

Date: 12th August 2025

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Sub: Submission of Investor Update/Presentation for the quarter ended on 30th June 2025

Dear Sir,

Please find attached the Investor update/Presentation for the quarter ended on 30th June 2025.

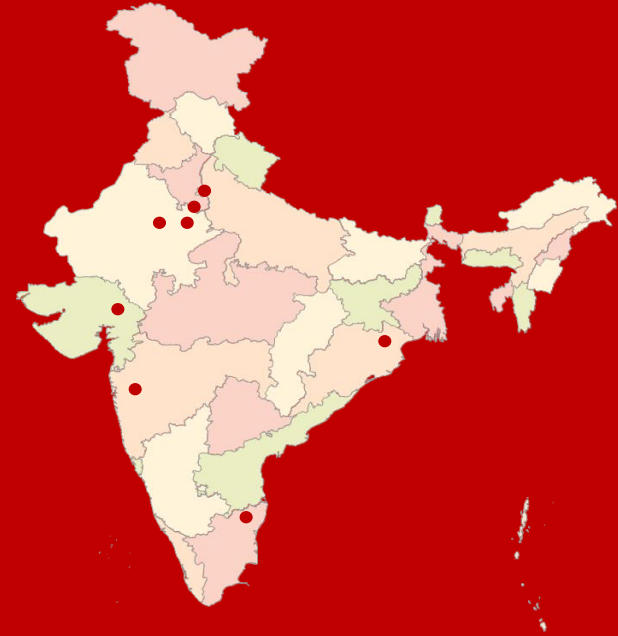
Kindly take the above presentation on record.

Thanking you,
For **Ashiana Housing Ltd.**

Nitin Sharma
(Company Secretary & Compliance Officer)
Membership No. 21191

Investor Update

Jun 2025



BHIWADI | GURUGRAM | PUNE | CHENNAI | JAIPUR | JAMSHEDPUR | JODHPUR | NEEMRANA

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Happiness all around



Going Extra Mile



Transparency



Never give Up

Saleable Area

Total saleable area of the entire project corresponding to 100% economic interest of all parties

Ongoing Projects

Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; (ii) wherever required, all land for the project has been converted for intended land use; and (iii) construction development activity has commenced.

Future Projects

Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; and (ii) our management has commenced with the formulation of development plans.

Land available for Future Development

Lands in which we have obtained any right or interest, or have entered into agreements to sell/memorandum of understanding with respect to such rights or interest, as the case may be, and which does not form part of our Completed, Ongoing and Future Projects

Project

Project includes project phases

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Highlights and Overview

01 Highlights

02 Operational Overview

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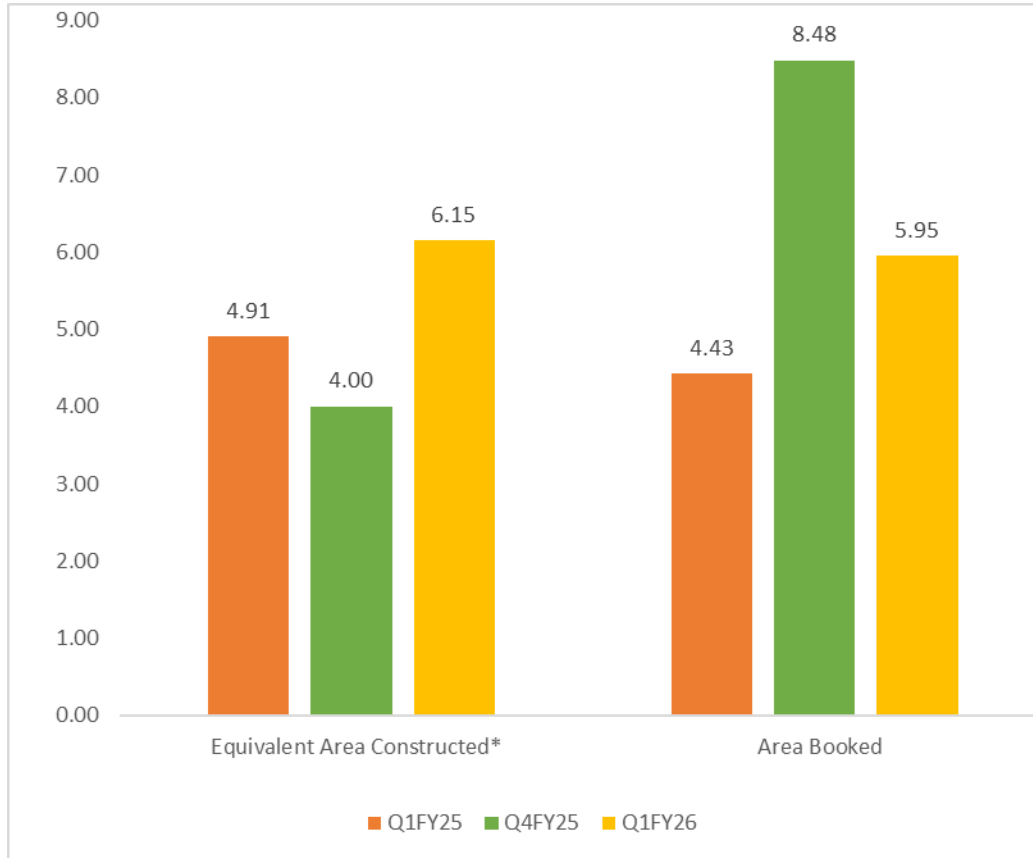
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- Value of Area Booked recorded at Rs 430.97 Crores (Q1FY26) vs Rs 574.72 Crores (Q4FY25) and Rs. 235.32 Crores in Q1FY25. Sales in Q4FY25 driven by launch of Nitara, Jaipur(4 Isf). Current quarter area booked includes launch of Tarang, Bhiwadi (1.56 Isf) and Aravali (0.74 Isf)
- Average realization price of Q1FY26 at Rs. 7,245 vs Rs. 6,774 in Q4FY25. The same was Rs 5,315 in Q1FY25, higher realization mainly driven by bookings in Ashiana Amarah Phase 5.
- Equivalent area constructed (EAC) at 6.15 lakhs square feet in Q1FY26 vs 4.00 lakhs square feet in Q4FY25. EAC was 4.91 lakhs square feet in Q1FY25.
- Sixth phase of Ashiana Tarang was launched in Bhiwadi. Also, Ashiana Aravali in Jaipur was launched during the quarter.
- Handover started for Anmol Phase 2 in Gurugram and Shubham (Phase 4B) in Chennai.
- Total Revenue reported at Rs 302.72 Crores(Q1FY26) vs Rs 229.48 Crores(Q4FY25), an increase of 32% QoQ. Higher revenue driven by higher deliveries in Q1FY26 (5.08 lakhs square feet) vs Q4FY25 (4.31 lakhs square feet)
- PAT for Q1FY26 at Rs. 12.72 Crores vs 20.34 Crores in Q4FY25. Lower PAT in Q1FY26 is attributable to the lower GP Margin in deliveries (Anmol) as compared to deliveries(Amantaran) in Q4FY25
- Pre – Tax Operating Cashflow recorded at Rs.108.10 Crores in Q1FY26 vis a vis Rs 156.37 Crores in Q4FY25 and Rs. 74.92 crores in Q1FY25.

Awards and Recognitions – Q1FY26

- Our podcast, ***Adding Zindagi to Years***, has been recognised with multiple prestigious awards:
 - Golden Mikes Award – Best Podcast/Audio Series in the Real Estate category
 - HT Podmasters Award – Winner in the Self-Help & Motivation category
 - India Audio Summit – Honoured under the Society & Culture category
- Real Estate Excellence Award (North) for ‘TIMING THE MARKET’: Award received for revolution in the housing sector and senior Living
- Awards received from Track2Realty: Awarded India’s No 1 Senior Living 9th time in a Row by Track to Reality for 2024-25

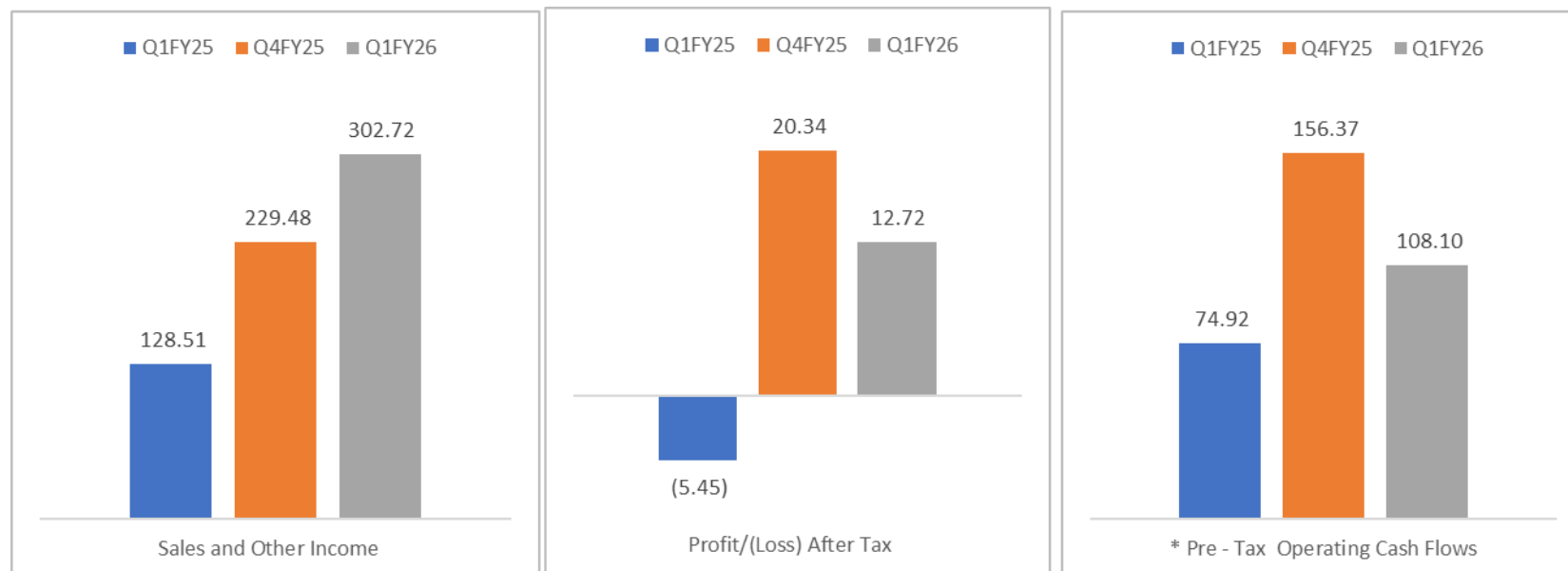
Quarterly Operational Overview



- Area booked at 5.95 lakh sq ft in Q1FY26 vs 8.48 lakh sq ft in Q4FY25 and 4.43 lakh sq ft in Q1FY25.
- EAC at 6.15 lakh sq ft in Q1FY26 vs 4.00 lakh sq ft in Q4FY25 and 4.91 lakh sq ft in Q1FY25.

Note : * Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.

Quarterly Financial Overview



- Sales and Other income recorded at Rs.302.72 Crores in Q1FY26 vis a vis Rs 229.48 Crores in Q4FY25 and Rs. 128.51 crores in Q1FY25.
- PAT reported at Rs.12.72 Crores in Q1FY26 vis a vis Rs 20.34 Crores in Q4FY25 and negative Rs. 5.45 crores in Q1FY25.
- Pre – Tax Operating Cashflow recorded at Rs.108.10 Crores in Q1FY26 vis a vis Rs 156.37 Crores in Q4FY25 and Rs. 74.92 crores in Q1FY25.

Quarter wise Performance

Period	Entity	INR Crores	Lakhs Sq. ft.	Lakhs Sq. ft.	Lakhs Sq. ft.
		Value of Area Booked	Area Booked	Equivalent Area Constructed*	Area Delivered & Recognized for Revenue
Q1FY26	AHL	348.94	4.91	5.72	5.08
	Partnership	82.04	1.04	0.43	0.00
	Total	430.97	5.95	6.15	5.08
FY25	AHL	1851.92	26.03	19.23	9.97
	Partnership	84.83	0.94	0.89	0.03
	Total	1936.75	26.98	20.12	10.00
Q4	AHL	550.50	8.20	3.76	4.31
	Partnership	24.22	0.28	0.24	0.00
	Total	574.72	8.48	4.00	4.31
Q3	AHL	394.31	6.12	4.98	2.74
	Partnership	59.85	0.65	0.21	0.00
	Total	454.16	6.77	5.19	2.74
Q2	AHL	672.54	7.29	5.72	0.79
	Partnership	0.00	0.00	0.29	0.01
	Total	672.54	7.29	6.01	0.81
Q1	AHL	234.56	4.41	4.76	2.12
	Partnership	0.76	0.01	0.15	0.01
	Total	235.32	4.43	4.91	2.14
FY24	AHL	1775.27	25.91	20.23	23.86
	Partnership	22.95	0.49	0.45	0.91
	Total	1798.22	26.40	20.68	24.78

Quarterly Sales Trend

(Area in Sq. Ft.)										
	Location	Projects	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26
AHL	AHL									
	Neemrana	Aangan Neemrana	-	-460	-	-	607	-	-	-
	Gurugram	Anmol	37,964	6,679	7,313	3,411	-	-	-	1,527
	Gurugram	Amarah	-	-	3,76,880	-	2,94,880	57,085	1,22,725	75,798
	Bhiwadi	Tarang	23,894	44,861	29,610	66,564	61,484	72,339	20,429	1,56,173
	Bhiwadi	Ashiana Town	475	-1,640	7,460	37,430	46,370	37,270	15,195	-
	Bhiwadi	Surbhi	-845	-	-	-22,335	-1,690	255	-	-
	Bhiwadi	Nirmay	2,816	2,078	1,553	-	298	7,467	1,843	2,816
	Bhiwadi	Advik	48,361	33,828	34,692	54,106	31,723	32,329	25,271	67,655
	Jodhpur	Dwarka	12,480	13,660	31,850	10,990	16,920	19,350	16,640	18,690
	Jaipur	Umang	49,269	42,096	19,549	18,150	17,537	15,117	15,366	21,417
	Jaipur	Daksh	-	-	-	-	-	-	-	-
	Jaipur	Amantran	32,250	6,700	7,030	10,400	16,680	28,745	27,385	8,325
	Jaipur	Ekansh	67,673	43,027	54,248	1,62,675	28,290	2,07,704	34,420	15,528
	Jaipur	Nitara	-	-	34,986	2,686	2,023	2,686	4,07,327	35,742
	Jaipur	One44	-	-	2,28,901	-22,220	51,470	10,520	14,625	4,670
	Chennai	Shubham	78,504	25,907	13,569	7,947	865	865	604	-
	Chennai	Vatsalya	-	-	45,099	23,946	37,392	39,171	44,493	31,227
	Pune	Utsav Lavasa	0	0	0	1295	-1830	-15	-3660	915
	Pune	Malhar	27,347	87,166	79,654	42,348	64,809	40,340	29,482	24,496
	Pune	Amodh	69,695	14,163	43,812	33,267	28,008	35,945	46,765	26,486
	Jamshedpur	Aditya	-	-	-	-	-	535	-	-535
	Jamshedpur	Prakriti	1,24,730	5,200	37,140	6,720	18,872	-	-	-
	Jamshedpur	Sehar	-	1,486	4,163	3,868	14,513	4,688	1,486	-
		AHL Total		5,74,613	3,24,751	10,57,509	4,41,248	7,29,221	6,12,396	8,20,396
	Partnership									
Partnership	Chennai	Swarang	-	-	-	-	-	64,908	28,065	29,419
	Jaipur	Vrinda Gardens	17,621	10,364	2,980	1,490	-	-	-	-
	Jaipur	Gulmohar Gardens	-	-	-134	-	-	-	-	-
	Jaipur	Aravali				-	-	-	-	74,514
	Partnership Total			17,621	10,364	2,846	1,490	-	64,908	28,065
			5,92,234	3,35,115	10,60,355	4,42,738	7,29,221	6,77,304	8,48,461	5,94,863

Project wise Cash Flow Position in Ongoing Projects

Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Amount Received (INR Crores)	Equivalent Area Constructed (Lakhs sq ft)
Bhiwadi	Tarang	Phase 4B	0.76	0.76	28.41	23.69	0.73
Bhiwadi	Tarang	Phase 5	2.67	2.67	111.72	54.94	1.64
Bhiwadi	Tarang	Phase 6	2.32	1.46	68.23	5.86	0.24
Bhiwadi	Advik	Phase 1	3.64	3.46	180.56	140.12	3.62
Bhiwadi	Advik	Phase 2	2.83	1.49	84.43	25.73	1.75
Chennai	Shubham	Phase 5	1.06	1.00	62.12	40.57	0.49
Chennai	Vatsalya	Phase 1	3.00	2.21	152.72	42.30	1.11
Gurugram	Anmol	Phase 3	4.47	4.47	290.35	197.19	3.74
Gurugram	Amarah	Phase 1	3.95	3.95	243.01	162.02	3.43
Gurugram	Amarah	Phase 2	3.77	3.77	290.25	189.88	1.94
Gurugram	Amarah	Phase 3	3.77	3.77	440.59	166.24	1.05
Gurugram	Amarah	Phase 4	4.79	3.76	540.73	144.32	0.45
Gurugram	Amarah	Phase 5	4.56	1.74	264.13	36.98	0.00
Jaipur	Ekansh	Phase 1	3.16	3.02	156.67	135.11	2.89
Jaipur	Ekansh	Phase 2	1.60	1.60	73.02	62.60	1.34
Jaipur	Ekansh	Phase 3	1.81	1.72	93.03	67.69	1.00
Jaipur	Ekansh	Phase 4	2.95	2.26	128.21	43.08	0.59
Jaipur	Nitara	Phase 1	1.27	0.55	40.69	26.38	1.02
Jaipur	Nitara	Phase 2	3.14	2.52	114.06	17.01	0.52
Jaipur	Nitara	Phase 3	2.24	1.79	77.18	12.22	0.00
Jaipur	One44	Phase 1	2.62	2.27	169.30	81.46	1.15
Jaipur	One44	Phase 2	1.48	0.61	53.54	14.69	0.05
Jamshedpur	Prakriti	Phase 1	2.57	2.57	138.14	119.30	2.08
Jamshedpur	Prakriti	Phase 2	1.78	1.78	102.74	72.08	0.78
Jamshedpur	Prakriti	Commercial Phase-II	0.14	0.14	9.30	0.21	0.06
Jodhpur	Dwarka	Phase 5	2.00	1.57	53.48	35.57	1.74
Pune	Malhar	Phase 1	2.62	2.52	138.18	107.96	2.65
Pune	Malhar	Phase 2	2.62	2.32	138.16	98.37	1.73
Pune	Malhar	Phase 3	2.62	0.94	61.02	25.46	0.19
Pune	Amodh	Phase 1	2.57	2.11	141.47	101.42	1.81
Pune	Amodh	Phase 2	1.29	0.87	70.89	20.61	0.38
AHL Total			80.08	65.68	4,516.33	2,271.12	40.17
Chennai	Swarang	Phase 1	1.58	1.22	109.84	33.27	0.59
Jaipur	Aravali	All	1.24	0.75	56.26	3.33	0.24
Partnership Total			2.81	1.97	166.10	36.60	0.83
Grand Total			82.89	67.65	4,682.43	2,307.72	41.00

- Out of a total saleable area of 82.89 Lakhs Sq. ft., 41 Lakhs Sq. ft. (49%) has already been constructed
- Out of the total area booked so far, an amount of around Rs. 2,374.71 Crores is to be received in due course in future

*Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.

**Commercial segment in Advik was launched in Q4FY25 and included in Advik Phase 1 above.

Ongoing Projects

01 Geographical Presence

02 Ongoing Projects Summary

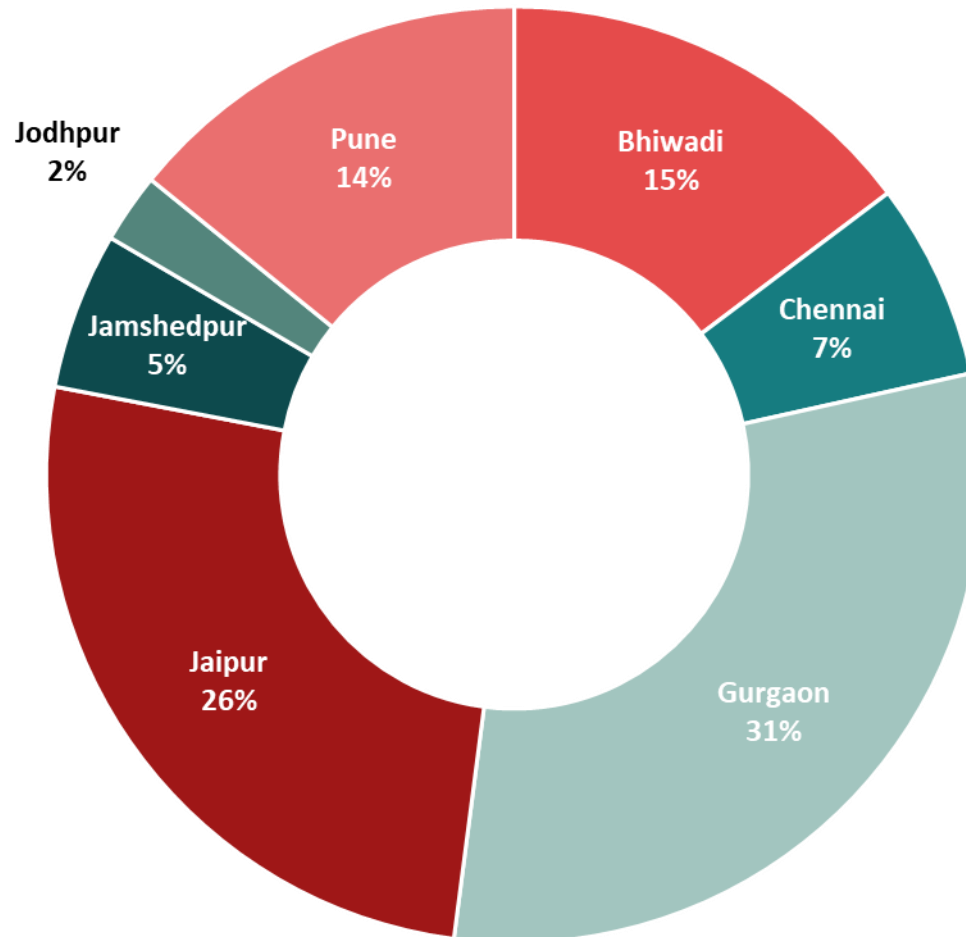
03 Break up of Area Booked

04 Operational Data - Yearly - Quarterly



Geographical Presence

Saleable Area of Ongoing Projects



Ongoing Projects Summary – Expected Completion Timeline

Ownership	Location	Projects	Phase	Type	Economic Interest	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Expected Customer Handover Date	Possession Timeline as per RERA
AHL	Bhiwadi	Tarang	Phase 4B	Premium Homes	100% Ownership	0.76	0.76	Q3FY26	Q1FY27
AHL	Bhiwadi	Tarang	Phase 5	Premium Homes	100% Ownership	2.67	2.67	Q3FY27	Q1FY29
AHL	Bhiwadi	Tarang	Phase 6	Premium Homes	100% Ownership	2.32	1.46	Q4FY28	Q2FY29
AHL	Bhiwadi	Advik	Phase 1	Senior Living	100% Ownership	3.64	3.46	Q3FY26	Q1FY27
AHL	Bhiwadi	Advik	Phase 2	Senior Living	100% Ownership	2.83	1.49	Q3FY27	Q4FY28
AHL	Chennai	Shubham	Phase 5	Senior Living	73.75% of Revenue Share	1.06	1.00	Q4FY26	Q3FY27
AHL	Chennai	Vatsalya	Phase 1	Senior Living	100% Ownership	3.00	2.21	Q1FY28	Q2FY29
AHL	Gurugram	Anmol	Phase 3	Kid Centric Homes	65% of Revenue Share	4.47	4.47	Q4FY26	Q3FY29
AHL	Gurugram	Amarah	Phase 1	Kid Centric Homes	100% Ownership	3.95	3.95	Q1FY27	Q4FY27
AHL	Gurugram	Amarah	Phase 2	Kid Centric Homes	100% Ownership	3.77	3.77	Q2FY27	Q3FY28
AHL	Gurugram	Amarah	Phase 3	Kid Centric Homes	100% Ownership	3.77	3.77	Q1FY28	Q3FY29
AHL	Gurugram	Amarah	Phase 4	Kid Centric Homes	100% Ownership	4.79	3.76	Q3FY28	Q1FY30
AHL	Gurugram	Amarah	Phase 5	Kid Centric Homes	100% Ownership	4.56	1.74	Q4FY29	Q4FY30
AHL	Jaipur	Ekansh	Phase 1	Premium Homes	77.25% Revenue Share	3.16	3.02	Q4FY26	Q3FY27
AHL	Jaipur	Ekansh	Phase 2	Premium Homes	77.25% Revenue Share	1.60	1.60	Q4FY26	Q4FY27
AHL	Jaipur	Ekansh	Phase 3	Premium Homes	77.25% Revenue Share	1.81	1.72	Q4FY27	Q2FY30
AHL	Jaipur	Ekansh	Phase 4	Premium Homes	77.25% Revenue Share	2.95	2.26	Q1FY28	Q4FY28
AHL	Jaipur	Nitara	Phase 1	Premium Homes	80.20% Revenue Share	1.27	0.55	Q2FY27	Q4FY28
AHL	Jaipur	Nitara	Phase 2	Premium Homes	80.20% Revenue Share	3.14	2.52	Q3FY28	Q2FY29
AHL	Jaipur	Nitara	Phase 3	Premium Homes	80.20% Revenue Share	2.24	1.79	Q1FY29	Q4FY29
AHL	Jaipur	One44	Phase 1	Elite Homes	77.40% Revenue Share	2.62	2.27	Q2FY28	Q3FY29
AHL	Jaipur	One44	Phase 2	Elite Homes	77.40% Revenue Share	1.48	0.61	Q4FY28	Q3FY29
AHL	Jamshedpur	Prakriti	Phase 1	Premium Homes	73.61% Revenue Share	2.57	2.57	Q3FY27	Q3FY28
AHL	Jamshedpur	Prakriti	Phase 2	Premium Homes	73.61% Revenue Share	1.78	1.78	Q4FY27	Q3FY28
AHL	Jamshedpur	Prakriti	Commercial Phase-II	Premium Homes	73.61% Revenue Share	0.14	0.14	Q4FY27	Q3FY28
AHL	Jodhpur	Dwarka	Phase 5	Premium Homes	100% Ownership	2.00	1.57	Q3FY26	Q2FY27
AHL	Pune	Malhar	Phase 1	Premium Homes	65% Revenue Share	2.62	2.52	Q3FY26	Q3FY27
AHL	Pune	Malhar	Phase 2	Premium Homes	65% Revenue Share	2.62	2.32	Q1FY27	Q1FY28
AHL	Pune	Malhar	Phase 3	Premium Homes	65% Revenue Share	2.62	0.94	Q1FY28	Q4FY28
AHL	Pune	Amodh	Phase 1	Senior Living	80% Revenue Share	2.57	2.11	Q2FY27	Q4FY27
AHL	Pune	Amodh	Phase 2	Senior Living	80% Revenue Share	1.29	0.87	Q1FY28	Q4FY28
AHL Total						80.08	65.68		
Partnership	Chennai	Swarang	Phase 1	Senior Living	50% of the Profits	1.58	1.22	Q4FY27	Q2FY28
Partnership	Jaipur	Aravali	All	Premium Homes	50% of the Profits	1.24	0.75	Q4FY28	Q2FY29
Partnership Total						2.81	1.97		
Grand Total						82.89	67.65		

**Commercial segment in Advik was launched in Q4FY25 and included in Advik Phase 1 above.

Year wise Deliveries of Ongoing Projects

Year	Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Unsold Area (Lakhs sq ft)	Unsold Value (INR Crores)	Total Value (INR Crores)	Expected Customer Handover Date
FY26	Gurugram	Anmol	Phase 2	2.83	152.17	0.00	0.00	152.17	Q1FY26
	Chennai	Shubham	Phase 4B	1.77	93.11	0.00	0.00	93.11	Q1FY26
	Bhiwadi	Advik	Phase 1	3.64	180.56	0.17	14.70	195.27	Q3FY26
	Bhiwadi	Tarang	Phase 4B	0.76	28.41	0.00	0.00	28.41	Q3FY26
	Chennai	Shubham	Phase 5	1.06	62.12	0.06	3.86	65.98	Q4FY26
	Gurugram	Anmol	Phase 3	4.47	290.35	0.00	0.00	290.35	Q4FY26
	Jaipur	Ekansh	Phase 1	3.16	156.67	0.14	8.17	164.83	Q4FY26
	Jaipur	Ekansh	Phase 2	1.60	73.02	0.00	0.00	73.02	Q4FY26
	Jodhpur	Dwarka	Phase 5	2.00	53.48	0.42	14.08	67.56	Q3FY26
	Pune	Malhar	Phase 1	2.62	138.18	0.10	6.19	144.36	Q3FY26
				23.91	1,228.07	0.90	47.00	1,275.06	
FY27	Bhiwadi	Tarang	Phase 5	2.67	111.72	0.00	0.00	111.72	Q3FY27
	Bhiwadi	Advik	Phase 2	2.83	84.43	1.34	75.49	159.92	Q3FY27
	Chennai	Swarang	Phase 1	1.58	109.84	0.35	27.12	136.96	Q4FY27
	Gurugram	Amarah	Phase 1	3.95	243.01	0.00	0.00	243.01	Q1FY27
	Gurugram	Amarah	Phase 2	3.77	290.25	0.00	0.00	290.25	Q2FY27
	Jaipur	Nitara	Phase 1	1.27	40.69	0.71	51.18	91.87	Q2FY27
	Jaipur	Ekansh	Phase 3	1.81	93.03	0.10	6.03	99.06	Q4FY27
	Jamshedpur	Prakriti	Phase 1	2.57	138.14	0.00	0.00	138.14	Q3FY27
	Jamshedpur	Prakriti	Phase 2	1.78	102.74	0.00	0.00	102.74	Q4FY27
	Jamshedpur	Prakriti	Commercial Phase-II	0.14	9.30	0.00	0.00	9.30	Q4FY27
	Pune	Malhar	Phase 2	2.62	138.16	0.30	18.17	156.33	Q1FY27
	Pune	Amodh	Phase 1	2.57	141.47	0.46	31.36	172.83	Q2FY27
				27.57	1,502.78	3.27	209.35	1,712.13	

***Commercial segment in Advik was launched in Q4FY25 and included in Advik Phase 1 above.*

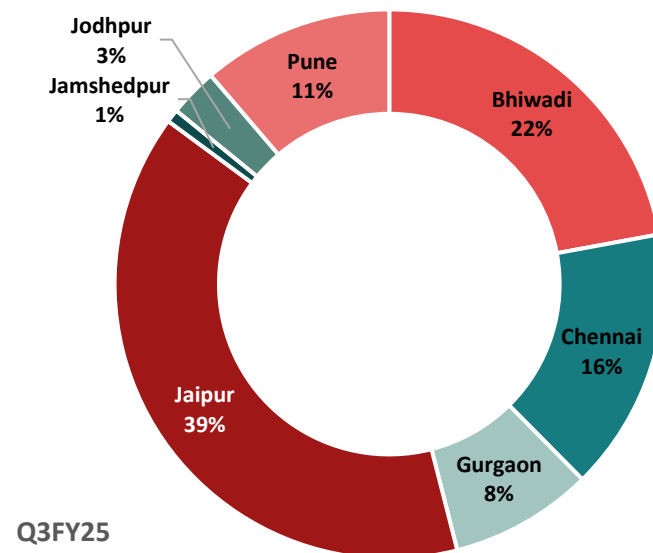
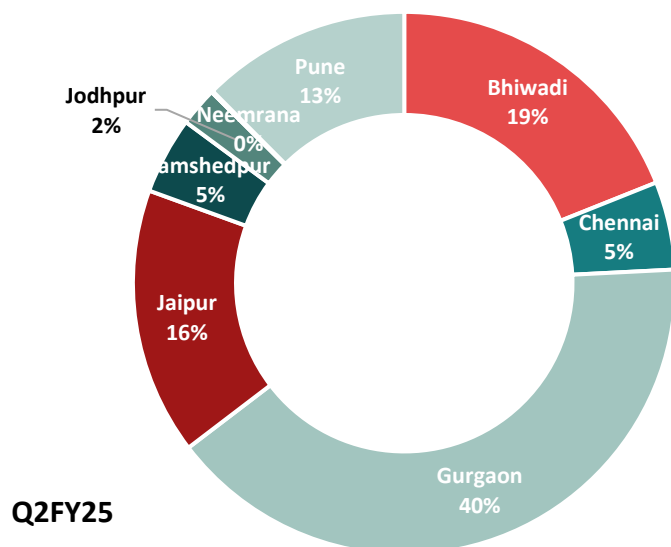
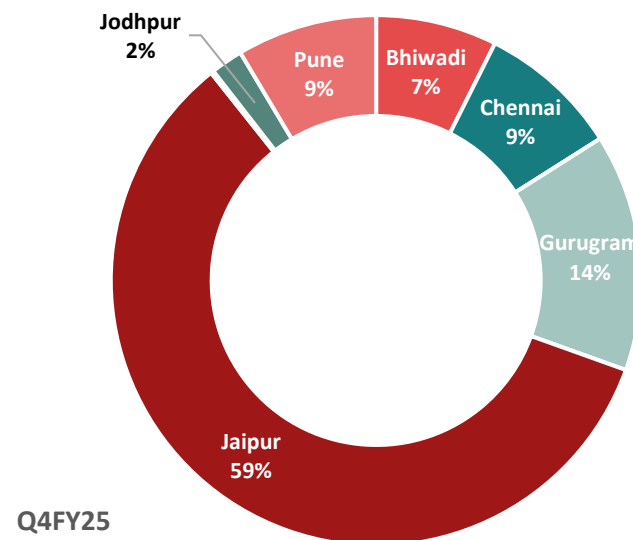
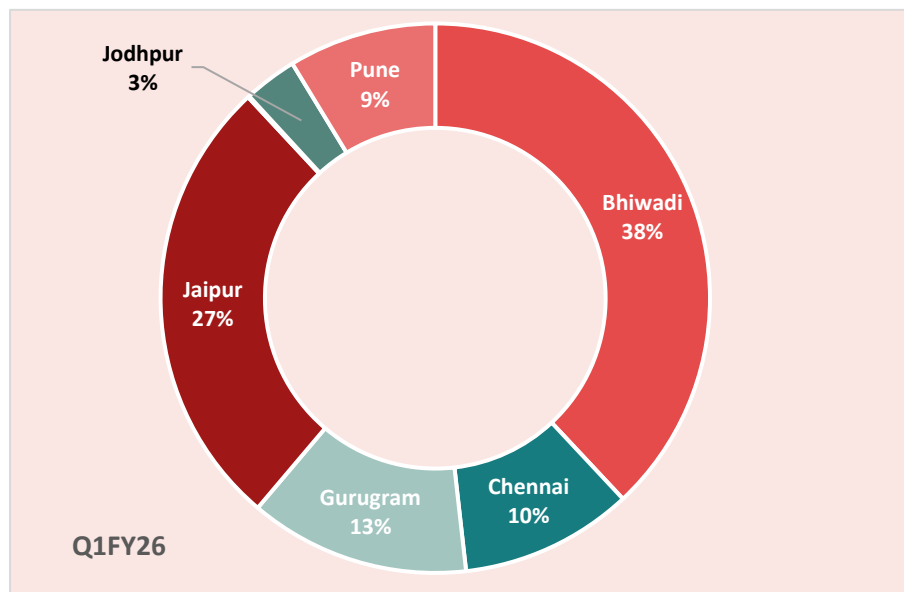
Year wise Deliveries of Ongoing Projects

Year	Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Unsold Area (Lakhs sq ft)	Unsold Value (INR Crores)	Total Value (INR Crores)	Expected Customer Handover Date
FY28	Bhiwadi	Tarang	Phase 6	2.32	68.23	0.86	40.57	108.80	Q4FY28
	Chennai	Vatsalya	Phase 1	3.00	152.72	0.79	49.83	202.54	Q1FY28
	Gurugram	Amarah	Phase 3	3.77	440.59	0.00	0.00	440.59	Q1FY28
	Gurugram	Amarah	Phase 4	4.79	540.73	1.03	160.21	700.94	Q3FY28
	Jaipur	One44	Phase 1	2.62	169.30	0.35	32.10	201.39	Q2FY28
	Jaipur	One44	Phase 2	1.48	53.54	0.87	80.71	134.25	Q4FY28
	Jaipur	Ekansh	Phase 4	2.95	128.21	0.69	42.97	171.18	Q1FY28
	Jaipur	Nitara	Phase 2	3.14	114.06	0.62	28.85	142.92	Q3FY28
	Jaipur	Aravali	All	1.24	56.26	0.49	36.62	92.89	Q4FY28
	Pune	Malhar	Phase 3	2.62	61.02	1.68	105.89	166.91	Q1FY28
FY29	Pune	Amodh	Phase 2	1.29	70.89	0.42	28.99	99.88	Q1FY28
				29.21	1,855.55	7.81	606.75	2,462.30	
	Jaipur	Nitara	Phase 3	2.24	77.18	0.46	20.25	97.43	Q1FY29
	Gurugram	Amarah	Phase 5	4.56	264.13	2.81	435.64	699.76	Q4FY29
				6.80	341.31	3.27	455.89	797.20	
Total				87.49	4,927.71	15.24	1,318.98	6,246.69	
Delivered				4.60	245.27	0.00	0.00	245.27	
Ongoing Projects				82.89	4,682.43	15.24	1,318.98	6,001.42	

- Year on year revenues driven by deliveries. Deliveries might change from one year to another depending on execution/any other reason
- Revenue of Rs. 4,682.43 Crores already locked in over next 3-4 years, from the sale of units in ongoing projects. Unsold value of Rs. 1,318.98 Crores would contribute to revenue as and when the units are subsequently sold and delivered
- This list is updated with scheduled year of deliveries, as and when new projects are launched

***Commercial segment in Advik was launched in Q4FY25 and included in Advik Phase 1 above.*

Break Up of Area Booked (QoQ)



Yearly Operational Data

Particulars	Unit	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
Equivalent Area Constructed*	Lakhs Sq. ft.	23.44	17.39	8.16	7.68	9.85	11.66	16.20	16.73	20.68	20.12
Area Booked	Lakhs Sq. ft.	8.63	6.96	6.93	10.79	19.82	14.97	14.76	25.86	26.40	26.98
Value of Area Booked	INR Lakhs	28,421	22,508	21,736	33,262	67,163	53,468	57,325	1,31,343	1,79,822	1,93,675
Average Realization	INR/Sq. ft.	3,293	3,234	3,137	3,082	3,388	3,571	3,883	5,080	6,811	7,179

**Equivalent Area Constructed (EAC) does not include EWS/LIG area as it is not a business activity of the company. EAC of The Ashiana School has been excluded in this data as it was constructed with an intention to let out.*

Quarterly Operational Data

Particulars	Unit	Q4FY23	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26
Equivalent Area Constructed*	Lakhs Sq. ft.	5.08	4.35	4.59	4.77	6.97	4.91	6.01	5.19	4.00	6.15
Area Booked	Lakhs Sq. ft.	8.59	6.53	5.92	3.35	10.60	4.43	7.29	6.77	8.48	5.95
Value of Area Booked	INR Lakhs	43,582	43,620	32,560	17,389	86,254	23,532	67,254	45,416	57,472	43,097
Average Realization	INR/ Sq. ft.	5,075	6,684	5,498	5,189	8,134	5,315	9,223	6,705	6,774	7,245

**Equivalent Area Constructed (EAC) does not include EWS/LIG area as it is not a business activity of the company. EAC of The Ashiana School has been excluded in this data as it was constructed with an intention to let out.*

01 Financial Summary YoY

02 Financial Summary QoQ



Financial Summary YoY (Consolidated)

Particulars	Unit	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
Sales and Other Income	INR Crores	334.92	350.63	317.55	259.31	233.59	425.19	966.52	557.45
Operating Expenditure	INR Crores	266.92	303.37	316.84	241.11	230.71	379.41	847.22	511.22
EBITDA	INR Crores	68.00	47.26	0.72	18.20	2.89	45.78	119.30	46.23
Profit After Tax	INR Crores	38.23	13.78	(30.24)	1.72	(7.04)	27.88	83.40	18.24
Other Comprehensive Income	INR Crores	7.98	5.33	1.29	2.36	0.50	0.91	0.85	0.62
Total Comprehensive Income	INR Crores	46.21	19.10	(28.95)	4.08	(6.56)	28.78	84.24	18.86
* Pre - Tax Operating Cash Flows	INR Crores	(20.21)	16.41	34.22	171.65	165.04	84.85	304.46	429.90
EBITDA Margin	%	20.30%	13.48%	0.23%	7.02%	1.24%	10.77%	12.34%	8.29%
Net Profit /(Net Loss) Margin	%	11.42%	3.93%	-9.52%	0.66%	-3.01%	6.56%	8.63%	3.27%
TCI Margin	%	13.80%	5.45%	-9.12%	1.57%	(2.81%)	6.77%	8.72%	3.38%
Return on Average Net Worth	%	6.21%	2.47%	-3.78%	0.53%	(0.86%)	3.78%	10.94%	2.46%
Debt to Equity Ratio		0.16	0.20	0.17	0.07	0.21	0.22	0.17	0.34

**Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3.*

Financial Summary QoQ (Consolidated)

Particulars	Unit	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26
Sales and Other Income	INR Crores	129.29	351.02	189.25	296.96	128.51	59.53	139.93	229.48	302.72
Operating Expenditure	INR Crores	113.33	312.76	151.75	269.38	128.85	66.27	116.04	200.05	280.92
EBITDA	INR Crores	15.97	38.26	37.50	27.58	(0.35)	(6.74)	23.89	29.43	21.79
Profit/(Loss) After Tax	INR Crores	10.87	27.35	27.80	17.38	(5.45)	(7.55)	10.89	20.34	12.72
Total Comprehensive Income	INR Crores	11.20	27.52	28.08	17.45	(5.11)	(8.12)	11.24	20.85	13.27
* Pre - Tax Operating Cash Flows	INR Crores	83.15	75.29	53.83	92.20	74.92	78.18	120.42	156.37	108.10
EBITDA Margin	%	12.35%	10.90%	19.81%	9.29%	(0.27%)	(11.32%)	17.07%	12.82%	7.20%
Net Profit /(Net Loss) Margin	%	8.41%	7.79%	14.69%	5.85%	(4.24%)	(12.67%)	7.78%	8.86%	4.20%
TCI Margin	%	8.66%	7.84%	14.84%	5.88%	(3.98%)	(13.64%)	8.03%	9.09%	4.38%

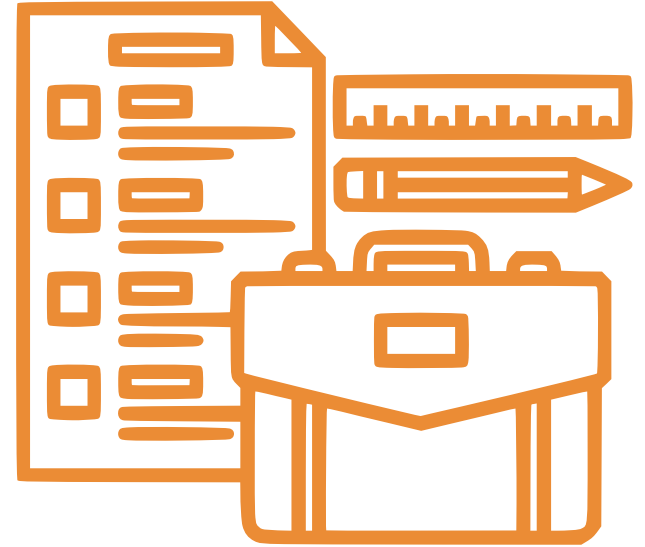
*Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3.

*** In Q3FY25, PAT had a one-time impact of Rs. 5 Crores payout wrt. GST matter of Treehouse Hotel(shown as an exceptional line item in P&L).

01 Future Projects Summary

02 Land available for Future Development

03 Completed Projects having Inventory



Future Projects Summary

Location	Project	Phase	Economic Interest	Saleable Area (Lakhs Sq. ft.)
Bhiwadi	Tarang	7	100% Ownership	0.60
Bhiwadi	Advik	3,4 & 5	100% Ownership	7.65
Jaipur	Ekansh	Plaza	77.25% Revenue Share	0.13
Jaipur	One44	Plaza	77.40% Revenue Share	0.04
Jaipur	Nitara	Plaza	80.20% Revenue Share	0.07
Chennai	Vatsalya	2,3,4 & 5	100% Ownership	10.00
Chennai	Swarang*	2, 3 and 4	50% of the Profits	3.78
Neemrana	Aangan	2	100% Ownership	4.37
Pune	Amodh	3,4 and 5	80% Revenue Share	3.06
Pune	Malhar	4 and 5	65% Revenue Share	3.94
Pune	Utsav Lavasa	5	100% Ownership	0.84
Total				34.47

- Ashiana Swarang is acquired by Kairav Developers Ltd. (a joint venture company with equal economic interest of Ashiana Housing Ltd. and Arihant Foundations)
- In some of the projects, saleable area has been updated as per latest/revised phasing plan.

Land available for Future Development

Location	Land/ Project Name	Estimated Area (Acres)	Estimated Saleable Area (Lakhs Sq. ft)	Proposed Development
Bhiwadi	Milakpur*	40.63	31.00	Premium Homes/ Senior Living
Gurugram	Ashiana Aaroham (Sec 80, HSIIDC Land)	10.80	10.30	Kid Centric Homes
Jaipur	Ashiana Oma***	11.24	11.00	Premium Homes/ Senior Living
Jamshedpur	Ashiana Amaya (Mouza Land, Jharkhand)	3.86	4.30	Premium Homes
Total		66.53	56.60	

Note:

* Milakpur Land is under acquisition and company's writ petition is pending before the Hon'ble High Court of Rajasthan against acquisition

** We have exited the 'Ashiana Maitri/Nitya' Project in Kolkata

*** The land parcel at Jaisinghpura has been christened as 'Ashiana Oma'.

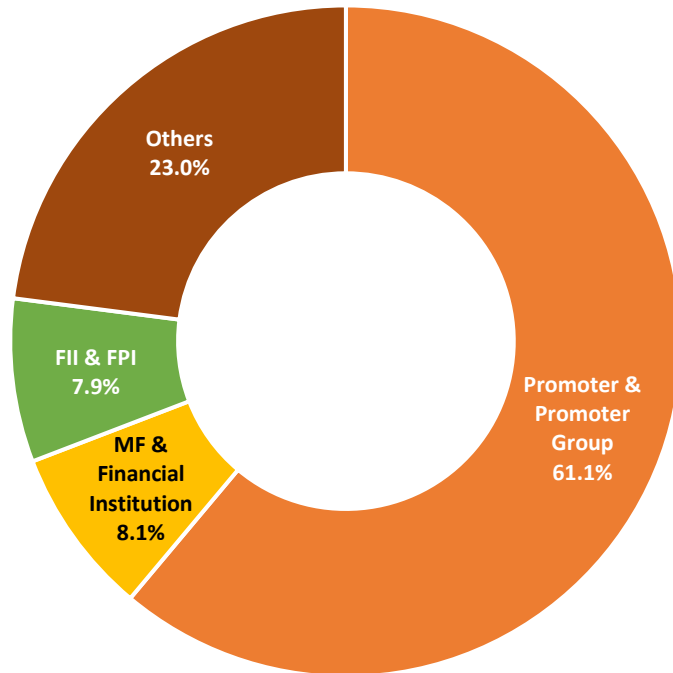
Completed Projects having Inventory

Location	Projects	Phase	Economic Interest	Type	Saleable Area (Lakhs sq ft)	Booked Area (Lakhs sq ft)	Unbooked Area (Lakhs sq ft)
Bhiwadi	Surbhi	1-5 & Plaza	100% Ownership	Premium Homes	4.02	3.34	0.68
Bhiwadi	Nirmay	4	100% Ownership	Senior Living	2.09	2.01	0.08
Gujarat	Navrang	1	81 % of Revenue	Premium Homes	1.68	1.66	0.01
Neemrana	Aangan Neemrana	Plaza	100% Ownership	Premium Homes	0.04	0.02	0.02
Jaipur	Amantran	1, 2 and 3	75% of Revenue Share	Premium Homes	8.65	8.47	0.18
Jaipur	Rangoli Gardens Plaza	Plaza	50% of the Profits	Premium Homes	0.68	0.58	0.10
Jaipur	Umang	5 & 6	100% Ownership	Kid Centric Homes	6.72	6.50	0.22
Jaipur	Umang	Plaza	100% Ownership	Shops	0.09	0.07	0.02
Pune	Utsav Lavasa	1, 2, 3 & 4	100% Ownership	Senior Living	5.12	4.25	0.87
Total					29.10	26.90	2.20

*** CC for Phase-4 Ashiana Utsav, Lavasa was received on 4th July 24 and it is moved to completed projects, it is yet to be launched for sales*

Shareholding Pattern as on 30th Jun 2025

Shareholding Pattern



Institutional Holding above 1%

Rank	Fund / Institution	No. of Shares	% Holding
1	SBI Contra Fund	80,18,812	8.0%
2	India Capital Fund Limited	68,97,903	6.9%
3	Investor Education And Protection Fund Authority Ministry Of Corporate Affairs	35,58,894	3.5%



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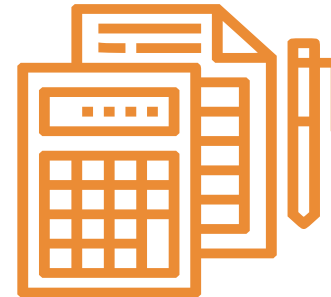
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01 About Ashiana

02 Business Model

03 Accolades

04 Abbreviations





Incorporation / Headquarters

- 1979 in Patna, New Delhi



Industry

- Real Estate with focus on residential apartments



Business Segments

- Premium Homes, Senior Living & Kid Centric Homes



Areas of Operation

- Jaipur, Bhiwadi, Jodhpur, Jamshedpur, Neemrana, Gurugram, Pune and Chennai



Key Metrics (as on Mar 31, 2025)

- 323.02 lakhs sq. ft. constructed
- Operations in 8 Locations
- 19,120 homes delivered

Note: Key Metrics are updated on annual basis at the end of each Financial Year

High quality in-house construction

- In house end-to-end construction capabilities – Ensure higher control over cost and quality and flexibility in execution
- Focus on use of high quality and efficient construction methodologies & techniques to help reduce time and cost

In-house sales and marketing

- Instead of broker-driven model, Ashiana has in-house sales and marketing team
- Ensures greater ownership of customers and helps in selling projects to them in future
- High proportion of customer referral sales to overall sales due to established brand and high customer satisfaction level

In-house Facility Management Services

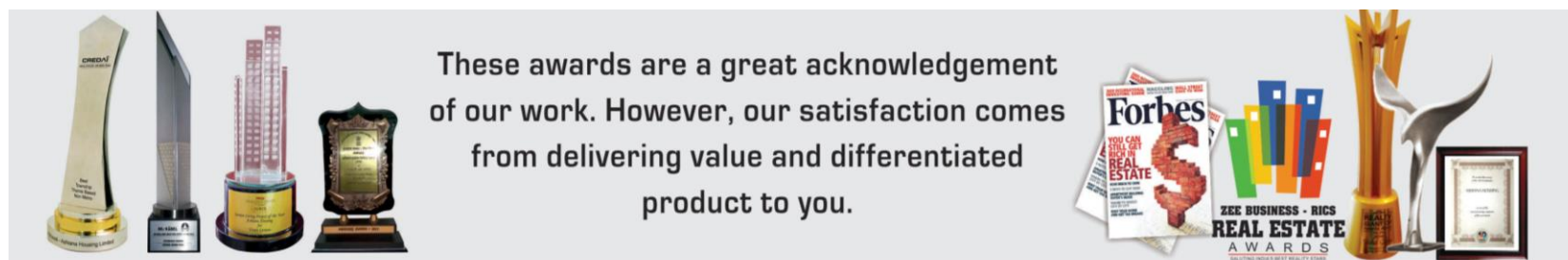
- Services provided to some of the projects of Ashiana through its wholly owned subsidiary
- Other than facility management and maintenance facilities, resale and renting services also provided
- This acts as a continuous direct customer feedback channel

Land is Raw Material

- Execution based model instead of land banking model
- Target land inventory of 5-7 times of current year execution plan

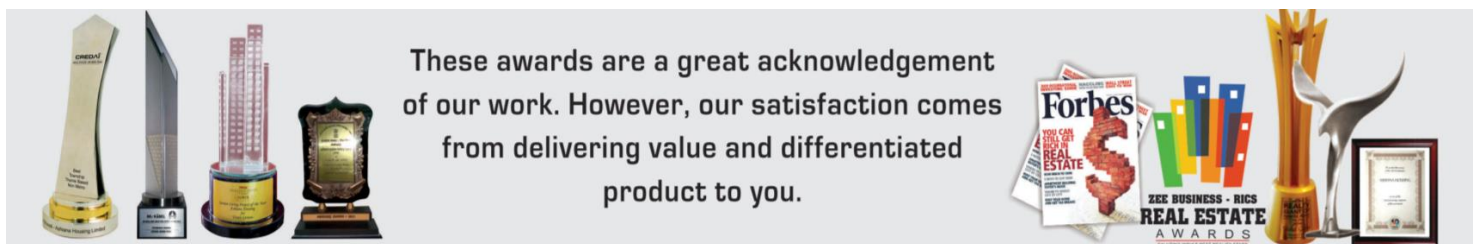
Awards & Recognitions

2010 - Rated by FORBES among Asia's 200 Best Under a Billion Dollar Companies - Received BMA - Siegwerk award for Corporate Social Responsibility	2011 - Ashiana Aangan Bhiwadi awarded as India's Best Residential Project (North) by ZEE - Business RICS Awards - Ashiana Woodlands, Jamshedpur awarded as India's Best Residential Project (East) by ZEE - Business RICS Awards - Rated by FORBES among Asia's 200 Best Under a Billion Dollar Companies twice in a row	2012 - Ashiana Aangan, Bhiwadi awarded as India's Best Affordable Housing by CNBC Awaaz - Ashiana Aangan, Bhiwadi awarded as NCR's Best Affordable Housing by CNBC Awaaz - Received BMA - Siegwerk award for Corporate Social Responsibility	2013 - Received Bhamashah award for Contribution made in the field of Education by Govt. of Rajasthan Think Media Award for Outstanding Corporate Social Responsibility work in Real Estate Sector - Honored by Bharat Vikas Parishad Rajasthan for Corporate Social Responsibility activities	2014 - Awarded as Realty Giants North India by Realty Kings North India - Received Bhamashah award for Contribution made in the field of Education by Govt. of Rajasthan - Ashiana Utsav, Lavasa awarded as Senior Living Project of the Year in India by Realty Excellence Award	2015 CNBC Awaaz felicitated Ashiana Housing Limited with One of the Most Promising Company of the Next Decade Rangoli Gardens, Jaipur awarded as The Best Budget Apartment Project of the Year by NDTV PROFIT
2015 - Received Bhamashah award for Contribution made in the field of Education by Govt. of Rajasthan - Received FICCI "Category" - CSR Award for Small & Medium Enterprises (SME) with turnover upto 200 crores p.a.	2017 NDTV Property Awards 2016 felicitated "Ashiana Dwarka" as "Budget Apartment Project of the Year" in Tier 2 cities 2017 - Received CIDC Vishwakarma Awards 2017 under the category "Achievement Award for Construction Skill Development" 2017 - Received CREDAI CSR Award 16-17 under the category "Education (Establishing of schools, educational institutions and creating educational facilities)" 2017	2018 Awarded Themed Project of the Year for Ashiana Umang, Kid Centric Homes by Realty+ Excellence Awards (North) Awarded Real-Estate Website of the Year for being user friendly, visually aesthetic with easy navigation by Realty+ Excellence Awards (North) 2018	2019 - Recognised for Digital Campaign of the year "Behatar Parvarish ka Pata" by ABP News Ranked as India's No. 1 Senior Living Brand 3 times in a row by Track2 Realty	2020 - Recognised as Best Theme based Project "Ashiana Anmol-Kid Centric" by Realty+ Excellence Awards (North) 2019 - Ranked as No. 1 Developer in North India and No. 5 in India by Track2 Realty.	



Awards & Recognitions

2021	2023	2025
Ranked as India's No. 1 Senior Living Brand 4 times in a row by Track2 Realty	- Received Bhamashah Award from the Govt. of Rajasthan after 2 years gap due to covid; added to this, the Govt. has also conferred the title "Shiksha Bhushan" for Ashiana's contribution to basic education in the state of Rajasthan. - Ranked as India's No. 1 Senior Living Brand 6 times in a row by Track 2 Realty. - Bestowed with the Best Pavilion Award at the CREDAI Real Estate Expo held in Jaipur	- Awards received from Track2Realty. ✓ No.1 in Senior Housing across India (8th time in a row) for 2023-24 ✓ No.3 in North India across asset class ✓ No.5 in Best Brand in the CSR segment PAN India ✓ No.9 in Real Estate Employer (employment track record) in India ✓ No.9 in Public Perception (Consumer Confidence) across India ✓ No.10 in the Residential Segment across India ✓ No.10 in Best practices in the industry PAN India - CREDAI Expo Pune Best Visual Merchandising Award. - ET Realty Awards ✓ Amodh has been recognized as the Senior Living Project of the Year 2025 at The Economic Times Real Estate Awards 2025 (National Edition). - Our podcast, Adding Zindagi to Years, has been recognised with multiple prestigious awards: 🏆 Golden Mikes Award – Best Podcast/Audio Series in the Real Estate category 🏆 HT Podmasters Award – Winner in the Self-Help & Motivation category 🏆 India Audio Summit – Honoured under the Society & Culture category - Award for Revolution in the housing sector and senior Living ✓ Real Estate Excellence Award (North) for 'TIMING THE MARKET' - Awards received from Track2Realty. ✓ Awarded India's No 1 Senior Living 9th time in a Row by Track to Reality for 2024-25
2022	2024	
- Ranked as India's No. 1 Senior Living Brand 5th time in a row by Track2 Realty - Ashiana Amantran awarded as best "Residential Project – in High-end (Non-Metro: Ongoing)" category by ET Realty Awards 2022	- Bestowed with our 9th Bhamashah award for Shiksha Bhushan in recognition of our commitment to education in Rajasthan - CREDAI - Pune Metro has awarded us for maintaining the Best Creche Facility in labour areas for our project Ashiana Malhar in Pune. - Ranked as India's No. 1 Senior Living Brand 7 times in a row by Track 2 Realty. - ONE44 in Jaipur (Rajasthan) awarded as Outstanding Project (Regional) of the Year by Golden Bricks. - Ashiana Vatsalya in Chennai (Tamil Nadu) awarded as Innovative Concept Object (Regional) of the year to our project by Golden Bricks.	



Abbreviations

- Sq. ft.: Square Feet
- EAC: Equivalent Area Constructed
- PAT : Profit after Tax
- EBITDA: Earning before Interest, Tax, Depreciation and Amortization
- TCI: Total Comprehensive Income

Saleable Area	Total saleable area of the entire project corresponding to 100% economic interest of all parties
Ongoing Projects	Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; (ii) wherever required, all land for the project has been converted for intended land use; and (iii) construction development activity has commenced.
Future Projects	Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; and (ii) our management has commenced with the formulation of development plans.
Land available for Future Development	Lands in which we have obtained any right or interest, or have entered into agreements to sell/memorandum of understanding with respect to such rights or interest, as the case may be, and which does not form part of our Completed, Ongoing and Future Projects
Project	Project includes project phases

Except for the historical information contained herein, statements in this presentation and the subsequent discussions, which include words or phrases such as "will", "aim", "will likely result", "would", "believe", "may", "expect", "will continue", "anticipate", "estimate", "intend", "plan", "contemplate", "seek to", "future", "objective", "goal", "likely", "project", "should", "potential", "will pursue", and similar expressions of such expressions may constitute "forward-looking statements". These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. These risks and uncertainties include, but are not limited to our ability to successfully implement our strategy, our growth and expansion plans, obtain regulatory approvals, our provisioning policies, technological changes, investment and business income, cash flow projections, our exposure to market risks as well as other risks. The Company does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.