



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

14th November, 2019

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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Sir/Madam,

Sub: Earning Presentation of the Financial Results for the Quarter ended 30th June, 2019:


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/Half year ended 30th September, 2019.


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

Thanking You

Yours Faithfully

For Arihant Superstructures Limited


Govind Rao
Company Secretary



Enclosed: a/a

L51900MH1983PLC029643

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EARNINGS PRESENTATION

Nov 2019

NSE : ARIHANTSUP
BSE : 506194
BLOOMBERG : ARSU:IN

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

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

No representation or warranty is made as to the accuracy, completeness, reasonableness or reliability of this information.

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, 2019

Company Profile

1. A leading real estate company focused on Affordable Luxury Segment
2. Strong execution track record of project completion
3. Strong brand recognition in high growth markets of Navi Mumbai – MMR and Jodhpur
4. Fully paid up land bank for projects to be executed in the next ten years

On Going Projects

13,500+ Homes
under construction



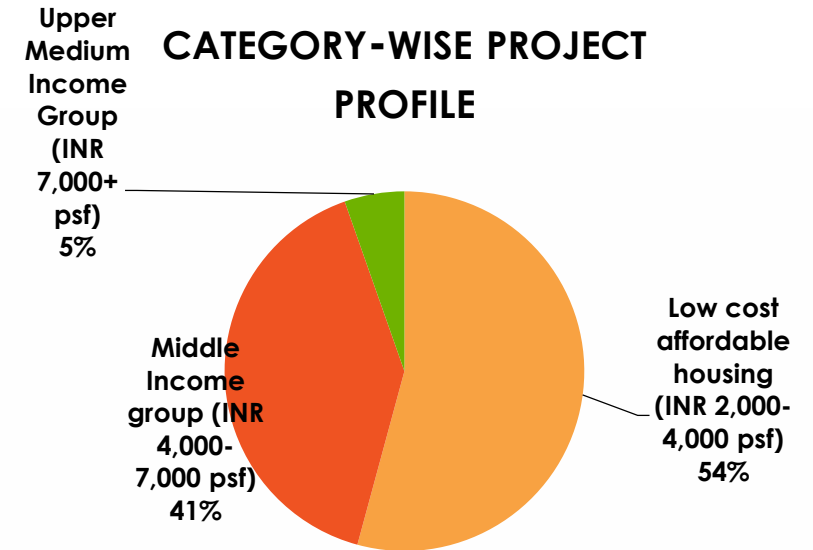
13.7+ mn sq.ft.
under development



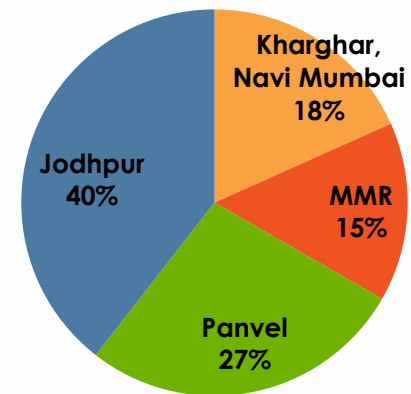
17 Landmark projects
under execution



CATEGORY-WISE PROJECT PROFILE



AREA WISE PROJECT PORTFOLIO



Consolidated Financial Highlights for Q2FY20 Vs. Q2FY19

1. Revenue increased by 6% from INR 503.34 Mn to INR 531.78 Mn.
2. EBITDA decreased from INR 99.80 Mn to INR 74.11 Mn.
3. PBT decreased from INR 28.54 Mn to INR (12.86) Mn
4. PAT decreased from INR 21.02 Mn to INR (14.82) Mn.

Consolidated Financial Highlights for Q2FY20 Vs. Q1FY20

1. Revenue decreased from INR 582.70 Mn to INR 531.78 Mn.
2. EBITDA decreased from INR 109.43 Mn to INR 74.11 Mn.
3. PBT decreased from INR 25.53 Mn to INR (12.86) Mn.
4. PAT decreased from INR 15.26 Mn. to INR (14.82) Mn.

Performance Highlights Q2 FY20

Sales Highlights

Region	UNITS	VALUE (INR)	VALUE (INR) Mn	Area Sold (Sq Ft)
Navi Mumbai - MMR	144	601,089,084	601.09	138,616
Jodhpur	33	93,077,000	93.07	39,600
Total	177	694,166,084	694.16	178,216



- **2 Acres of land acquired in Taloja**
- **Adjacent to the existing Arihant projects**
- **Plan to launch in Q3 FY20**
- **Affordable Housing**

Project Design



Project	Arihant Anaika	Saleable area in sqft	0.4 mn
Location	Taloja Near Kharghar	Phases	two
Project Type	Stilt + 4 storied 1, 2 & 3 BHK apartments 455 Units, 17 Bldgs		

Current Status

Phase 2, C block



Phase 2, H block



Anaika2- I wing



Phase 2, I block

Clubhouse



Phase 2, Club House

Project Design



Project	Arihant 3 Anaika	Saleable area in sqft	0.18 mn
Project Type	Stilt + 4 storied 1 & 2 BHK apartments 264 Units, Bldgs	Location	Taloja II Near Kharghar

Current Status



J block



K block



L block

**Pre
Certified
Platinum
IGBC**



Project Design



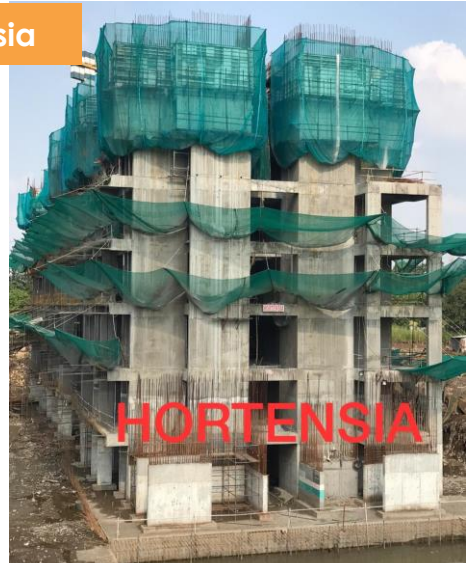
Current Status

Iliana



Clubhouse – 2nd floor start

Hortensia



Project	Arihant Aspire	Saleable area in sqft	3.12 mn
Location	Panvel	Phases	two
Project Type	Stilt +Parking +42 storied, Studio/ 2 BHK 2715 units, 8 buildings		



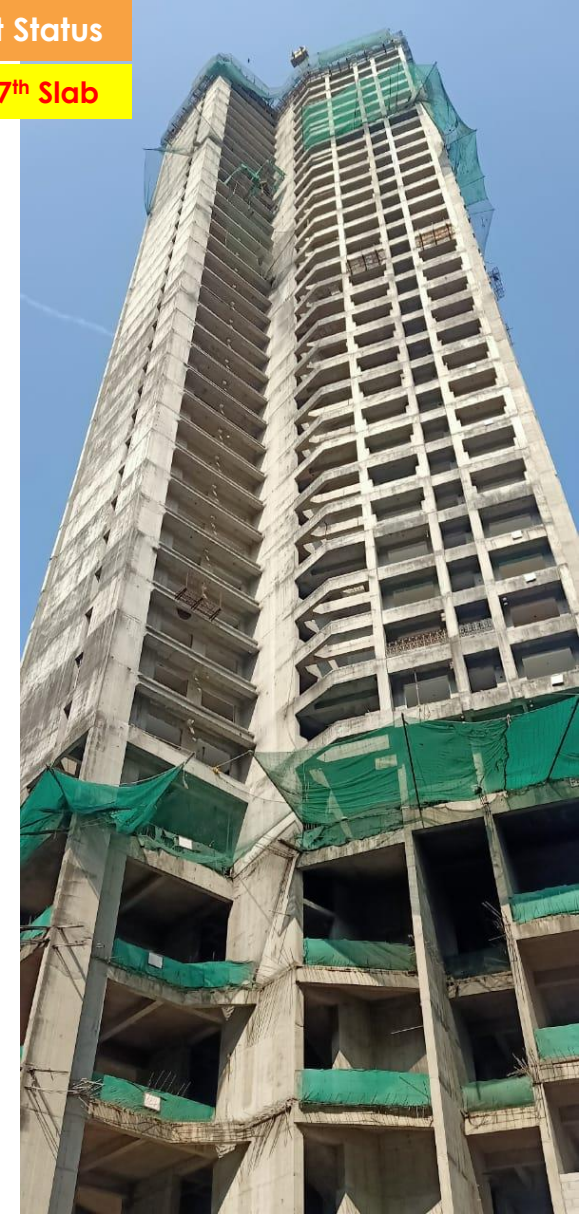
Project Design

Baraz1 26th Slab



Current Status

Kaveh 37th Slab



Project	Arihant Clan Aalishan	Saleable area in sqft	1.27 mn
Location	Kharghar Annex	Phases	two
Project Type	Big-sized studio, 2, 3 & 4 BHK residences, 955 units 53 Storeyed towers with Persian Architecture	3 Magnificent towers - Zeenat, Baraz & Kaveh	

Project Design



Current Status

Benicia 4-7



Della 1-5



Project	Arihant Aanchal	Saleable area in sqft	2.1 mn
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Location	Jodhpur	Phases	five
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Project Type	G+7, 2324 Units
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Considered and took note of letter received from the Managing Director of the company for forgoing the right to receive remuneration from October, 2019 to March, 2020.

- a) The Promoters of the Company Arihant Superstructures Limited has accepted the request of the Management to reduce the interest rate on the loans given by them from 15% to 8% annually compounded for Financial Year 01st April, 2019 to 31st March, 2020.
- b) The Promoters of Arihant Abode Limited have accepted the request to reduce the interest rate on the loans given by them from 15% to 8% annually compounded for Financial Year 01st April, 2019 to 31st March, 2020.

Consolidated Income Statement

Amount in INR Mn except as stated

Particulars	Q2 FY20	Q2 FY19	Q1 FY20
Total Revenue	531.78	503.34	582.70
Total Operating Expenses	457.68	403.54	473.27
EBITDA	74.11	99.80	109.43
EBITDA Margin (%)	13.94	19.83	18.78
Interest	82.03	66.82	79.15
Depreciation	4.94	4.45	4.74
PBT	-12.87	28.54	25.53
Tax	1.95	7.51	10.27
PAT	-14.82	21.02	15.26
PAT Margin (%)	-2.79	4.18	2.62
Minority Interest	4.09	8.43	11.24
Attributable PAT	-18.91	12.59	4.02
EPS (Rs)	-0.46	0.31	0.10

Consolidated FY 19 Income Statement



INR Mn (except as stated)	FY19	FY18	Y-O-Y Change
Total Revenue	2422.09	1892.52	28%
Total Expenditure	1852.61	1507.61	23%
EBITDA	569.48	384.91	48%
EBITDA Margin (%)	23.51	20.34	3.17
Interest	323.65	150.10	116%
Depreciation	18.60	13.36	39%
PBT	227.23	221.45	3%
Tax	43.96	74.96	-41%
PAT	183.27	146.49	25%
PAT Margin (%)	7.57	7.74	-0.17
Minority Interest	46.71	20.83	124%
Attributable PAT	136.56	125.66	9%

Project Status - MUMBAI



Project	Location	Total Area with Common Area	Area Sold (SqFt)	% Area Sold	Total Units	Units Sold	Units Unsold	% Units Sold	Project Completion %	Average Rate	Estimated Value of Unsold Area	ATS* Value (in Mn)	Amount Received (in Mn)	Bal ATS Receivable (in MN)
COMPLETED PROJECTS														
Arihant Arshiya - I	Khopoli	358,718	282,930	79%	522	418	104	80%	100%	3,079	246	871	812	59
Arihant Aarohi - I	Thane Shil Road	211,602	208,675	99%	223	219	4	98%	100%	4,971	15	1,037	987	51
Arihant Anshula	Taloja (Nr Kharghar)	513,110	353,181	69%	510	368	142	72%	100%	4,082	656	1,442	1,304	138
Arihant Amisha - I	Taloja	134,960	124,040	92%	176	164	12	93%	100%	3,408	39	423	401	22
Arihant Anaika - I	Taloja (Nr Kharghar)	201,289	175,554	87%	188	167	21	89%	100%	4,092	106	718	638	81
ONGOING PROJECTS														
Arihant Anaika - II	Taloja (Nr Kharghar)	201,016	193,995	97%	267	259	8	97%	64%	4,090	29	793	662	131
Arihant Arshiya - II	Khopoli	145,226	107,884	74%	251	184	67	73%	100%	3,159	123	341	294	47
Arihant Arshiya - III	Khopoli	62,520	29,740	48%	68	33	35	49%	90%	3,383	115	101	65	35
Arihant Anmol - III	Badlapur	193,861	135,537	70%	238	173	65	73%	71%	3,364	198	456	344	112
Arihant Amber	Taloja (Nr Kharghar)	47,124	38,552	82%	71	58	13	82%	21%	4,025	35	155	64	91
Arihant Aarohi - II	Thane Shil Road	53,751	13,087	24%	38	10	28	26%	0%	4,812	196	63	9	54
Arihant Aspire - I	Panvel	1,245,783	320,523	26%	1,083	301	782	28%	19%	5,532	6,477	1,773	588	1,185
ONGOING PROJECTS - JV														
Arihant Aalishan - I	Kharghar	458,608	224,079	49%	389	194	195	50%	23%	7,879	1,947	1,766	785	981
Arihant Aloki - I	Karjat	109,884	63,587	58%	113	66	47	58%	93%	3,335	153	212	176	36
Arihant Aloki - II	Karjat	82,727	20,259	24%	90	28	62	31%	10%	3,336	206	68	22	46
Arihant Aloki - III	Karjat	160,886	-	0%	225	-	225	0%	0%	3,300	531	-	-	-
ONGOING PROJECTS - DEVELOPMENT MANAGEMENT MODEL														
Arihant 3Anaika	Taloja (Nr Kharghar)	182,286	156,865	86%	264	222	42	84%	40%	4,761	121	747	402	345
Subtotal MUMBAI		4,363,351	2,448,488		4,716	2,864	1,852			4,478	11,191	10,965	7,552	3,414
FUTURE PROJECTS														
Arihant Arshiya - IV	Khopoli	908,342	-	0%	1,608	-	1,608	0%	0%	-	-	-	-	-
Arihant Aspire - II	Panvel	1,177,812	-	0%	1,111	-	1,111	0%	0%	-	-	-	-	-
Arihant Aspire - III	Panvel	729,274	-	0%	982	-	982	0%	0%	-	-	-	-	-
Arihant Amisha - II	Taloja	266,000	-	0%	377	-	377	0%	0%	-	-	-	-	-
Arihant Anamika	Vashi	360,464	-	0%	-	-	-	0%	0%	-	-	-	-	-
FUTURE PROJECTS - JV/DM														
Arihant Aalishan - II	Kharghar	512,855	-	0%	336	-	336	0%	0%	-	-	-	-	-
Arihant Aloki - IV	Karjat	39,967	-	0%	-	-	-	0%	0%	-	-	-	-	-
Grand Total MUMBAI		8,358,065	2,448,488											

*ATS = Agreement to Sale

Project Status - JODHPUR



	Project	Location	Total Area with Common Area	Area Sold (SqFt)	% Area Sold	Total Units	Units Sold	Units Unsold	% Units Sold	Project Completion %	Average Rate	Estimated Value of Unsold Area	ATS* Value (in Mn)	Amount Received (in Mn)	Bal ATS Receivable (in MN)	
JODHPUR	COMPLETED PROJECTS															
	Arihant Adita - I	Jodhpur	506,941	481,358	95%	408	384	24	94%	100%	2,331	77	1,122	1,078	44	
	Arihant Adita - II	Jodhpur	180,330	122,770	68%	164	112	52	68%	100%	2,669	173	328	296	31	
	Arihant Adita - III	Jodhpur	187,875	160,810	86%	165	141	24	85%	100%	2,721	81	438	398	40	
	Arihant Ayati	Jodhpur	211,168	111,527	53%	80	41	39	51%	100%	4,124	418	460	450	10	
	ONGOING PROJECTS															
	Arihant Adita - IV	Jodhpur	133,920	37,850	28%	82	23	59	28%	31%	2,682	288	101	24	77	
	Arihant Aangan	Jodhpur	45,600	30,780	68%	121	82	39	68%	67%	2,207	33	68	53	15	
	Arihant Aanchal - I	Jodhpur	478,800	327,600	68%	532	364	168	68%	44%	2,166	393	710	507	203	
	Subtotal JODHPUR		1,744,634	1,272,695		1,552	1,147	405	74%		2,535	1,463	3,226	2,806	420	
	FUTURE PROJECTS															
	Arihant Adita - V	Jodhpur	299,070	10,970	4%	236	9	227	4%	0%	2,250	648	25	1	24	
	Arihant Ashray	Jodhpur	39,000	-	0%	123	-	123	0%	0%	-	-	-	-	-	
	Arihant Aanchal - II	Jodhpur	226,800	21,600	10%	252	24	228	10%	2%	2,300	534	50	9	40	
	Arihant Aanchal - III	Jodhpur	1,436,400	-	0%	1,540	-	1,540	0%	0%	-	-	-	-	-	
	Arihant Aakarshan	Jodhpur	1,668,800	-	0%	825	-	825	0%	0%	-	-	-	-	-	
	GRAND TOTAL JODHPUR		5,414,704	1,305,265												
GRAND TOTAL MUMBAI + JODHPUR																
		13,772,769	3,753,753		6,756	4,044	2,257				13,836	14,266	10,368	3,898		

*ATS = Agreement to Sale

Net Worth & PAT for the Quarter ended 30th Sept, 2019



Company (INR Mn)	Net Worth	PAT
Arihant Superstructures Limited	1115.32	(24.85)
Arihant Vatika Realty Private Limited	259.60	4.36
Arihant Abode Limited	(7.34)	2.17
Arihant Gruhnirman Private Limited	(1.82)	(0.06)
Arihant Aashiyana Private Limited	141.93	5.86
	1507.69	(12.52)

Figures per Standalone Balance Sheet of each Company

Entity	Holding	Entity Debt (INR mn)	Liability of ASL (INR mn)*
ASL	100%	928.18	928.18
Vatika	60%	169.59	100.23
Aashiyana	60%	772.37	462.57
Abode	60%	1,998.94	1,198.57
Gruhnirman	60%	138.08	15.71
		4,007.16	2,705.27

- The company accounts for & have adopted the method of liabilities V/s Shareholding percentage. The debt on holding company is 100% liability of ASL. The debt on subsidiary company is worked out to the extent of ASL share holding of 60%.
- Effective Debt-to-Equity ratio: 2.26

* After netting off Intercompany Loan



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