



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

24th May, 2018

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: Earning Presentation of the Financial Results for the Quarter and Financial Year ended 31st March, 2018:

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 and Financial Year ended 31st March, 2018.

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

Thanking You

Yours Faithfully

For Arihant Superstructures Limited

Pradeep Mehta

Pradeep Mehta
Chief Financial Officer



Enclosed: a/a

L51900MH1983PLC029643

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EARNINGS PRESENTATION

March 2018 (Q4 - FY18)

NSE : ARIHANTSUP
BSE : 506194
BLOOMBERG : ARSU:IN

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

Cautionary Statement and Disclaimer



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 31st March 2018.

Arihant Superstructures Highlights for FY18



- Total units launched – 1,293 units equivalent to 1,279,051sq. ft.
- Launch of Flagship Project, Arihant Aspire – Phase 1 (622 units) (November, 2017)
- Launch of Arihant Anchal – Phase 2 (252 units) (May, 2017)
- Launch of Arihant Anaika – Phase 2 (267 units) (January, 2018)
- Launch of Arihant Arshiya – Phase 3 (67 units) (April, 2017)
- Launch of Arihant Anmol* – Phase 3 (85 units) (March, 2018)

- Total Net Sales: 931 units amounting to INR 3.43 bn.
- MMR/Navi Mumbai : 717 units sold (613,343 sq. ft.)
- Jodhpur : 214 units sold (229,223 sq. ft.)

- Total homes delivered: 863 units (Navi Mumbai – MMR 698 units equivalent to 511,800 sq. ft.; Jodhpur 165 units equivalent to 242,529 sq. ft.)
- Arihant Amisha Phase 1: Occupation Certificate received
- Arihant Arshiya Phase 1: Occupation Certificate received

- Signed a MoU to facilitate Affordable Housing in partnership with private sector in “Navi Mumbai Airport Influence Notified Area”
- Setting up of Quality Check lab at Jodhpur, 1st time in Jodhpur.

* Additional area launched in Q4FY18

Arihant Superstructures: Highlights

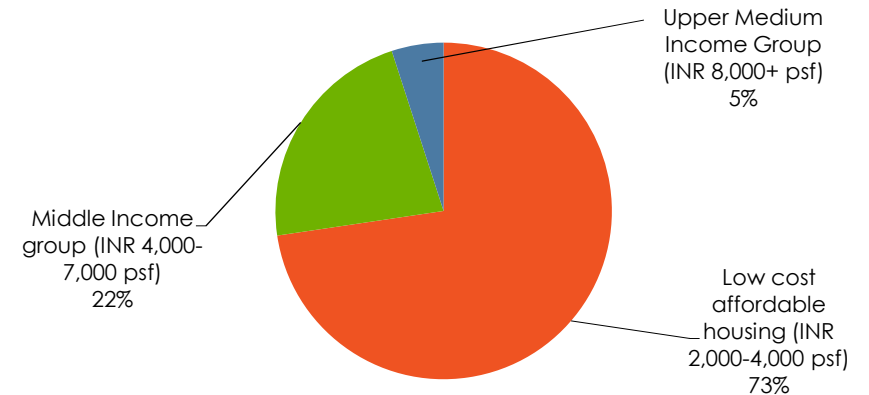
Q4FY18 - Operating Highlights

1. Arihant Anaika Phase 2: Sold 76% of Total Area up to 31st March 2018.
2. MMR/Navi Mumbai: 350 units sold (270,096 sq ft)
3. Jodhpur: 37 units sold (46,285 sq. ft.)
4. Arihant Amisha - Phase 1: O.C. received
5. Arihant Anmol - Phase 3 launched
6. Signed a MoU with CIDCO/NAINA for partnership with private sector in affordable housing.

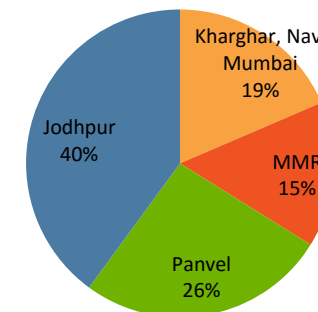
Q4FY18 - Financial Highlights

1. Revenue increased by 10% to INR 450 Mn
2. EBITDA increased by 15% to INR 97 Mn
3. PAT up by 2% to INR 29 Mn
4. Secured Debt for Construction reduced to INR 957.38 Mn

CATEGORY-WISE PROJECT PROFILE



AREA WISE PROJECT PORTFOLIO

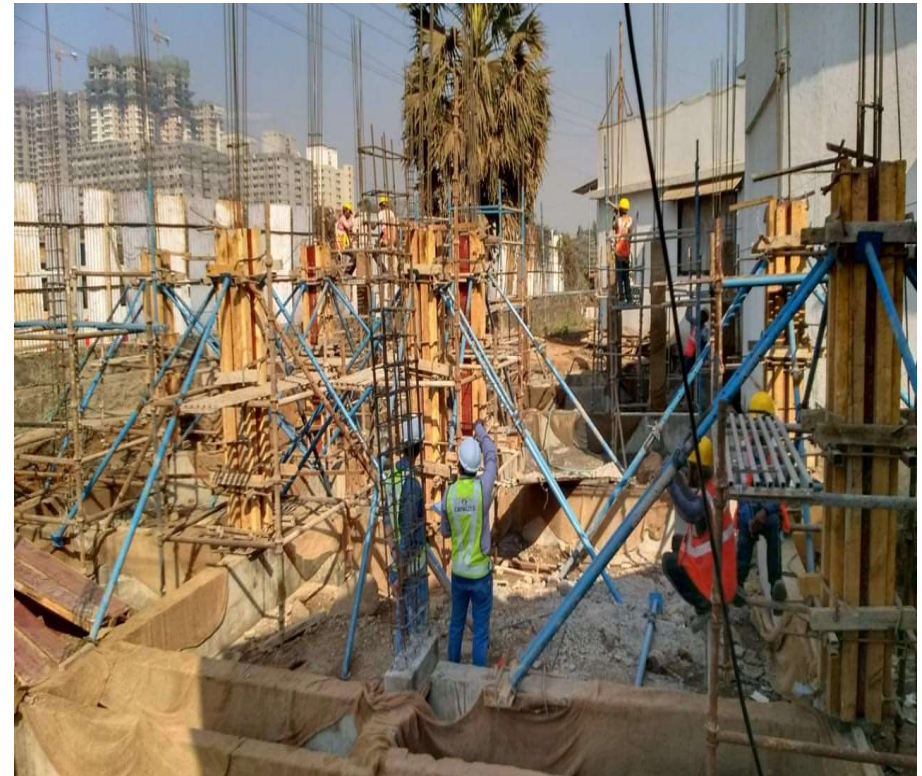


Arihant Aspire: Construction Ongoing in Full Swing

PROJECT DESIGN



ACTUAL PHOTO (May 2018)



ARIHANT ANAIKA (MAY 2018)



ARIHANT ARSHIYA (MAY 2018)



ARIHANT ANCHAL (MAY 2018)



ARIHANT AANGAN (MAY 2018)



Consolidated Income Statement : Q4FY18



INR Mn (except as stated)	Q4 FY18	Q4 FY17	Y-O-Y Change	Q3 FY18	Q-O-Q Change
Total Revenue	450.05	827.56	-46%	410.48	10%
Total Expenditure	353.29	445.23	-21%	326.41	8%
EBITDA	96.76	382.33	-75%	84.07	15%
EBITDA Margin (%)	21.50%	46.20%	-53%	20.5%	5%
Interest	38.23	40.31	-5%	36.58	5%
Depreciation	4.43	2.61	70%	2.75	61%
PBT	54.10	339.40	-84%	44.74	21%
Tax	16.44	112.85	-85%	18.08	-9%
PAT	37.65	226.55	-83%	26.66	41%
PAT Margin (%)	8.37%	27.38%	-69%	6.49%	29%
Minority Interest	8.48	17.24	-51%	-1.87	-554%
Attributable PAT	29.17	209.31	-86%	28.52	2%
EPS	0.71	5.09	-86%	0.69	3%

Consolidated Income Statement – FY18 (INR Mn)



Particulars	FY 17	FY 18	Y-O-Y Change
Total Revenue	1862	1,893	2%
Total Expenses	1219	1508	24%
EBITDA	643	385	-40%
EBITDA Margin (%)	35%	20%	-41%
Depreciation	10	13	34%
Interest & Finance Charges	101	150	49%
PBT	532	221	-58%
Total Taxes	173	75	-57%
PAT (Before Minority)	359	146	-59%
Share of Minority	-32	-21	-35%
Net Profit (Attributable)	327	126	-62%
Net Profit Margin	18%	7%	-62%
EPS	7.94	3.05	-62%

Outstanding Secured Debt

Sr No	Project	Location	Area (sqft. Mn.)	Outstanding Secured Debt (INR Mn)	Banker
1	Arihant Arshiya	Khopoli	1.48	278.31	HDFC Ltd
2	Arhant Anaika	Taloja (Nr Kharghar)	0.40	320.80	Capri Global Capital
3	Arihant Anshula	Taloja (Nr Kharghar)	0.51	196.08	ICICI Bank Ltd
4	Arihant Adita	Jodhpur	1.31	162.19	STCI Finance Ltd
5	Arihant Aalishan	Kharghar	0.97	Nil	-
6	Arihant Anmol	Badlapur	0.19	Nil	-
7	Arihant Aloki	Karjat	0.35	Nil	-
8	Arihant Amisha	Taloja	0.42	Nil	-
9	Arihant Aarohi	Kalyan-Shil Road	0.27	Nil	-
10	Arihant Aspire	Panvel	3.13	Nil	-
11	Arihant Ayati	Jodhpur	0.21	Nil	-
12	Arihant Anchal	Jodhpur	2.14	Nil	-
13	Arihant Akarshan	Jodhpur	1.67	Nil	-
14	Arihant Aangan	Jodhpur	0.05	Nil	-
15	Arihant Ashray	Jodhpur	0.04	Nil	-
16	Arihant Anamika	Vashi	0.36	Nil	-
	TOTAL		13.49	957.38	

Note:

The diversified location of projects enable us to divide the external risk in terms of approvals, local environment, pre-sales and market share

* Balance Secured Debt as on 31st March, 2018

Entity-Wise Net Worth & PAT for the Quarter ended 31st March 2018



Company (INR Mn)	Net Worth	PAT
Arihant Superstructures Limited	1,200.40	20.53
Arihant Vatika Realty Private Limited	148.51	13.25
Arihant Abode Limited	1.50	-0.06
Arihant Gruhnirman Private Limited	-1.66	0.05
Arihant Aashiyana Private Limited	96.02	8.01
	1444.77	41.77

Net Worth : As per Standalone Balance Sheet of each Company.

For further Information please contact

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