



Ref No.: ADL/SE/25-26/37

Date: July 25, 2025

To,
The Manager
Corporate Relationship Department
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
BSE Scrip Code -544261

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East),
Mumbai - 400 051
NSE Symbol :ARKADE

Dear Sir/Madam,

Sub-: Investor Presentation on the Unaudited financial results for the quarter ended June 30, 2025

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, we are enclosing herewith a copy of the Investor Presentation on the Unaudited Financial Results (standalone and consolidated) of the company for the quarter ended June 30, 2025.

The same is also being uploaded on the company's website at <https://arkade.in/investor-presentation/>

You are requested to take the above information on your records.

Thanking You,
For Arkade Developers Limited



Amit Mangilal Jain
Chairman & Managing Director
DIN: 00139764





ARKADE

FAMILY FIRST

INVESTOR PRESENTATION

Q1 FY26

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Disclaimer: Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. 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. Important developments that could effect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations. Arkade Developers Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.



Artist's Impression



CHAIRMAN & MD'S MESSAGE

AMIT MANGILAL JAIN

PROMOTER, CMD
ARKADE DEVELOPERS LIMITED

On the Q1 FY26 results, Mr. Amit Jain, Chairman and Managing Director, Arkade Developers Limited said, "India continues to stand out as one of the most promising major economies globally, underpinned by strong macroeconomic fundamentals, a growing aspirational middle class has led to robust domestic demand. FY26 has begun on a strong note for Arkade Developers, with solid operational and financial performance in the first quarter. We are pleased to report a healthy year-on-year growth, with pre-sales increasing by 17.1% and collections rising by 41.8%. These results reflect our consistent focus on execution excellence and strong demand.

Homebuyer sentiment remains upbeat, particularly in the luxury segment, where demand is witnessing remarkable momentum. This trend aligns seamlessly with our strategic vision, enabling us to harness emerging opportunities and deliver sustained value to our stakeholders.

Our entry into the high-potential Thane micro-market and the acquisition of Filmistan Pvt. Ltd. are landmark achievements, reinforcing our commitment to strengthening our footprint across MMR's most promising corridors. Additionally, we announced a maiden interim dividend for our shareholders, and this underscores the company's strong financial health and investor-focused approach.

With a supportive policy environment and recent repo rate revisions signaling a favourable time for the real estate sector, Arkade Developers is well-positioned to lead the next phase of growth.



COMPANY OVERVIEW



ARKADE
AT A GLANCE



VALUE
PROPOSITION



GROWTH
DRIVERS



MILESTONES



COMPLETED
PROJECTS



ONGOING &
UPCOMING
PROJECTS

ARKADE AT A GLANCE

OUR PHILOSOPHY

FAMILY FIRST

At Arkade, family isn't just a word, it's a philosophy; Every nook, every brick and every inch of our developments is designed to put a family's comfort, joys and fulfillment first.

39

YEARS
OF LEGACY

31

PROJECTS
DELIVERED SUCCESSFULLY

5,500+

FAMILIES
ARE PART OF ARKADE FAMILY

2

MILLION SQ.FT.
DEVELOPMENT IN PROGRESS

5.5+

MILLION SQ.FT.
OF DEVELOPMENT DELIVERED

SHAREHOLDING

31 MAR '25
PROMOTER & GROUP:- 71.09%
INSTITUTIONS:- 1.23%



Representative Image



Artist's Impression

VALUE PROPOSITION



Leading MMR
Developer with
Inhouse Project
Management

Well-spread out Portfolio of
Greenfield and
Redevelopment Projects



Asset Light Model
and Zero Net Debt



Strong Cash-flow And
IRR Focused



Quick Turn
around -
Before Time
Delivery

Expansion in
Eastern Corridor



GROWTH DRIVERS



Expansion into Central side of Mumbai, particularly into Mulund and Bhandup.



Robust demand for luxury housing following strong growth seen over last 2 years.



Legacy of delivery of housing well before RERA deadline, there by leading to strong customer loyalty.

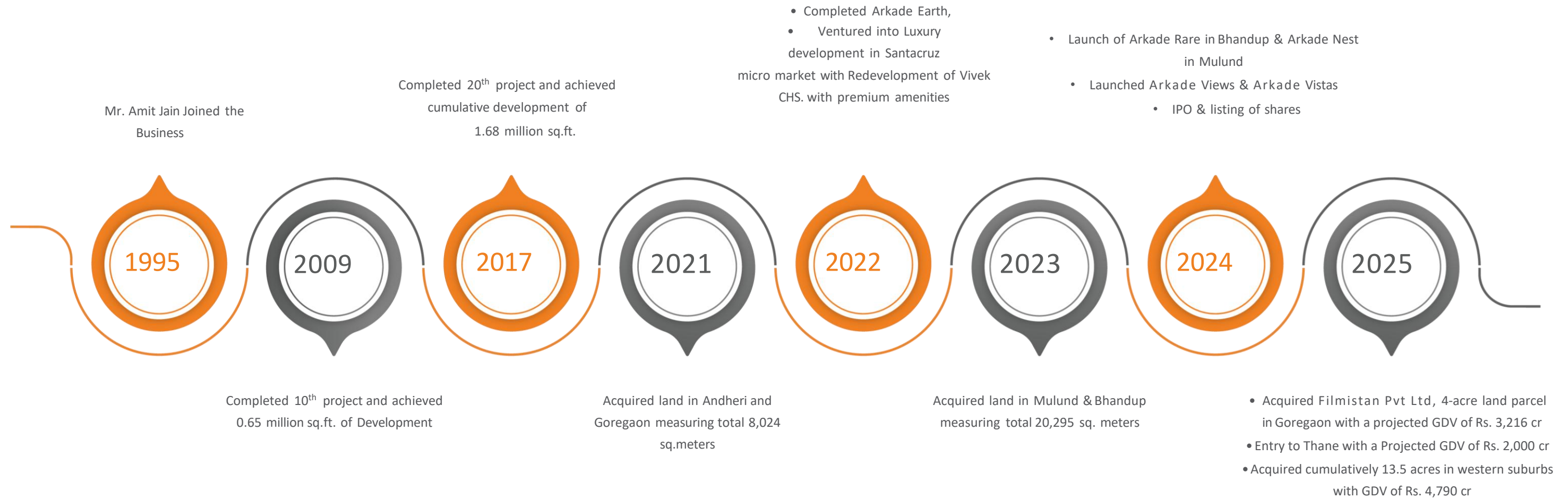


Strong pipeline of redevelopment projects in the micro-markets that we have presence.



Healthy Balance Sheet, Strong Cash Flow and IRR focused.

MILESTONES



PORTFOLIO - COMPLETED PROJECTS

SOUTH MUMBAI

CARMICHAEL ROAD

- Arkade Rise

TARDEO

- Fortuna

MAZGAON

- Wallace Fortuna

WESTERN SUBURBS

VIRAR

- Acropolis

VASAI

- Shubh Innov8
- Shubh Industrial Estate

MIRA ROAD

- White Lotus
- Arkade Art

BORIVALI

- Green Avenue I
- Green Avenue II
 - Park Side
 - Harmony
 - Casa Bella
- Gangadhar Nagar
- Arkade Crown

KANDIVALI

- Vineet Apartments
- Arkade Bhoomi Heights
 - Bhoomi Arkade I
 - Bhoomi Arkade II

MALAD

- Jayshree
- Arkade Serene

GOREGAON

- Arkade Adornia
- Arkade Aspire

VILE PARLE

- Jeevan Sarita
 - Om Kushal
 - Mahant
- New Bharat Villa
- Darshan by Arkade

SANTACRUZ

- Arkade Aura

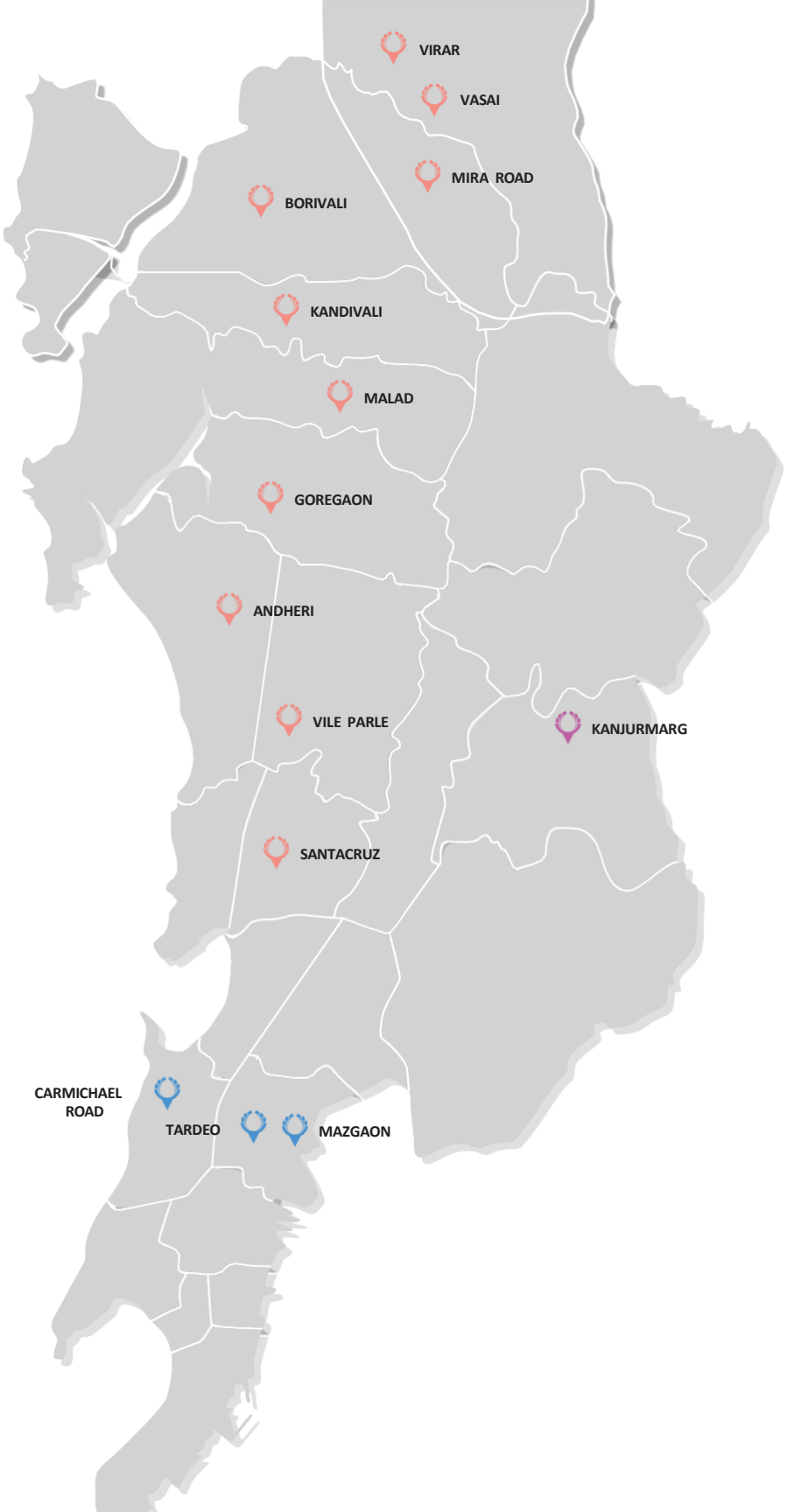
ANDHERI

- Arkade Prime

EASTERN SUBURBS

KANJURMARG

- Arkade Earth



PORTFOLIO - ONGOING PROJECTS

PROJECTS NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE AREA (SQ.FT.)	EXPECTED COMPLETION DATE*	PROJECTED TURNOVER (`CR)
Arkade Crown	Borivali (W)	Aspirational	Society Redevelopment	5,711	113,805	Jun'24**	331
Arkade Aspire	Goregaon (E)	Aspirational	Greenfield	5,933	168,643	Aug'24**	494
Arkade Aura	Santacruz (W)	Premium	Society Redevelopment	3,791	59,279	Dec'24**	261
Arkade Prime	Andheri (E)	Aspirational	Greenfield	2,091	65,566	Jan'25**	165
Arkade Nest	Mulund (W)	Aspirational	Greenfield	8,327	249,163	Jun'27	619
Arkade Pearl	Vile Parle (E)	Premium	Society Redevelopment	4,153	75,145	Dec'26	300
Arkade Eden	Malad (W)	Premium	Society Redevelopment	3,101	49,981	Dec'26	150
Arkade Vistas	Goregaon (E)	Aspirational	Society Redevelopment	3,354	71,800	Dec'27	207
Arkade Views	Goregaon (E)	Aspirational	Society Redevelopment	1,133	10,160	Dec'27	35
Arkade Rare	Bhandup (W)	Aspirational	Greenfield	11,967	313,070	Dec'28	750
				49,561	11,76,612		3,312

Ongoing projects would have construction area of approx. 2 mn sq.ft.

*RERA timeline

**Completed ~9-10 Months before RERA deadline

PORTFOLIO - ONGOING PROJECTS STATUS

PROJECT	TOTAL PROJECTED REVENUE	DETAILS OF SALE		REVENUE RECOGNITION	
		SOLD	UNSOLD	RECOGNISED	TO BE RECOGNISED
OC Received Projects					
Arkade Crown	331	325	6	322	9
Arkade Aspire	494	489	5	483	11
Arkade Aura	261	227	34	227	34
Arkade Prime	165	162	3	162	3
Sub-total	1,251	1,203	48	1,194	57
Ongoing Projects					
Arkade Pearl	300	169	131	95	205
Arkade Eden	150	106	44	62	88
Arkade Nest	619	204	415	96	523
Arkade Vistas	207	104	103	-	207
Arkade Views	35	17	18	-	35
Arkade Rare	750	176	574	-	750
Sub Total	2,061	776	1,285	253	1,808
Grand Total	3,312	1,979	1,333	1,447	1,865

PORTFOLIO - UPCOMING PROJECTS

PROJECTS NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE AREA (SQ.FT.)	PROJECTED TURNOVER (`CR)
Nutan Ayojan	Malad (W)	Premium	Society Redevelopment	6,860	2,33,000	740
Laxmi Ramana	Goregaon (W)	Premium	Society Redevelopment	4,619	59,793	213
Maheshwari Niwas	Santacruz (W)	Premium	Society Redevelopment	2,290	38,700	200
Apna Ghar	Andheri (W)	Premium	Society Redevelopment	7,381	83,212	388
Bussa CHS	Santacruz (W)	Premium	Society Redevelopment	2,902	45,000	190
Rani Sati	Malad (W)	Premium	Society Redevelopment	6,337	2,11,940	757
Satya Shripal	Borivali (W)	Premium	Society Redevelopment	7,084	2,44,000	865
Jumbo Darshan	Andheri (E)	Premium	Society Redevelopment	6,811	1,29,300	526
Filmistan	Goregaon (W)	Premium	Greenfield	16,200	8,04,000	3,216
Anand Nagar	Dahisar (E)	Premium	Society Redevelopment	26,286	6,76,000	1,700
Thane	Thane	Premium	Greenfield	25,415	9,26,000	2,000
Jal Ratna	Goregaon (W)	Premium	Society Redevelopment	4620	86,810	350
TOTAL				1,16,805	35,37,755	11,145

PORTFOLIO - ONGOING PROJECTS

WESTERN SUBURBS

MALAD

- Arkade Eden

GOREGAON

- Arkade Vistas
- Arkade Views

VILE PARLE

- Arkade Pearl

EASTERN SUBURBS

BHANDUP

- Arkade Rare

MULUND

- Arkade Nest

PORTFOLIO - UPCOMING PROJECTS

WESTERN SUBURBS

DAHISAR

- Anand Nagar

BORIVALI

- Satya Shripal

MALAD

- Nutan Ayojan
- Rani Sati

GOREGAON

- Laxmi Ramana
- Filmistan
- Jal Ratna

ANDHERI

- Apna Ghar
- Jumbo Darshan

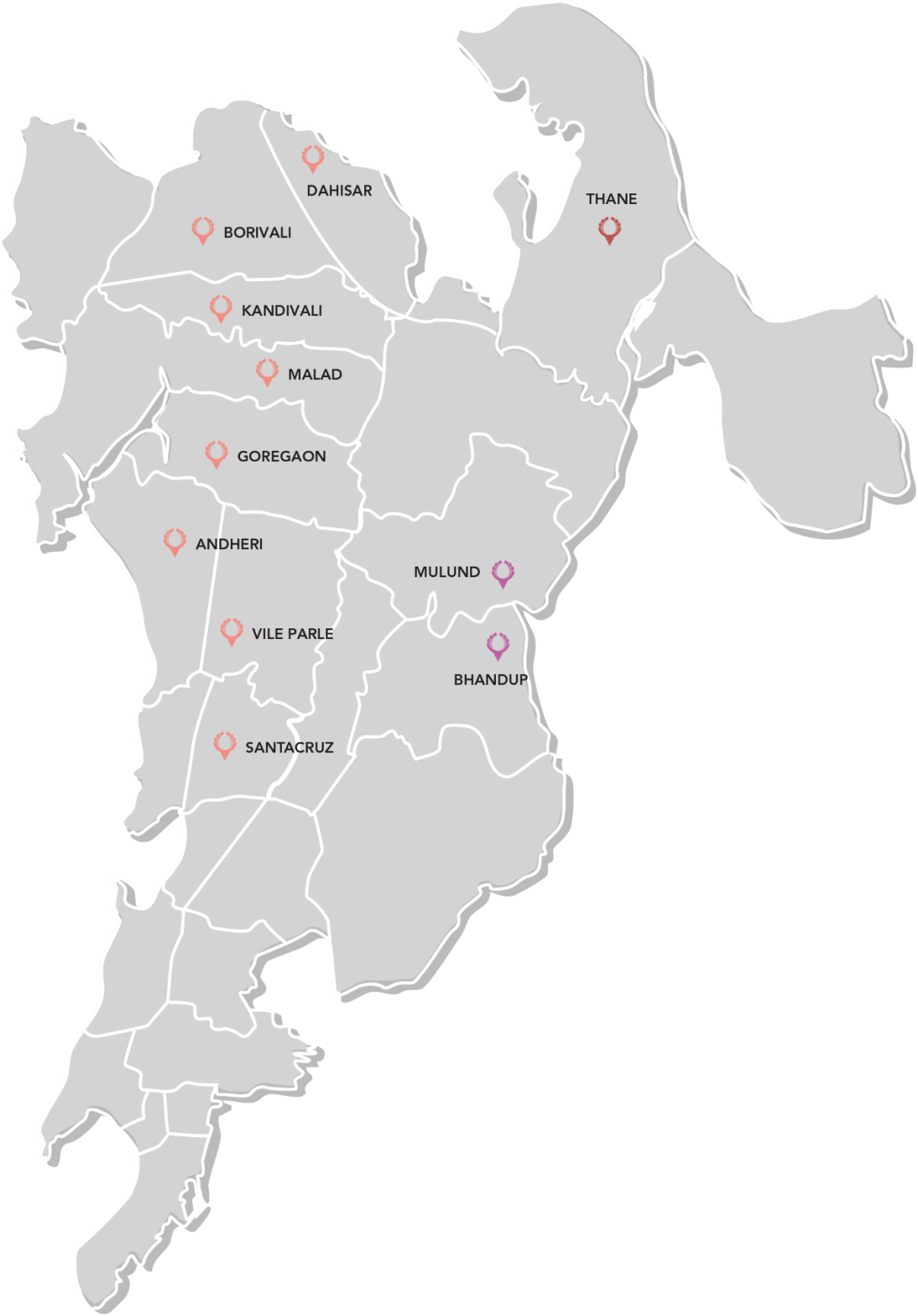
SANTACRUZ

- Maheshwari Niwas
- Bussa CHS

CENTRAL SUBURBS

THANE

- Kasarvadavali

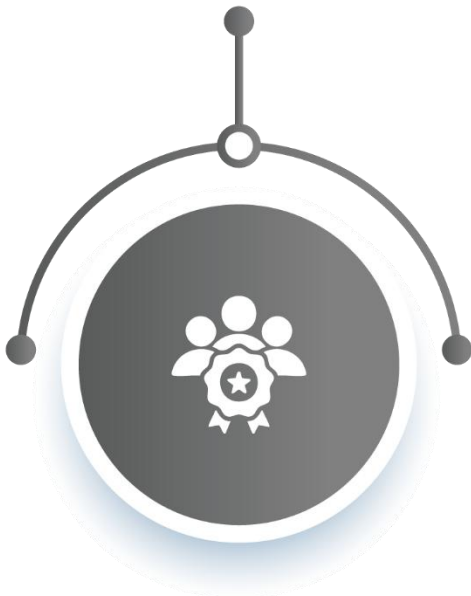


IN-HOUSE CAPABILITIES
(CORE TEAM)



Construction & Engineering
Architecture & Design Estimation
& Costing Contracts &
Procurement QA/QC Systems
CRM
Sales & Marketing

COLLABORATIONS
(EXTERNAL EXPERTS)



Design Architects
Landscape Architects
Lighting Consultants
Structural Consultants

OUTCOME



Scalable & Future-Ready

DELIGHTFUL ON-SITE
CUSTOMER INTERACTIONS



Crafting lasting impressions through personalized tours and warm hospitality.

CONSISTENT POST-PURCHASE
ENGAGEMENT



Delighting customers with timely updates and consistent care.

ENRICHING LOYALTY
& REFERRAL EXPERIENCE



Honouring lasting bonds through our 'Family First Circle' loyalty program.

EFFORTLESS BOOKING &
EXPERT HANDHOLDING



COMPREHENSIVE POST-
POSSESSION SUPPORT



A SEAMLESS JOURNEY, BACKED BY WELL-ESTABLISHED SYSTEMS & PROCESSES.

PERFORMANCE HIGHLIGHTS



BUSINESS
DEVELOPMENT



FINANCIAL & OPERATIONAL
SNAPSHOT



OPERATIONAL
HIGHLIGHTS



FINANCIAL
HIGHLIGHTS

NEW ACQUISITION

JAL RATNA

Location:
Goregaon (W)

GDV: 350
CR

Plot Area:
1.1 Acres

FILMISTAN

Location:
Goregaon (W)

GDV: 3,216
CR

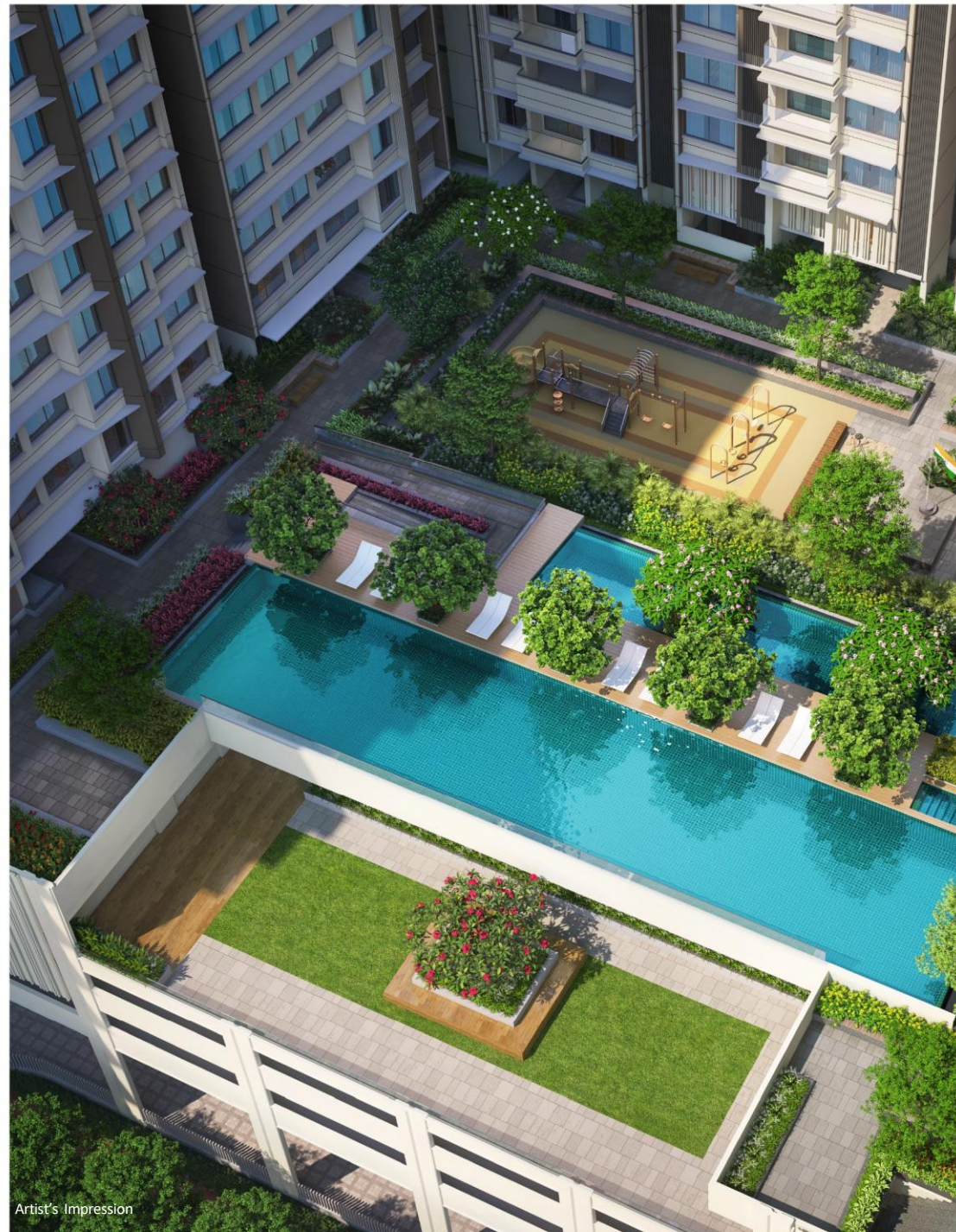
Plot Area: 4
Acres

THANE

Location:
Kasarvadavali

GDV: 2,000
CR

Plot Area:
6.5 Acres



Artist's Impression

QUARTERLY SNAPSHOT – Q1 FY26

₹ 165 CR

REVENUE

₹ 34 CR

EBITDA

₹ 29 CR

NET PROFIT

₹ 142 CR

PRE-SALES

₹ 170 CR

COLLECTIONS

48,000 SQ.FT.

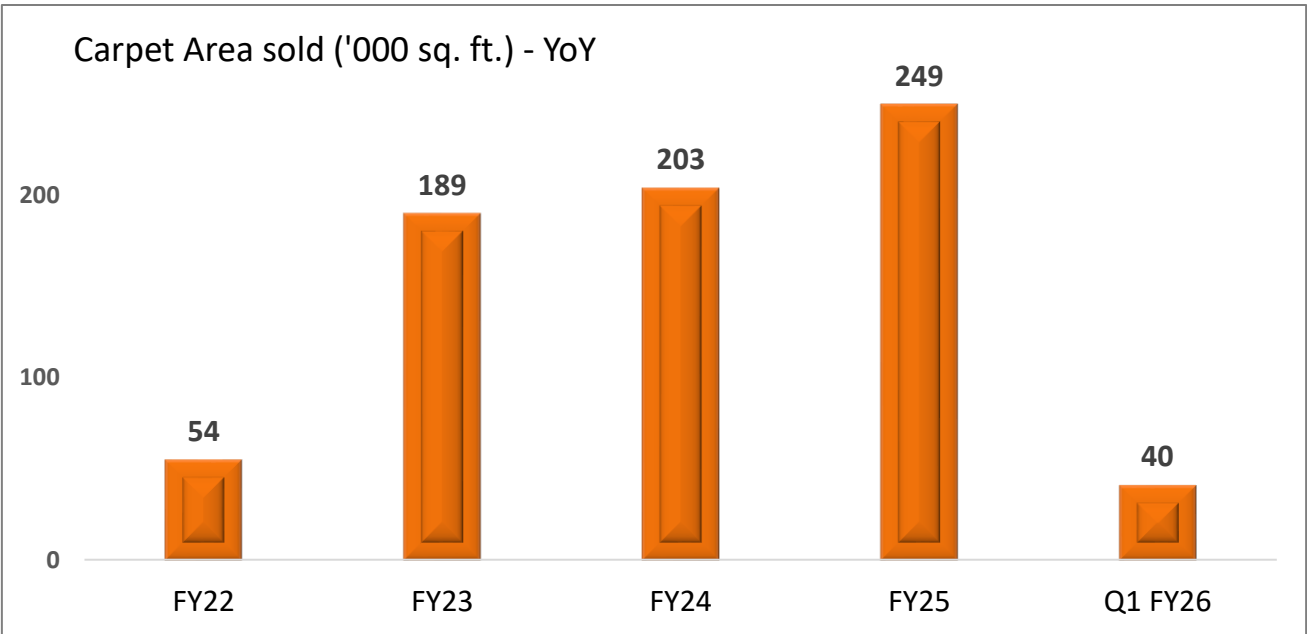
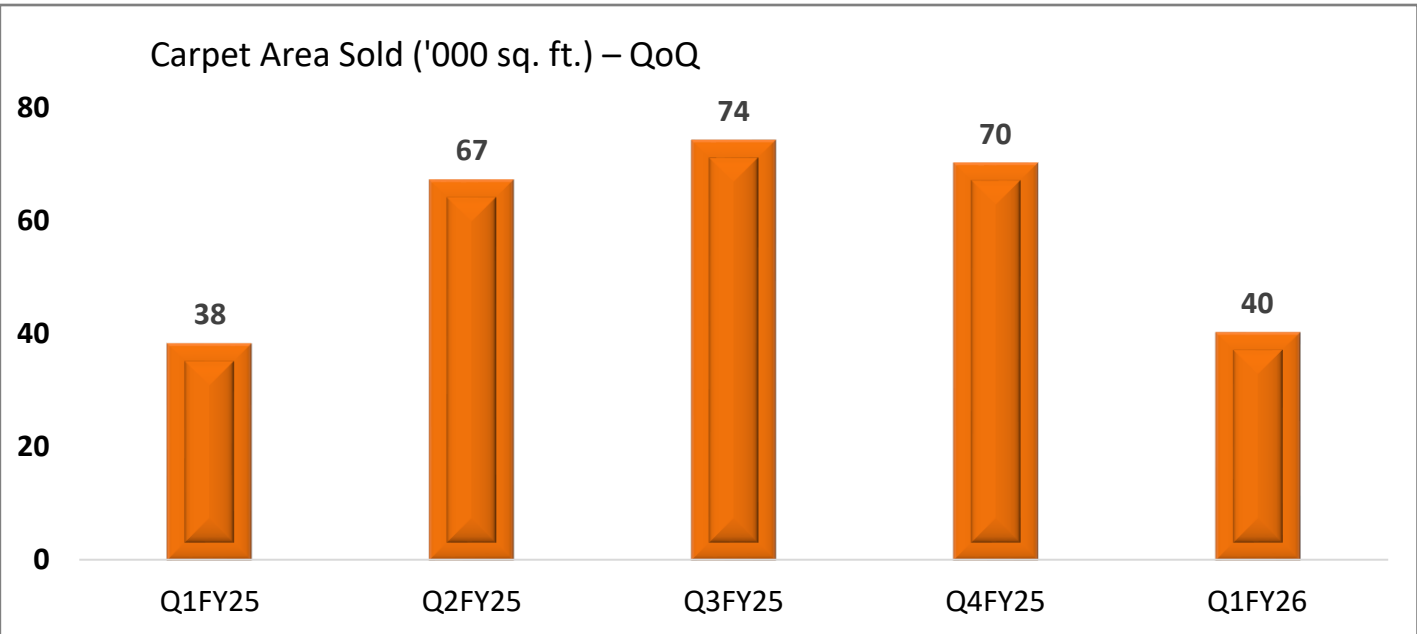
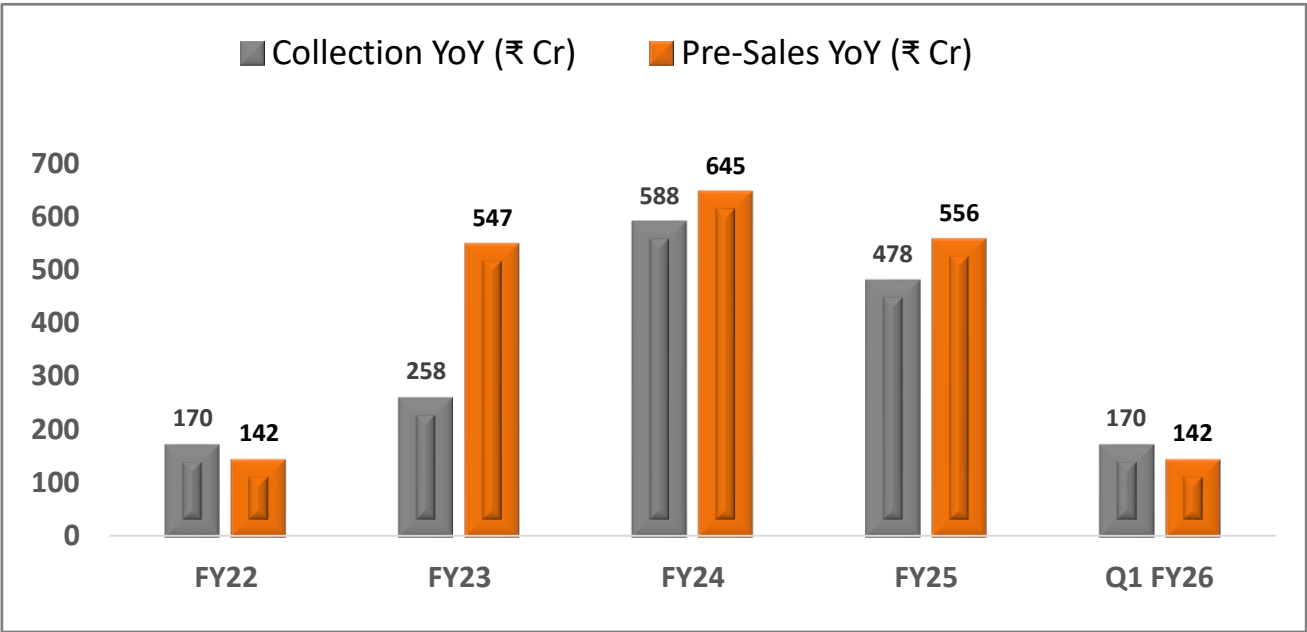
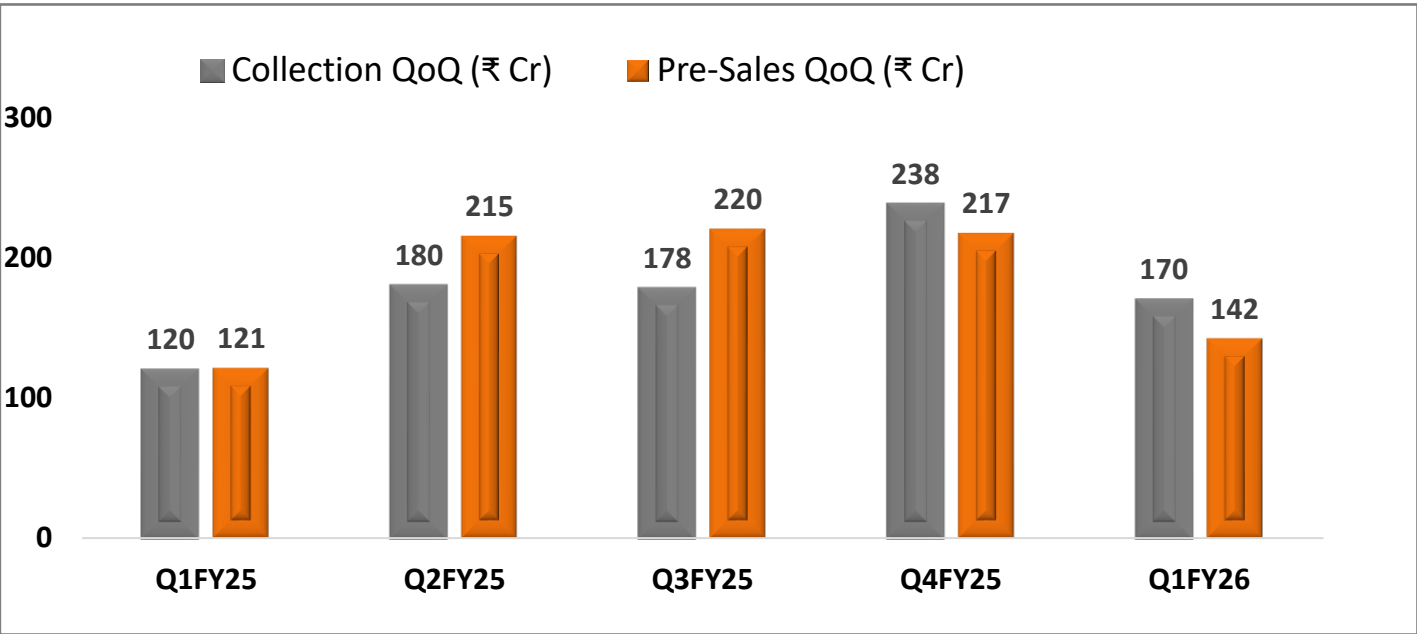
CARPET AREA SOLD

OPERATIONAL HIGHLIGHTS

QUARTER ENDED 30TH JUN '25

PARTICULARS	Q1 FY26	Q1 FY25	% YoY	Q4 FY25	% QoQ
Pre-Sales Value (₹ Cr)	142	121	17.1%	217	(34.7%)
Collection (₹ Cr)	170	120	41.8%	238	(28.5%)
Area Sold ('000 Sq. Ft.)	48	38	26.5%	70	(31.3%)

OPERATIONAL HIGHLIGHTS



QUARTERLY AND ANNUAL FINANCIAL HIGHLIGHTS

Rs in crores

PARTICULARS	Q1FY26	Q1FY25	% YoY	Q4FY25	% QoQ	FY25	FY24	% YOY
Revenue	165	126	31.6%	134	23.0%	695	636	9.3%
Gross Profit	46	56	-17.7%	60	-23.2%	264	206	28.3%
GP Margin (%)	27.9%	44.6%		44.7%		38.6%	32.4%	
EBITDA	34	42	-18.6%	44	-23.0%	206	167	23.1%
EBITDA Margin (%)	21.5%	33.5%		33.8%		30.2%	26.4%	
Net Profit	29	30	-4.3%	33	-13.3%	157	123	27.7%
Net Profit Margin (%)	17.4%	24.0%		24.7%		22.6%	19.3%	

Strong growth momentum continued on the back of robust demand of luxury housing and new launches during this period

LEADERSHIP TEAM & ESG

Representative Image



LEADERSHIP TEAM



CORPORATE SOCIAL
RESPONSIBILITY



SUSTAINABILITY
CERTIFICATIONS

**SANDEEP JAIN**

(Whole-Time Director)

With dynamism in every endeavor, his background in Mechanical Engineering along with an MBA give him a distinct edge. His expertise lies in spheres of construction, business development, legalities and liaising, that are further enhanced by in valuable insights from his investment banking experience.

**AMIT JAIN**

(Promoter, MD & Chairman)

He plays a pivotal role in formulating corporate strategies and overseeing their implementation. Responsible for overall planning, execution, and management of our Company, he also takes charge of public relations and our Company's brand image.

**ARPIT JAIN**

(Whole-Time Director)

As a qualified Chartered Accountant and an integral part of Arkade's top management, he leads various crucial departments within our company, including Accounts, Finance, Taxation, Sales, Marketing, CRM, HR and Administration.



THE SAJJAN JAIN SUPPORT TRUST

A CSR initiative by Arkade Developers, the Sajjan Jain Support Trust is committed to uplifting communities in need by providing access to education & healthcare. Through variety of initiatives, including partnerships with leading NGOs, we focus on delivering essential resources that empower individuals and families. From education to healthcare and beyond, we strive to create lasting positive change, ensuring progress for all.



TATA MEMORIAL HOSPITAL

The “Care per Sq.Ft.” initiative by Arkade supports the treatment of cancer patients at Tata Memorial Hospital. Under this programme, an amount equivalent to 1sq.ft. for each flats old is contributed towards supporting cancer patients at Tata Memorial Hospital (TMH). This commitment aligns with Arkade’s mission to make a meaningful impact on society.



NATIONAL ASSOCIATION OF BLIND (NAB)

We are proud to partner with National Association of the Blind (NAB) to contribute towards children's education with every home purchased. This initiative reflects our commitment to giving back and creating positive change



DESIRE SOCIETY

(Care and Support to disadvantaged children emphasizing on HIV+ve victims)

Contributing to the cause with donations and various volunteer engagement activities, CSR support includes painting work for the center, providing extra tuitions for 8th/9th/10th-grade students, and organizing yoga sessions.

APNA GHAR ASHRAM

(Providing shelter to destitute individuals facing homelessness, illness & abandonment)

Contributing to the cause through donations to support their programs.



BAL ASHA TRUST

(Support & care for the vulnerable children)

Dedicated to providing abandoned children with a safe home and extending support to any child in need.



FINANCIALS



CONSOLIDATED
PROFIT & LOSS



CONSOLIDATED
BALANCE SHEET



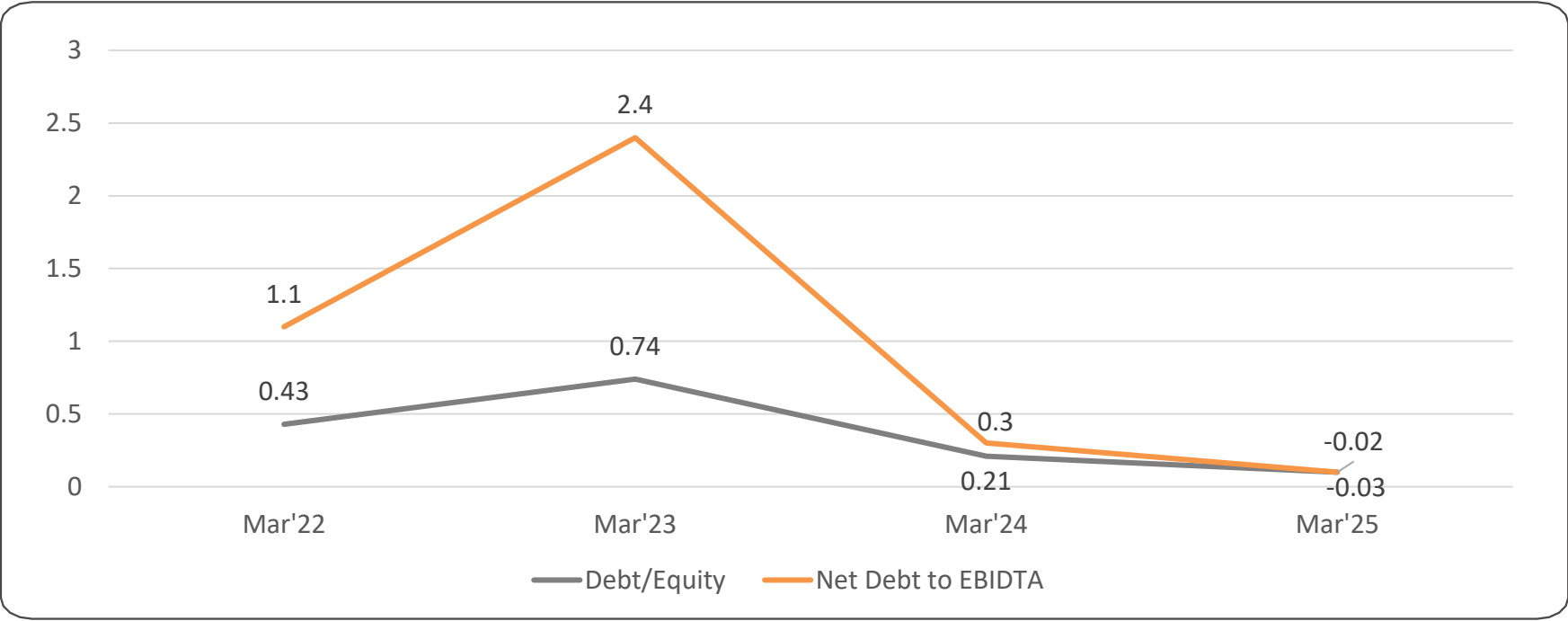
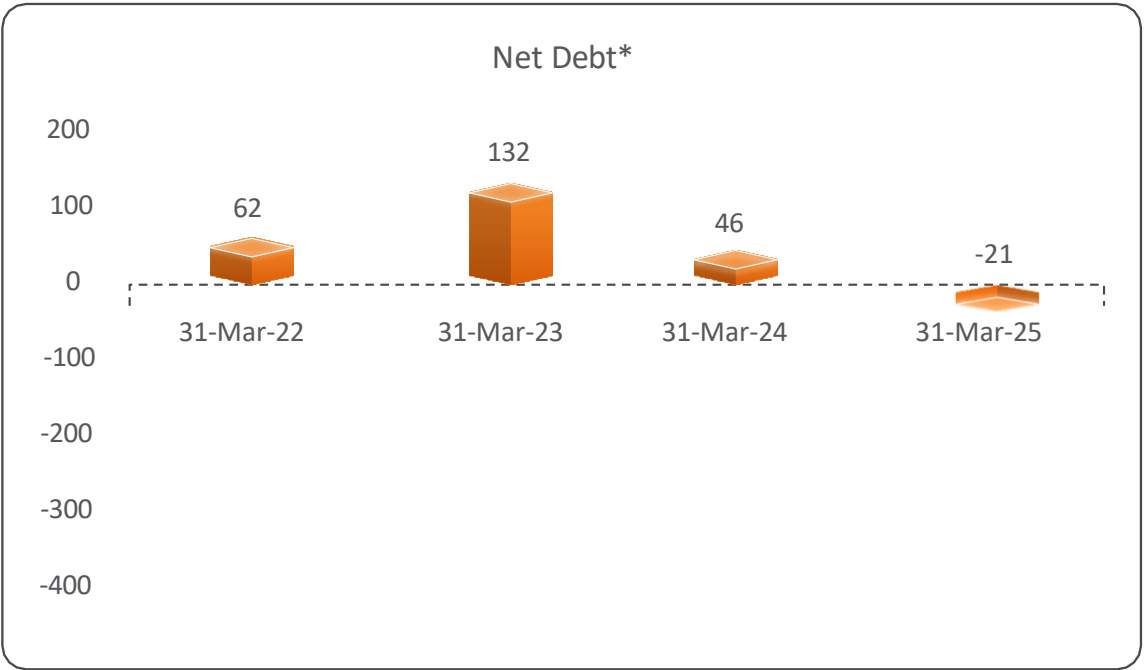
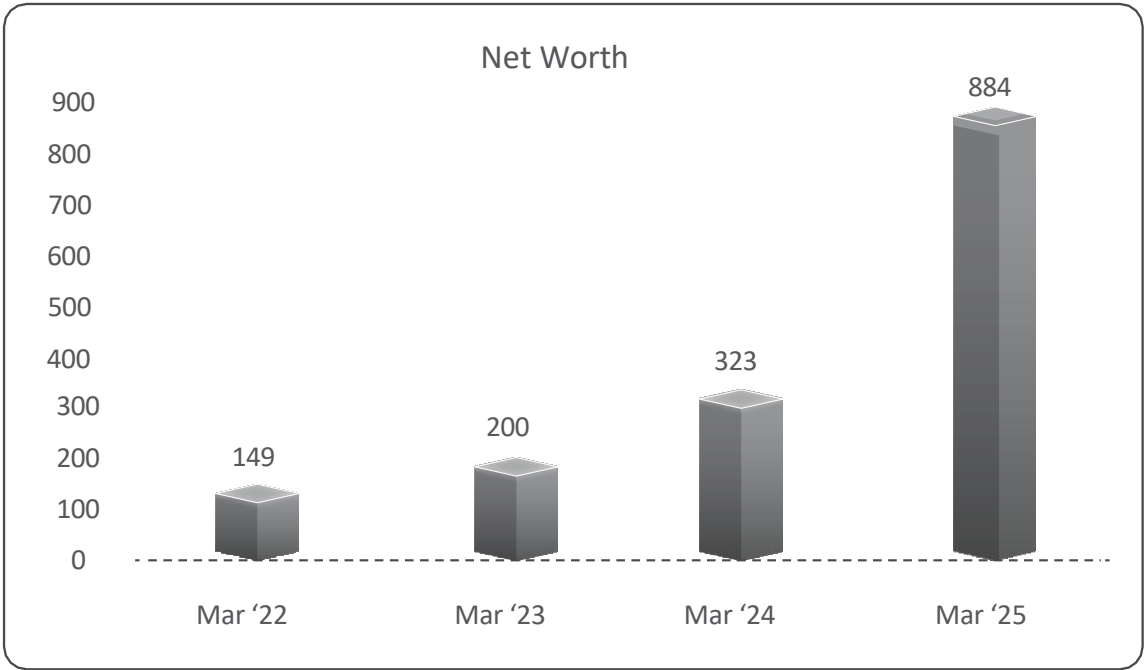
DEBT PROFILE

CONSOLIDATED PROFIT AND LOSS ACCOUNT

PARTICULARS (₹ CR)	FY22	FY23	FY24	FY25
Income From Operations	228.9	220.2	634.7	683.1
Total Income	237.2	224.0	635.7	694.6
Total Expenditure	174.5	159.9	467.3	477.0
EBITDA	54.5	60.3	167.4	206.1
EBITDA Margin	23.8%	27.4%	26.4%	30.2%
Depreciation	0.1	0.3	1.1	4.9
EBIT	62.6	63.9	167.3	201.2
Interest	4.3	1.3	3.1	1.8
Other Income	8.2	3.9	1.0	11.5
Profit/(Loss) From Associates	7.3	4.2	1.0	0.5
Profit Before Tax	65.6	66.8	165.1	211.4
Tax	14.7	16.0	42.3	54.5
Profit After Tax	50.8	50.8	122.8	156.9
PAT Margin	22.2%	23.1%	19.3%	22.6%
Basic EPS (₹ Per Share)	3.3	3.3	8.1	9.25

CONSOLIDATED BALANCE SHEET

PARTICULARS (₹ CR)	31 st Mar '22	31 st Mar '23	31 st Mar '24	31 st Mar '25
Property, Plant & Equipment	1.8	1.9	11.8	16.5
Investments	16.4	17.0	18.1	18.2
Other Non-current Assets	1.4	8.5	7.3	9.9
Inventories	299.0	500.5	487.9	906.1
Trade Recievables	5.3	3.7	8.1	34.8
Other Current Assets	46.1	23.7	41.8	265.1
Total Assets	370.0	555.4	575.0	1,250.6
Equity Share Capital	2.0	2.0	152.0	185.7
Other Equity	147.5	198.3	171.4	698.2
Total Equity	149.3	200.4	323.6	883.9
Long Term Borrowings	1.2	78.8	29.0	74.9
Other Non-current Liabilities	0.9	1.1	2.7	2.7
Short-term Borrowings	63.2	70.2	40.4	38.3
Trade Payables	13.7	23.5	38.3	45.9
Other Current Liabilities	141.6	181.4	141.0	204.9
Total Equity & Liabilities	370.0	555.4	575.0	1,250.6



Strategically Maintained Minimal Debt Levels

* Net of Cash, cash equivalents and bank balances



THANK YOU

Company:

Arkade Developers Ltd.

Mr. Samshet Shetye CFO samshet@arkade.in

<https://arkade.in>

Investor Relations Advisors:

Adfactors PR Pvt.Ltd.

Rahul Trivedi / Shrusti Jain

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shruti.jain@adfactorspr.com