ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

सच में कुछ बदल रहा है
Changing™ Lifestyle
BY ARIHANT HOMES

Investor Presentation

Q1 FY27

Q1-FY27 CMD's Message

Arihant Superstructures continues to exhibit structural resilience as we enter the new fiscal year, though we faced increased inputs costs due to West Asia Geo-Political issues and labor shortages due to elections.

For Q1FY27, our pre-sales increased by 15% year-on-year to ₹173 crore, demonstrating healthy, underlying market demand across our core territories. Our GDV has increased from ₹6,000 crore to ₹14,000 crore in the last 5 year without any significant fundraise. Alongside, the luxury pie has grown 10x in the last 5 years to 49% of GDV. Our investment in land and approvals is around 5% of the GDV at ~₹700 crore.

Our teams are geared up to drive execution across our robust 21 million square feet pipeline. Our scalable business model remains intact, and we are upgrading our target to deliver over 2,500 units this fiscal year. Our annuity asset pipeline is also expanding. We are dedicated to implementing strict internal cost controls and seamless execution to normalize margins and maximize long-term shareholder value.

Vision	Mission	Policy
To nurture the best talent and be a "Built to Last" company	**To construct the most efficient spaces for our customers while leaving the least ecological foot-print**	**To share wealth with all the stake holders and contribute to the well-being of society at large**

Q1-FY27 Highlights

Rs 14,000 Cr+	21 mn sq. ft.	12.7 mn sq. ft.	14,200+	<INR 500/sq. ft.	430+
Gross Development Value	Under Development across 19 projects	Developed in MMR & Jodhpur	Unit delivered across 67 projects	Lowest land acquisition in the industry	Strong team led by professional mgmt.

Pre-sales

- INR 1,731 Mn
- 221 units sold
- 231,219 sq. ft. of area sold

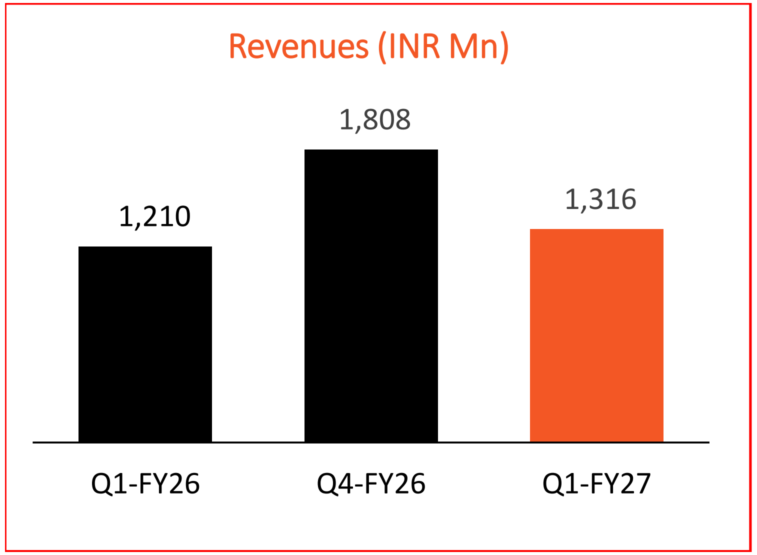
Financial Highlights

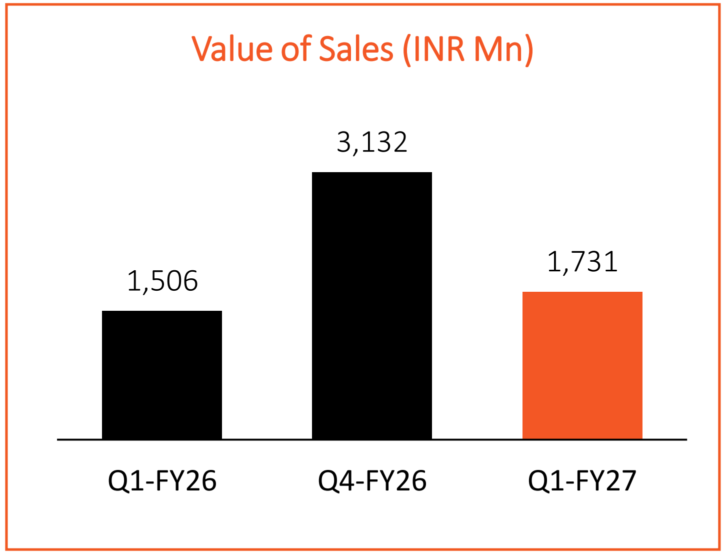
- Operating Revenue – INR 1,316 Mn
- EBITDA – INR 276 Mn, EBITDA Margin – 20.94%
- PAT – INR 98 Mn, PAT Margin – 7.43%
- EPS – INR 1.39 per share

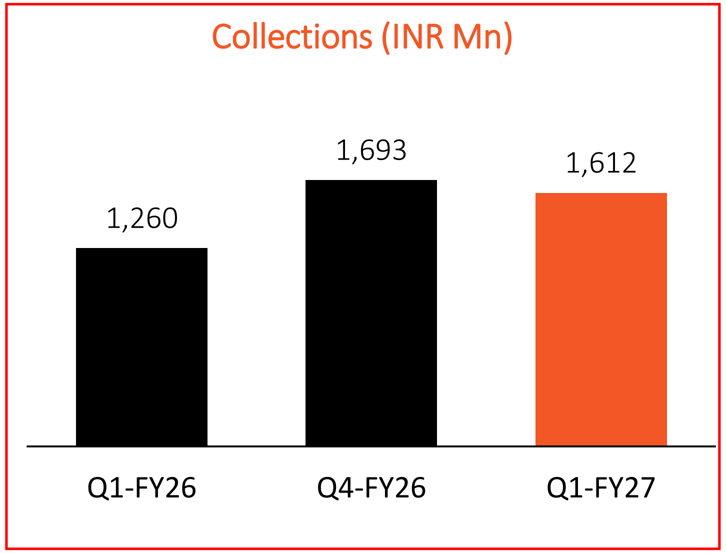
Operational Highlights & Developments

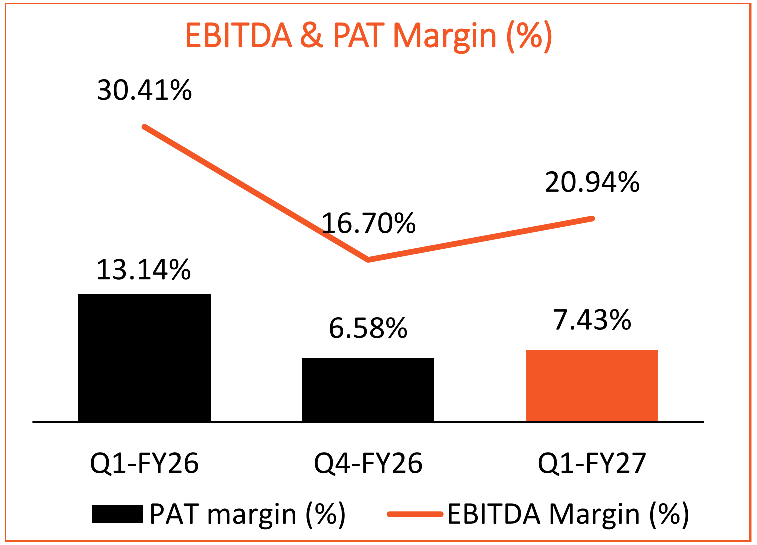
- Business development - Signed up for 2 acres of additional land at 'Town Villas' on Area Sharing JV basis increasing the township size to 99 acres
- Received OC for Arihant 5 Anaika *(3,62,672 sq.ft.), 6* Anaika *(2,14,851 sq.ft.)*, Anant *(2,39,968 sq.ft.)* and Aaradhya Ph-1 *(3,02,524 sq.ft.)*, facilitating 1,495 deliveries across the four projects.
- Collections stood at INR 1,612 Mn
- Unsold Inventory stood at 236 units valued at 442.8 Mn

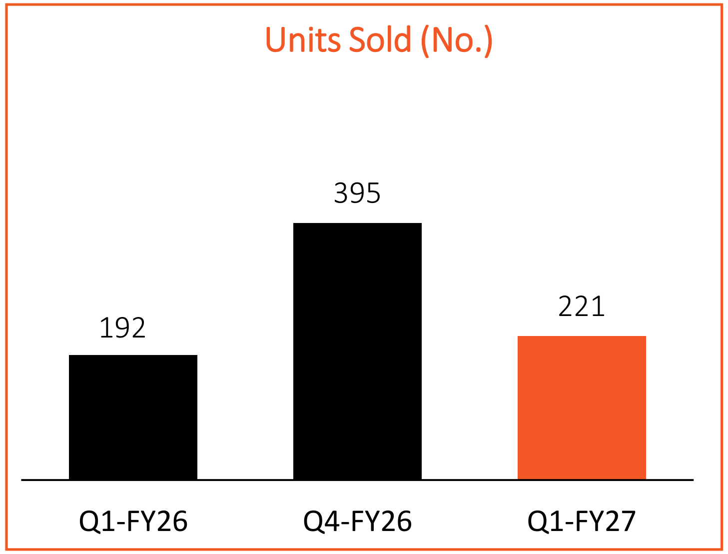
Key Quarterly Performance Indicators

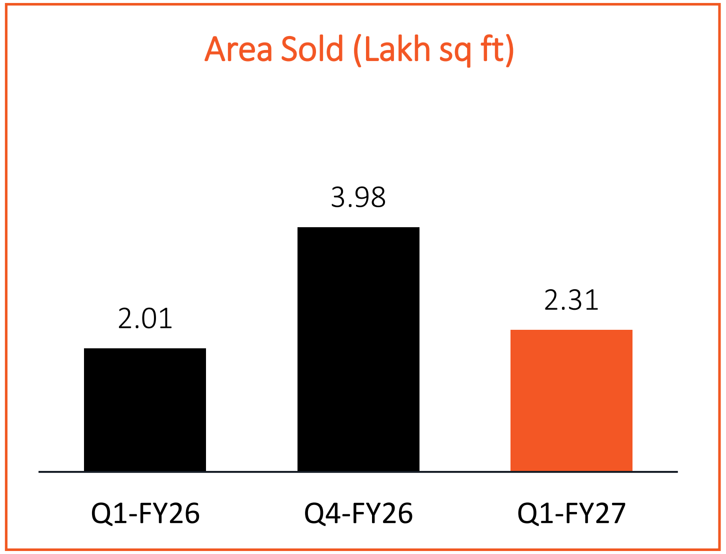












Quarterly Financial Performance

Particulars (INR Mn)	Q1-FY27	Q4-FY26	Q-o-Q	Q1-FY26	Y-o-Y
Operating Revenues	**1,316**	**1,808**	**-27.22%**	**1,210**	**8.76%**
Operating Expenses	1,040	1,506	-30.92%	841	23.71%
EBITDA	**276**	**302**	**-8.75%**	**368**	**-25.12%**
EBITDA Margins (%)	*20.94%*	*16.70%*	*424 Bps*	*30.41%*	*-947 Bps*
Other Income	15	12	28.94%	20	-22.64%
Depreciation	7	7	2.40%	6	19.47%
Interest	155	153	1.58%	170	-8.58%
Profit Before Tax	**128**	**154**	**-16.59%**	**212**	**-39.41%**
Tax	31	35	-12.46%	53	-42.19%
Profit After tax	**98**	**119**	**-17.80%**	**159**	**-38.48%**
PAT Margins (%)	*7.43%*	*6.58%*	*85 Bps*	*13.14%*	*-571 Bps*
Basic EPS (INR)	1.39	1.68	-17.26%	2.21	-37.10%

Debt Pattern

Particulars	As on 30th June 2026 (INR Mn)
Gross Debt	**8,863**
Less: Cash and Cash equivalents	165
Less: Investments / Deposits	521
Net Debt	**8,177**
Unsecured Loans & Others	4,011
Adjusted Net Debt	**4,166**
Net worth	**4,596**
Adj. Secured Net Debt / Equity	**0.91**

Note:

- The Net debt serviceable (Institutions/Bank) as on 30th June 2026 is approx. Rs. 4.2 Billion
- These borrowings have been availed from HDFC Bank, SBI, ICICI Bank, STCI Finance Limited, ICICI Ventures, Tata Capital & Bajaj Housing Finance
- The unsecured debt of INR 4 Billion is payable when enable and accrued to the lenders by giving more liquidity to the company for growth

Competitive Advantages

Strong promoter commitment with 30+ years of experience

Trusted Brand built on customer focus and quality

Diversified product offering across all income segments

Integrated in-house capabilities for execution

Timely completion of Projects

Experienced management team

Strong relationships with various stakeholders

Geographical focus on MMR

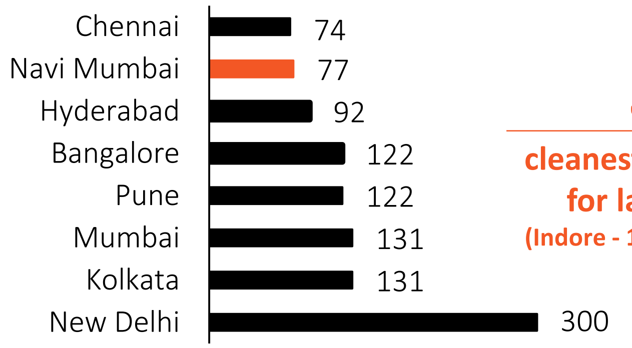
Residential Housing Market Scenario – Navi Mumbai

Multiple factors have contributed to structural changes and are driving demand for residential housing

1	Employment opportunities	Establishment of industrial and commercial hubs has resulted in better livelihood opportunities and higher disposable income thereby spurring the demand for residential properties
2	Infrastructure development	Development of Metro line, Trans-harbor link, proximity to Mumbai–Pune expressway and Navi Mumbai international airport improves connectivity. Upcoming projects: Aerocity, CIDCO Intl' Corporate Park, Coastal Rd, Panvel Karjat railway corridor, etc.
3	Ease of living	Neighborhoods equipped with schools, colleges, hospitals, restaurants, sports complexes, shopping malls and other social infrastructure enhances ease of living and quality of life

Satisfactory AQI and cleanliness makes Navi Mumbai a preferred choice

Air Quality Index (AQI)

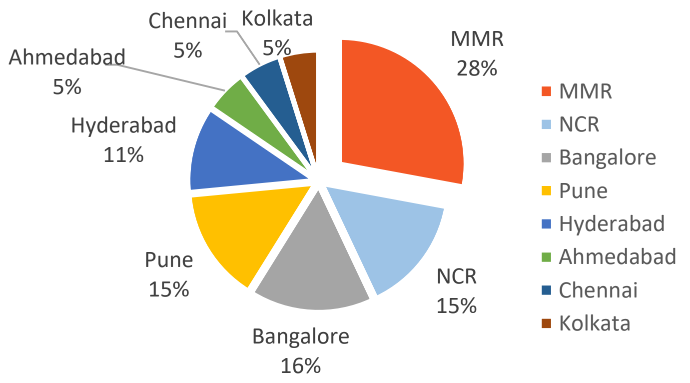


3rd

cleanest city in India for last 3 years

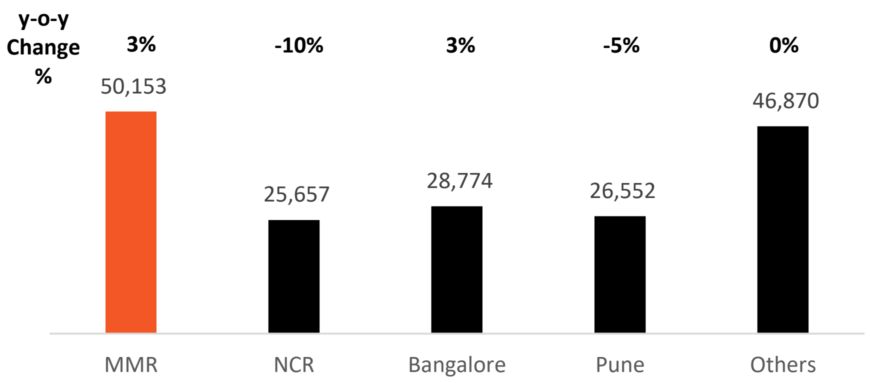
(Indore - 1st and Surat 2nd)

MMR accounts for 28% volume share in units sold in CY2025 amongst top 8 cities



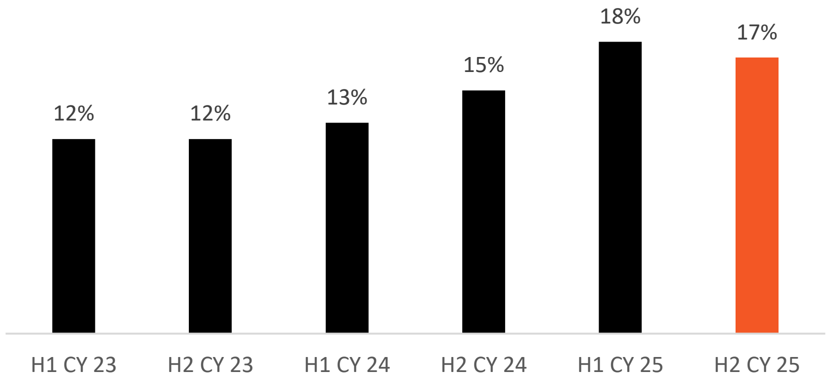
Volume share (%) in CY2025

MMR registered flat sales in H2 CY25 compared to decreasing volumes across major markets



No. of housing units sold in India in H2-2025

Volume share of Navi Mumbai in MMR is steadily increasing over last 3 years



% of unit sold (Navi Mumbai / MMR)

Source: Knight Frank, Company analysis, CREDAI, Liasses Foras, Hindustan Times, Swachh Sarvekshan 2023, Times of India

Business Overview

Target customer segment spread across income segments

"Mirroring the Population Matrix"

The company undertakes projects mirroring the demand cycle across income groups

Product Segment	ASL's Project Mix	Income Segment	Ticket Size	Price per sq. ft.
Luxury Segment	41%	Affluent / High Income	Above Rs 1.5 Cr	Above Rs 10,000
Mid-Income Segment	30%	Upper Middle Class	Rs 50 lacs to Rs 1.5 Crore	Rs 5,000 to Rs 10,000
Affordable Segment	29%	Middle Class & Low Income	Below Rs 50 Lacs	Less than Rs 5,000

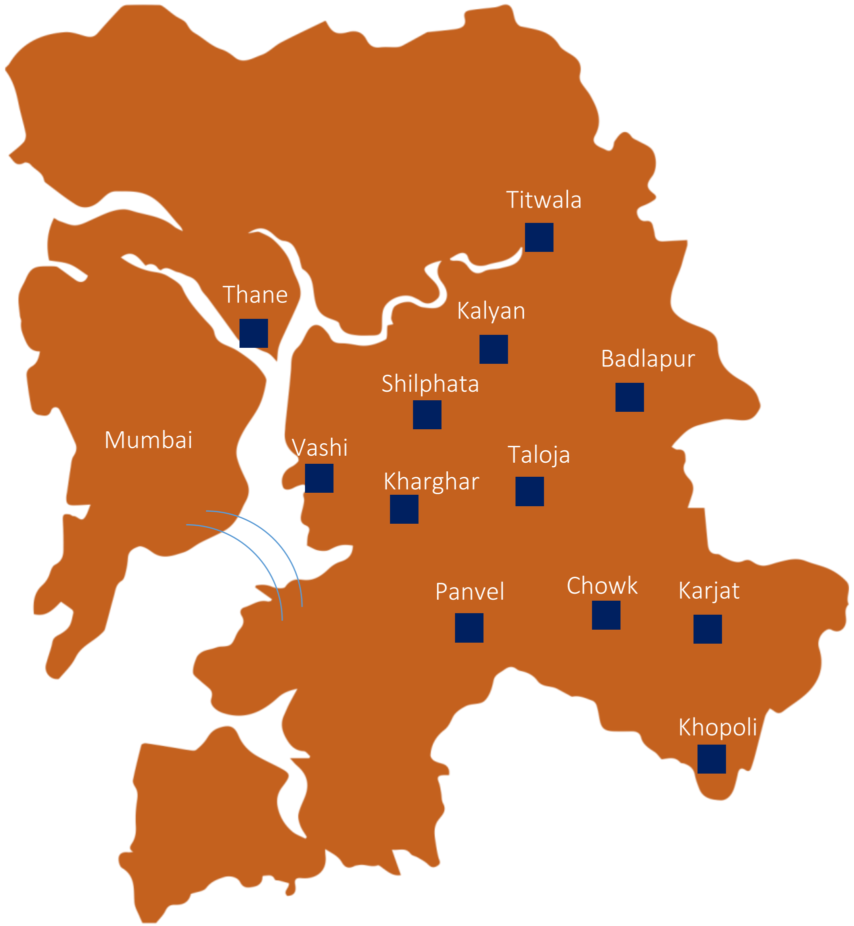
Key Advantages of mirroring the population matrix

- De-risk the company from demand stagnancy during downward real estate cycle
- To quickly scale up during favorable macroeconomic scenario
- Gain market share in each income category and micro-market
- Supply of projects is in line with socio-economic spread of the population

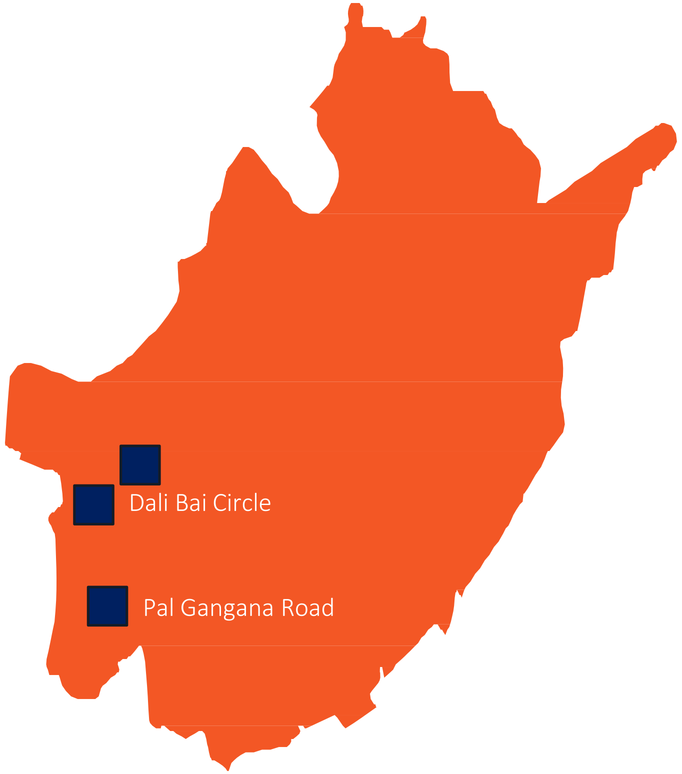
Note: Project mix has been calculated based on saleable area of all the projects.

Resilient growth via diversified portfolio across 12 micro-markets

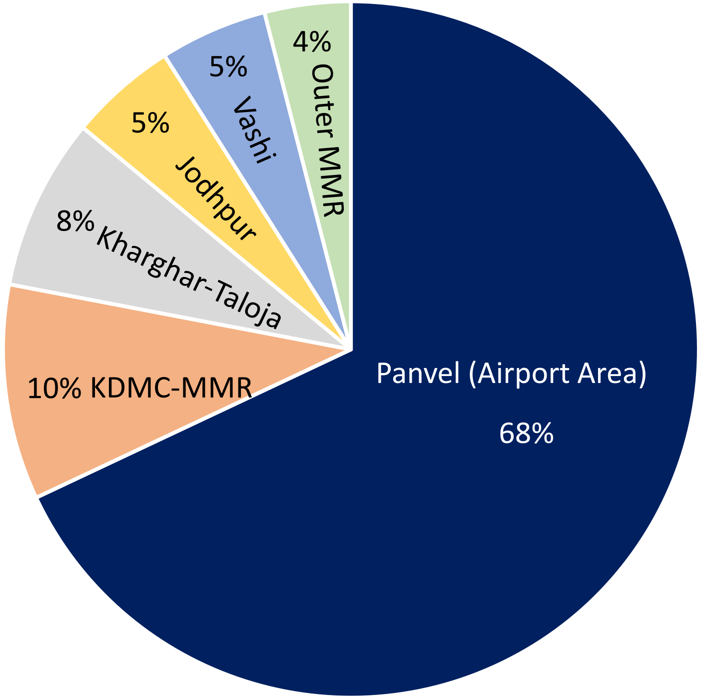
16 Projects in MMR	3 Projects in Jodhpur	Geographical Revenue Mix



MMR



Jodhpur



Revenue Mix of Ongoing Projects

Strategic expansion into Hospitality

Mid Income & Affordable Housing	Society Redevelopment	Premium Horizontal Development (Villas)	Hospitality Assets

Key Growth Drivers

- **Airport Connectivity:** NMIA operational in 2025, projected to scale to 90 million passengers by 2032; Airport-led urbanization will drive rapid growth in commercial office, retail, and convention infrastructure.
- **Supply Constraint :** Acute shortage of authentic luxury brands; existing inventory is heavily skewed toward mid-scale business hotels.
- **Eastward Demand Shift:** Capturing rising demand from corporate shifts toward Panvel, Ulwe, Kharghar, etc.
- **Diverse Guest Profile:** Strong demand from global executives, airlines, MICE events & transit passengers
- **Location advantage:** Strategic access to key economic corridors including Mumbai, Navi Mumbai, Pune Expressway, JNPT Port, industrial zones & emerging business districts.
- **Event Potential:** Growing potential for destination weddings and large-scale conventions, supported by improved connectivity.

The company has undertaken 2 projects in Hotel development,
a 221 key 5-Star Luxury Hotel in Panvel, Chowk and a 108 Key 4-Star Hotel in Khopoli

New Mix-use Project to build Annuity Income Pool – World Villas

The proposed project encompassing Residential Villas, Gymkhana and 5-Star Hotel has a total outlay of INR 3.5 Bn and IRR for 15%

Premium Villa Township

- 391 platinum series luxury villas with a development potential of ~1mn sq. ft. and Gross Development Value of INR 12 Bn
- Target customers are HNIs and lifestyle buyers
- 90 acres land parcel acquired through outright purchase, surrounded by nature
- Prime area at Chowk (off Old Mumbai-Pune highway), 30 mins from Navi Mumbai International Airport and 60 minutes from South Mumbai

Hotel

- 221-key upscale destination on 10 acre land parcel
- Ideal for weddings, corporate events, room rentals
- Annuity income from operations
- Hotel land has been transferred to a wholly owned subsidiary Dwellcons Pvt Ltd

Gymkhana

- Land: 10.5 acres
- Recurring revenue in the form of membership fees, food and beverage sales, event rentals, sports facilities

The development will result in massive asset creation and generate recurring income stream for the company, further strengthening the balance sheet

Arihant World Villas - Master Layout

ARIHANT SUPERSTRUCTURES LTD. CONTINUING STABILITY Changing Lifestyle

Ongoing Residential Projects

Projects	Location	Economic Interest of ASL (%)	Total Units (Nos.)	Units Booked (Nos.)	Total Saleable Area (Sq. ft.)	Area Sold (Sq. ft.)	Sale Value of Booked Area (INR Mn)	Amount received (INR Mn)	Value of unsold Inventory (INR Mn)	Total Estimated Receivable (INR Mn)	Revenue Recognized (INR Mn)	Estimated Balance cost to complete (INR Mn)	Project Completion status (%)
Aspire Ph 1	Panvel	60%	1,210	1,138	12,12,911	11,35,316	7,269	6,808	582	1,043	7,127	3	99.9%
Aspire Ph 2 & 3	Panvel	60%	692	611	6,53,835	5,88,395	4,103	3,078	491	1,516	2,113	1,291	51.9%
5 Anaika	Taloja	60%	433	364	3,62,672	2,97,122	1,380	1,322	302	360	1,267	45	94.5%
Aalishan Ph 2	Kharghar	60%	432	294	5,58,480	3,87,615	3,186	2,575	1,418	2,029	2,133	608	76.1%
Amisha Ph 3	Taloja	60%	241	113	1,53,963	71,795	102	71	329	360	29	236	34.9%
Aloki Ph 3 & 4	Karjat	60%	248	183	1,61,149	1,18,878	424	409	152	167	380	35	91.6%
Advika	Vashi	60%	327	150	4,92,860	2,32,365	3,376	2,093	4,025	5,308	2,038	830	73.1%
Adita Ph 5	Jodhpur	100%	72	-	86,640	-	-	-	347	347	-	173	11.1%
Arshiya Ph 4	Khopoli	100%	138	11	1,11,888	9,472	30	16	358	372	6	207	21.4%
7 Anaika	Taloja	100%	549	78	3,73,132	40,734	220	118	1,745	1,847	-	791	7.9%
Aayan Ph 1	Titwala	100%	230	37	1,58,247	22,487	95	66	570	599	51	134	61.4%
Aaradhya Ph 1	Kalyan	100%	435	331	3,02,524	2,34,956	1,128	1,064	338	402	1,078	3	99.6%
Aaradhya Ph 2	Kalyan	100%	412	114	3,34,744	89,245	434	291	1,227	1,370	290	489	38.8%
Avanti Ph 1 & 2	Shilphata	100%	690	294	5,08,472	2,32,006	1,485	436	1,797	2,846	183	1,733	11.8%
Adarsh Ph 1	Taloja	100%	778	242	5,39,890	1,78,119	939	379	1,917	2,478	197	1,294	22.2%
World Villas Ph 1	Chowk	100%	180	59	10,06,034	3,63,249	1,568	716	4,476	5,328	363	1,875	27.7%
Total			**7,067**	**4,019**	**70,17,441**	**40,01,755**	**25,739**	**19,442**	**20,074**	**26,371**	**17,253**	**9,746**	

Note: Area potential is as per management estimates subject to plan approvals from regulatory authorities
Above figures are based on Management Estimates which are subject to change

Forthcoming Residential Projects

MMR Projects						
Category	MMR Projects	Location	Total units (No.)	Total Saleable Area (Sq.ft)	Economic Interest of ASL	Rev. Potential (INR Mn)
Premium	World Villas	Chowk	215	14,04,482	100%	12,000
	Town Villas	Chowk	1,600	58,80,000	100%	48,000
Mid Income	TBD	Panvel	1,000	10,00,000	60%	8,500
	Aspire	Panvel	840	18,57,298	60%	14,500
	Avanti	Shilphata	696	8,58,210	100%	6,300
Affordable	Amisha	Taloja	168	1,12,658	60%	500
	Arshiya	Khopoli	684	7,77,656	100%	3,200
	Aayan	Titwala	468	2,19,996	100%	930
	Aaradhya	Kalyan Annexe	358	2,72,234	100%	1,450
	Anmol	Badlapur	178	1,32,917	60%	500
	Aloki	Karjat	316	2,18,764	60%	800
Total			**6,523**	**1,27,34,215**		**96,680**

Jodhpur Projects						
Category	**Jodhpur Projects**	**Location**	**Total units (No.)**	**Total Saleable Area (Sq.ft)**	**Economic Interest of ASL**	**Rev. Potential (INR Mn)**
Affordable	Anchal	Dal Bai Circle	1,848	17,38,800	100%	6,500
	Adita	Dal Bai Circle	120	91,653	100%	400
Total			**1,968**	**18,30,453**		**6,900**

The company has 14.6 mn sq. ft. of forthcoming project portfolio
with a revenue potential of INR 100 bn

Note: Area potential is as per management estimates subject to plan approvals from regulatory authorities
Above figures are based on Management Estimates which are subject to change

Ongoing Residential Projects (1/3)

ARIHANT 5 ANAIKA


Revenue Potential	INR 1,700 Mn
Total Units	433
Total Saleable Area	3.63 lakh Sq.ft.
Completion Status	95%

ARIHANT ADVIKA


Revenue Potential	INR 7,000 Mn
Total Units	327
Total Saleable Area	4.93 lakh Sq.ft.
Completion Status	73%

ARIHANT AARADHYA


Revenue Potential	INR 1,500 Mn
Total Units	440+192+220
Total Saleable Area	3.02 lakh Sq.ft.; 1.40 lakh sft; 1.95 lakh sft
Completion Status	Phase 1 – 100% Phase 2 - 39%

ARIHANT CLAN AALISHAN


Revenue Potential	INR 8,000 Mn
Total Units	811
Total Saleable Area	9.99 lakh Sq.ft.
Completion Status	Phase 1 – 100% & Phase 2 – 76%

* Elevation image is an Artist's impressions for representational purposes only

Ongoing Residential Projects (2/3)

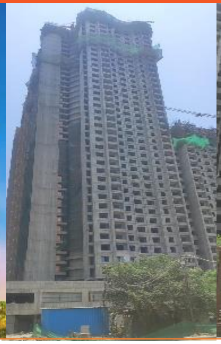
ARIHANT AMISHA


Revenue Potential	INR 1,200 Mn
Total Units	476
Total Saleable Area	3.18 lakh Sq.ft.
Completion Status	Phase 1 & 2 - 100% & Phase 3 -35%

ARIHANT ARSHIYA


Revenue Potential	INR 3,000 Mn
Total Units	979
Total Saleable Area	8.62 lakh Sq.ft.
Completion Status	Phase 1,2, 3 - 100% & Phase 4 - 21%

ARIHANT ASPIRE


Revenue Potential	INR 10,000 Mn
Total Units	1,902
Total Saleable Area	18.67 lakh Sq.ft.
Completion Status	Phase 1-100%, Phase 2 - 64%, Phase 3 - 39%

ARIHANT ADITA


Revenue Potential	INR 3,000 Mn
Total Units	889
Total Saleable Area	1.30 lakh Sq.ft.
Completion Status	Phase - 1,2,3,4 - 100% & Phase 5 – 11%

* Elevation image is an Artist's impressions for representational purposes only

Ongoing Residential Projects (3/3)

ARIHANT ALOKI


Revenue Potential	INR 1,000 Mn
Total Units	127+121
Total Saleable Area	0.85 lakh Sq.ft.; 0.79 lakh Sq.ft.
Completion Status	Phase 3 - 98%, Phase 4 - 85%

ARIHANT AAYAN


Revenue Potential	INR 1,500 Mn
Total Units	230
Total Saleable Area	1.58 lakh Sq.ft.
Completion Status	61%

ARIHANT ADARSH


Revenue Potential	INR 2,800 Mn
Total Units	778
Total Saleable Area	5.40 lakh Sq.ft.
Completion Status	22%

ARIHANT ANCHAL


Revenue Potential	INR 1,180 Mn
Total Units	532
Total Saleable Area	4.78 lakh Sq.ft.
Completion Status	Completed

* Elevation image is an Artist's impressions for representational purposes only

Company Overview

Company Overview

Rs 14,000 Cr+	21 mn sq. ft.	12.7 mn sq. ft.	14,200+	<INR 500/sq. ft.	430+
Gross Development Value	Under Development across 19 projects	Developed in MMR & Jodhpur	Unit delivered across 67 projects	Lowest land acquisition in the industry	Strong team led by professional mgmt.

- Established in 1994, Arihant Superstructures Ltd. (ASL) is one of the largest real estate developer in the affordable and mid-income segment
- Headquartered in Navi Mumbai, the company has 19 ongoing projects across MMR & Jodhpur with:
  - Rev. potential of INR 140bn+ (comprising 15,000+ units, 21 mn. sq. ft. area) with an optimum blend of premium, mid-income & affordable categories
  - 75% of the projects are located within a travel time of 10 to 30 minutes from the 24x7 operational Navi Mumbai International Airport
  - operations across 12 high growth micro-markets of MMR (including Vashi, Panvel, Thane, Kharghar, Kalyan, Karjat) and Jodhpur, Rajasthan
  - 15% of ongoing development under asset light model (via JVs, JD and DM) in the mid-income segment
- Ventured into luxury segment to develop a Villa project, a 5-Star Hotel and a Sports Gymkhana to generate annuity income
- Delivered 14,200+ units across 67 projects by relentless customer focus and strong execution resulting in trust and high brand recall
- Completely integrated in-house capabilities of land acquisition & procurement, liaison, design & engineering, EPC and marketing & sales to carry out end to end operations with a deep understanding of space, design and construction
- Operates "Mirroring the population-matrix" strategy with offerings across all income segments thereby de-risking sales and profitability from demand stagnancy during adverse industry cycles

Key Operating and Financial Metrics (Rs million)		Pre-Sales	Revenue	Collections	EBITDA	PAT	Net Worth
	Growth	2.05x	2.04x	1.88x	2.53x	2.86x	2.76x
	FY26	9,774	5,510	5,389	1,266	460	4,498
	FY20	4,760	2,702	2,870	500	160	1,630

Our Journey

Financial Growth
FY 20 – FY 26

Revenue	EBITDA	PAT
2.05x	2.53x	2.86x

- **2026** Certified as a "Great Place to Work"
- **2024** Launched our 1st Villa Project ~ World Villas
- **2023** Forayed into Sports & Hospitality segment to generate Annuity Income
- **2022** Launched our 1st project in Kalyan – Arihant Aaradhya
- **2021** Record sales of 1,097 units crossing 1 million sq. ft. saleable area
- **2017** Launched our flagship project Arihant Aspire
- **2016** Won award for Best Corporate Brand from Economic Times
- **2014** Crossed INR 1 billion in revenue
- **2011** Launched landmark project in Jodhpur under PPP Scheme
- **2007** Completed and delivered 25 projects
- **2004** Completed construction and delivery of 1 million sq. ft. of residential projects
- **2000** Completed 10 projects
- **1999** Identified Navi Mumbai as next area of growth, 30 projects planned over 15 years
- **1994** Launch of real estate division

Our Net worth grew by 5.2x during the last decade

Board of Directors

Mr. Ashok Chhajer, Chairman and Managing Director	• Entrepreneur with more than 30 years of experience in the real estate business, has also led other ventures in textile and oil refinery business. • Oversees corporate strategy, project design and land acquisition functions. • Works relentlessly towards transparency, corporate governance and stakeholder management.
Mr. Nimish Shah, Whole Time Director	• Was a government registered contractor in Maharashtra and collaborated with several groups in real estate sector. • A civil engineer with over 20 years experience in construction and related activities. • Actively involved in engineering including planning and execution, project estimation, contracts and site organization of projects, etc.
Mr. Parth Chhajer, Joint Managing Director	• Worked with leading organizations like CLSA, Equirus and Deloitte in capital markets and enterprise risk services. • Responsible for product development, marketing & sales strategy; also actively involved in the finance function. • He is a Bachelor of Science (Economics) from Pennsylvania State University, USA.
Mr. Bhavik Chhajer, Joint Managing Director	• Rich experience with organizations like HDFC Red and Jones Lang Salle in developing solutions for real estate sector. • Joined ASL in 2020, core responsibilities include construction activities, procurement; overseas human resource function as well. • Studied Bachelor of Science (Business) from Indiana State University, USA.
Mr. Pramod Deshpande, Independent Director	• Worked for over 35 years in MIDC, a semi government corporation of Government of Maharashtra. • At MIDC, he served in various departments like architecture, planning, SEZ, DMICDC, etc. before retiring in 2016 as an Associate Architect, Class I officer.
Mr. Abodh Khandelwal Independent Director	• Has over 35 years of experience in FP&A, MIS reporting and business modelling, project finance, etc. • He is currently serving as Director Finance at Mumbai Metro Rail Corporation and has previously worked with Konkan Railways and JK Cements Ltd. • He is a qualified Chartered Accountant and also serves as an Independent Director at Gujarat Road and Infrastructure Company Limited.
Mrs. Sheetal Bhilkar Independent Director	• Has over 30 years of experience in business development, marketing, human resources, design, etc. • She is currently serving as Director at Urja Building Services Consultants Ltd., and President at Real Women Global Community. • She has done her bachelors in electrical engineering from SBM College of engineering and Technology.
Dr. Raghuveer Singh Rajpurohit Independent Director	• Has over 27 years of academic and industry experience across prominent institutions - Principal at OKIMT, Kota and SCMIRT, Pune, and Professor at IMS Noida. • Appointed as Chairman of Sangam India Limited by the Hon'ble Rajasthan High Court for merger proceedings in 2006. • Awarded the title of National Arbiter of Chess by the All India Chess Federation in 1998.

Management Team

Mr. Udit Kasera, Chief Financial Officer	• Finance professional with 15+ years of diverse experience across investor relations, treasury, corporate finance, audit, and investment banking. • Worked with leading firms including KPMG, Wipro, CRISIL, Deloitte, and most recently led Finance & Investor Relations at CarePal Group. • Holds an MBA from IIM Bangalore, a Chartered Accountant, B.Com (Hons.) from Delhi University and has passed all three levels of the CFA Program
Mr. Manoj Dhondge Company Secretary & Compliance Officer	• Company Secretary and Legal Professional with over 10 years of total experience. • Skilled in handling corporate governance, SEBI & Companies Act compliances, legal drafting, and secretarial functions with a proven record of supporting listed entities such as Arihant Superstructures Ltd., Nidhi Granites Ltd., and CARE Ratings Ltd. • Holds a Bachelor degree in Commerce, LLB. & LLM. from Mumbai University and is a qualified Company Secretary from ICSI.
Mr. Hariharan Nadar VP Sales	• Sales professional with 20+ years of experience in sales, marketing, business development, key account management and market research. • Has Worked with Mittal Merchant Realty and Xrbia Developers, Prince Infrastructure Pvt. Ltd. and Bharti Airtel among others. • Holds an MBA in Sales and Marketing and B.Com from Mumbai University.
Mrs. Teji Ghosh, VP Marketing	• Worked for over 2 decades of experience in handling accounts for real estate, PSU banks , clothing and retail brands, child development, education clients. • Worked with a leading media agency with expertise in media planning, brand positioning, PR events, client relations, etc. • Joined ASL in 2019, responsible for long term client engagement and relationship management with all media agencies.
Mr. Sumit Basak DGM HR	• HR and Talent Acquisition Leader with 12+ years of experience in organizational scaling, leadership hiring, and HR strategy across real estate, quick commerce and technology. • Previously, led talent Acquisition at The House of Abhinandan Lodha; associated with hyper-growth brands including Zepto, Meesho, WhiteHat Jr. • Holds an MBA in Human Resource Management and specializes in workforce planning, org. design, and scalable recruitment strategies.
Mr. Vijaykumar Muttur VP Projects	• Seasoned construction leader with more than 3 decades of experience directing large-scale high-rise projects. • Successfully delivered iconic projects including Crescent Bay (Parel), Kohinoor Square, and major mass housing developments while working with L&T, Shapoorji Pallonji, Today Global, and B.G. Shirke. • Holds a B.E. in Civil Engg. and Advanced Diploma in Constr. Mgmt. (NICMAR); expert in contract management, cost control, and project execution.

Awards and Recognition

2020-2026

Leisure & Entertainment Project of the Year for Club10 Gymkhana by **Realty+**

Excellence in Modern-Edge Technology by **Bharat24**

Business Excellence Award by **Adsync & Zee Business** for Affordable Housing Project of the Year

Best Developer for Green Buildings by **CIA World**

Industry's No. 1 – Promoter Presented By **Herald Global Real Estate Development**

2015-2020

Zee Business Award – Developer of the Year(Affordable Housing)

Affordable Housing Project of the Year for Arihant Arshiya by **CREDAI MCHI**

Award for Quality construction in affordable housing by **The Economic Times, ET Realty award**

Dainik Bhaskar (94.3 MYFM) – Award for Excellence in Quality Construction

IGBC Pre-certified Platinum Rating for Aspire project

ESG Initiatives

Environment

- Design homes to maximize natural lighting and ventilation, reducing the need for artificial lighting and cooling
- Implemented rain water harvesting pits across projects to collect and store rain water
- Installed organic waste composters across all projects
- The company’s flagship project Arihant Aspire has been pre-certified in the ‘Platinum’ category by IGBC
- Use of Aerated Autoclave blocks having lower embodied energy and much higher insulation value
- Use energy efficient lighting and use of low VOC paints & adhesives
- Majority of projects have sewage treatment plants, rainwater harvesting, solar power & heating, presence of green cover

Social

- Conduct on the job safety training for all employees and workers
- Seek safety suggestions and feedback from employees at regular intervals
- Equal opportunity employer with 22% workforce comprising females
- Employs individuals irrespective of their religious background
- Support projects for rural development, infrastructure & livelihood enhancement
- Disaster management, including relief, rehabilitation and reconstruction activities
- Promote education, including special education and employment enhancing vocation skills
- Invest in environment sustainability, economic empowerment, health care and sanitation

Governance

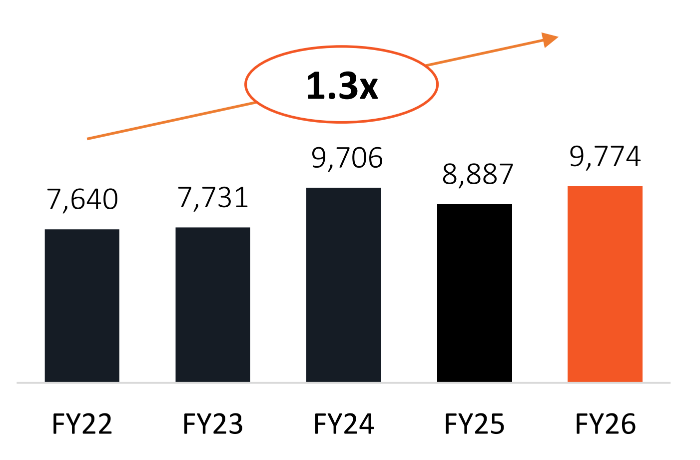
- The Board comprises 50% independent directors with rich and diverse experience to safeguard the interest of all stakeholders
- 100% independent directors in Audit Committee and Remuneration Committee
- Well defined corporate structure with delegated decision making, checks and balances
- Appropriate processes and systems to monitor and evaluate key material risks
- Commitment to independence, accountability, responsibility, transparency and fair & timely disclosures
- The Company has adopted the governance framework in accordance with the applicable SEBI Regulations

Financial Overview

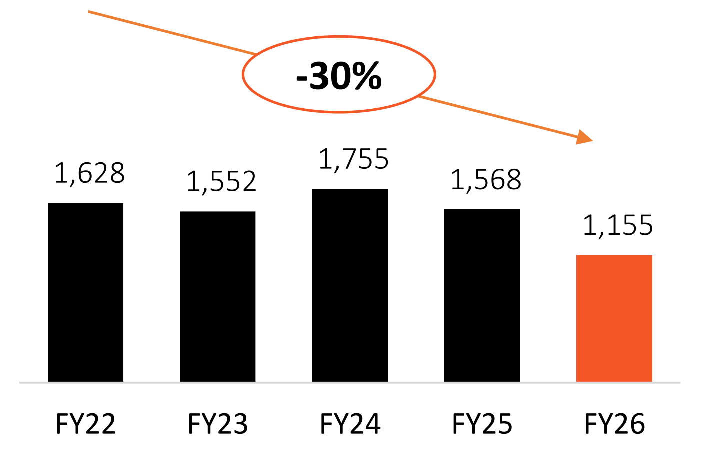
Historical Performance Indicators

ARIHANT SUPERSTRUCTURES LTD. CONTINUING STABILITY Changing Lifestyle

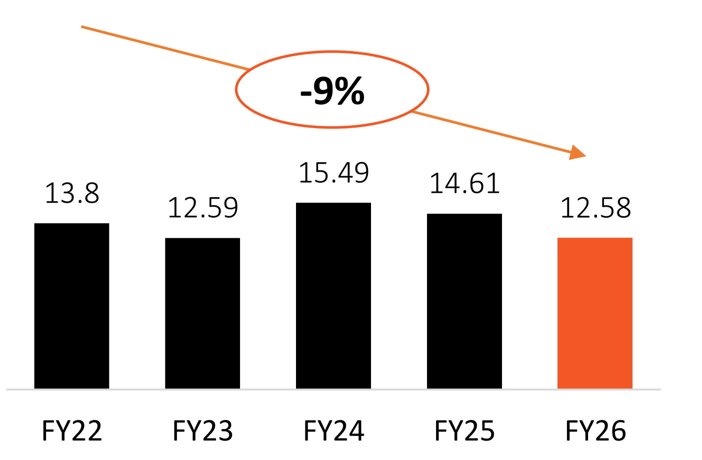
Value of Sales (INR Mn)



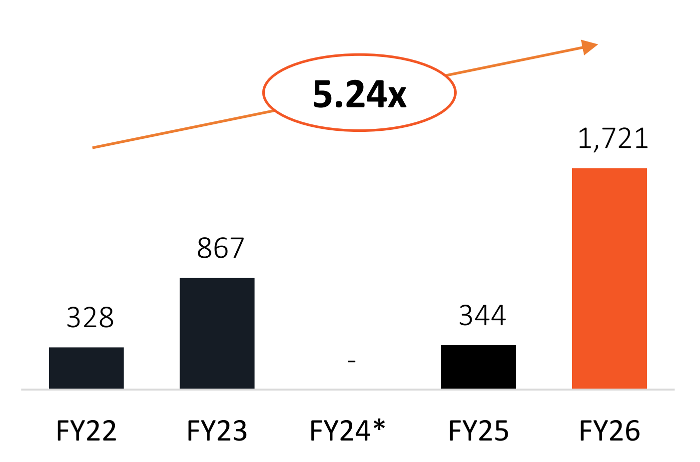
Units Sold (No.)



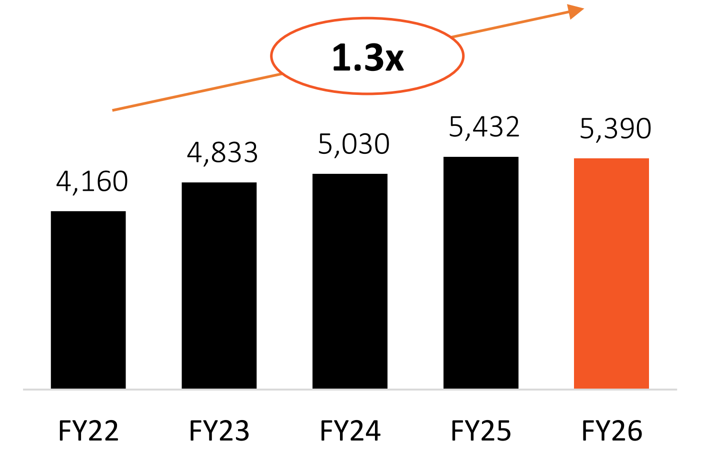
Area Sold (Lakh sq ft)



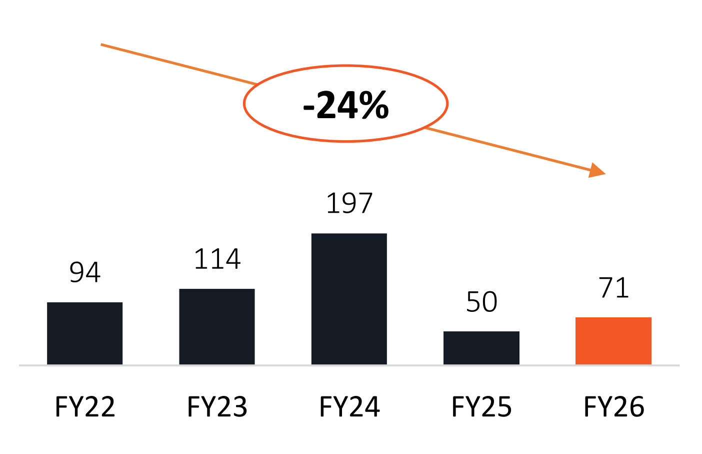
Units delivered (No.)



Collections (INR Mn)



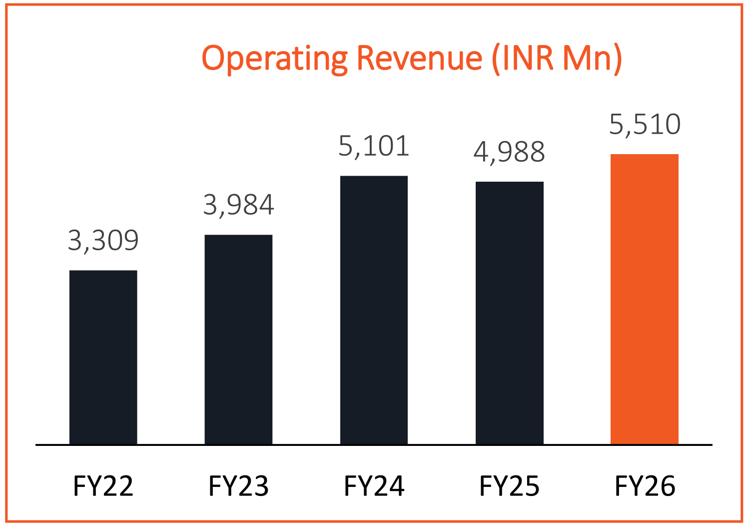
Unsold ready inventory (No.)

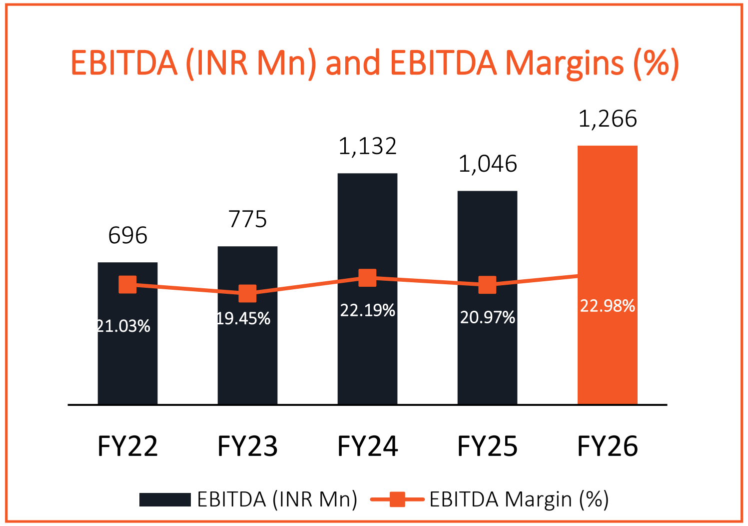


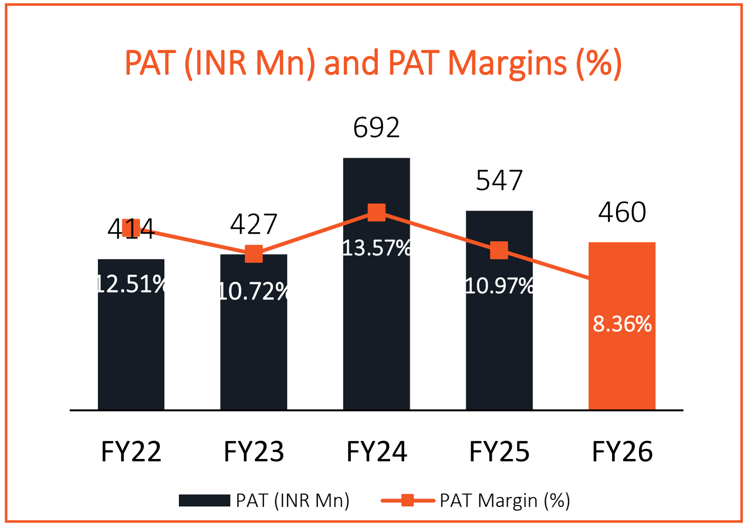
* Units delivered in FY24 were Nil since larger projects were under execution, whereas as some of the near completion projects had delayed OC receipts, thus those deliveries were rolled over. The Phase 1 of the larger projects have now reached the delivery stage which is reflected in the FY26 numbers. Going ahead, on a regular basis the rest of phases will achieve delivery stage at regular intervals. About 5,855 units are under execution currently.

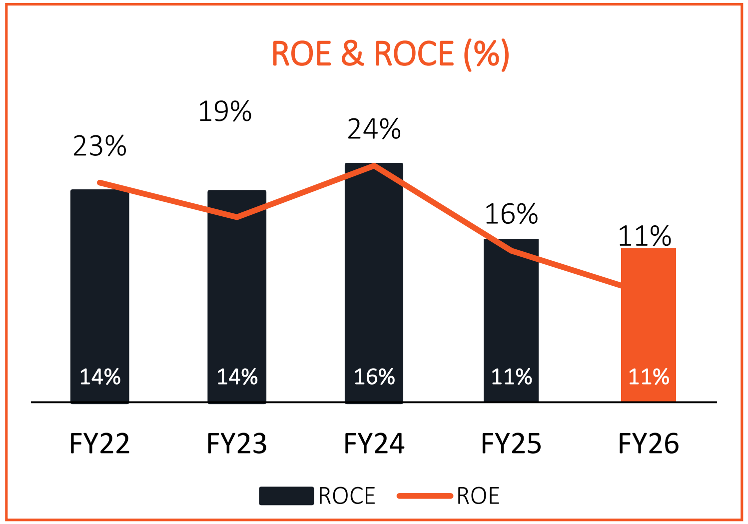
Historical Financial Performance

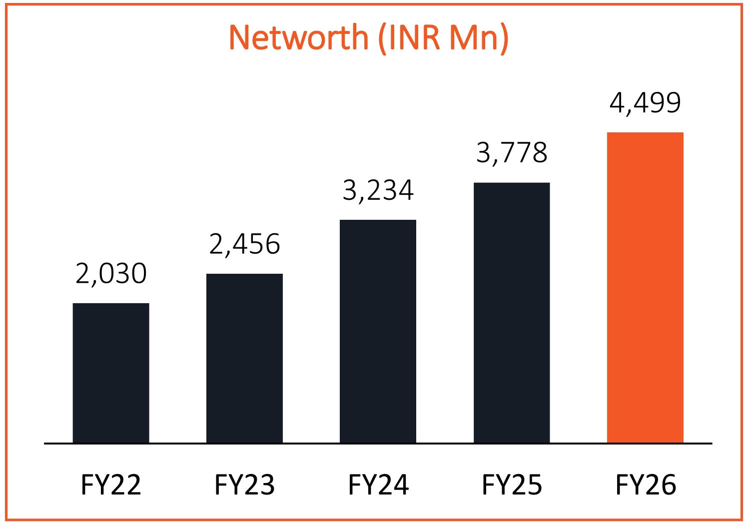
ARIHANT SUPERSTRUCTURES LTD. CONTINUING STABILITY Changing Lifestyle

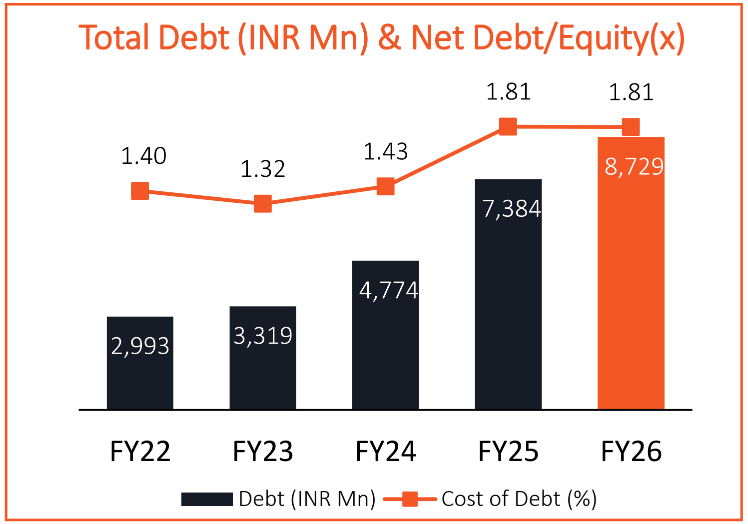












Historical Consolidated Income Statement

Particulars (INR Mn)	FY23	FY24	FY25	FY26
Operating Revenues	**3,984**	**5,101**	**4,988**	**5,510**
Total Operating Expenses	3,209	3,969	3,942	4,244
EBITDA	**775**	**1,132**	**1,046**	**1,266**
EBITDA Margins (%)	***19.45%***	***22.19%***	**20.97%**	**22.98%**
Other Income	23	12	50	50
Depreciation	20	22	24	28
Interest	256	260	410	677
Profit Before Tax	**522**	**862**	**662**	**611**
Tax	95	170	115	151
Profit After tax	**427**	**692**	**547**	**460**
PAT Margins (%)	**10.72%**	**13.57%**	**10.97%**	**8.35%**
Basic EPS (INR)	7.63	10.91	12.64	10.65

Historical Consolidated Balance Sheet

ARIHANT SUPERSTRUCTURES LTD. CONTINUING STABILITY Changing Lifestyle

Particulars (INR Mn)	FY23	FY24	FY25	FY26
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	103	94	835	1,099
Intangible Assets	1	-	1	1
Investment in Property	116	116	146	144
Financial Assets				
(i)Investments	-	-	-	-
(iii)Other financial Assets	399	439	453	152
Deferred tax Assets	1	2	2	3
Sub Total Non Current Assets	**620**	**651**	**1,437**	**1,412**
Current Assets				
Inventories	4,838	5,552	7,285	8,980
Financial Assets				
(i) Investment	-	-	-	1
(ii)Trade Receivables	852	1,039	1,138	1,004
(iii)Cash and Bank Balance	80	150	225	201
(iv)Loans	-	1	1	1
(v) Other Financial Asset	57	87	261	437
Land	2,932	3,967	4,755	4,820
Current Tax Assets	18	-	-	-
Other Current Assets	415	571	760	846
Sub Total Current Assets	**9,192**	**11,366**	**14,425**	**16,290**
TOTAL ASSETS	**9.812**	**12,017**	**15,862**	**17,702**

Particulars (INR Mn)	FY23	FY24	FY25	FY26
EQUITY AND LIABILITIES				
Share Capital	412	506	412	433
Other Equity	1,686	2,186	2,680	3,202
Non-controlling interest	358	542	686	864
Total Equity	**2,456**	**3,234**	**3,778**	**4,499**
Non Current Liabilities				
Financial Liabilities				
(i)Borrowings	3,142	4,161	7,040	7,586
Provisions	7	14	2	6
Sub Total Non Current Liabilities	**3,149**	**4,175**	**7,042**	**7,592**
Current Liabilities				
(i)Borrowings	177	613	343	1153
(ii)Trade Payables	746	638	763	891
(iii)Other Financial Liabilities	51	87	300	308
Other current Liabilities	3,222	3,175	3,524	3,174
Provisions	11	44	41	42
Current Tax Liability	-	51	71	42
Sub Total Current Liabilities	**4,207**	**4,608**	**5,042**	**5,610**
TOTAL EQUITY AND LIABILITIES	**9,812**	**12,017**	**15,862**	**17,702**

Historical Cash Flow Statements

Particulars (INR Mn)	FY23	FY24	FY25	FY26
Cash flow from operations	(118)	(1,207)	(1,388)	(708)
Cash flow from investing	(18)	(7)	(766)	(274)
Cash flow from financing	69	1,284	2,186	945
Closing Cash & cash equivalents	80	150	182	145

Disclaimer

Arihant Superstructures Ltd.

No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Such information and opinions are in all events not current after the date of this presentation. Certain statements made in this presentation may not be based on historical information or facts and may be "forward looking statements" based on the currently held beliefs and assumptions of the management of Arihant Superstructures Ltd., (the “Company” or “ASL”) together with its Subsidiaries (collectively, the “Arihant Group”) *which are expressed in good faith and in their opinion reasonable, including those relating to the Company's general business plans and strategy, its future financial condition and growth prospects and future developments in its industry and its competitive and regulatory environment.*

Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance or achievements of the Company or industry results to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements, including future changes or developments in the Company's business, its competitive environment and political, economic, legal and social conditions. Further, past performance is not necessarily indicative of future results. Given these risks, uncertainties and other factors, viewers of this presentation are cautioned not to place undue reliance on these forward-looking statements, 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 *The Company disclaims any obligation to update these forward-looking statements to reflect future events or developments.* The viewers of this presentation are cautioned not to place undue reliance on these forward-looking statements and management estimates.

This presentation is for general information purposes only, without regard to any specific objectives, financial situations or informational needs of any particular person. This presentation does not constitute an offer or invitation to purchase or subscribe for any securities in any jurisdiction, including the United States. No part of it should form the basis of or be relied upon in connection with any investment decision or any contract or commitment to purchase or subscribe for any securities. None of our securities may be offered or sold in the United States, without registration under the U.S. Securities Act of 1933, as amended, or pursuant to an exemption from registration there from. Moreover, both express or implied representation or warranty is made as to, and no reliance should be placed on, the accuracy, completeness, reasonableness or reliability of this information. None of the directors, promoters or employees of the Arihant Group or any of its affiliates, advisors or representatives accepts any responsibility or liability regarding the accuracy or validity of the information provided herein or any loss or damage suffered by anyone due to perusal of this document.

This presentation is confidential and may not be copied or disseminated, in whole or in part, and in any manner.

Incase of further information you can contact our team:-

Mr. Udit Kasera CFO – Arihant Superstructure Ltd. Email: cfo@asl.net.in	Pratik Patil Email: pratik.patil@dentsu.com	Pranay Premkumar Mobile:- +91 9920766560 Email: pranay.premkumar@dentsu.com	Rajvi Shah Mobile:- +91 9702686258 Email :- rajvi.shah@dentsu.com