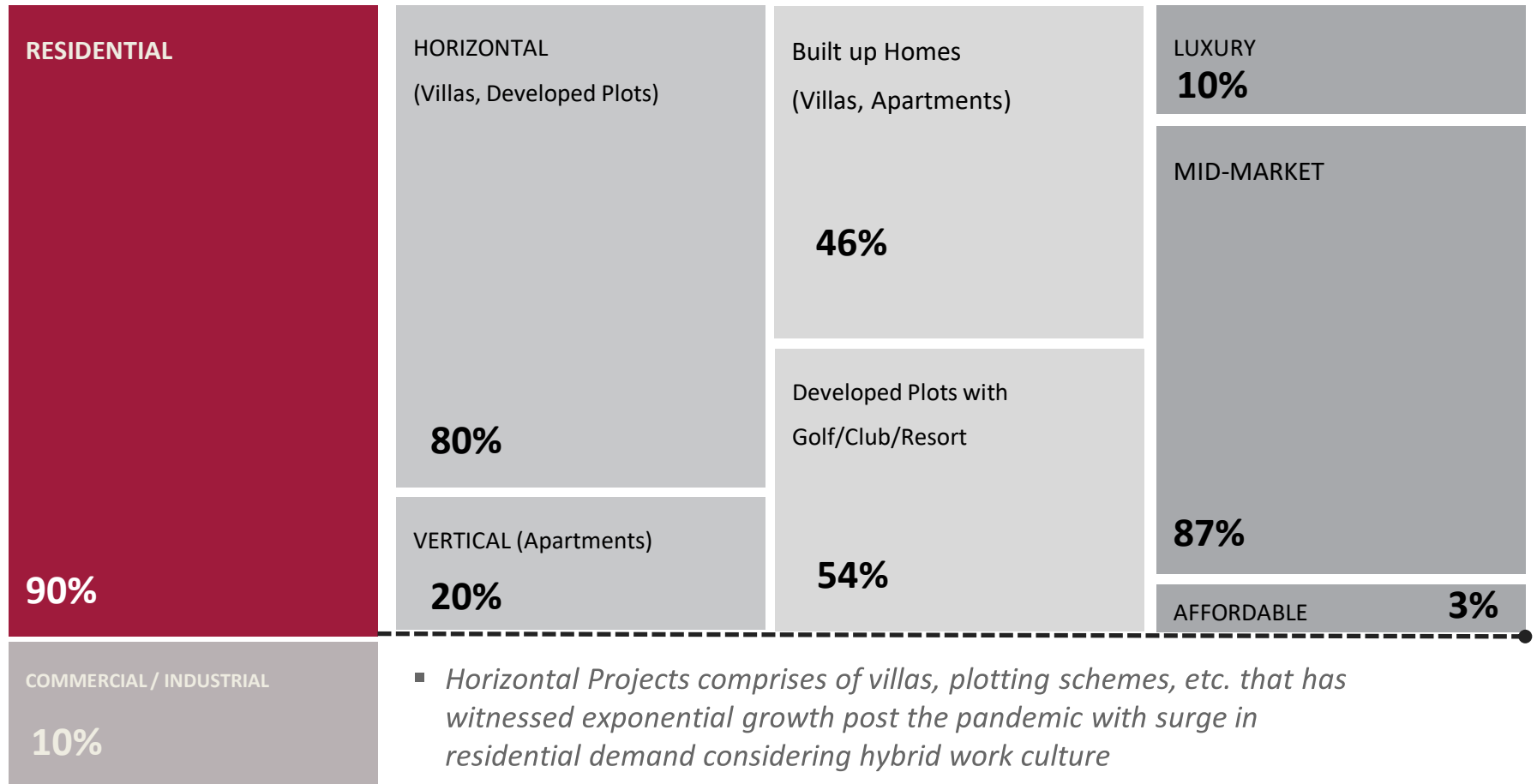


CARVED ITS NICHE IN RESIDENTIAL DEVELOPMENT PROJECTS

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PROJECT CLASSIFICATION (ONGOING AND PLANNED) DECEMBER 2024



- Horizontal Projects comprises of villas, plotting schemes, etc. that has witnessed exponential growth post the pandemic with surge in residential demand considering hybrid work culture

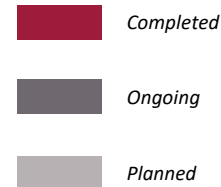
^The numbers are basis value of the portfolio

LISTED (2015), CORPORATE REAL ESTATE DEVELOPER SINCE 2008

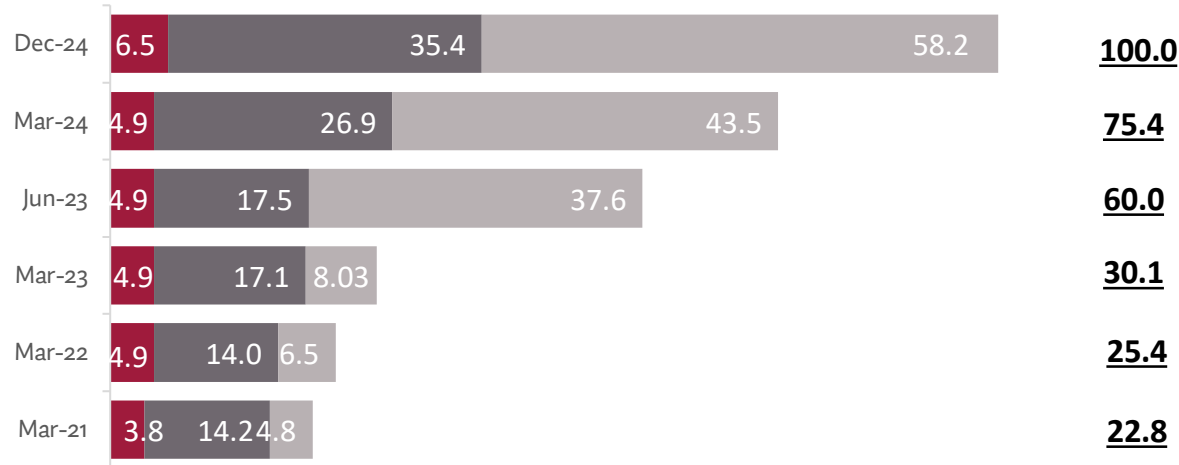
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CAPITAL PAYMENTS

- In a span of 18 years, falling true to brand Arvind, successfully delivered 14 projects i.e. 6.5 mn.sq.ft. of which 100% projects handed over as per the committed date.



PROJECT PORTFOLIO (IN MN. SQ.FT.)

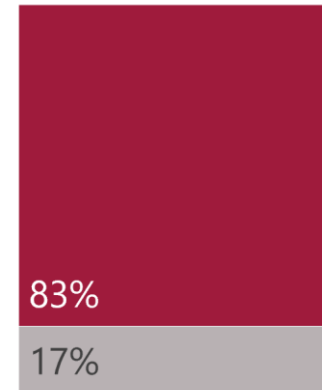


- “Ongoing” - already launched
- “Planned” - Next phases of already launched Projects + Lands already acquired, and site preparation started

MULTIPLE LAND SOURCING MODELS

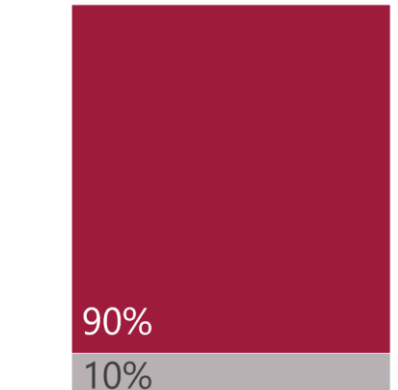
- 83% Projects are through JDs, Platform, DM
- Three DM Project with Arvind Limited

VALUE SHARE in %



JDA

VOLUME SHARE in %



Land Purchase



VENTURING INTO NEWER GEOGRAPHIES IN A PHASED MANNER

DIVERSIFIED FROM AHMEDABAD/GANDHINAGAR TO BANGALORE IN THE YEAR 2014 AND TO PUNE IN 2019 AND TO MUMBAI IN 2025

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GUJARAT 61%,

KARNATAKA 28%

MAHARASHTRA 11%

AHMEDABAD, GANDHINAGAR, SURAT

BANGALORE

MMR, PUNE



1. Aavishkaar, 2. Alcove, 3. Chirping Woods 4. Citadel, 5. Forreste, 6. HighGrove, 7. MegaPark, 8. Megaestate, 9. MegaTrade, 10. Parishkar, 11. Trade Square, 12. Uplands One, 13. Uplands Two 14. Fruits of Life 15. Forreste 5 16. South Ahmedabad 17. NH 47 18. Uplands 2.0 & 3.0 19. Moti Bhojan 20. Rhythm of Life 21. Industrial Park – NH 47

1. BelAir, 2. Devenahalli, 3. Expansia, 4. Oasis, 5. Forest Trails, 6. Skylands, 7. Sporcica, 8. The Edge 9. Doddaballapura Road 10. North Banagalore 11. Bannerghatta 12. ITPL Road

1. Elan 2. Khopoli

STRATEGIC PARTNERSHIP WITH HDFC CAPITAL ADVISORS

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2019

80/20 venture between Company and HCARE-1 with SPV entity with objective of mid-market/affordable housing development across India.

First project acquired at Devenhalli, Bangalore (plotted development) in 2020. Concluded the platform within two and half years of operations

2021

Preferential issue to HDFC Capital Advisors wherein H-CARE 1 subscribed to 8.8% equity stake in SmartSpaces on a fully diluted basis

2022

₹ 900 Cr partnership with HDFC under H-CARE III for the creation of residential development platform with a revenue potential of ₹ 4000 - 5000 Cr

Proposed investments from ASL and HCARE-III will be ₹ 300 Cr and ₹ 600 Cr respectively in the platform. Three projects acquired till date

QUALITY CAPITAL

- Provides patient capital to the Company while leaving balance sheet health intact
- H-CARE to receive waterfall based sweat payouts; Company retains all operating rights

INVESTOR PEDIGREE

- The allotment of equity shared on preferential basis to HDFC Capital through HCARE-1, showcases confidence in the Company by HDFC.
- Mr. Vipul Roongta, MD& CEO, HDFC Capital Advisors Ltd. has joined the Board of Directors as a Nominee Director.

BRAND

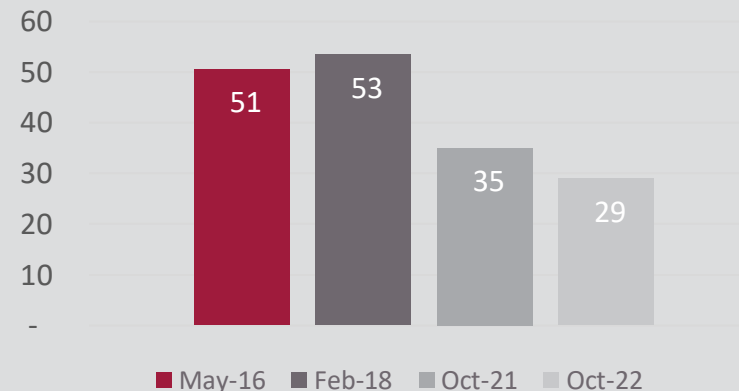
- Two most trusted brands- HDFC & Arvind together unlocking tremendous value for stakeholders
- First investment in OCD form of ₹ 50 Cr for Devenhalli project and ₹ 50 Cr invested for 8.8% stake on a fully diluted basis

STRONG BRAND RECALL 'ARVIND' SYNONYMOUS WITH VALUES AND REPUTE

SmartSpaces is part of Gujarat based Lalbhai Group with a **120 year legacy** that presides over a wide portfolio of businesses viz. Textiles and clothing, Branded Apparels, Technical textiles, Water stewardship, Omni channel, Telecommunications and Heavy Engineering. **Arvind Group today is a \$ 1.7 billion conglomerate, run by professional management**

- SmartSpaces got listed on bourses in 2015 post the demerger from Arvind Ltd. Run under the leadership of Mr. Kamal Singal, MD & CEO
- In Ahmedabad, Gujarat Market, Arvind is a household name, widespread awareness amongst consumers due to brand patronage
- In Bangalore, with an exposure/experience of 10 projects and with fashion business housed in the city since 2 decades, making Arvind a well-known name in this market
- In Pune, started making in-roads since 2019, now further penetrating with new projects. MMR market also being judiciously focussed on as the Arvind brand enables meaningful mindshare

INFUSION OF FUNDS BY PROMOTERS

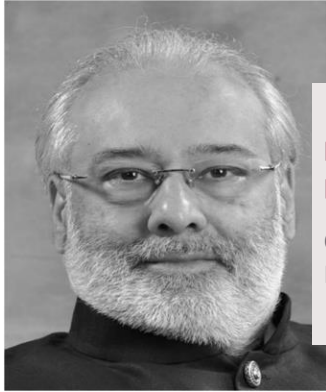


Capital infusion by Professional MD & CEO, exuberates strong conviction of the business from a long-term view point

- Arvind SmartSpaces MD & CEO exercised 28,50,000 warrants of ASL entailing an investment of Rs 29 Cr in Sep/Oct 2022

STRONG GOVERNANCE & CSR INITIATIVES

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Mr. Sanjay S. Lalbhai

Chairman & Non-Executive



Mr. Kulin S. Lalbhai

Vice Chairman



Mr. Kamal Singal

Managing Director & CEO



Mr. Pratul Shroff

Independent Director



Ms. Pallavi Vyas

Independent Director



Mr. Vipul Roongta

Nominee Director



Mr. Prem Prakash Pangotra

Independent Director



Mr. Nirav Shah

Independent Director



Impactful CSR initiatives such as improving the quality of life of people through Education, Health, Environment, Livelihood and similar initiatives around Sites and offices of Arvind SmartSpaces & its subsidiaries.

LED BY AN EXPERIENCED PROFESSIONAL MANAGEMENT TEAM

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MR. KAMAL SINGAL

MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER

- Associated with the Lalbhai Group since 2001 in various capacities.
- He was elevated to head the real estate business of the Lalbhai Group in 2008. He is responsible for giving strategic direction to the real estate business and also identifying new business opportunities and to further expand the product portfolio of the real estate business.
- Overall experience of more than 30 years
- He holds an EPGM from the Indian Institute of Management, Indore



**JAGDISH DALAL |
Senior Vice President**

- Over 30 years of experience
- Excels in corporate finance



**AVINASH SURESH |
Chief Operating Officer**

- Overall experience of over 19 years with Godrej, Aditya Birla etc.
- With ASL since 2021



**MITANSHU SHAH |
Chief Financial Officer**

- Overall experience of over 30 years in finance with Alembic Pharma, Schneider Electric, Sun Pharma, etc.
- With ASL since 2024



**SHARVIL SHAH |
Chief Business Officer - West**

- Overall experience of over 13 years. Worked in real estate companies like BSafal, and Bechtel Corporation Houston.
- With ASL since 2024



**MANOJ CHELLANI |
Chief Business Officer - South**

- Overall experience of over 20 years with Lodha, Runwal, Tech Mahindra and Radius Developers
- With ASL since 2019



**SAURABH AGARWAL |
Head – Business Development**

- Overall experience of over 20 years in real estate companies like RNA, Raheja Ashiana Housing and DLF
- With ASL since 2010



**VISHAL BALESH | Chief Sales
& Marketing Officer**

- Overall over 20 years of experience with Godrej Properties, Vodafone, Reliance and Tata Tele
- With ASL since 2024



**SAURABH KATEKAR | National
Head – Operations**

- Overall over 30 years of experience with Lodha, Shapoorji Pallonji, Kalpataru and L & T (ECC)
- With ASL since 2024



**PRAKASH MAKWANA |
Company Secretary &
Compliance Officer**

- Member of Arvind group for over 25 years



PANKAJ JAIN | Head of CRM

- Overall experience of over 30 years with more than 20 years in Arvind Group

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5 YEAR PERFORMANCE

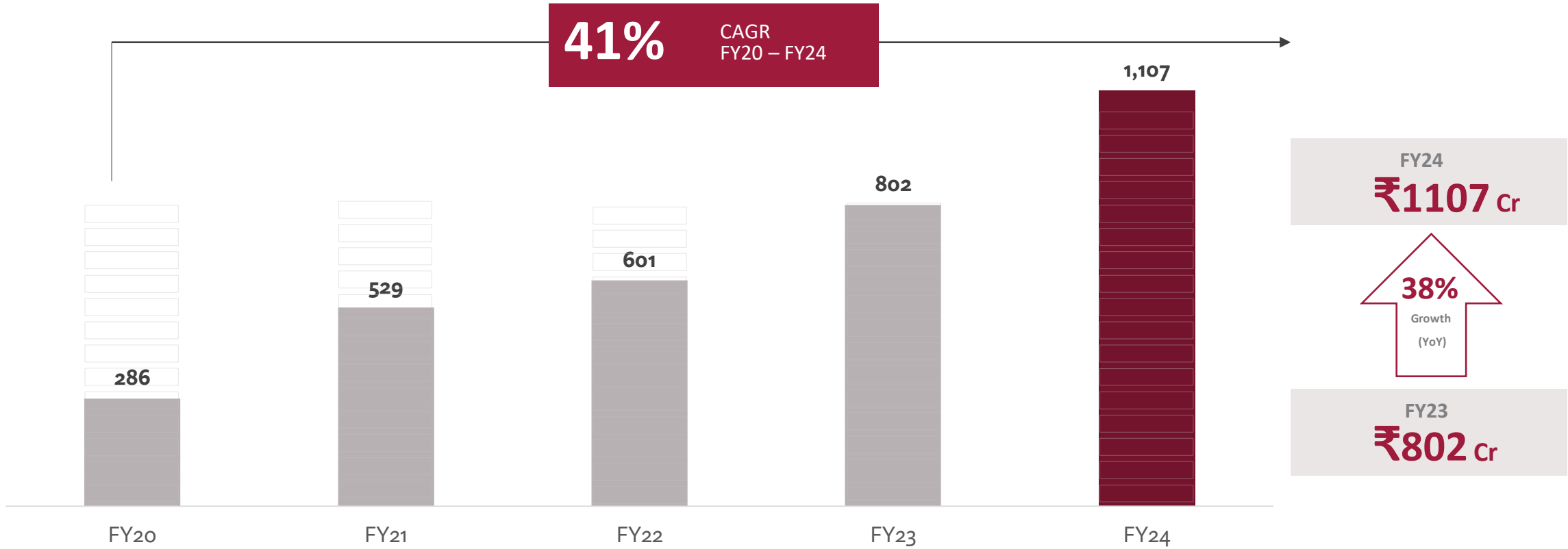
- OPERATIONAL
- FINANCIAL

BOOKINGS: FY24

#DESIGNEDTOINSPIRE

BOOKINGS: BEST EVER YEAR

(In ₹ Cr.)

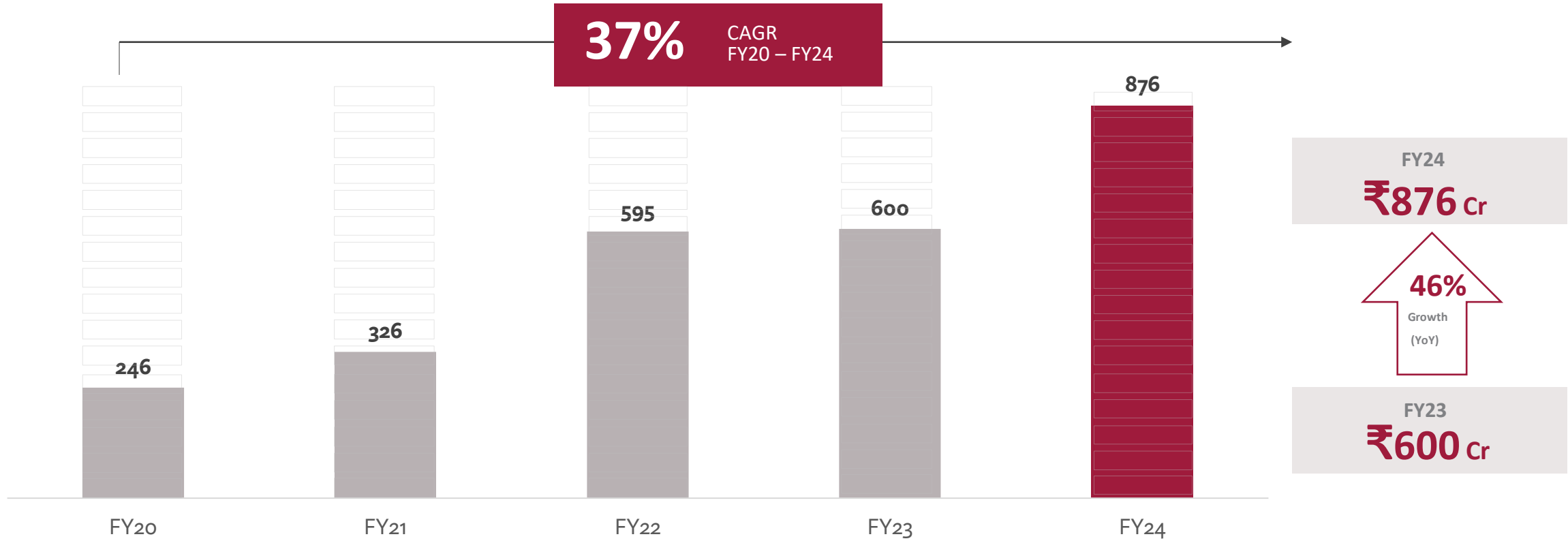


COLLECTIONS: FY24

#DESIGNEDTOINSPIRE

COLLECTIONS: BEST EVER YEAR

(In ₹ Cr.)

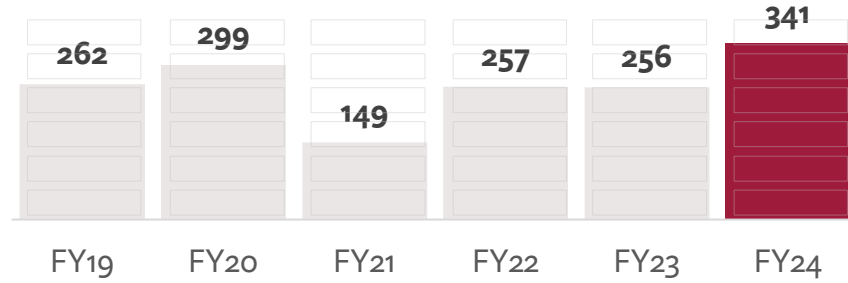


CONSOLIDATED FINANCIAL PERFORMANCE

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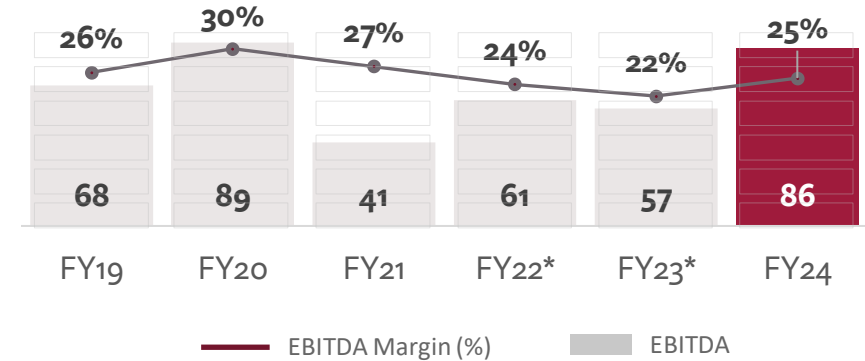
REVENUE

(In ₹ Cr.)



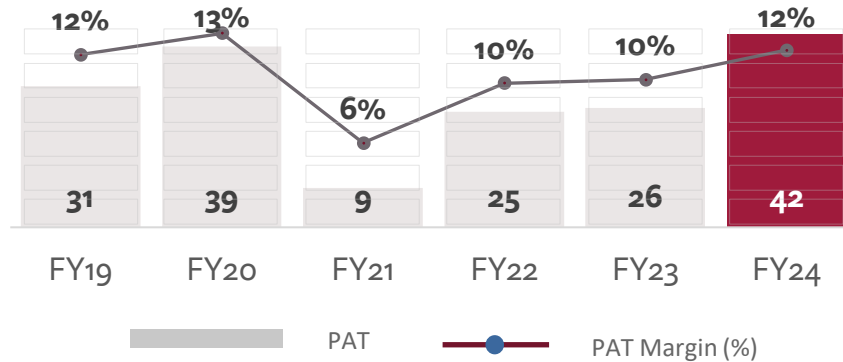
EBITDA

(In ₹ Cr.)



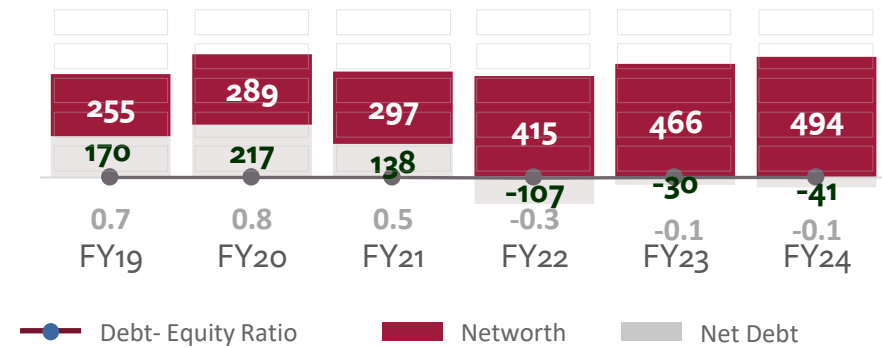
PAT

(In ₹ Cr.)



NETWORTH & NET DEBT

(In ₹ Cr.)



*Adjusted EBITDA = EBITDA (-/+ Interest included in cost of sales / Interest inventorised)

Financial performance is based on applicable accounting standards wherein the revenue recognition is based on transfer of control with Project completion and satisfaction of performance obligation. Previous year periods have been regrouped wherever necessary.

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BUSINESS MODEL & STRATEGIC PILLARS

- FUNDAMENTALS
- STRATEGIC PILLARS

KEY BUSINESS FUNDAMENTALS

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**FOCUS ON LOW OPERATING LEVERAGE AND
GREATER CORPORATE EFFICIENCY**

**HAS TRANSLATED TO PROFITABLE, SCALABLE AND
SUSTAINABLE GROWTH**

- LEAN ORGANISATION** ■ Low fixed cost: Centralized key functions
- Small team comprising key skill sets: Total on-roll strength of ~400 (March 2024)

- OUTSOURCING MODEL** ■ High reliance on outsourcing of noncore activities and entire construction activities
- 67% Projects are through JDs (March 2024)

- FOCUS ON HORIZONTAL DEVELOPMENT** ■ Low proportion of Construction volume and value vis a vis value creation
- Significant reduction contingent liabilities on account of construction commitments post launch

- BUILD TO SELL** ■ Launch in Phases
- Aggressive Sales at Launch: Target selling 30-40% inventory in first 6 months of launch

STRATEGIC PILLARS



Asset light



Customer Centricity



Balanced Risk Profile



Systems & Processes



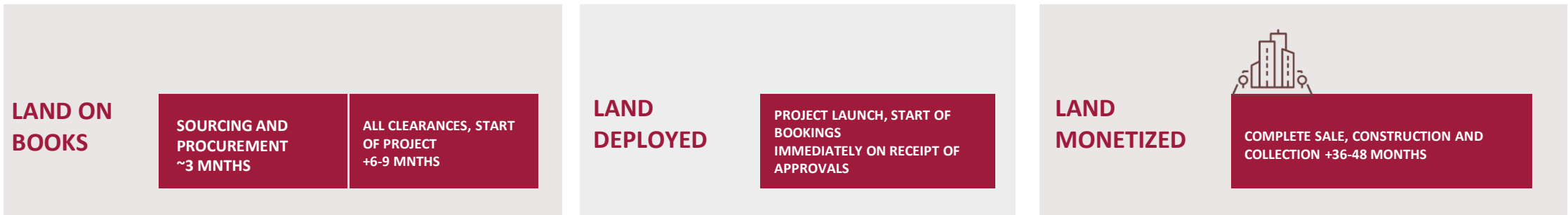
Innovation



TREAT LAND AS RAW MATERIAL; NO LAND BANKING; PROCESS INDUSTRY APPROACH

PARAMETER	TRADITIONAL LAND BANKING APPROACH	OUR APPROACH
Investment class	Asset	Raw Material
Approach	Speculative for appreciation	Quick turnaround
Value Add	By Holding	By quick conversion into value added FG
Monetization time	~10 years	3-5 years, Go to Market within 6-9 months
Sourcing	By Purchase / Ownership	Combination of Purchase and Partnerships (JDs/JVs)
Business model	<ul style="list-style-type: none"> ▪ Speculative returns from land appreciation ▪ Reliance on speculative business cycles 	<ul style="list-style-type: none"> ▪ Product turnaround as a Process Industry ▪ Cost efficiency in land and execution ▪ Brand premium ▪ Rely on systems, processes, Innovation and consumer centricity

LAND PROCUREMENT AND MONETIZATION LIFE CYCLE



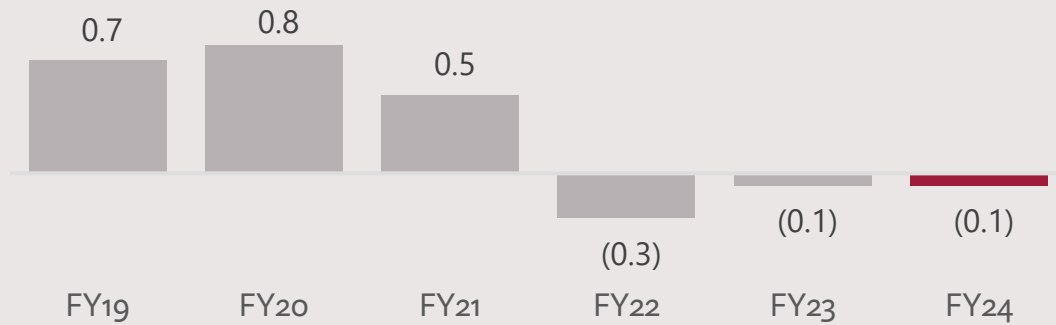
BALANCED RISK PROFILE

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FOCUS ON EFFICIENT CASH FLOW MANAGEMENT & LOW LEVERAGE

- Target 30-40% sales at pre-launch & launch stages to generate momentum and thereby reduce working capital requirements
- Ensure D/E remains below 1:1; currently well below that due to healthy cash accruals and equity infusion by promoters and HDFC Capital Advisors
- Judiciously use headroom available for raising debt to fuel growth while retaining conservative stance on leveraging balance sheet

DEBT / EQUITY (X)

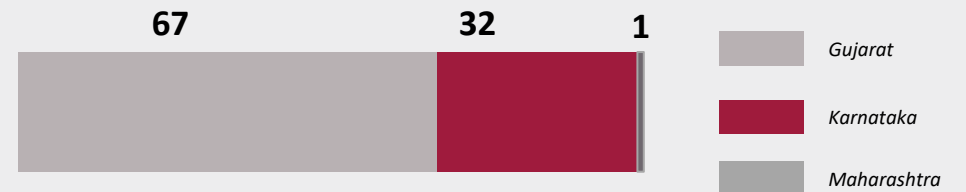


Credit Rating upgraded to IND A+/Stable in December 2023

FOCUSED MARKET & GEOGRAPHIC STRATEGY

- Conservative horizontal market expansion
- Treat each new market as a new business vertical due to regulatory, viability and technical dynamics
- Aggressive deep penetration in existing markets – where we have significant brand presence
 - Ahmedabad with premium / plotting / villa opportunity targeting high end consumer
 - Bangalore as a large growing mid market, brand driven market offering us orbital change opportunity
- Organizational bandwidth being built to focus on significant and important market of Pune / MMR

MAR 2024



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PRODUCT INNOVATION

UPLANDS: EXECUTIVE GOLF COURSE



SPORCIA: HOMES AROUND SPORTS



SKYLANDS: JOGGING TRACK IN THE SKY



EXPANSIA: ALL ABOUT SPACES



BELAIR: YOUR CLUB IN THE AIR



UPLANDS: INSPIRED BY DISNEY®



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PRODUCT INNOVATION

3 ACRES OF LILY POND @ HG



INTERNATIONAL CLUB ARCHITECTURE @ HG



URBAN FORREST @ FORRESTE



Forest Sitouts



Forest Trail



Forest Caves



Campfire Point

CUSTOMER CENTRICITY

AIMING FOR DELIGHT AT EVERY TOUCH POINT IN CUSTOMER LIFE CYCLE

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PROJECTS AND DELIVERY STATUS VS COMMITMENT (IN MONTHS)

<p>+2 MONTHS**</p> <p>PARISHKAAR/ TRADE SQUARE CITADEL</p>	<p>ON TIME</p> <p>MEGATRADE EXPANSIA MEGAESTATE MEGA PARK</p>	<p>-3 to 4 MONTHS</p> <p>ALCOVE SPORCIA</p>	<p>-6 to 8 MONTHS</p> <p>SKYLANDS OASIS</p>	<p>-18 MONTHS</p> <p>AAVISHKAAR</p>
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* Examples: Consolidated open spaces, WFH, Two/Three side Open spaces, State of the art large recreation & sports facilities, unique and evolved facades and aesthetics, significant investment in landscaping

** Deliveries done as per commitment; however formal certification received within 2 months of commitment in the pre RERA regime

SYSTEMS AND PROCESSES

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DEFINED PROJECT ACQUISITION PROCESS

- Experienced land acquisition and in-house legal team
- Strong oversight and approval mechanism
- Directly handled by MD & CEO
- Strong due diligence process (engaging reputed law firms)
- Detailed and conservative viability model
- Strong commercial terms and safeguards
- Strong relationship with landowners and channel partners

POWERFUL SALES ENGINE & PROCESSES

- System driven sales funnel for enhanced efficiency & effectiveness of lead management through automated data tracking and analytics
- Integrated software for pre-sales, sales, post sales & customer experience management
- Sharp focus on Digital Sales (>25% share), State of art in-house call center set up with 15-member dedicated team
- Cost of acquired Sales less than 1.75% for most of the new launches
- Vast network of channel partners comprising > 1,200 with detailed CP management systems

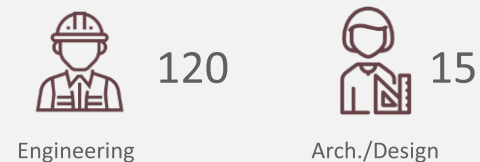
DESIGN & DEVELOPMENT PROCESS

- Best in class design partners: Woods Bagot, HOK, RSP, AAA
- Strong in-house team
- Clear mandate and focus on project specific USPs






LEADERSHIP EXPERIENCE



STRENGTH



SUPPORTED BY BEST-IN-CLASS TECHNOLOGY

-  ERP SYSTEM
-  Generates BOQs directly from drawings
-  SAP
-  Document Management System
-  Quality Management



LOOKING AHEAD

- DIFFERENTIATING FACTORS
- KEY FOCUS AREAS

OUR DIFFERENTIATING FACTORS IN THE REAL ESTATE MARKETPLACE

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EFFICIENT AND COMPETITIVE LAND SOURCING

- Created Joint Development models
- Competitive land sourcing

SUCCESSFUL PARTNERSHIP – LONG TERM VALUE CREATION

Uplands, High Grove, Arvind B Safal, Tata Value Housing (now under execution by Arvind Ltd.) are examples of successful partnership of Arvind

ON TIME EXECUTION

100% track record for on-time delivery

VALUE FOR MONEY

- Focus on end-customer
- Greater value through superior price-product offering vs the competition

LEVERAGING BRAND ARVIND

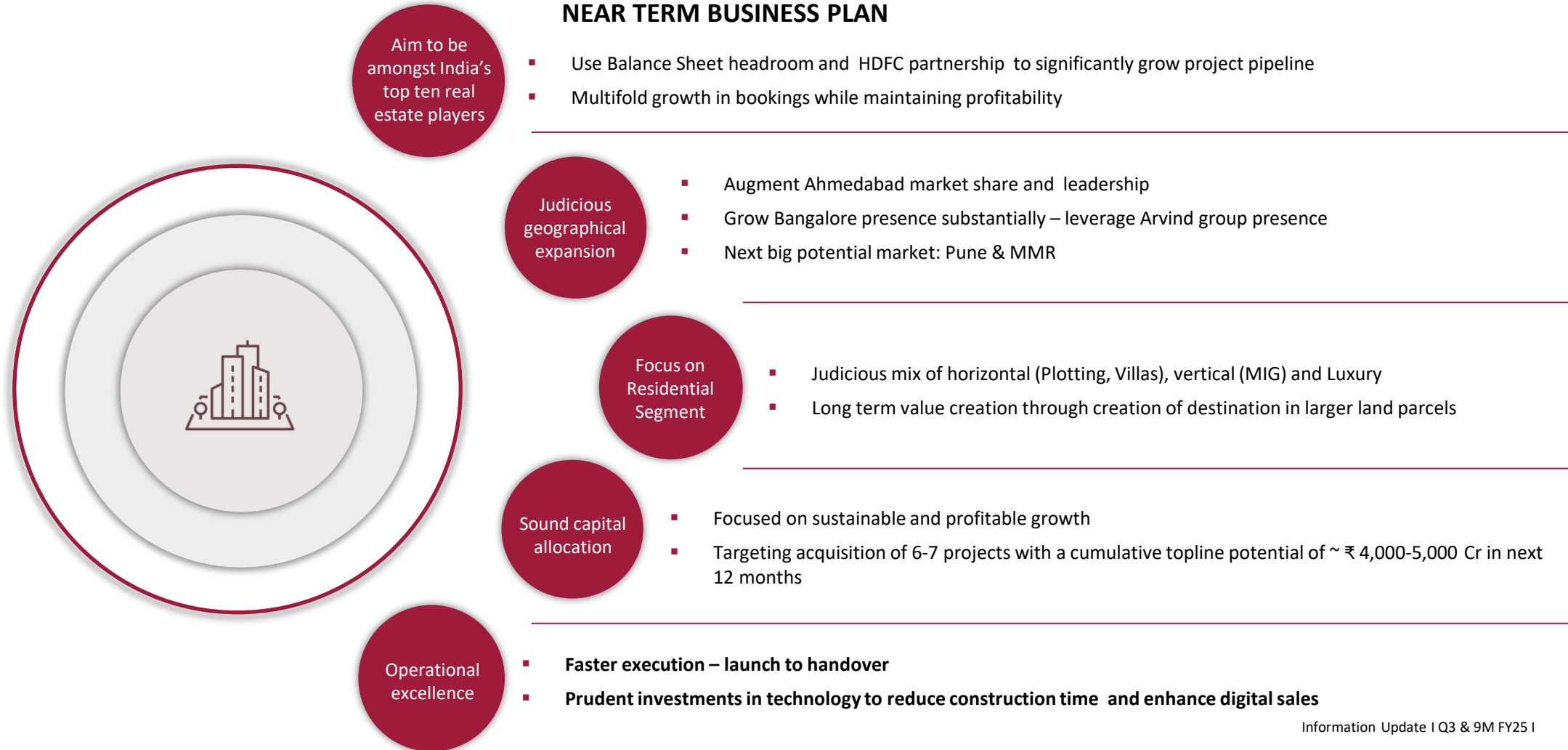
- Brand Equity
- Legacy of over 120 years of Trust & Excellence

EXECUTION EXPERTISE

- Executive golf course, company owned large clubs, Disney tie-up, Sky Club, Sky walk, Sport centricity, elevated amenities & common facilities
- 10-15% cost advantage through contracting model, strong in-house technical team, design optimization

OUR BUSINESS STRATEGIES TO ACCELERATE GROWTH

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AWARDS AND RECOGNITION

- AWARDS
- ACCOLADES

AWARDS & RECOGNITIONS FY16-24

Company & Individual Awards



'Emerging Developer of the Year - Residential' – May'15 - Realty plus Excellence



Real Estate Most Enterprising CEO of the Year' Feb'16 – ABP News Real Estate Awards



'Real Estate Most Enterprising CEO of the Year' Apr'16 - The Golden Globe Tigers



'Asia's Greatest Brands 2016', - Asiaone magazine



'Asia's Greatest Leaders 2016' - Asiaone magazine



'Scroll of Honour' - 9th Realty Plus Conclave & Excellence Awards 2017



'The Prestigious Rising Brands' Sept'18 – Abu Dhabi Business Council



'Best Real Estate Company' – Aug'19, India News Gujarat at Gujarat First Conclave



'Developer of the Year – Residential' – Mar'22, Real Estate & Business Excellence



'e4m Pride of India – The Best of Bharat' – Apr'22



'The Inspiring CEO of India 2022' – Aug'22, Economic Times CEO Conclave



'The Fastest Growing Realty Brand of the Year' – Dec'22 - Realty+ Conclave & Excellence



'Brand of the Year – Real Estate' – Real Estate and Business Excellence



'Most Enterprising CEO of the Year' – Real Estate and Business Excellence, 2023



'Developer of the year: Townships' – Realty+ Conclave & Excellence, 2023



'Developer of the Year (Residential)' 2023 – Real Estate and Business Excellence



ET Now Progressive Places To Work 2023


























'Real Estate Most Enterprising CXO of the Year' – Jan'24, Real Estate and Business Excellence

AWARDS & RECOGNITIONS FY16-24

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Project Awards

 <p>'Luxury Project of the Year' - Uplands - Realty plus Excellence</p>	 <p>'Integrated Township of the Year – India' – Feb'16 Uplands - ABP News Real Estate</p>	 <p>'Integrated Township of the Year' Uplands - Apr'16, The Golden Globe Tigers Award 2016</p>	 <p>'Residential Property of the Year' – Citadel – Jul'16, Realty Plus Conclave & Excellence</p>	 <p>'Residential Property of the Year' Expansia – Dec'16, Realty Plus Excellence Awards</p>	 <p>'Design Project of the Year' – Uplands – Jun'17, Realty Plus Conclave & Excellence</p>
 <p>'Luxury Project of the Year' – Expansia – Jul'17, Excellence in Real Estate and Infrastructure</p>	 <p>'Affordable Housing Project of the Year'- Aavishkaar Realty Plus Conclave & Excellence 2019</p>	 <p>'Best Golf Course Architecture (national award) for Uplands' – Sept'19, Golden Brick</p>	 <p>'Most Trusted Real Estate Brand of the Year' – Mar'21; Real Estate & Business Excellence</p>	 <p>'Ultra Luxury – Lifestyle Project of the Year' – Uplands – Aug'21, Realty+ Conclave 2021</p>	 <p>'Plotted Development of the Year' – Highgrove – Aug-21, Realty+ Conclave 2021</p>
 <p>'Villa Project of the Year' – Forreste – Aug'21, Realty+ Conclave 2021</p>	 <p>'Residential Project of the year' - Uplands – Mar'22, Economic Times Real Estate Award</p>	 <p>Iconic Project of the Year, - Elan - Mar'22 - Realty+ Conclave 2022</p>	 <p>'Residential Property of Year' - Bel Air – Mar'22, Real Estate & Business Excellence Awards</p>	 <p>'Digital Innovation of the Year' Bel Air – Jun'22, Realty+ Idea Awards</p>	 <p>'Themed Project of the Year' – Forreste – June-22, Realty+ Conclave & Excellence Awards</p>
 <p>'Ultraluxury project of the year – Uplands – June'22, Realty+ Conclave & Excellence Awards</p>	 <p>'Themed Project Of The Year' – Oasis – Dec'22, Realty+ Conclave & Excellence Awards</p>	 <p>Residential Property of the Year (Bel Air, Bengaluru), Real Estate and Business Excellence</p>	 <p>Plotted development of the Year – Highgrove, 15th Realty+ Conclave & Excellence Awards, 2023</p>	 <p>Luxury Villa Project of the Year - Arvind Forest Trails, Real Estate and Business Excellence</p>	

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Golden Brick Awards 2024, Dubai, UAE



Developer of the Year



**Luxury Villa Project of the Year
– Arvind Forrester**

16th Realty+ Excellence Awards, 2024 - Gujarat



Villa Project of the Year - Arvind Forrester



Developer of the year - Ultra Luxury & Lifestyle

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ANNEXURE: PROJECT PROFILE IN DETAIL

- OVERVIEW
- PROJECT DETAILS

UPLANDS



*Premium Golf Based Township
189 Villas Phase I, 54 Villas Phase II
Overall 56 Lakh Sq. Ft.*

Deal Structure: JOINT DEVELOPMENT

Architect: WOODS BAGOT

AMENITIES



9 Hole Executive
Golf Course



3 Clubs (Golf Square, Zen
Square, Fun Square)



Premium Concierge
Services



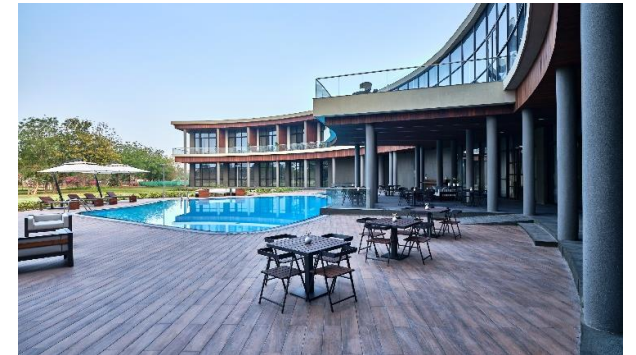
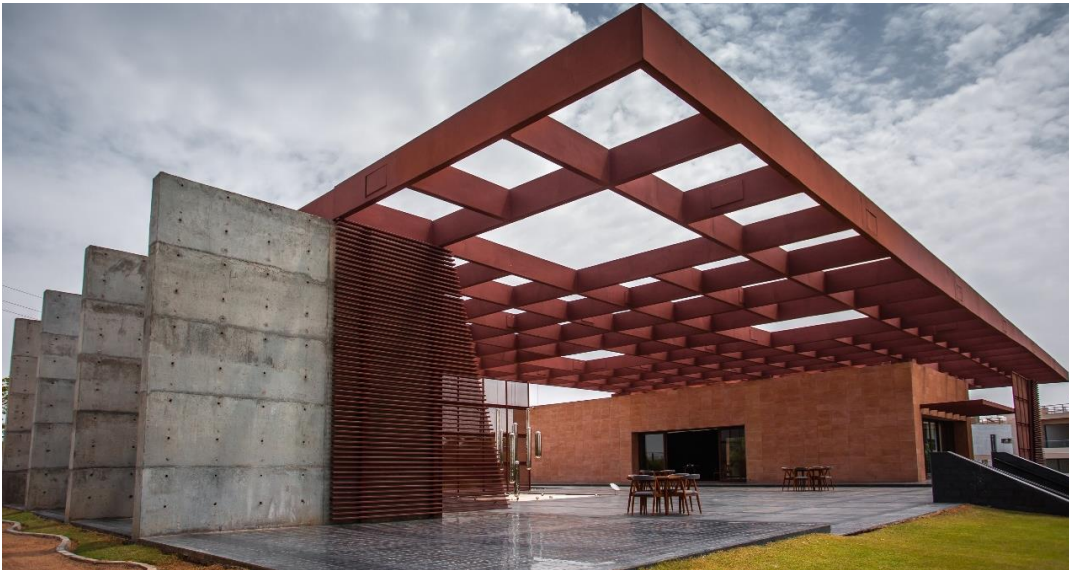
Disney® themed kids
bedroom



Personal Swimming Pool, Gym, Home Theatre - Optional

UPLANDS

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UPLANDS CLUBHOUSE

#DESIGNEDTOINSPIRE



SKYLANDS

#DESIGNEDTOINSPIRE

High Rise Residential Apartments
417 Units – 4.9 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Sky lounge
on Terrace



Jogging track on
terrace



Open café on
terrace



Star gazing deck on
terrace



Club House with Indoor & Outdoor
Sports Amenities

SKYLANDS

#DESIGNEDTOINSPIRE



AAVISHKAAR

#DESIGNEDTOINSPIRE

Affordable Residential Apartments
574 Units – 5.5 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: VITAN (JAGRUT & PARTNERS LLP)

AMENITIES



Gated community
& CCTV camera



Central
Landscape area



Outdoor & Indoor
Gym



Yoga & Multipurpose
room



Jogging
pathway/track



Children's splash pool &
sports facilities

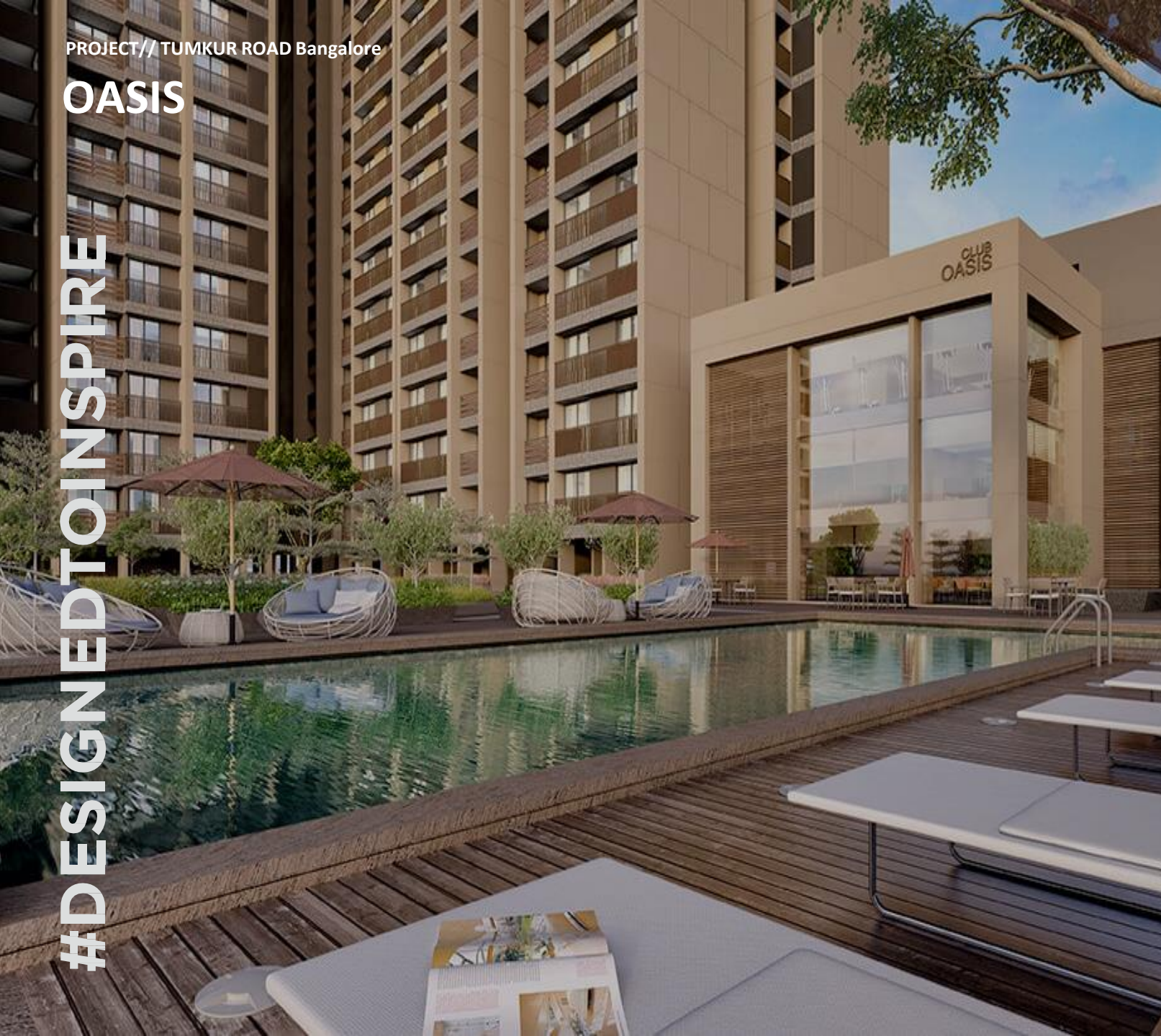
AAVISHKAAR CLUB HOUSE



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OASIS

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*2 and 3 BHK Residential Apartments
470 units – 5.7 Lakh Sq. Ft.*

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Terrace café



Aqua Center



Indoor Gym &
Steam Room



Senior Citizen's Nook



Central Landscape
Area



Sports facilities like Cricket,
Basketball & Badminton

OASIS

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OASIS CLUB HOUSE

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BELAIR

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2, 2.5 & 3 BHK Residential Apartments
334 units – 4.7 Lakh Sq. Ft.

Deal Structure: OUTRIGHT PURCHASE

Architect: APURVA AMIN

AMENITIES



Cantilevered
Sky Club



Vaastu
Compliant



Water Management
Solutions



Kids Play Area



Swimming Pool &
Indoor Gym



Smart Amenities – Smart switches, Wifi
enabled CCTV, Keyless smartlock, Car
parking with electrical charging point

BELAIR AMENTIES

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*High rise Residential Apartments
120 Units – 1.3 Lakh Sq. Ft.*

Deal Structure: JOINT DEVELOPMENT

Architect: - A&T CONSULTANTS

AMENITIES



Landscape
Walkway



Club Terrace
Café Sitting



Outdoor & Indoor
Gym



Fully equipped Home
Theatre room



State of art Security
System



Kids Play Area, Basketball, Splash
Pool CCTV, Intercom Facility

THE EDGE

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Commercial & Retail Space
116 Units – 1.7 Lakh Sq. Ft.

Deal Structure: **OUTRIGHT PURCHASE**

Architect: **APURVA AMIN**

AMENITIES



Common
Conference Room



Theatre/Auditorium



Modern Cafeteria



Gymnasium



CCTV, Intercom
Facility



Parking & Automatic Elevators

HIGHGROVE CHIRPING WOODS

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Weekend Homes - Plots
~777 Units Overall 57 Lakh Sq. Ft.

Deal Structure: **JOINT DEVELOPMENT**

Architect: **WOODS BAGOT**

AMENITIES



9 Hole Executive
Golf Course



Clubhouse powered
by SMAAASH, which
is perfected by
Sachin Tendulkar



Bowling Alley



Ahmedabad's biggest
shallow water lily pond
spread over 3 acers



Golf Promenade

FORRESTE

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Premium Land Oriented Villa Scheme
353 Units in Phase 1 to 4, 98 units Phase 5
(Overall ~50 Lakh Sq. Ft.)

Deal Structure: DM

Architect: In-House & GOMA ENGINEERING

AMENITIES



Lounge with
Seating & Library



Café & Restaurant



Banquet Hall & Kids
Zone



Gymnasium, Multimedia
Theatre



Sports amenities like Badminton,
Tennis & Basketball Court, Skating Rink

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Premium Weekend Villa Plots
245 Units in Phase 1 & 2
(Overall ~17.5 Lakh Sq. Ft.)

Deal Structure: Outright

Architect: In-House

AMENITIES



Plots with your own
community fruit orchards



Near Bavlu lake that is full
of native & migratory
birds



Banquet Hall &
Games Room



Gymnasium, Multimedia
Theatre



Café & Restaurant

GREATLANDS

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*Premium Weekend Villa Plots
612 Units in Phase 1 & 2
(Overall ~9.5Lakh Sq. Ft.)*

Deal Structure: JOINT DEVELOPMENT

Architect: Colliers International

AMENITIES



Spa, library, and yoga pavilion, State-of-the-art clubhouse amidst nature.



9 Hole Executive Golf Course



Monogram lounge, restaurant, discotheque, multimedia theatre, banquet hall and guest rooms.



Gymnasium, rooftop infinity pool, indoor games room, cricket pitch

FOREST TRAILS

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*Premium 5BHK Villa
213 Units in Phase 1
(Overall ~8.Lakh Sq. Ft.)*

Deal Structure: JOINT DEVELOPMENT

Architect: Apurva Amin Associates

AMENITIES



1.2-kilometre-long Forest Trail



Lily Pond
Senior Citizens' Sit Out



Barbeque Station,
clubhouse, spa



Gymnasium, swimming
pool pool, floor games
room, net cricket, skating
rink

PROJECT// DODDBALLAPUR, BANGALORE

ARVIND ORCHARDS

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Arvind
SMARTSPACES

*Premium Weekend Villa Plots
330 Units in Phase 1
(Overall ~6.Lakh Sq. Ft.)*

Deal Structure: HDFC Platform 2

Architect: In House

AMENITIES



Fruit Orchard
Fruit Tree Boulevard



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Monogram Lounge



Gymnasium, swimming
pool pool, floor games
room, net cricket

RHYTHM OF LIFE

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Premium Weekend Villa Plots
102 Units in Phase 1
(Overall ~8Lakh Sq. Ft.)

Deal Structure: Owned

Architect: In House

AMENITIES



Lake Promenade
Musical Fountain



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Mini Theatre



Gymnasium, swimming
pool pool, floor games
room, net cricket

UPLANDS 2.0 & 3.0



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*Premium Weekend Villa Plots
1168 Units in Phase 1 & 2
(Overall ~10.1Lakh Sq. Ft.)*

Deal Structure: Joint development

Architect: Perkins Eastman

AMENITIES



1.2 lakh sq ft,
Clubhouse



Lily Pond
Senior Citizens' Park
PET Park



Clubhouse, spa
Monogram Lounge



Gymnasium, swimming
pool pool, floor games
room, net cricket

AQUA CITY



Premium Weekend Villa Plots
2,579 Units in Phase 1 & 2
(Overall ~20 Mn Sq. Ft.)

Deal Structure: Joint development

Architect: INI Design Studio, INI, Amitabh Teotia

AMENITIES - Three Islands, One City



30 acre central lake



38 acre 18 hole golf course



Luxury resort
clubhouse, /5 sectoral
clubhouse



Kashi Ghat

AQUA CITY

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SAFE HARBOR

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ARVIND SMARTSPACES LTD
(CIN: L45201GJ2008PLC055771)

REGISTERED & CORPORATE OFFICE:

24, Govt. Servant's Society,
Adj. Municipal Market,
C. G. Road, Ahmedabad- 380 009
Tel: +91 79 68267000
www.arvindsmartspaces.com

INVESTOR RELATIONS

MITANSHU SHAH | CFO
E: mitanshu.shah@arvind.in
M: 079 68267000

VIKRAM RAJPUT | HEAD - INVESTOR RELATIONS
E: vikram.rajput@arvind.in
M: 9607996930