TARC

November 11, 2025

To,
The General Manager,
Deptt of Corporate Services,
BSE Limited,
P.J. Tower, Dalal Street,
Mumbai – 400001

Equity Scrip code: 543249
Debt Scrip Code: 976606

To,
The Vice President,
National Stock Exchange of India Limited,
Exchange Plaza,
Bandra Kurla Complex, Bandra (E)
Mumbai – 400051

Scrip Symbol: TARC

Sub.: Investor Presentation

Dear Sir / Madam,

Pursuant to provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed a copy of Investor Presentation for your information and record.

Thanking You

For TARC Limited

Amit Narayan
Digitally signed by Amit Narayan
Date: 2025.11.11 22:05:32 +05'30'

Amit Narayan
Company Secretary
A20094

TARC

Inspired by India | भारतेन प्रेरितः

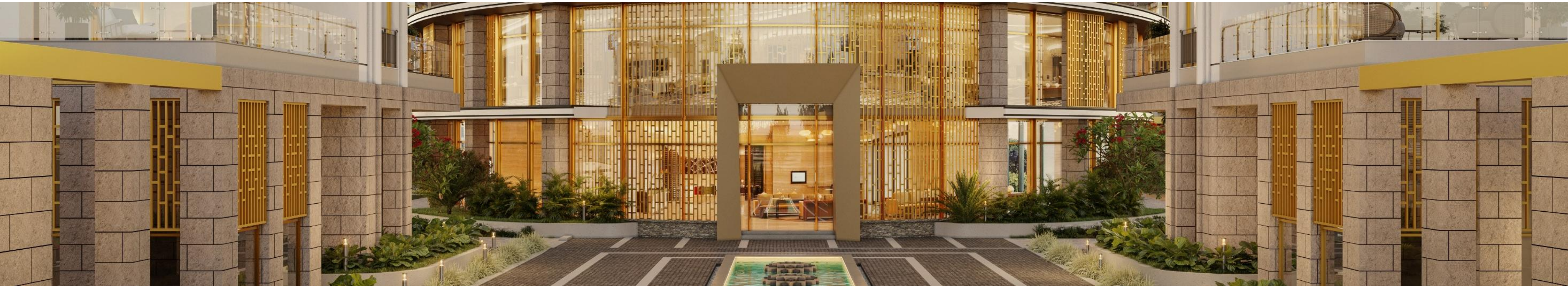
Investor presentation | Q2FY26

DIFFERENTIATED LUXURY. CURATED RESIDENCES.

Rendered Image – TARC KAILASA

TARC – A Luxury Experience

TARC
Inspired by India



Luxury
Residential

New Delhi & Gurugram
Area of focus

₹7,700+cr.
Ongoing Developments GDV

₹6,000+cr.
Bookings achieved in ongoing Developments

~₹10,000 cr.
Developments being finalized GDV

Actual image – TARC Ishva Sample Apartment

Business Highlights H1FY26

Operational Performance

Achieved gross sales amounting to ₹565 crore and sales collections of ₹365 crores.

Financial Performance

Total Income of ₹329.5 crore with a net profit of ₹38.4 crore.

Liquidity

Total business cash inflow of ₹652 crore comprising of collection from project sales and land receipts.

Business Development

Received approvals for upcoming Developments in New Delhi and Gurugram paving path for our next set of projects

Project Under Execution

TARC Tripundra, New Delhi – Approaching delivery.

TARC Kailasa, New Delhi - Phase 1 Sold, Phase II approaching launch

TARC Ishva, Gurugram – Phase 1 nearly sold

Margins

Significant margins to start getting recognized from this year with delivery of developments

Actual Image – TARC Ishva Experience Center

Building Blocks of Long-Term Value

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Focused Luxury Developer	Concentrated on high-margin, cash-generative luxury residential projects
Proven Legacy & Brand Equity	Over four decades of real estate expertise, anchored in trust, design excellence and transparent governance.
Strategic Land Bank	Fully owned land parcels across marquee locations providing unmatched development flexibility and scalability.
Sustained Growth Visibility	Robust sales momentum across TARC Tripundra, TARC Kailasa and TARC Ishva with strong cash flow visibility from ongoing and the upcoming launches.
Value Creation Focus	Continued emphasis on thoughtful design, disciplined execution and customer satisfaction to deliver enduring stakeholder value.


BODY OF ART
Actual image – TARC Ishva Experience Center

Sales Performance

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Project	Total GDV* (₹ Crores)	Balance to be collected (₹ Crores)	Collections in H1FY26 (₹ Crores)
Tripundra	1,000	500	101
Kailasa	4,000	3,600	49
Ishva	2700	2,300	215
Total	**7,700**	**6,400**	**365**

* Approximate

- Achieved significant sales across luxury residential projects, underscoring strong demand and buyer confidence in TARC's differentiated offerings.
- Improved average realization per square foot in H1 FY26 > Reflecting brand strength, superior product positioning and sustained market traction for Distinguished products.
- Demonstrated disciplined execution with substantial area sold and strong presales-to-GDV conversion, ensuring revenue visibility across ongoing developments.

Strategic Roadmap

Owned & Fully Paid
Strategically Located

Land Bank

Strong Brand Equity
Design Precision

Luxury Differentiated

Luxury Residential

Positioning

Luxury/Ultra Luxury Offering + Land @ Historical Cost =

High Margin

Net Cash Positive
Industry Leading ROI

Financials

Consistently Growing

Cashflow

Talent Depth
Diversity

Strong Team

Responsible Development
Community Wellbeing

Sustainability

Robust Sales
Efficient Delivery

Customer Centricity

Strong Sales
Efficient Delivery

Value Creation


Actual image – TARC Ishva Sample Apartment

Our Philosophy: Integration | Ideation | Execution | Aesthetics

Our Horizon

To craft spaces that thoughtfully blend India's timeless legacy, grandeur and values with contemporary aesthetics.

Our Mission

To create enduring value through curating experiential living. We strive to transform urban lifestyles by empowering people to actualize and experience their lives more meaningfully.

Our Vision

Unlocking human potential by bringing seamless, wholesome living to life.

Our Core values

श्रद्धा

Sustainability and Social Responsibility

At TARC, our commitment to sustainability and social responsibility extends to our moral values, where we prioritize ethical business practices, transparency and integrity. Our decisions are guided by a dedication towards environmental stewardship and community well-being.

सदाचार

Integrity and Transparency

At the heart of our company's mission is a deep reverence for India's lavish legacy. Trust, transparency and excellence are the cornerstones of every endeavor we undertake.

साधना

Innovation and Adaptability

Our moral values seamlessly integrate with our tenets of innovation and adaptability. Our capacity to adapt to evolving landscapes is driven by a steadfast moral compass, allowing us to pioneer forward-thinking and luxurious real estate solutions that benefit our clients' communities.

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INSPIRED BY INDIA

THOUGHTFUL INTEGRATION

We aspire to seamlessly merge India's profound legacy, grandeur and values with modern design principles.

AMBITIOUS IDEATION

Our broad vision encompasses large-scale conceptualization, laying the groundwork for distinctive real estate landmarks.

RIGOROUS EXECUTION

We approach each development passionately, ensuring every detail is attended to with precision and perfection.

CONTEMPORARY AESTHETICS

While we honor reverence for India's rich history, our designs firmly root themselves in contemporary aesthetics, appealing to today's discerning clientele.

Product – Market Offerings

Every TARC development is envisioned through the lens of **Differentiated Luxury Curated Residences**, a philosophy that places individuality, quality and customer experience at its core.

Experiential Living	Experiential Living at TARC Tripundra means more than a residence—it's a thoughtfully designed lifestyle where spaces, experiences and community converge to enrich how you live every day.
Large Format Residences	A generously sized sanctuary, TARC Kailasa, crafted for spacious living, where expansive layouts, elevated amenities and private access converge to define a lifestyle of refined scale.
Four-Side Open Residences	Homes that breathe from all sides, bathed in light and air, offering panoramic views, privacy and wellness-driven design in one seamless experience, TARC Ishva.

Focused Markets

Key Milestones

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2022

- Collaborated with US private investment firm Bain Capital.
- Forayed into Luxury Residential with TARC TRIPUNDRA in New Delhi as our first development.

2023 & 2024

- Delivered TARC MACEO
- Launched TARC KAILASA Luxury Residential Development.
- Kailasa 1.0 sold-out.

2025

- Launched TARC ISHVA our first luxury residential development in Gurugram.
- Refinanced the borrowings specific to projects at substantial lower cost with Banks and NBFCs.
- Geared up to launch our next phase of projects

Rendered Images

Board Of Directors

Mr. Anil Sarin

Founder & Chairman

Has invaluable experience and vision, which helped transform a modest construction enterprise of the 70s into an all-embracing luxury real estate development Company, TARC Limited.

Mr. Amar Sarin

Managing Director & CEO

The driving force at TARC Limited. Possesses the commitment and passion to lead the team with a well-defined strategy that steers the organisation's vision and develops capabilities for planning, finding solutions, and delegating.

Ms. Muskaan Sarin

Whole Time Director & Chief Brand Officer

Leads the marketing, branding, and customer-centric culture of TARC Limited, playing a key role in the company's visibility and outreach, as well as interactions with the company's new and old patrons.

Board Of Directors

Mr. Jyoti Ghosh

Independent Director

Retired as the Managing Director of State Bank of Bikaner and Jaipur. Presently, contributes expertise as a lecturer at Bandhan School of Development and Management, Rajpur.

Mr. Miyar Ramanath Nayak

Independent Director

B.Com and C.A. L.L.B., held offices as General Manager, HO of Corporation Bank, and as Executive Director of Allahabad Bank.

Ms. Bindu Acharya

Independent Director

Retired banker with 32+ years of experience in banking and finance, ex Deputy General Manager (DGM) at State Bank of India.

Mr. Ambarish Chatterjee

Independent Director

Fellow member of the Institute of Company Secretaries of India. He has over 40 years of post-qualification experience in economic and corporate legislation.

Above & Beyond

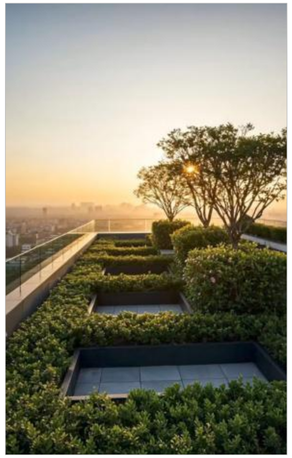
CHALLENGING IDEAS

Experience-led design that captures the lifestyle from 6 AM to 12 AM, the TARC Tripundra way.

AWARDS & ACCOLADES

CREATING BUZZ ON SOCIAL

TARC x Jai Madan - a collaboration that resonated with over a million viewers.



Driving meaningful conversations on sustainability through engaging digital storytelling.

TARC EVENTS

TARC x Aston Martin Vantage
Where timeless craftsmanship meets modern luxury. An evening celebrating design, detail & distinction. Inspired by India, Driven by Excellence.
Date: 21st & 22nd June 2025

TARC x FERRARI
A collaboration that celebrates precision, performance and the pursuit of perfection. Where iconic design meets modern living creating an experience defined by velocity and vogue
Date: 12th July 2025

TARC Ishva – The Canvas of Modern Luxury
An evening of art, design and jazz at the TARC Ishva Experience Gallery, in collaboration with Palette Art Gallery celebrating culture and elevated living.
Date: 31st August 2025

Awards & Recognitions

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Forbes India Development A List Award

Category : A-List Developer
TARC Limited
Year: 2025

The Economic Times Real Estate Awards 2025

Category : Residential Project - Ultra Premium
Project Name : TARC Ishva Year: 2025

Asia One Awards

Category : India's Greatest Brands 2023-24
Project Name : TARC Kailasa
Year: 2024

Times Realty & Infrastructure Conclave 2024

Category : Luxury Project of the Year
Project Name : TARC Kailasa
Year: 2024

Hindustan Times Real Estate Titans

Category : Iconic Super Luxury Project
Project Name : TARC Kailasa
Year: 2024


Actual image – TARC Ishva Experience Center

Development Highlights

DEVELOPMENTS

TARC TRIPUNDRA
PRIME RESIDENCES IN NEW DELHI

TARC Kailāsa
PATEL ROAD, NEW DELHI

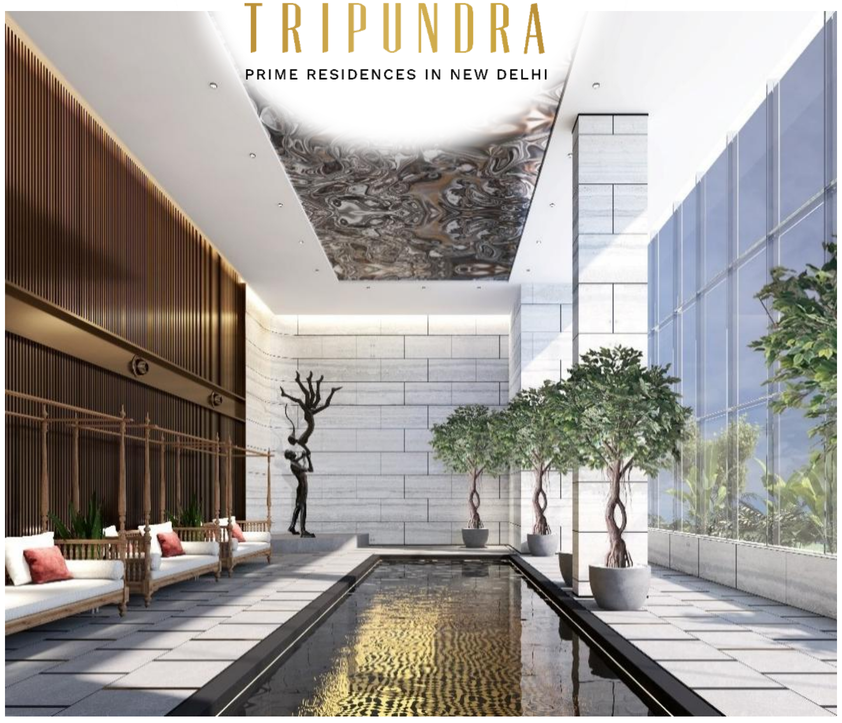
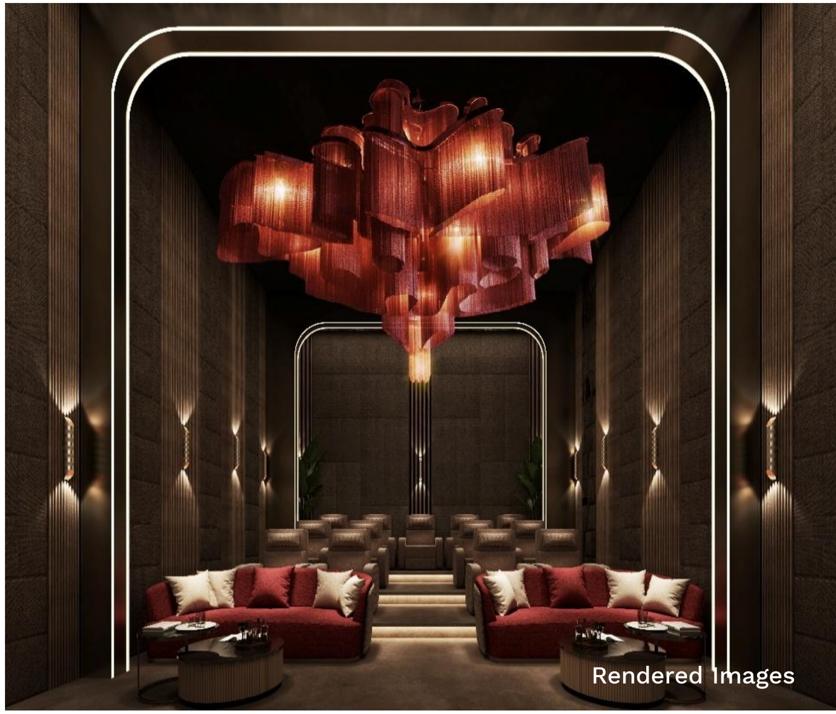
TARC ISHVĀ
63 A, Gurugram

Launch Period	Q3 FY2023	Q4 FY2024	Q2 FY2025
Plot Area	~ 3 acres	~ 6 acres	~ 7 acres
Saleable Area (Feet)*	~5,00,000	~17,00,000	~13,50,000
Sales Potential*	~ ₹ 1,000 crore	~ ₹ 4,000 crore	~ ₹ 2,700 crore

* Approximate



TARC
TRIPUNDRA
PRIME RESIDENCES IN NEW DELHI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TRIPUNDRA
PRIME RESIDENCES IN NEW DELHI

TARC Tripundra, an IGBC Gold-certified development, is a luxury residential development offering contemporary international design and architecture and a curated clubhouse and recreation zones.

DEVELOPMENT

High end luxury residential development with 3 & 4 bedroom apartments.

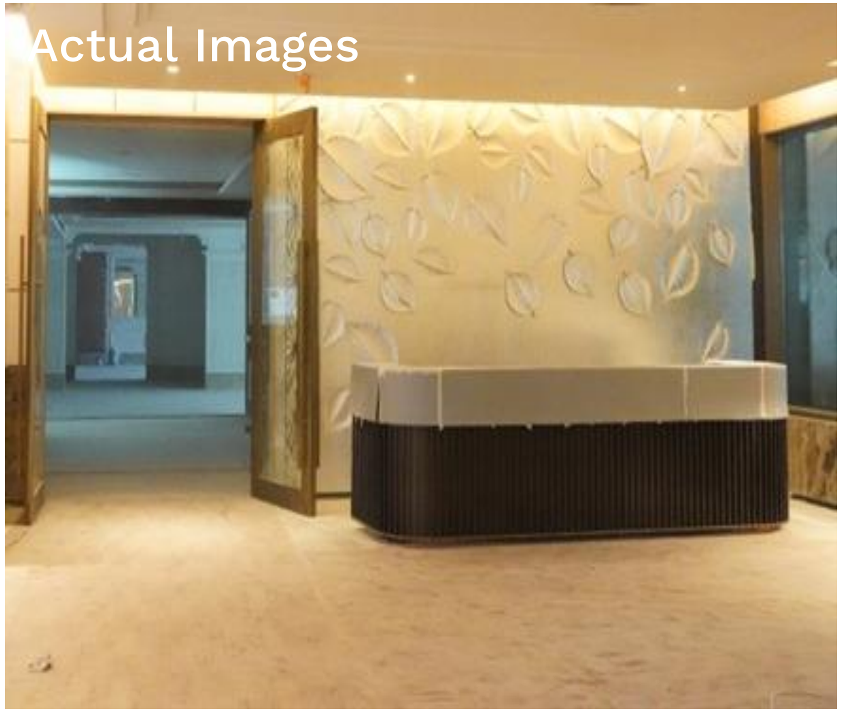
AMENITIES

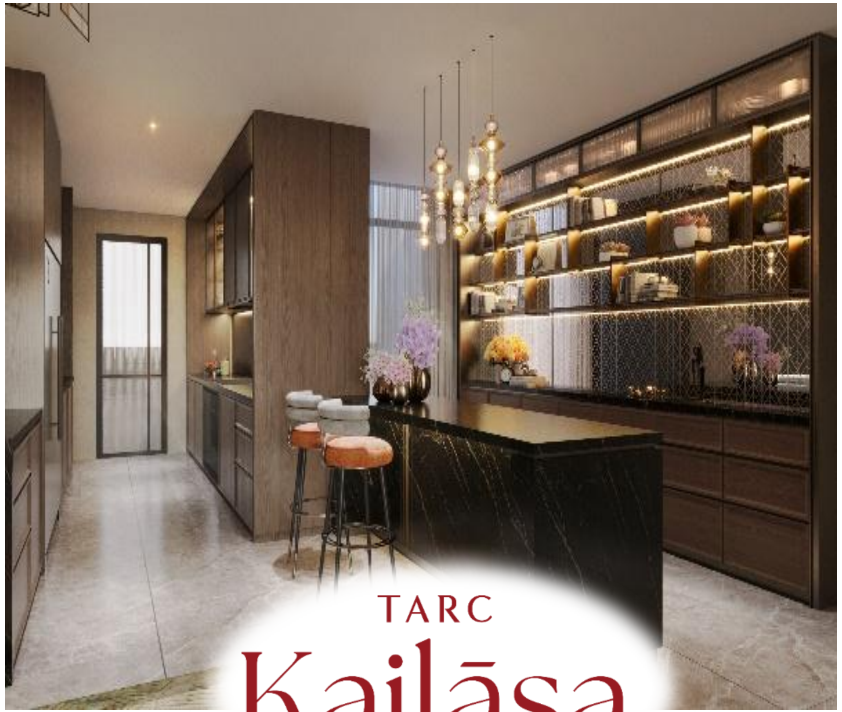
Wellness and Fitness Amenities – Cycling tracks, Yoga Centre, Gym, Swimming pools, Sauna & Spa

Family and Lifestyle Facilities - Kids' Play Areas, Gaming Zone, Exclusive Theatre, Pet Grooming Centre

Nature and Creative Spaces - Zen Garden, Pottery Barn, Organic Garden

Actual Images

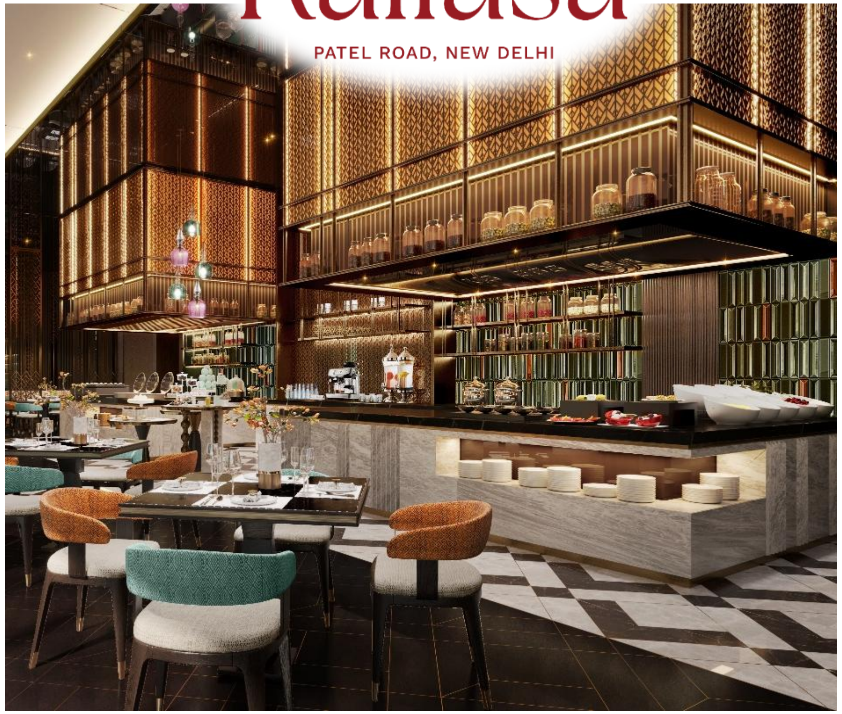




TARC

Kailāsa

PATEL ROAD, NEW DELHI



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Kailāsa

PATEL ROAD, NEW DELHI

TARC Kailasa, large format high-end luxury development located on Patel Road, New Delhi is designed to be an epitome of luxury offering customers all the conveniences of an ultra-luxurious lifestyle.

DEVELOPMENT

Ultra luxury residential development with 3 & 4 Bedroom apartments.

AMENITIES

Grand **bespoke luxury club along with 7-tier security for an elite lifestyle**

Private lift lobbies, large-format rooms, and architecture by **Andy Fisher Workshop, Singapore**

100% EV charging readiness, VRF climate control, and fully equipped modular kitchens with **smart home systems**



TARC
ISHVĀ



Rendered Images

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Inspired by India

TARC ISHVĀ

State-of-the-art luxury apartments. The development includes best-in-class amenities and is well-connected to malls, restaurants, hospitals, and schools, allowing for an ultra-luxurious lifestyle.

DEVELOPMENT

A luxury residential development offering four side open residences.

AMENITIES

World-Class Leisure & Wellness including an all-weather pool, cryosauna therapy, and a dedicated pickleball court

Gourmet Experiences with multi-cuisine fine dining curated by expert chefs for a truly global culinary journey

Sustainable Living Ecosystem with rainwater harvesting, waste management, and energy-efficient systems promoting environmental balance

Construction Update

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KAILASA

ISHVA


Actual image – TARC Ishva Experience Center

Financials for Q2FY26

TARC Inspired by India

Particulars ₹ lakhs.	Q2 FY26	Q2 FY25	Change %	Half year FY26	Half year FY25	Change %	F.Y. 2024-25
Revenue	687.06	431.28	59.31%	8,276.54	1,252.76	560.66%	3,368.86
Add: Other Income	2,722.98	70.88	3741.68%	24,670.11	211.99	11537.39%	519.88
Total income	**3,410.04**	**502.16**	**579.07%**	**32,946.65**	**1,464.75**	**2149.30%**	**3,888.74**
Less: Direct Costs (incl change in inventory)	1,290.69	596.22	116.48%	1,934.65	1,498.18	29.13%	5,896.53
Less: Other expenses	2,960.29	2,275.38	30.10%	21,937.43	3,655.92	500.05%	10,769.41
EBITDA	**(840.94)**	**(2,369.44)**	**-64.51%**	**9,074.57**	**(3,689.35)**	**-345.97%**	**(12,777.20)**
EBITDA Margin (%)	-24.66%	-471.85%	-94.77%	27.54%	-251.88%	-110.94%	-328.57%
Less: Depreciation	240.43	260.55	-7.72%	481.23	422.52	13.90%	898.64
Less: Finance Costs	1,122.67	4,943.86	-77.29%	2,650.55	6,222.61	-57.40%	10,643.36
PBT	**(2,204.04)**	**(7,573.85)**	**-70.90%**	**5,942.79**	**(10,334.48)**	**-157.50%**	**(24,319.20)**
Less: Taxes	(627.45)	(837.71)	-25.10%	2,097.97	(530.63)	-495.37%	(1,190.35)
Reported PAT	**(1,576.59)**	**(6,736.14)**	**-76.60%**	**3,844.82**	**(9,803.85)**	**-139.22%**	**(23,128.85)**

ESG Vision

TARC
Inspired by India

Images for representation

ENVIRONMENT

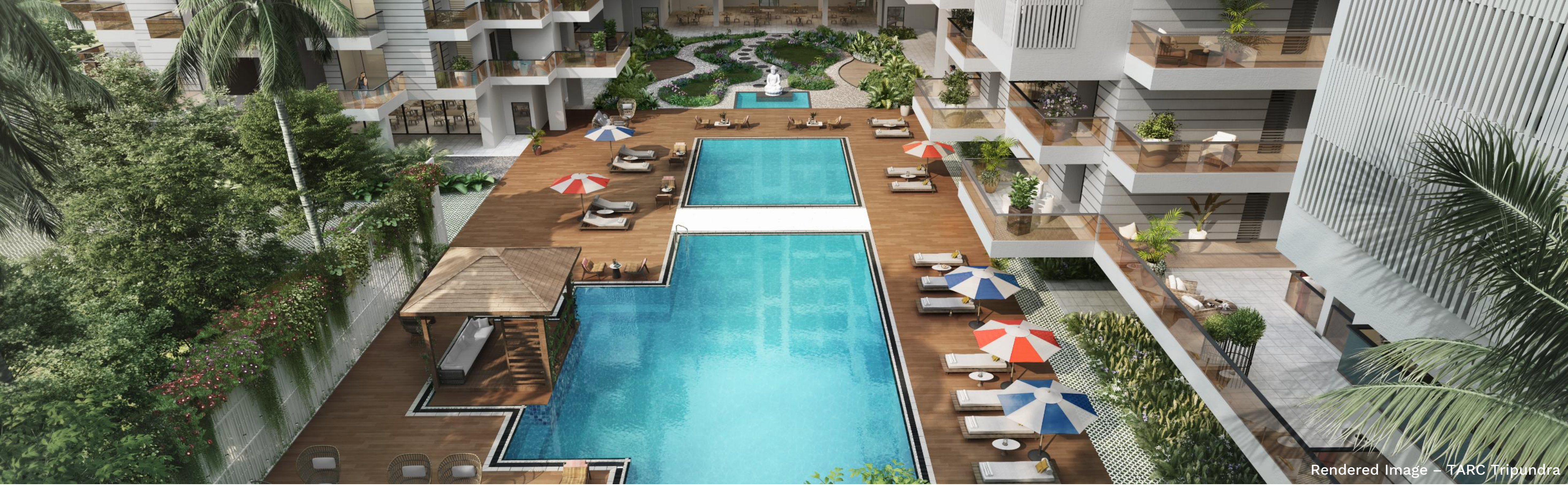
- Committed to creating a strategy for Carbon Neutrality and Net Zero developments.
- Concluding ESG framework for the organization.
- Received IGBC Platinum Pre-certification for TARC ISHVA
- Received IGBC Gold Pre-certification for TARC Tripundra.
- Approaching IGBC Platinum rating for TARC Kailasa.
- Committed to 100% Green certified residential portfolio

SOCIAL

- Committed to leading community development initiatives to improve the welfare and well-being of society.
- Working towards developing community spaces around the ongoing projects.
- Provide educational support to children of employees.
- The company has conscientiously moved to explore alternate energy resources.
- TARC has adopted a No Single-Use Plastic Policy at the workplace.

GOVERNANCE

- Committed to growing ethically with transparency and accountability built at the core.
- Working towards finalizing Risk Management Framework, Robust policies, procedures, and Internal Controls with active oversight, being revisited and updated as and when required.
- Ensure the highest level of transparency and accountability through timely disclosures.
- Attract and retain the best talent and motivate employees to work with an ethical company.



Thank You

FOR MORE INFORMATION, CONTACT

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