
INVESTOR PRESENTATION

Q1 – FY 2023



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CMD'S MESSAGE

“It’s a very satisfying to see Arihant Superstructures achieving a sustainable scalable model which will continue to deliver as key projects are reaching maturity levels with many more in the pipeline. The quarter has been especially a good one for project acquisitions with more than 1 million square feet added to the pipeline and we shall continue to build on this in the coming period. The future of our economy is gradually passing into the hands of millennials who have the knack of proving their worth early. We are proud to welcome Mr. Parth Chhajer, a young leader, as an Additional Wholetime Director. He graduated from Pennsylvania State University, USA and after a stint with a global research major, has been instrumental in driving record sales at Arihant in the last 2 years.”

COMPANY OVERVIEW

VISION

To nurture the best talent and be a “Built to Last” company

MISSION

To construct the most efficient spaces for our customers while leaving the least ecological foot-print

POLICY

To share wealth with all the stake holders and contribute to the well-being of society at large

OVERVIEW



Diversified Portfolio

Presence across
Mumbai Metropolitan Region
(MMR) and Jodhpur



Affordable Housing

Over 96% of portfolio in
affordable and mid-income housing

Ongoing & upcoming projects

~14.12 Million Sq. Ft. across 17
projects over next few years



Operationally Efficient

In-house design, engineering &
project implementation optimizes
quality, timeline and significant
cost savings



Low cost of land acquisition

Avg. Cost of acquisition of land at
less than Rs 500/Sq. Ft.

Delivery

Distinguished track record in
timely delivery of projects; Over
3.5 Million Sq. Ft. completed in last
5 years



Future Ready

Well poised to embark on the
next phase of growth with 2.5
decades of operational experience
by promoters across multiple real
estate cycles

KEY HIGHLIGHTS FOR Q1-FY23

OPERATIONAL HIGHLIGHTS

Business Development

- Entered in the **new market of Titwala** in the MMR region by **acquisition of 10,660 square meters** of land in the affordable housing segment.
- In line with strategy of expanding through **asset-light model**, we have entered into a Joint Development for **15,980 square meters** plot at Shil-Phata in Thane District.
- Acquired 4,150 square meters** of land in Taloja, Navi Mumbai.
- These projects will add approximately **1.2 million Sft** with a **GDV of ~Rs. 640 Crores** to our project portfolio.

Sales & Collections



Units Sold
(533)



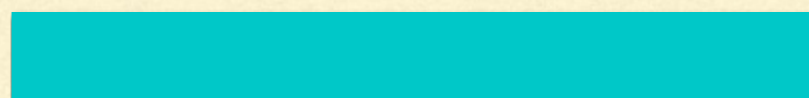
Area Sold
(4.05 L Sft)



Value of sales
(INR 234.8 CR)



Collection
(INR 110.6 CR)



119.3%

Units Sold Y-o-Y Growth %



84.2%

Area Sold Y-o-Y Growth %



85.8%

Value of sales Y-o-Y Growth %



17.7%

Collections Y-o-Y Growth %

(1) Includes Sales under development management model comprising 25 units aggregating to 19,797 Sq. Ft. with a booking value of INR 9.5 Cr

NEW LAUNCH – Q1 FY23



**Artistic Impression for reference only*

- After successful launch of the “Della” Tower in project Arihant Aspire in Q4-FY22, the Company launched a new project in Q1-FY23 in the affordable housing segment “Arihant Aakarshan” at Taloja, the hub of affordable housing in Navi Mumbai.
- Spread across ~10 acres, the project is designed in Roman Architecture and offers a plethora of lifestyle amenities

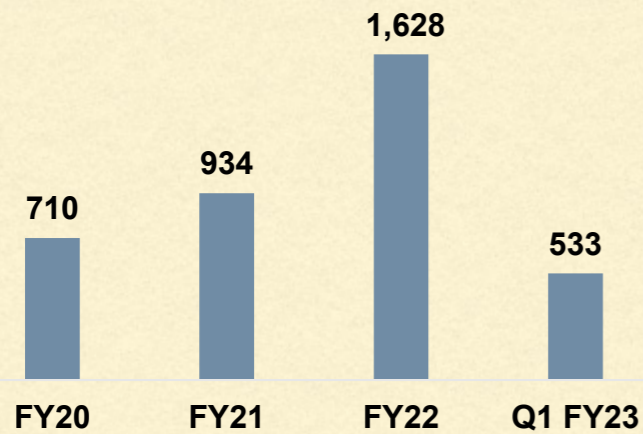
Towers Launched – 4

No. of Units – 439

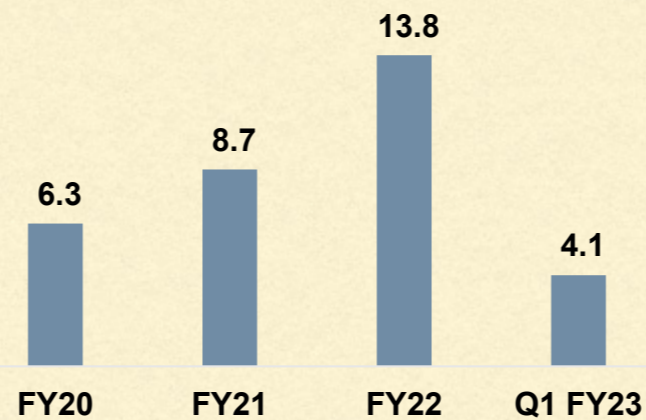
**Units Booked – 266
(60%)**

Q1-FY23 AT A GLANCE

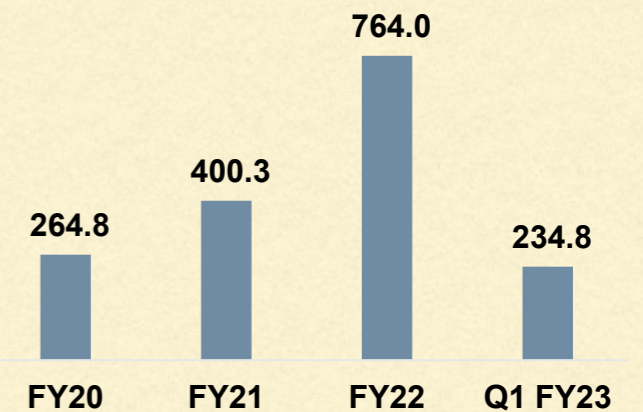
Units Sold (No.)



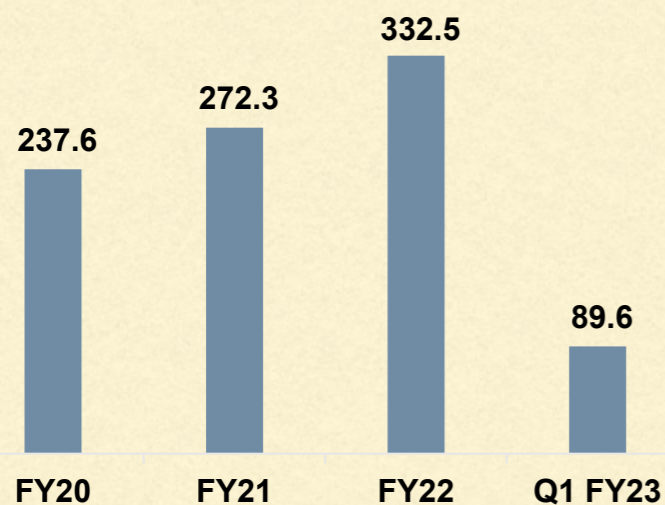
Area Sold (Lakh Sft)



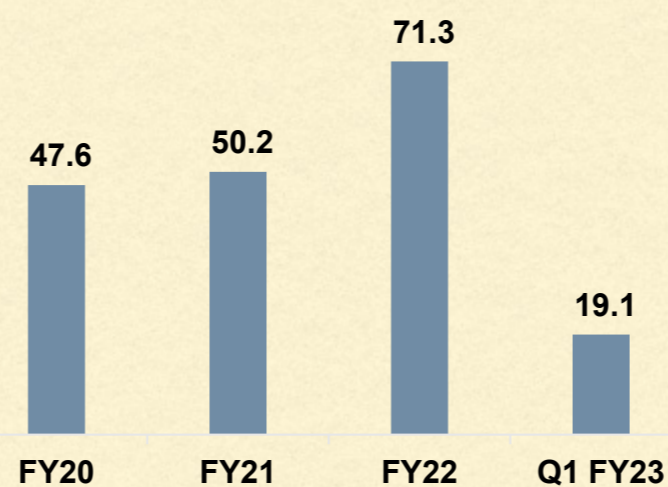
Value of Sales (INR Cr)



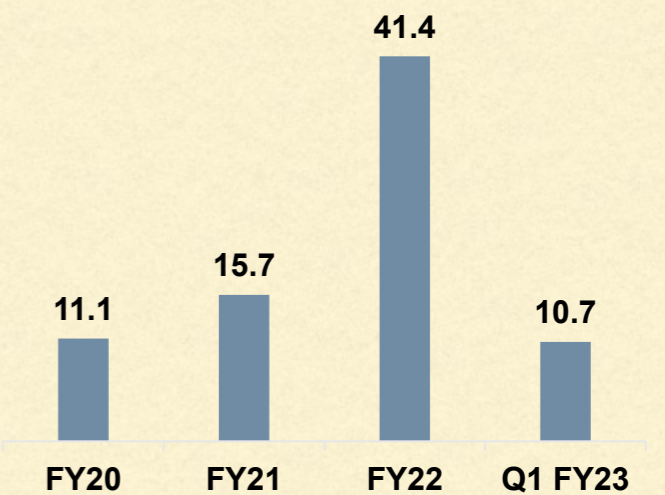
Total Revenue (INR Cr)



EBITDA (INR Cr)



PAT (INR Cr)



Q1-FY23 RESULTS

Particulars (INR Cr)	Q1 FY23	Q1 FY22	% change	FY22	FY21	% change
Total Revenue	89.61	84.64	5.87%	332.52	272.31	22.1%
Total Operating Expenses	70.52	69.26		261.26	222.14	
EBITDA	19.09	15.38	24.08%	71.26	50.16	42.1%
EBIDA Margin	21.30%	18.17%	313 bps	21.43%	18.43%	300 bps
Interest	4.79	5.35		21.03	28.09	
Depreciation	0.46	0.47		1.73	2.04	
PBT	13.84	9.56	44.71%	48.50	20.03	142.1%
Tax	3.14	1.28		7.12	4.29	
PAT	10.70	8.28	29.16%	41.38	15.74	162.9%
PAT Margin	11.94%	9.79%	215 bps	12.44%	5.78%	666 bps

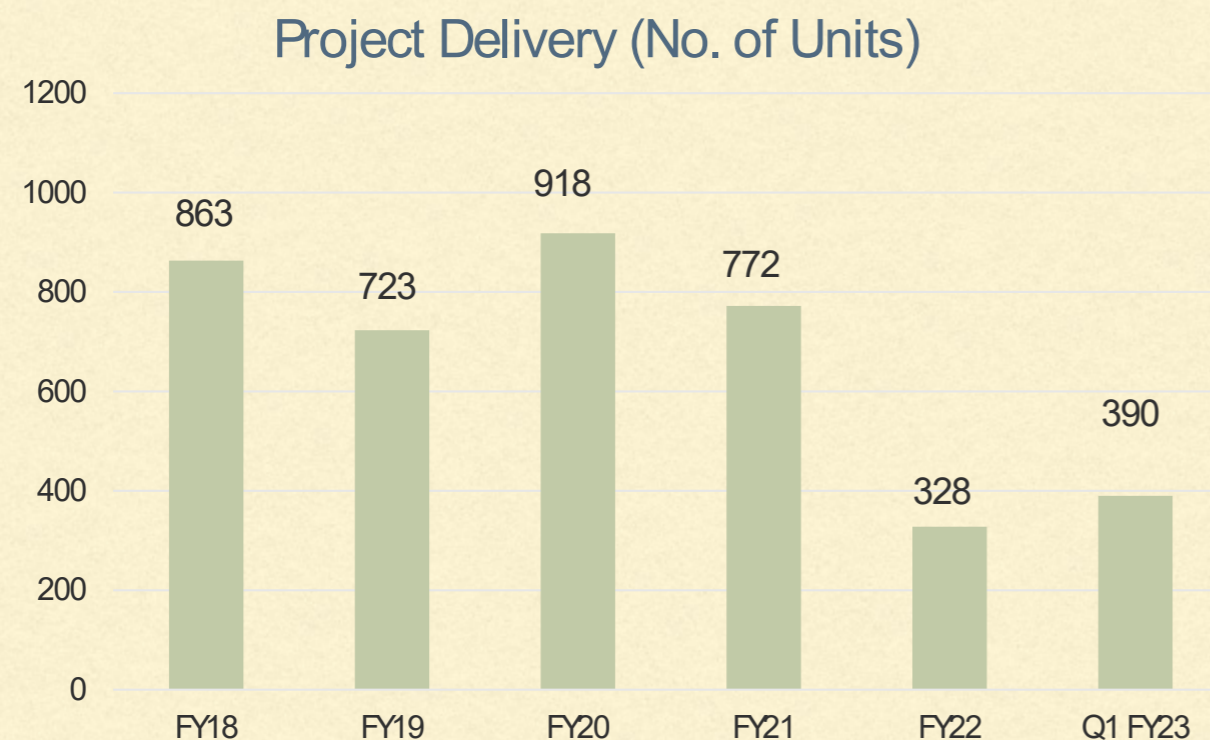
CONSOLIDATED NET DEBT – 30TH JUN 2022

Entity	Entity Debt (INR Cr)	% holding	Debt attributable as per % holding (INR Cr)
ASL	50.39	100%	50.39
Arihant Vatika	1.12	60%	0.73
Arihant Aashiyana	45.44	60%	27.26
Arihant Abode	237.89	60%	142.73
Arihant Gruhnirman	14.96	60%	8.98
Less: Intercompany Eliminations	(36.88)		(22.13)
Total Debt	313.01		207.96
Less: Cash & Cash Equivalents	(37.15)		
Net Debt	275.86		

- 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 to its shareholding i.e. 60% to the Holdco

CONSISTENT PACE OF DELIVERY

- We move forward with a strong belief that timely delivery with superior quality will be the key differentiator in the future
- Consistently delivered 700-900 units year on year since past many years and working towards improving the pace
- While most projects were in under construction stage in FY22, the next 2 years should see significant deliveries across different projects.



LAUNCH PIPELINE

Project*	Location	Category	Timeline	No. of Units	Area (Sft)	Est. Revenue potential# (INR Cr)
Aakarshan	Taloja	Affordable	Q1 - FY23	439	2,66,378	135
Amisha	Taloja	Affordable	Q2 - FY23	140	1,00,464	45
Aayan	Titwala	Affordable	Q2 - FY23	200	1,45,044	160
Aaradhya	Kalyan	Affordable	Q2 - FY23	440	3,02,524	151
Aakarshan	Taloja	Affordable	Q2 - FY23	206	1,47,050	76
Aspire	Panvel	Mid-Income	Q3 - FY23	370	3,74,755	274
Anmol	Badlapur	Affordable	Q3 - FY23	178	1,29,084	52
Arshiya	Khopoli	Affordable	Q3 - FY23	138	1,20,000	40
Aloki	Karjat	Affordable	Q4 - FY23	198	1,52,769	52
Avanti	Shilphata	Mid-Income	Q4 - FY23	425	3,40,000	204
Total (B)				2,734	20,78,068	1,090

*Project includes new phase or new towers/wings in existing phase

#Management Estimate for reference only and subject to periodic reviews

COMPANY OVERVIEW

GEOGRAPHICAL SPREAD – MMR & JODHPUR

14 Projects
(MMR)

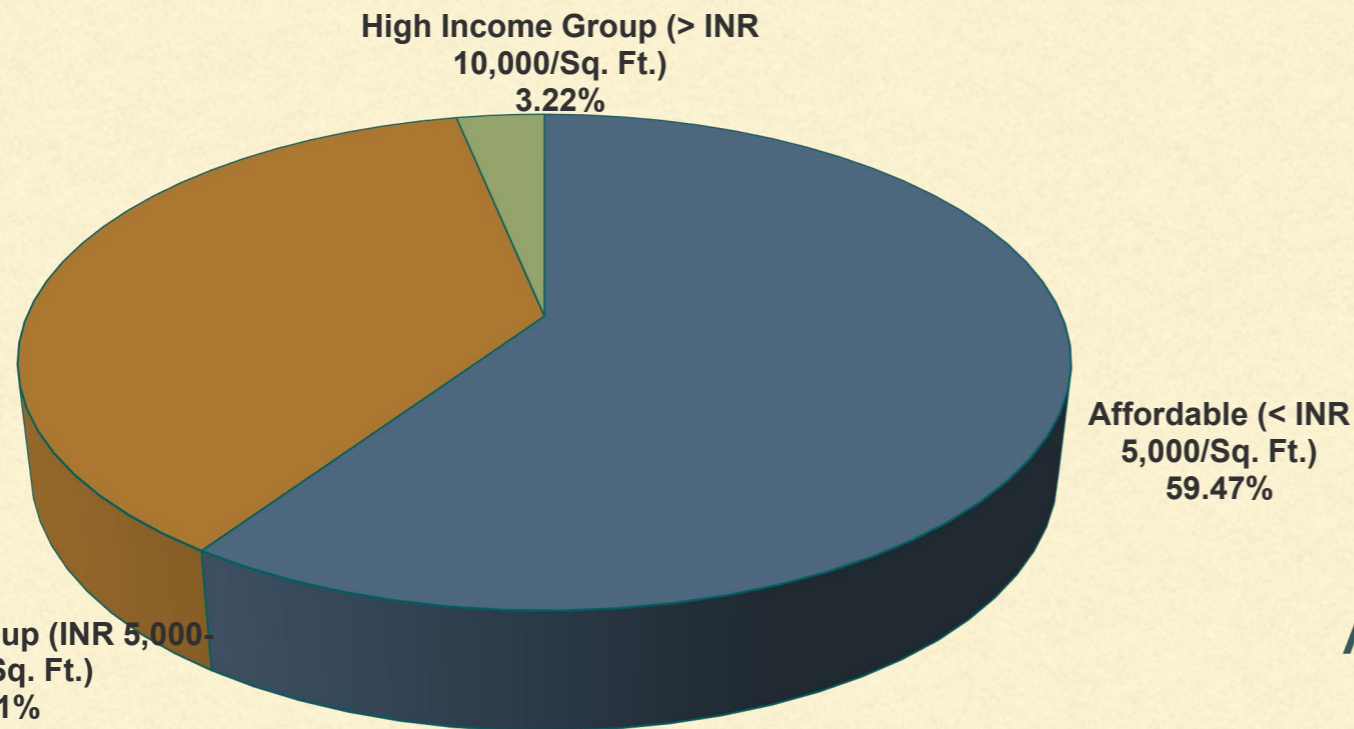


3 Projects
(Jodhpur)



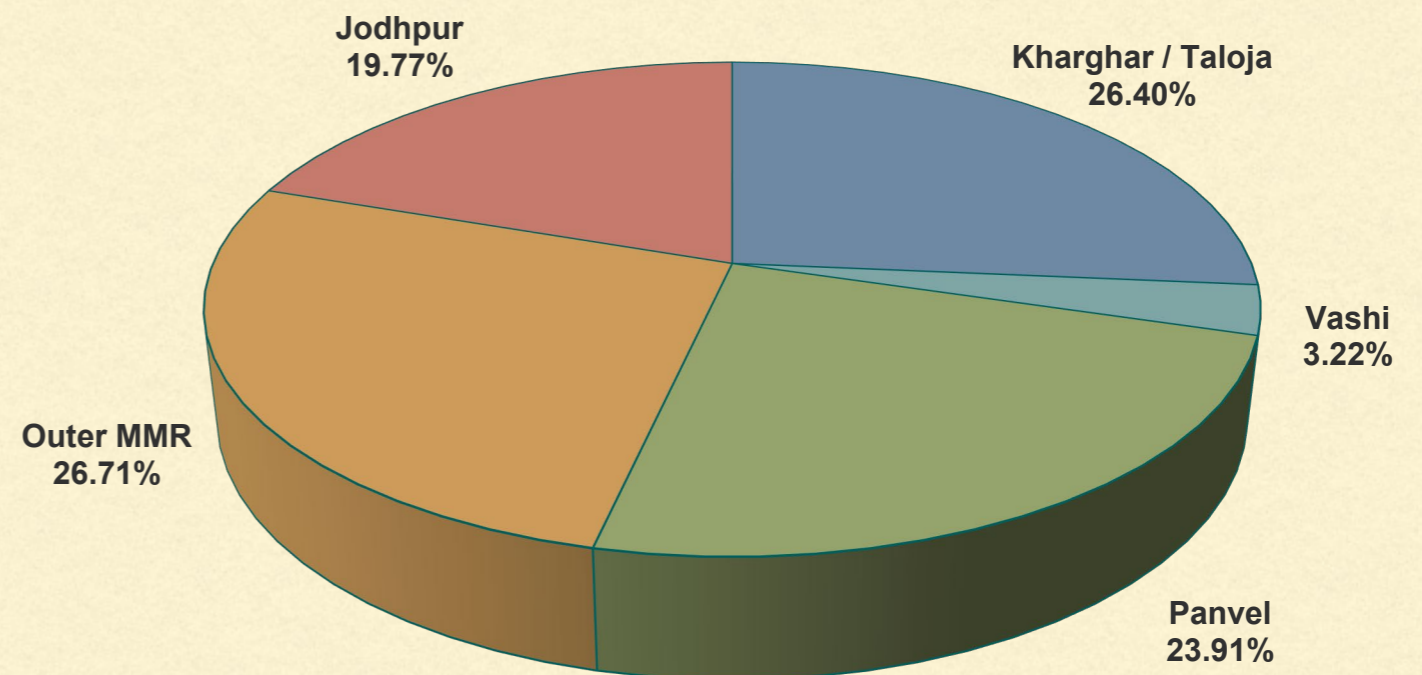
PORTFOLIO MIX

Category-wise portfolio mix



Diversified portfolio mix with focus on affordable and mid income housing

Area-wise Portfolio Mix



Established position in the geographies and market segments by building capabilities and competitive advantage

COMPLETED & ONGOING PROJECTS

Project	Location	Total units (No.)	Units Booked (No.)	Balance Inventory in Units (No.)	Total Saleable Area (Sft)	Area Booked (Sft)	Balance Inventory in Area (Sft)	Economic Interest of ASL
<u>COMPLETED PROJECTS</u>								
	MMR	3,134	3,070	64	25,34,751	24,91,003	43,748	~80%
	Jbdhpur	934	908	26	11,33,004	11,17,834	15,170	100%
Total (A)		4,068	3,978	90	36,67,755	36,08,202	59,553	
<u>ONGOING PROJECTS</u>								
Aakarshan	Taloja	439	266	173	2,66,378	1,66,062	1,00,316	100%
4Anaika	Taloja	396	395	1	2,69,672	2,67,271	2,401	100%
Aarohi	Shilphata	51	25	26	72,381	36,432	35,949	100%
Aloki	Karjat	248	114	134	1,61,149	74,965	86,184	60%
Aalishan	Kharghar	811	387	424	10,01,147	4,68,983	5,32,164	60%
Aspire	Panvel	1,152	750	402	11,82,628	7,48,383	4,34,245	60%
Anmol Ph 3	Badlapur	119	64	55	84,938	49,922	35,016	60%
Advika	Vashi	327	28	299	4,21,260	38,745	3,82,515	60%
5Anaika	Taloja	433	230	203	3,62,672	1,77,270	1,85,402	60%
Amisha Ph 2	Taloja	134	71	63	75,394	35,834	39,560	60%
Adita	Jbdhpur	82	34	48	1,44,975	60,820	84,155	100%
Anchal Ph 1	Jbdhpur	532	415	117	4,78,800	3,73,500	1,05,300	100%
Total (B)		4,724	2,779	1,945	45,21,394	24,98,187	20,23,207	
Total (A+B)		8,792	6,757	2,035	81,89,149	61,06,389	20,82,760	

FORTHCOMING PROJECTS

Project	Location	Total units (No.)	Total Saleable Area* (Sft)	Economic Interest of ASL
Amisha	Taloja	274	2,20,514	60%
Arshiya	Khopoli	1,135	8,56,669	100%
Aspire	Panvel	1,648	19,43,715	60%
Aakarshan	Taloja	1,928	12,56,240	100%
Aaradhya	Kalyan	1,410	9,09,502	100%
Anchal	Jodhpur	1,848	17,38,800	100%
Adita	Jodhpur	72	1,30,730	100%
Ashray	Jodhpur	162	91,653	100%
Anmol	Badlapur	261	1,98,806	60%
Aloki	Karjat	198	1,52,769	60%
Avanti (New)	Kalyan-Shil	850	6,80,000	100%
Aayan (New)	Titwala	520	3,77,115	100%
TBD*	Panvel	1,300	10,40,000	60%
Total (C)		11,606	95,96,513	

Project Portfolio (Ongoing & Forthcoming)

14.12 Million Sft

**Area potential is as per management estimates subject to plan approvals from regulatory authorities*

CASH FLOW STATUS & POTENTIAL

Project	Sale Value of Booked Area (INR Cr)	Amount Received (INR Cr)	Balance Receivables from Booked Area (INR Cr)	Revenue potential of Balance Inventory (INR Cr)	Total Est. Receivables (INR Cr)*	Revenue Recognized (INR Cr)	Balance Revenue to be Recognized from Booked Area (INR Cr)	Balance Potential Revenue (INR Cr)	Economic Interest of ASL
COMPLETED PROJECTS									
	922	903	19	15	35				~80%
	319	306	13	5	17				100%
Total (A)	1,240	1,208	32	20	52				
ONGOING PROJECTS									
Aakarshan	84	6	78	51	129	0	84	135	100%
4Anaika	126	112	14	1	16	83	44	45	100%
Aarohi	19	12	7	17	24	15	4	21	100%
Aloki	26	13	13	31	44	6	20	51	60%
Aalishan	368	244	124	452	576	142	226	678	60%
Aspire	459	183	276	304	580	184	275	579	60%
Anmol Ph 3	18	11	7	13	20	6	12	25	60%
Advika	59	7	52	612	664	0	59	671	60%
5Anaika	80	43	38	89	127	12	68	157	60%
Amisha Ph 2	14	7	7	17	24	1	13	29	60%
Adita	17	12	5	28	33	12	5	33	100%
Anchal Ph 1	85	77	8	32	40	82	2	34	100%
Total (B)	1,355	727	629	1,647	2,276	543	812	2,459	
Total (A+B)	2,596	1,935	661	1,667	2,328	543	812	2,459	

*Management estimates which are subject to change

CASH FLOW STATUS & POTENTIAL

Project	Total Est. Receivables* (INR Cr)	Economic Interest of ASL
Amisha	99	60%
Arshiya	317	100%
Aspire	1,574	60%
Akarshan	691	100%
Aaradhya	455	100%
Anchal	661	100%
Adita	44	100%
Ashray	27	100%
Anmol	80	60%
Aloki	55	60%
Avanti (New)	408	100%
Aayan (New)	160	100%
TBD*	780	60%
Total (C)	5,352	
Total (A+B+C)	7,680	

**Management Estimates which are subject to change*

BOARD OF DIRECTORS

Executive Directors

Ashok Chhajer *Chairman & Managing Director*

- Over 2 decades in the real estate business
- Prior experience ranging from textile, oil refinery to real estate sector
- At Arihant, he oversees corporate strategy, project design and land acquisition functions
- Works relentlessly towards, transparency, corporate governance and stakeholder management

Nimish Shah *Whole-Time Director*

- A civil engineer with over 19 years experience in construction and related activities
- Actively involved in all the nuances of engineering including Planning and Execution, project estimation, contracts and site organization of projects
- Earlier a government registered contractor in Maharashtra and was also associated with several entities in real estate sector

Parth Chhajer *Additional Whole-Time Director*

- Worked briefly with the leading capital markets group CLSA in its India Equity Research Team before joining ASL in 2018
- Responsible for product development, marketing & sales strategy and actively involved in finance function
- He is a Bachelor of Science (Economics) from Pennsylvania State University, USA.

BOARD OF DIRECTORS

Independent Directors

Virendra Mittal *Independent Director*

- IIT Alumnus and a fellow chartered engineer
- Vast experience in construction, real estate, power plants, mining and highway projects
- Has been part of leadership team in ITC Ltd, J. K. Synthetics Ltd., Ansal Properties & Industries, Renuagar Power Company Ltd. and Mukand Ltd.

Chandra Iyengar *Independent Director*

- 1973 batch IAS Officer
- Was Additional Chief Secretary-Home dept. for GOM
- Has led several departments in GOM and GOI, such as Public Health, Industries, Women & Child Development, Higher Education, Finance, etc.

Raj Narain Bharadwaj, *Independent Director*

- Former Chairman and Managing Director of Life Insurance Corporation of India
- Has vast experience in economics and BFSI
- Former Member of the Securities Appellate Tribunal, Government of India and Ministry of Finance

Divya Momaya, *Independent Director*

- Practicing Company Secretary and the founder of D S Momaya & Co.
- ~18 years of experience Company Secretarial Practice
- Promoter of MMB Advisors Private Limited which trains and grooms independent directors, women directors and executive directors

MANAGEMENT TEAM

Deepak Lohia, *Chief Financial Officer*

- CA having 24 years of experience in the areas of Taxation, Accounts & Finance.
- Responsible for Corporate Finance, Internal Controls, Budgeting & Forecasting
- Has earlier worked with ABG Shipyard and Runwal Group to name a few

Abhishek Shukla *Chief Strategy Officer*

- Seasoned business and finance professional with over 16 years experience in P&L Management, Corporate Finance, Business Development and Investment Banking
- Leads the strategy function - Investor Relations, Strategic Finance ,new acquisitions etc.
- He is a CFA charter holder (CFA Institute, USA), MBA (Finance) and a Bachelor of Engineering

Sangeeta Chhajer *Head Post-sales & Operations*

- Rich experience of nearly a decade and a half in the field of administration and operations.
- Responsible for customer relationship management, post-sales activities including collections, documentation, possession and banking operations

Kapil Sengar *VP Sales*

- 18 Years of experience in sales across industries such as Real Estate, Finance & Insurance
- Prior to joining ASL, Kapil has worked with reputed brands like Reliance, Kotak Mahindra, HSBC and Adhijraj Constructions
- Kapil has an MBA from DAVV, Indore

Teji Ghosh *VP Marketing & Brand Management*

- Oversees the marketing strategy, brand communication and project launches
- Responsible for long term client engagement and relationships with all media agencies
- Has worked with a leading media agency for more than 15 years and handled accounts in Real estate, PSU Banking, Clothing brand and Retail Brands

AWARDS & RECOGNITIONS

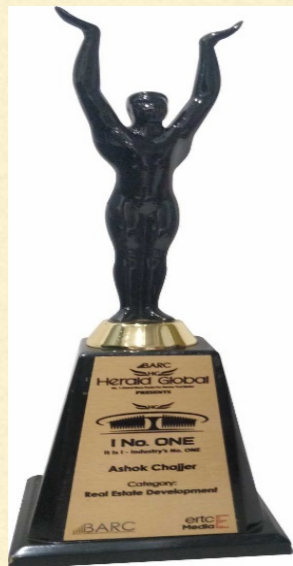
2021



Best Developer for Green Buildings by CIA World



Business Excellence Award by Adsinc and Zee Business for Affordable Housing Project of the Year



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

2017-2020



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



Iconic Award by Radio City for Arihant Aspire, Panvel



IGBC Pre-certified Platinum Rating for Aspire project



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



Arihant Adita – Jodhpur's no1 Housing Society Award, Red FM



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



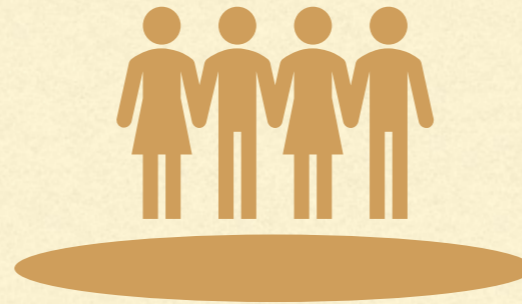
Award for Quality construction in affordable housing by The Economic Times, ET Realty award

ASL engages in sustainable development of Environment, Society and Governance



Environment

- Most of our developments have sewage treatment plants, rainwater harvesting, solar power & heating as well as a green cover
- Use of Aerated Autoclave blocks having lower embodied energy and much higher insulation value
- Energy efficient lighting and use of low VOC paints & adhesives
- Our flagship project Arihant Aspire has been pre-certified in the 'Platinum' category by IGBC



Social

- Social development by supporting Rural development projects, rural infrastructure and livelihood enhancement projects
- Disaster management, including relief, rehabilitation and reconstruction activities
- Promoting education, including special education and employment enhancing vocation skills
- Providing Ration to all laborers & their families staying at the sites during the lockdown due to Covid-19



Governance

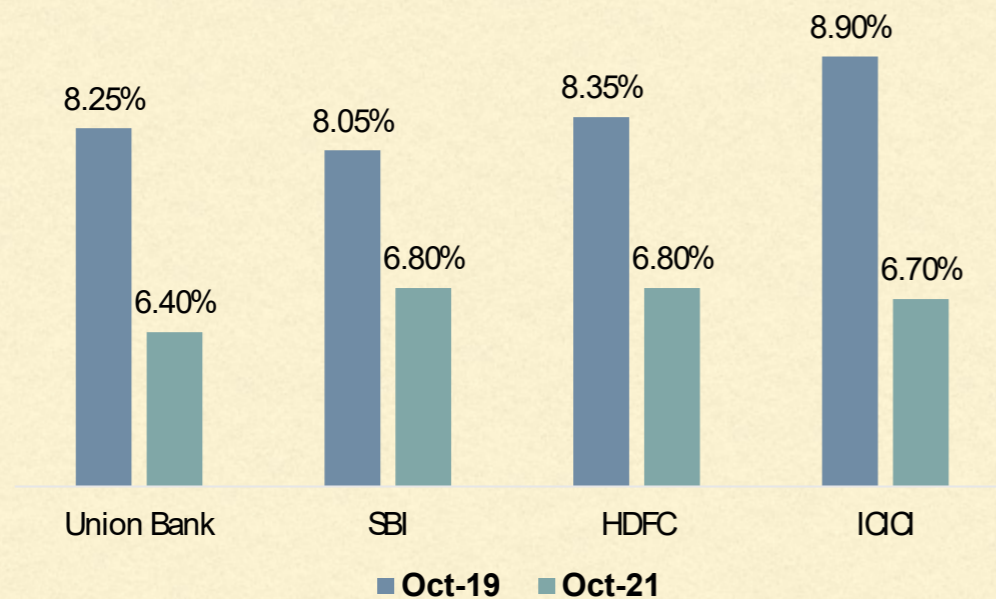
- The Board inculcates culture of accountability, transparency, and integrity
- The Company has adopted governance framework in accordance with the applicable SEBI Regulations
- 4 out of 7 Board Members are Non-Executive Members and Independent Members

BUSINESS DRIVERS

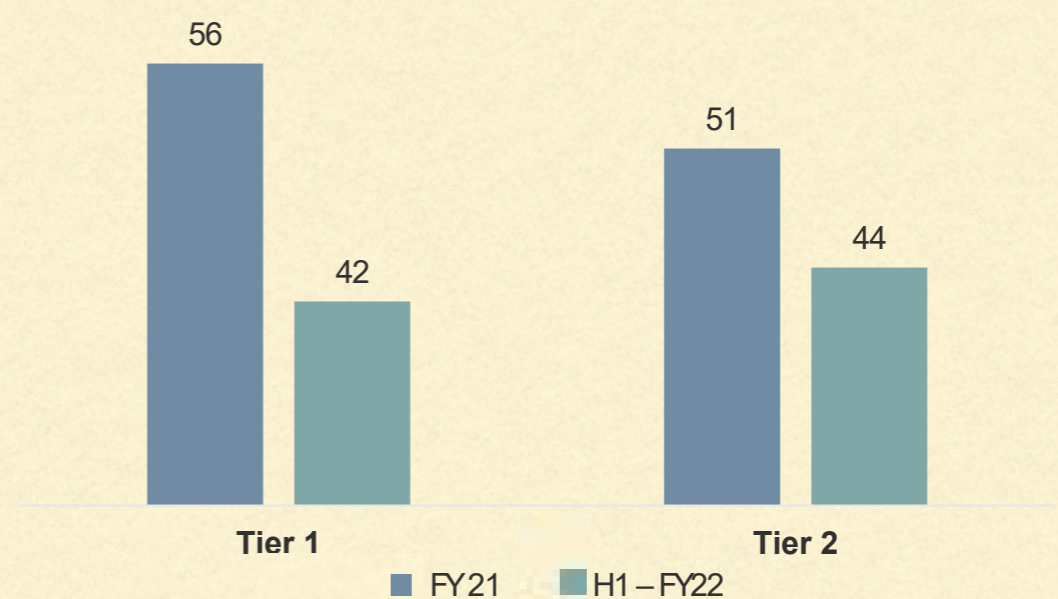
The information contained in this section has been derived from the “Market Research in MMR and Jodhpur Report”, which has been commissioned by our Company from Liasis Foras Real Estate Rating and Research Private Limited.

Real estate sector rejoices on the back of strong macros

Higher affordability due to lower cost of borrowings



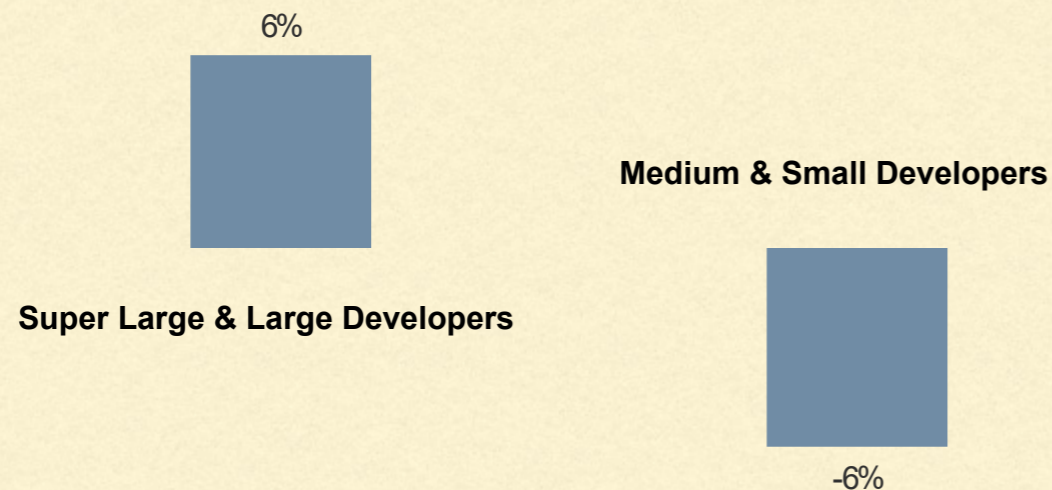
Inventory months reduced in last 6 months



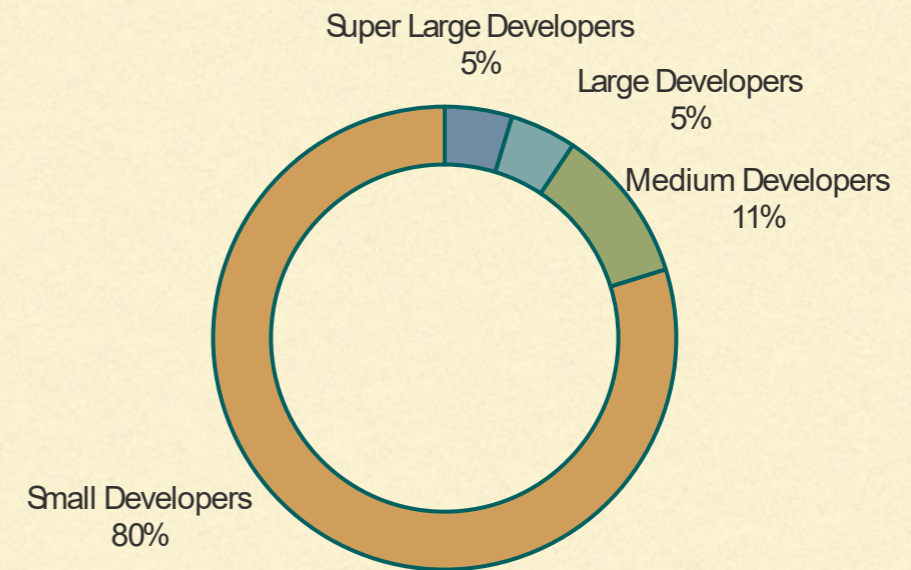
- The housing loan rates in India are at its 15 year lowest
- While there was a dip in the market activity in FY 20-21, the period of FY 21-22 (till date) has witnessed a sharp recovery
- The market has clocked 200 Million Sq. Ft. in six months with new launches of 170 Million Sq. Ft.
- The month-inventory in Tier 1 cities has dropped from 56 months in FY21 to 42 months in H1-FY22
- Inventory in Extended suburbs where ASL operates, has reduced from 59 in FY21 to 47 months in H1-FY22

Real Estate market is broad basing, favoring organized players like ASL

No. of Medium & Small developers reduced in CY20



Immense scope of penetration for larger players

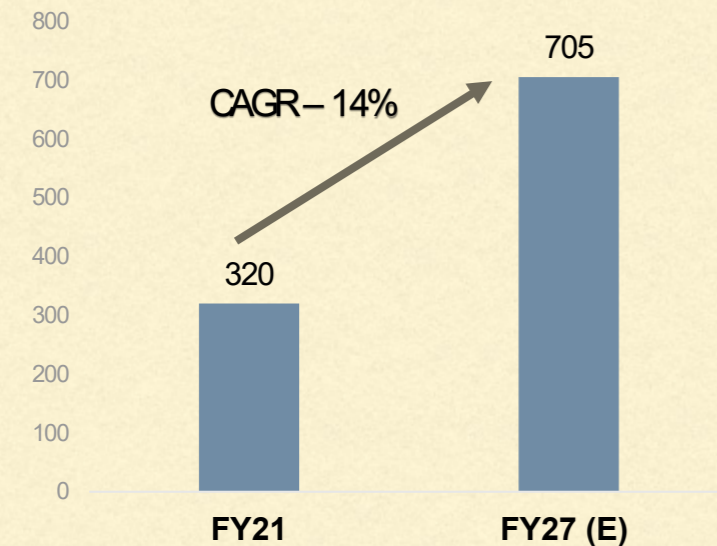


- With implementation of RERA and GST and after effects of Covid 19, the marginal developers are getting edged out of market opening up opportunities for the larger brands
- * Smaller developers with bankable projects are partnering with large, reputed developers through joint developments and other arrangements for a win-win outcome
- Aриhant superstructure is one of the listed established developers having leadership position in Navi Mumbai and extended suburbs of MMR

Affordable segment to outperform: ASL a key player

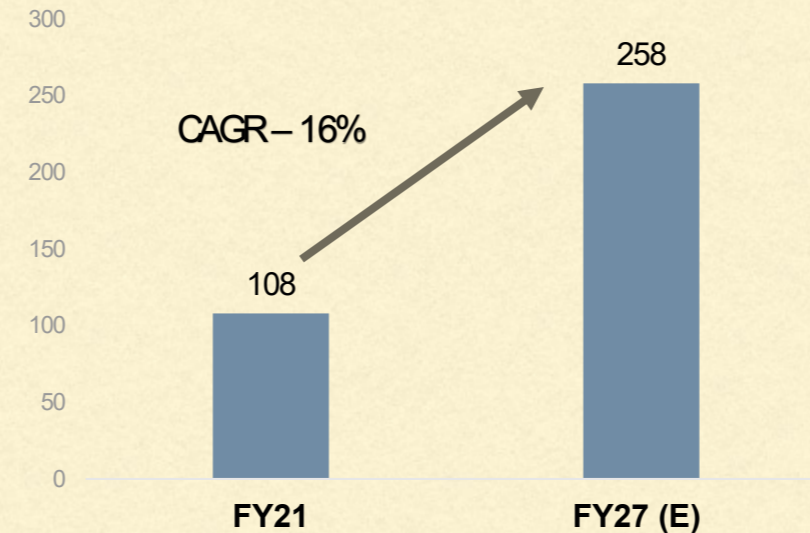
All India residential sales

Million Sq. Ft.



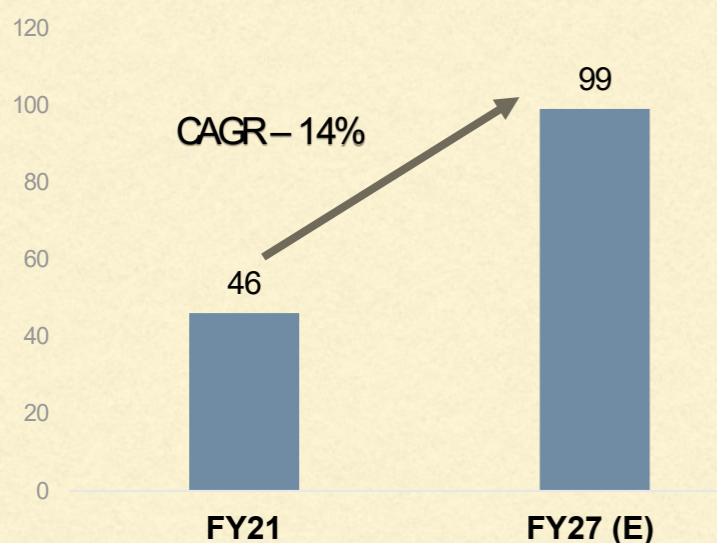
30-60L ticket size residential sales

Million Sq. Ft.



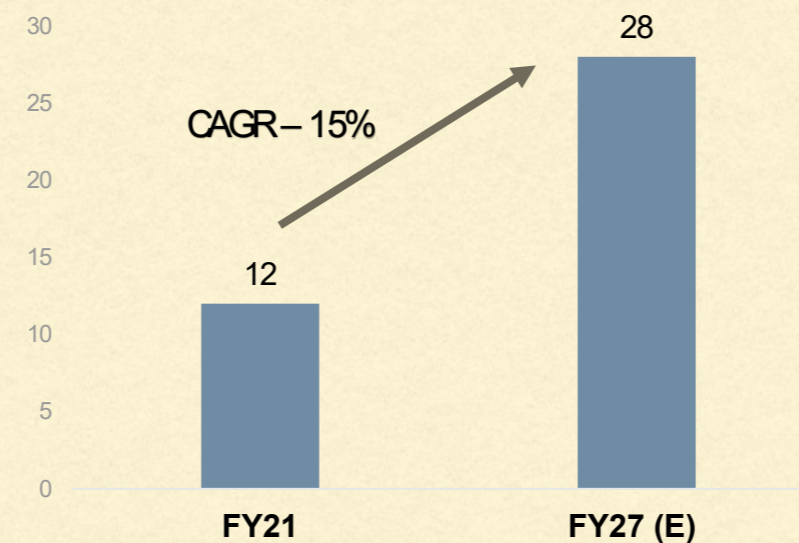
MMR residential sale

Million Sq. Ft.



30-60L ticket size residential sales

Million Sq. Ft.



- MMR Market is estimated to **more than double** by FY27 to absorption volume of 99 Million Sq. Ft.
- 30 to 60 lakh segment expected to grow the fastest
- The share of 30-60 lakh segment has increased in the last four years
- Arihant Group has 34% share of supply in this segment in extended suburb market of MMR

ASL's long-standing presence in extended suburbs of MMR

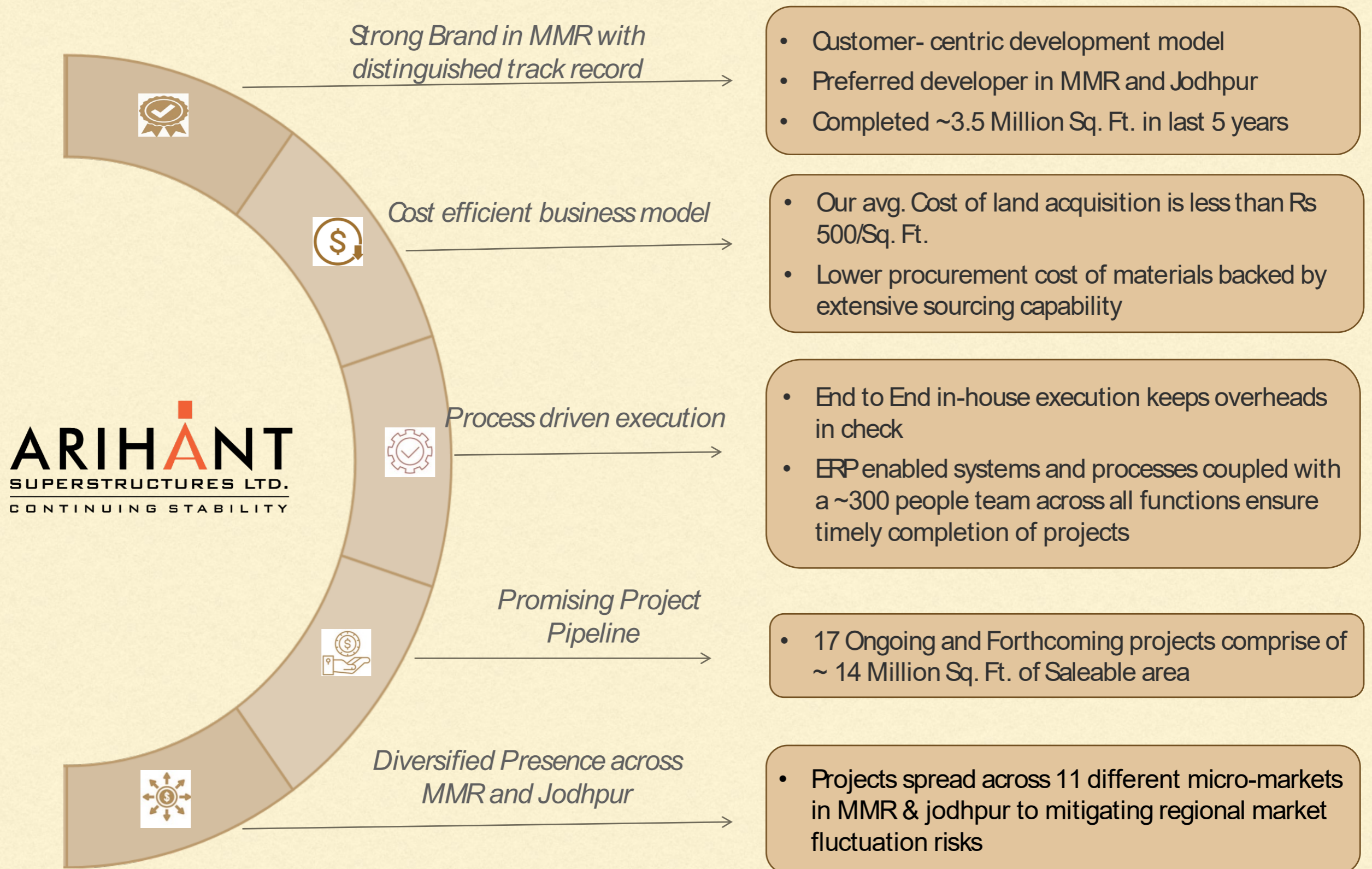
Central Extended Suburbs, Navi Mumbai, Panvel, Karjat and Khopoli are the markets in which Arihant Group is present

- ASL has 51% share of supply in INR 30 Lacs – 1Cr segment and 58% share of supply in below INR 5,000 per Sq. Ft. segment in extended suburbs of MMR
- These regions contributed 37% to annual MMR residential sales in FY21
- Inventory overhang in extended suburbs is lower at than overall MMR
- ASL has 13% market share in Navi Mumbai as reported in H1-FY22

ASL's presence in micro markets of MMR

Region	Mkt share of top 10 players in H1- FY22	Mkt share of Arihant group in H1 – FY22
Taloja	69%	51%
Vashi	69%	16%
Karjat	43%	20%
Khopoli	44%	9%
Panvel	47%	4%
Badlapur	48%	5%

ASL: One of the established real estate player in affordable and mid-income housing segment



Cost efficiencies ensures high margins despite competitive pricing in affordable housing segment

Asset Light Model

- Continuing to enter into JD, JV or DM arrangement in Mid-income segment
- Targeting redevelopment opportunities primarily in Navi Mumbai for High-income housing which presents a huge opportunity after implementation of UDCPR
- ~35% of our Ongoing Projects area is based on an asset-light model

Input cost Management

- ASL's procurement & engineering team's has extensive sourcing network
- Tie-ups with leading manufacturers of the various ancillary industries
- Enables distinguished offerings at competitive cost

Asset
Light
Model

Low
Cost
Land

Input
Cost
Mgmt

In house
executio
n

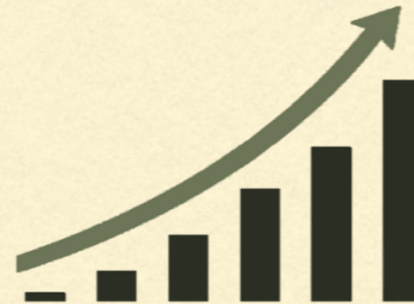
Low-Cost Land

- Acquire lands on outright basis at low-cost for affordable housing
- Reaching out landowners directly rather than acquiring it through land aggregators
- Our avg. Cost of land acquisition is less than Rs 500/Sq. Ft.

In House Execution

- Integrated with capabilities to carry-out projects from initialization to completion through our in-house teams
- Inhouse acquisition planning, design, construction, quality assurance team
- Reducing overheads and dependency on external firms

Robust outlook supported by long term growth drivers



Affordable & Mid-income Segment

- 16 out of 17 projects in this segment
- ~96% of the project portfolio in affordable & mid-income segment
- Expected to be the largest segment in India in the coming years

Project Portfolio

- 12 ongoing projects with aggregate saleable area of 4.7 Million Sq. Ft.
- 12 Forthcoming projects (including future phases of ongoing projects) comprising of 9.4 Million Sq. Ft.

Land Reserves

- In addition, ASL has land reserves of 52,237 square meter in Panvel
- Arihant group is among the top 5 developers in Panvel

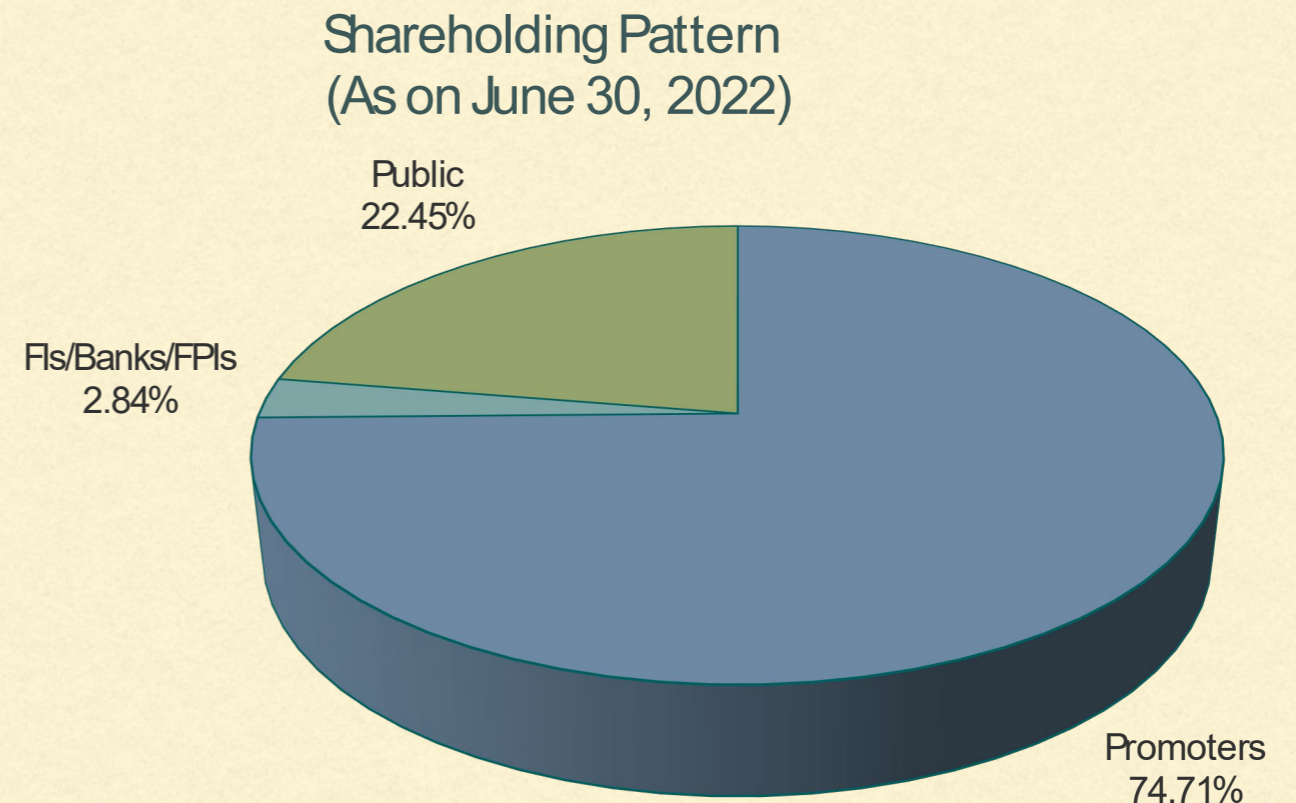
Joint Development

- Looking to expand and develop Land Reserves through JDA / or joint ventures
- Increase market penetration across the various micro-markets in which we operate

FINANCIAL SNAPSHOT

CAPITAL MARKET DATA

NSE Trading Symbol	ARIHANTSUP
BSE Scrip Code	506194
Bloomberg Code	ARSU:IN
GICS Sector	Real Estate
Market Cap as on 23 rd July 2022	INR 596.8 Cr.
52 Week High	INR 204.5
52 Week Low	INR 90.5



CONSOLIDATED INCOME STATEMENT

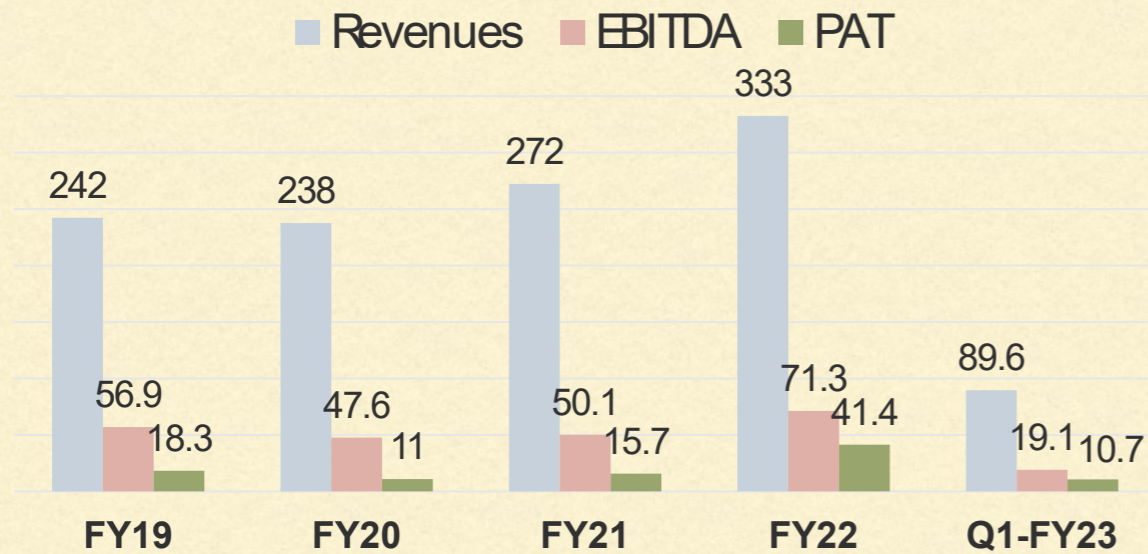
Particulars (INR Cr)	FY19	FY20	FY21	FY22	Q1 FY23
Total Revenue	242.2	237.6	272.3	332.5	89.6
Cost of Construction, Land & Development	195.5	119.2	149.2	289.1	60.3
Changes in Inventories	(51.1)	33.6	33.4	(92.3)	(5.5)
Employee Benefits Expense	13.8	12.1	11.9	16.4	4.4
Other Expenses	27.1	25.1	27.6	48.0	11.3
Total Expenses	185.3	190.0	222.1	261.3	70.5
EBITDA	56.9	47.6	50.2	71.3	19.1
Depreciation	1.9	2.0	2.0	1.7	0.5
Interest & Finance Charges	32.3	30.0	28.1	21.0	4.8
PBT	22.7	15.6	20.0	48.5	13.8
Total Taxes	4.4	4.5	4.3	7.1	3.1
PAT	18.3	11.0	15.7	41.4	10.7
Less: Non-controlling Interest	4.7	5.4	4.5	0.03	2.0
Net Profit (after Non-controlling Interest)	13.6	5.6	11.2	41.2	8.7
EPS (Basic) (Rs)	3.32	1.37	2.71	10.02	2.12

CONSOLIDATED BALANCE SHEET

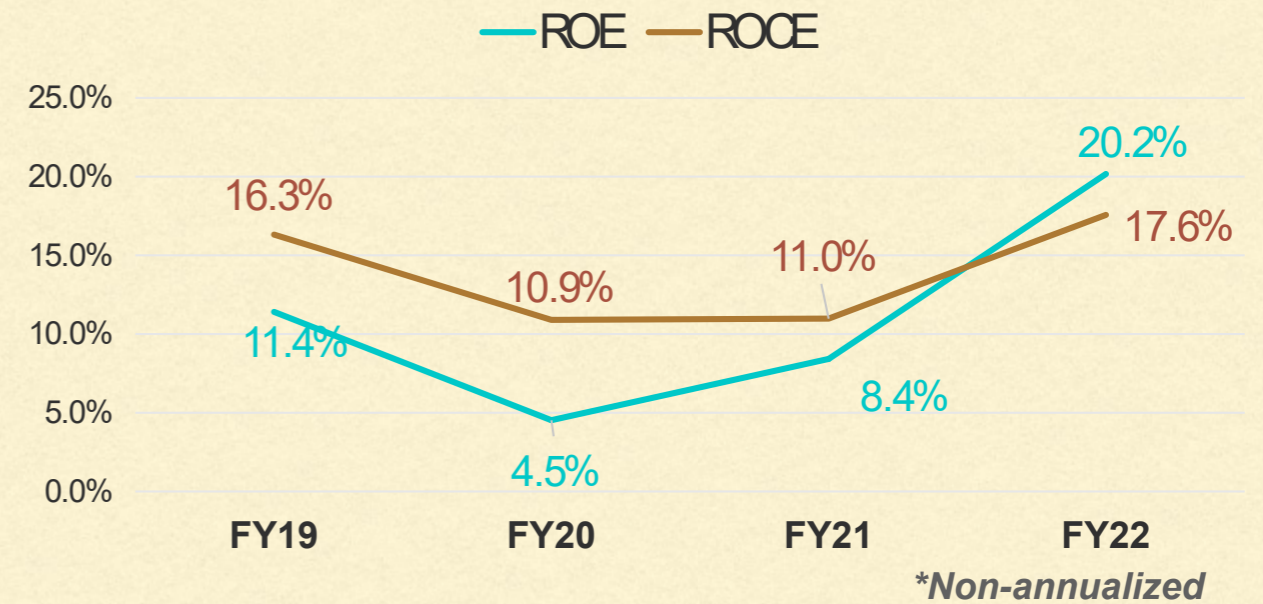
Equity and Liabilities (INR Cr)	FY19	FY20	FY21	FY22	Q1 FY23
Share Capital	41.2	41.2	41.2	41.2	41.2
Reserves and Surplus	80.7	85.6	97.5	137.2	146.0
Non-Controlling Interest	13.9	20.0	24.6	24.6	26.5
Total Equity	135.7	146.8	163.3	203.0	213.7
Long Term Borrowings	237.7	316.9	249.9	175.2	165.6
Short Term Borrowings	140.1	69.8	45.6	124.1	147.4
Trade Payables	40.4	63.0	52.8	61.8	60.1
Advance from Customers	143.8	144.5	170.0	277.0	302.6
Other Liabilities & provisions	31.4	6.6	7.2	13.3	27.7
Total Liabilities	729.1	747.6	688.9	854.4	917.1
Assets	FY19	FY20	FY21	FY22	Q1 FY23
Fixed Assets	10.5	9.5	8.9	9.2	9.3
Investment in Property	1.5	9.8	11.4	11.4	11.4
Other Financial Assets	40.2	47.3	31.7	34.0	34.5
Other Non-current Assets	0.1	0.1	0.2	0.0	0.2
Total Non-current Assets	52.3	66.7	52.2	54.9	55.4
Inventories	421.7	388.1	354.7	447.0	452.5
Trade Receivables	28.3	35.1	26.0	59.8	65.8
Cash and Cash Equivalents	14.9	11.5	12.0	14.7	37.1
Loans & Other Financial Assets (current)	28.9	23.2	4.9	12.4	19.3
Land	155.1	189.8	199.8	219.5	237.1
Other Assets	27.9	33.2	39.3	46.1	49.9
Total Assets	729.1	747.6	688.9	854.4	917.1

FINANCIAL PERFORMANCE

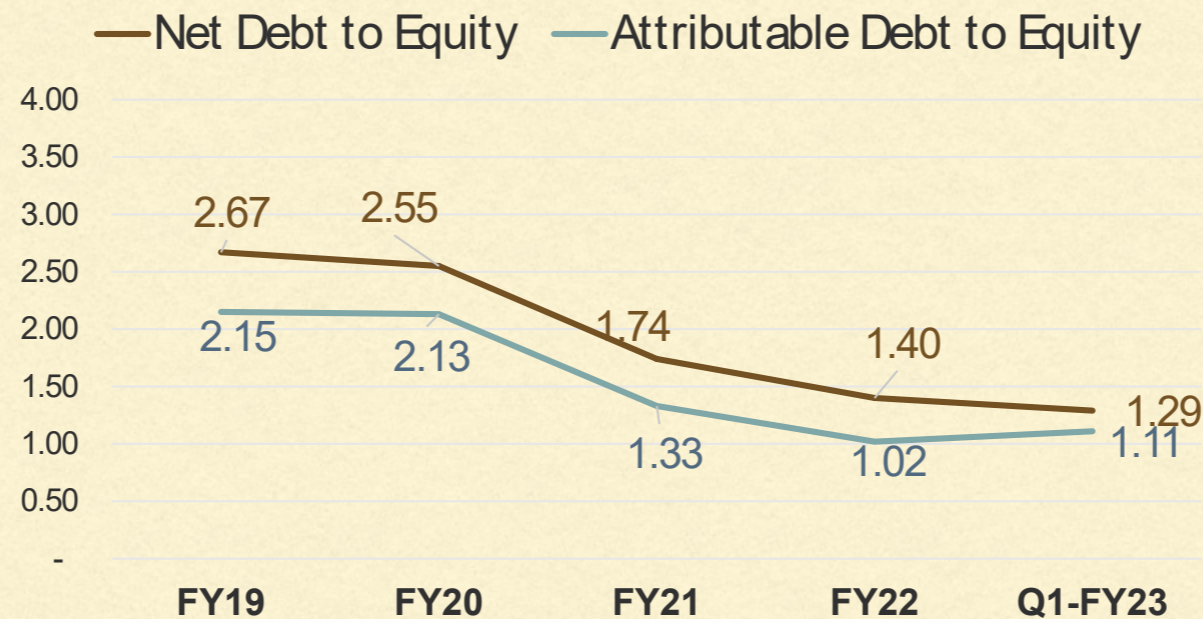
Income Statement (INR Cr)



Return Ratios



Debt to Equity



PROJECT STATUS

ARIHANT AALISHAN (KHARGHAR)

Kaveh & Baraz-I



Project Configuration

- 4 Towers
- Basement + Stilt + 53 floors / 37 floors

Sales Booking

46%

Completion Status

Phase-1: 54%

Phase-2: 7%

ARIHANT ASPIRE (PANVEL)

Hortensia & Iliana



Project Configuration

- 3 Towers (ongoing)
- 3 Basements + Ground + 42 floors

Sales Booking

63%

Completion Status

55%

ARIHANT 4ANAIIKA (TALOJA)

N, O & P wings



Project Configuration

- 4 Wings
- Stilt + 10 floors

Sales Booking

99%

Completion Status

66%

ARIHANT 5ANAIIKA (TALOJA)

R, S & T wings



Project Configuration

- 3 Wings
- Stilt + 16 floors

Sales Booking

49%

Completion Status

18%

ARIHANT ALOKI (KARJAT)

B2 building



Project Configuration

- 2 Buildings (ongoing)
- LG + 14 floors

Sales Booking

46%

Completion Status

27%

ARIHANT AAROHI (SHILPHATA)

Cwing



Project Configuration

- Stilt + 18 floors

Sales Booking

50%

Completion Status

62%

ARIHANT ANMOL (BADLAPUR)

D-Block



Project Configuration

- Ground + 15 floors

Sales Booking

58%

Completion Status

37%

ARIHANT AMISHA (TALOJA)

U, V & W wings



Project Configuration

- Ground + 7 floors

Sales Booking

47%

Completion Status

29%

ARIHANT ANCHAL (JODHPUR)

Benecia block



Project Configuration

- Stilt + 7 floors

Sales Booking

78%

Completion Status

98%

ARIHANT ADITA (JODHPUR)

Juana building



Project Configuration

- Stilt + 14 floors

Sales Booking

42%

Completion Status

80%

Thank you!

For further information please contact:

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