



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

24th June, 2021

Corporate Relations Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001 Scrip Code: 506194 Class of Security: Equity	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 Symbol: ARIHANTSUP Series: EQ
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Dear Sir/Madam,

Sub: Financials Snapshot of the Quarter and Financial Year ended on 31st March, 2021:

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find the attached herewith the Financial Snapshot for the Audited Standalone & Consolidated Financial Results of the Company for the Q4 and Financial Year ended on 31st March, 2021 ("Q4 & FY 2021 Financial Snapshot").

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

Thanking You

Yours Faithfully

For Arihant Superstructures Limited

Govind Rao

Company Secretary & Compliance Officer



Enclosed: a/a

FINANCIAL SNAPSHOT



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OVERVIEW

- Arihant Superstructures Limited (ASL) is one of the largest real estate player in affordable and mid-income housing consisting of **96% of its portfolio in affordable and mid-income housing**
- Geographically well diversified portfolio across Navi Mumbai, MMR and Jodhpur regions
- Ongoing & upcoming projects comprise of **~11,000 homes** admeasuring **~11 Mn Sq. ft.** across **17+ projects** over next 7 years
- Well poised to embark on the next phase of growth with over 2 decades of operations across multiple real estate cycles



Delivered **9,500+ homes** admeasuring **8 Mn Sft** across **59 projects** over past **2 decades** by the Group

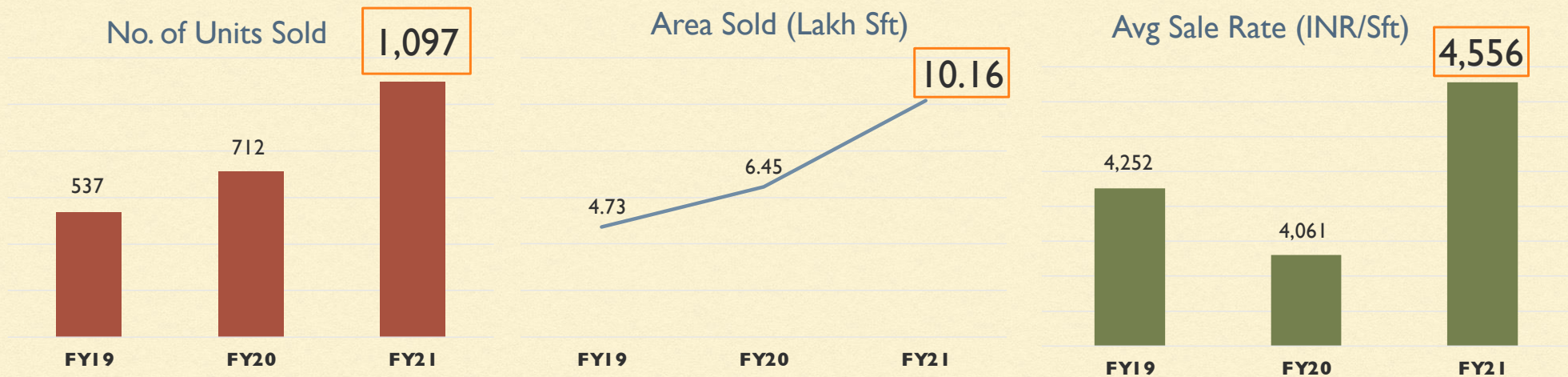
OPERATIONAL HIGHLIGHTS – FY21

Sales

- Sales bookings crossed **1,097 units** for the full year FY21 for the first time in Company's history showcasing strength of Brand Arihant
- In area terms, sales bookings crossed **1 million Sft**, a growth of ~59% over FY20 with an aggregate value of bookings rising to **INR 463 Cr**

Collections

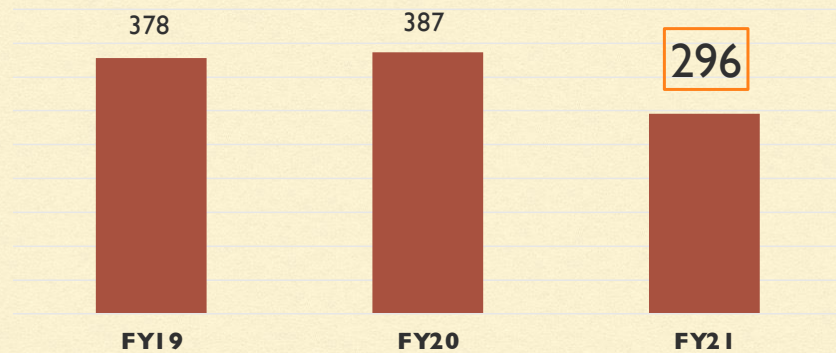
- Collections rose strongly by **24%** to ~INR 293 Cr in FY21 despite the pandemic impact



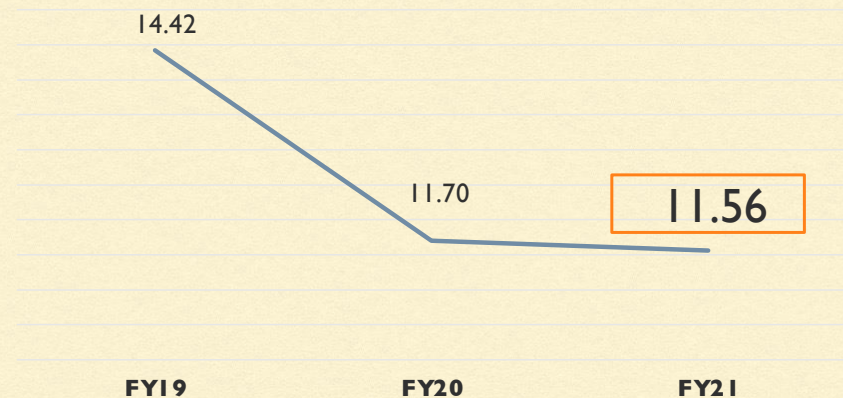
FINANCIAL HIGHLIGHTS – FY21

- Strong all-round performance demonstrated by Arihant Superstructures Limited (ASL) in FY21
- With record sales & collections, ASL was able to **reduce its debt by INR 91 Cr** on a Y-o-Y basis which will enable us to reduce finance costs substantially
- The weighted average **cost of capital reduced from 14.42% in FY19 to 11.56% in FY21**
- Combined, this should result in stronger balance sheet and improved margins

Consolidated Debt Levels
(INR Cr)



Weighted Average Cost of Capital (%)











QUARTERLY HIGHLIGHTS – Q4 FY21

- Sales bookings of **373 units** aggregating **3.6 lac sft** in Q4 FY21
- Collections sequentially **grew 12.8%** to **INR 112.5 Cr** in the current quarter
- Construction activity at full swing across all the sites
- Total Debt **reduced by 12.2%** **INR 41 Cr** to **INR 296 Cr**

Particulars	Q4 FY21	Q3 FY21	% change
Units Sold (No.)	373	403	-7.4%
Value of Sales (INR Cr)	181.2	166.3	9.0%
Total Collections (INR Cr)	112.5	99.7	12.8%
Total Debt (INR Cr)	295.5	336.6	-12.2%

Note: Prior period figures are not comparable as the same are restated due to cancellations and/or reclassification.

QUARTERLY RESULTS – Q4 FY21

Particulars (INR Cr)	Q4 FY21	Q4 FY20	% change		Q3 FY21	% change	
Total Revenue	124.26	62.60	98.5%		73.25	69.6%	
Total Operating Expenses	103.42	47.11			58.42		
EBITDA	20.84	15.49	34.5%		14.83	40.5%	
Interest	6.49	6.80			6.06		
Depreciation	0.48	0.58			0.51		
PBT	13.87	8.11	71.0%		8.26	67.9%	
Tax	0.39	1.21			3.11		
PAT	13.48	6.90	95.4%		5.15	161.7%	

CONSOLIDATED INCOME STATEMENT

Particulars (INR Cr)	FY18	FY19	FY20	FY21
Total Revenue	189.3	242.2	237.6	272.3
Cost of Construction, Land & Development	128.5	195.5	119.2	149.2
Changes in Inventories	-16.1	-51.1	33.6	33.4
Employee Benefits Expense	12.7	13.8	12.1	11.9
Other Expenses	25.6	27.1	25.2	27.6
Total Expenses	150.7	185.3	190.1	222.1
EBITDA	38.6	56.9	47.5	50.2
Depreciation	1.3	1.9	2.0	2.0
Interest & Finance Charges	15.0	32.4	30.0	28.1
PBT	22.3	22.6	15.5	20.1
Total Taxes	7.5	4.4	4.5	4.3
PAT	14.8	18.2	11.0	15.8
Less: Non-controlling Interest	2.1	4.6	5.4	4.6
Net Profit (after Non-controlling Interest)	12.7	13.6	5.6	11.2
EPS (Basic) (Rs)	3.05	3.32	1.37	2.71

CONSOLIDATED BALANCE SHEET

Equity and Liabilities (INR Cr)	FY18	FY19	FY20	FY21
Share Capital	41.2	41.2	41.2	41.2
Reserves and Surplus	76.4	80.7	85.6	97.5
Net worth	117.6	121.9	126.8	138.7
Non-Controlling Interest	9.8	13.9	20.0	24.6
Long Term Borrowings	171.9	237.7	316.8	249.9
Short Term Borrowings	104.8	140.1	69.8	45.6
Advance from Customers	200.3	143.8	144.5	170.0
Other Liabilities	34.1	31.5	9.0	7.2
Trade Payables	37.6	40.4	63.0	52.8
Total Liabilities	676.1	729.2	749.9	688.8
Assets	FY18	FY19	FY20	FY21
Fixed Assets	9.8	10.6	9.5	9.0
Investment in Property	0.0	0.0	9.8	11.4
Non - Current Investment	17.6	1.5	0.0	0.0
Long Term Loans & Advances	34.0	40.2	47.3	31.7
Current Investment	0.2	0.2	0.2	0.0
Inventories	361.3	421.7	381.7	350.4
Trade Receivables	50.8	28.3	35.1	26.0
Cash and Cash Equivalent	12.3	14.9	11.5	12.0
Short Term Loans & Advances	10.9	28.9	23.2	4.9
Land	158.1	155.1	189.8	199.8
Other Assets	21.1	27.8	41.8	43.5
Total Assets	676.1	729.2	749.9	688.8

CONSOLIDATED DEBT FOR FY21

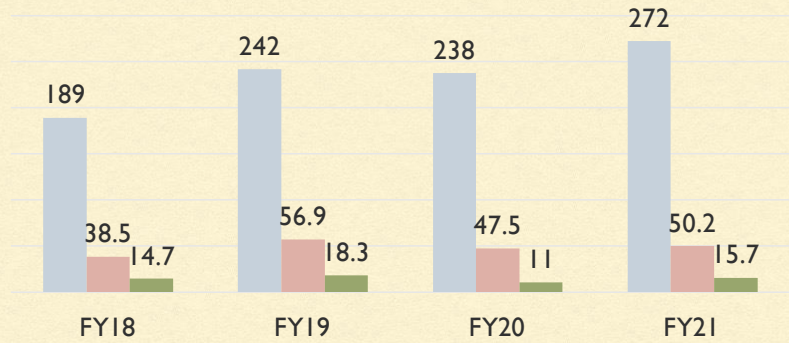
Entity	Entity Debt (INR Cr)	% holding	Debt attributable as per % holding (INR Cr)*
ASL	18.68	100%	18.68
Arihant Vatika	0.04	60%	0.02
Arihant Aashiyana	32.19	60%	19.31
Arihant Abode	229.61	60%	137.77
Arihant Gruhnirman	15.00	60%	9.00
	295.52		184.78

- Effective debt of ASL is worked out based on ASL's shareholding in subsidiaries
- Any liability of the holding company is attributable at 100% and that of the subsidiaries is attributable at its shareholding i.e. 60% to the Holdco

FINANCIAL PERFORMANCE

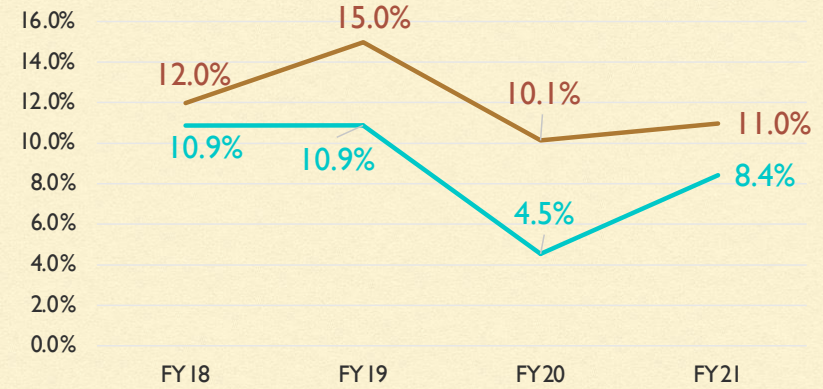
Income Statement (INR Cr)

■ Revenues ■ EBITDA ■ PAT



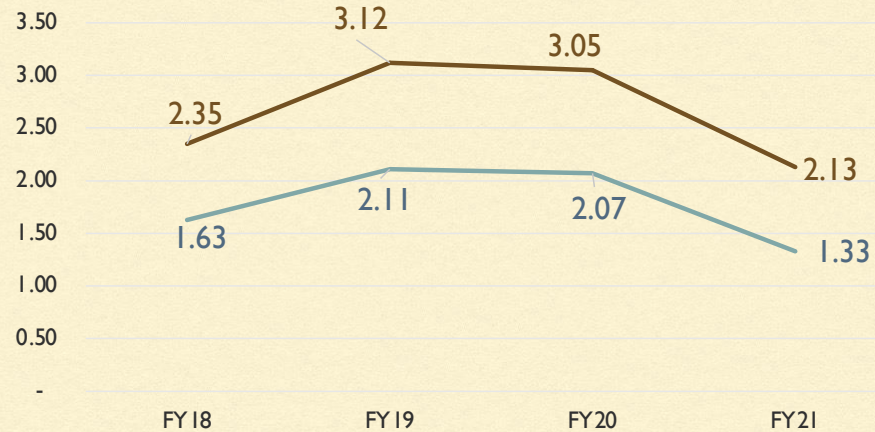
Return Ratios

— ROE — ROCE



Debt to Equity

— Debt to Equity — Attributable Debt to Equity



ONGOING PROJECTS

Project	Location	No. of units	Area (Sft)	Est. Sale Potential (INR Cr)	Category
2Anaika	Taloja	279	2,03,384	92	Affordable
4Anaika	Taloja	396	2,69,694	121	Affordable
Aarohi	Kalyan	37	72,381	38	Affordable
Aloki Ph 2	Karjat	297	1,96,003	68	Affordable
Aalishan Ph 1	Kharghar	542	6,32,047	506	Mid-Income
Aspire Ph 1	Panvel	658	7,41,368	482	Mid-Income
Anmol Ph 3	Badlapur	119	84,938	30	Affordable
Amber	Taloja	82	54,491	22	Affordable
Adita	Jodhpur	81	1,44,975	43	Affordable
Anchal	Jodhpur	532	4,78,800	134	Affordable
Ayati	Jodhpur	10	20,000	10	Affordable
Total		3,033	28,98,081	1,545	

NEW LAUNCHES

Project	Location	Timeline	No. of units	Area (Sft)	Est. Sale Potential (INR Cr)	Category
5Anaiika	Taloja	Q1 FY22	433	3,62,272	167	Affordable
Advika	Vashi	Q1 FY22	327	4,21,260	632	Upper Mid-Income
Anmol Ph 4	Badlapur	Q2 FY22	31	22,412	8	Affordable
Aalishan Ph 2	Kharghar	Q2 FY22	271	3,69,385	299	Affordable
Amisha Ph 2	Taloja	Q2 FY22	452	2,95,578	112	Affordable
Aloki	Karjat	Q3 FY22	345	2,06,380	72	Affordable
Aspire Ph 2	Panvel	Q3 FY22	494	4,31,376	280	Mid-Income
Arshiya	Khopoli	Q3 FY22	150	1,19,842	40	Affordable
Akarshan	Taloja	Q4 FY22	390	2,50,000	100	Affordable
Adita	Jodhpur	Q2 FY22	84	1,51,200	45	Affordable
Total			2,977	26,29,705	1,756	

FUTURE PROJECTS

Project	Location	No. of units	Area (Sft)	Est. Sale Potential (INR Cr)	Category
Aloki	Karjat	265	1,72,769	60	Affordable
Arshiya	Khopoli	985	7,88,500	260	Affordable
Aspire	Panvel	1,648	19,53,599	1,368	Mid-Income
Akarshan	Taloja	1,756	11,25,505	450	Affordable
Anchal	Jodhpur	1848	16,63,200	466	Affordable
Ashray	Jodhpur	200	1,00,000	30	Affordable
Total		6,702	58,03,573	2,633	

Thank you!

For further information please contact:

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