



Ref No.: ADL/SE/25-26/71

Date: October 16, 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 and half year ended September 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 and half year ended September 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



Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964





ARKADE

FAMILY FIRST

INVESTOR PRESENTATION

Q2 & H1 FY26

TABLE OF CONTENT

- 1 CHAIRMAN & MD'S MESSAGE**
- 2 COMPANY OVERVIEW**
- 3 PERFORMANCE HIGHLIGHTS**
- 4 LEADERSHIP TEAM & ESG**
- 5 FINANCIALS**

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**

Commenting on the H1 FY26 results, Mr. Amit Jain, Chairman and Managing Director, Arkade Developers Limited said, "Despite broader market headwinds, our H1 FY26 performance underscores the decent momentum and we've built through a disciplined and customer-first approach. Demand in the MMR region continues to show resilience, and our commitment to timely delivery and transparency remains the cornerstone of our success. The recent landmark acquisition of the Filmistan Pvt Ltd and our second investment in Bhandup with a projected GDV of INR1,000cr, marks a significant milestone in our growth journey, enabling us to diversify our portfolio and reach a wider customer base across MMR.

With a robust pipeline of greenfield and redevelopment projects, we are well-positioned to capitalize on emerging opportunities in the upcoming festive season. Our expansion into eastern Mumbai suburbs, coupled with strategic launches, will continue to drive sustainable growth and long-term value creation for our customers and stakeholders.

COMPANY OVERVIEW



**ARKADE
AT A GLANCE**



**VALUE
PROPOSITION**



**GROWTH
DRIVERS**



MILESTONES



**COMPLETED
PROJECTS**



**ONGOING &
UPCOMING
PROJECTS**



Artist's Impression

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

30 SEP '25
PROMOTER & GROUP:- 71.14%



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.

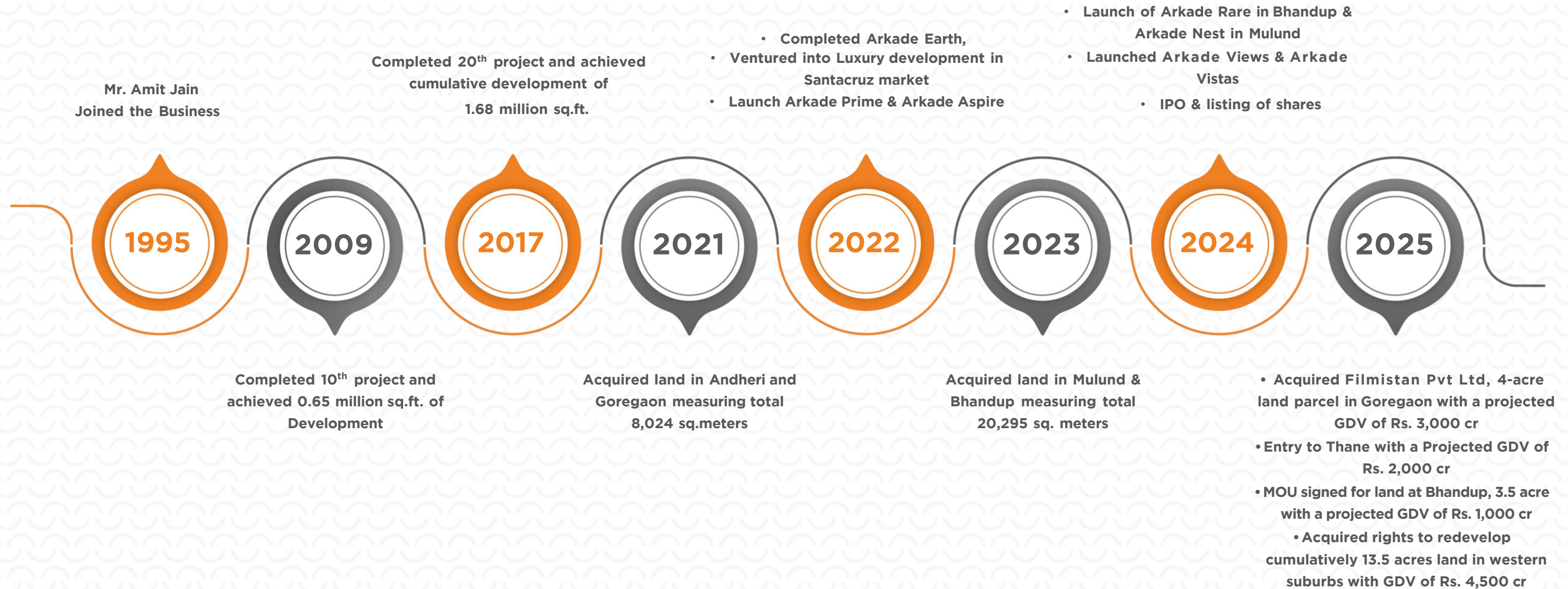


Strong pipeline of redevelopment projects in the micro-markets that we have presence.



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 STATUS

PROJECTS NAME	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE AREA (SQ.FT.)	EXPECTED COMPLETION DATE*	TOTAL PROJECTED REVENUE	DETAILS OF SALE		REVENUE RECOGNITION	
						SOLD	UNSOLD	RECOGNISED	TO BE RECOGNISED
Completed Projects									
Arkade Crown, Borivali (W)	Society Redevelopment	5,711	1,13,805	Jun'24**	331	331	-	331	-
Arkade Aspire, Goregaon (E)	Greenfield	5,933	1,68,643	Aug'24**	494	494	-	489	5
Arkade Aura, Santacruz (W)	Society Redevelopment	3,791	59,279	Dec'24**	267	260	7	242	25
Arkade Prime, Andheri (E)	Greenfield	2,091	65,566	Jan'25**	165	165	-	162	3
Sub-total		17,256	4,07,293		1257	1250	7	1244	33
Ongoing Projects									
Arkade Pearl, Vile Parle (E)	Society Redevelopment	4,153	75,145	Dec'26	300	190	110	125	175
Arkade Eden, Malad (W)	Society Redevelopment	3,101	49,981	Dec'26	150	119	31	75	75
Arkade Nest, Mulund (W)	Greenfield	8,327	2,49,163	Jun'27	619	238	381	120	499
Arkade Vistas, Goregaon (E)	Society Redevelopment	3,354	71,800	Dec'27	207	115	92	46	161
Arkade Views, Goregaon (E)	Society Redevelopment	1,133	10,160	Dec'27	35	20	15	8	27
Arkade Rare, Bhandup (W)	Greenfield	11,967	3,13,070	Dec'28	750	233	517	112	638
Sub Total		32,035	7,69,319		2,061	915	1,146	486	1,575
Grand Total		49,561	11,76,612		3,318	2,165	1,153	1,710	1,608

*RERA timeline

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

**Completed ~9-10 Months before RERA deadline

PORTFOLIO - UPCOMING PROJECTS

PROJECTS NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE AREA (SQ.FT.)	PROJECTED TURNOVER (₹CR)
Filmistan	Goregaon (W)	Premium	Greenfield	16,648	8,87,548	3,500
Thane	Thane	Premium	Greenfield	25,260	9,26,459	1,900
Woollen Mills	Bhandup	Premium	Greenfield	14,364	4,26,000	1,000
Anand Nagar	Dahisar (E)	Premium	Society Redevelopment	23,513	6,76,000	1,700
Satya Shripal	Borivali (W)	Premium	Society Redevelopment	7,084	2,39,100	800
Rani Sati	Malad (W)	Premium	Society Redevelopment	6,337	2,11,940	725
Nutan Ayojan	Malad (W)	Premium	Society Redevelopment	6,650	2,33,000	740
Jumbo Darshan	Andheri (E)	Premium	Society Redevelopment	5,700	1,04,100	385
Apna Ghar	Andheri (W)	Premium	Society Redevelopment	7,381	92,815	375
Jal Ratna	Goregaon (W)	Premium	Society Redevelopment	4,620	86,810	350
Laxmi Ramana	Goregaon (W)	Premium	Society Redevelopment	4,640	66,933	213
Maheshwari Niwas	Santacruz (W)	Premium	Society Redevelopment	2,244	41,140	210
TOTAL				1,24,441	39,91,845	11,898

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

ANDHERI

- Apna Ghar
- Jumbo Darshan

SANTACRUZ

- Maheshwari Niwas
- Bussa CHS

EASTERN SUBURBS

BHANDUP

- Woollen Mills

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



Making every step feel effortless with constant support and clarity.

COMPREHENSIVE
POST-POSSESSION SUPPORT



Ensuring a smooth move-in with prompt query resolution.

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

PERFORMANCE HIGHLIGHTS



Artist's Impression



**BUSINESS
DEVELOPMENT**



**FINANCIAL & OPERATIONAL
SNAPSHOT**



**OPERATIONAL
HIGHLIGHTS**



**FINANCIAL
HIGHLIGHTS**

NEW ACQUISITIONS IN Q1FY26**FILMISTAN**

Location:
Goregaon (W)

GDV:
3,000 CR

Plot Area:
4 Acres

THANE

Location:
Kasarvadavali

GDV:
2,000 CR

Plot Area:
6.5 Acres

WOOLLEN MILLS

Location:
Bhandup

GDV:
1,000 CR

Plot Area:
3.5 Acres

JAL RATNA

Location:
Goregaon (W)

GDV:
350 CR

Plot Area:
1.1 Acres

QUARTERLY SNAPSHOT – Q2 FY26

₹ 265 CR

REVENUE

₹ 63 CR

EBITDA

₹ 46 CR

NET PROFIT

₹ 189 CR

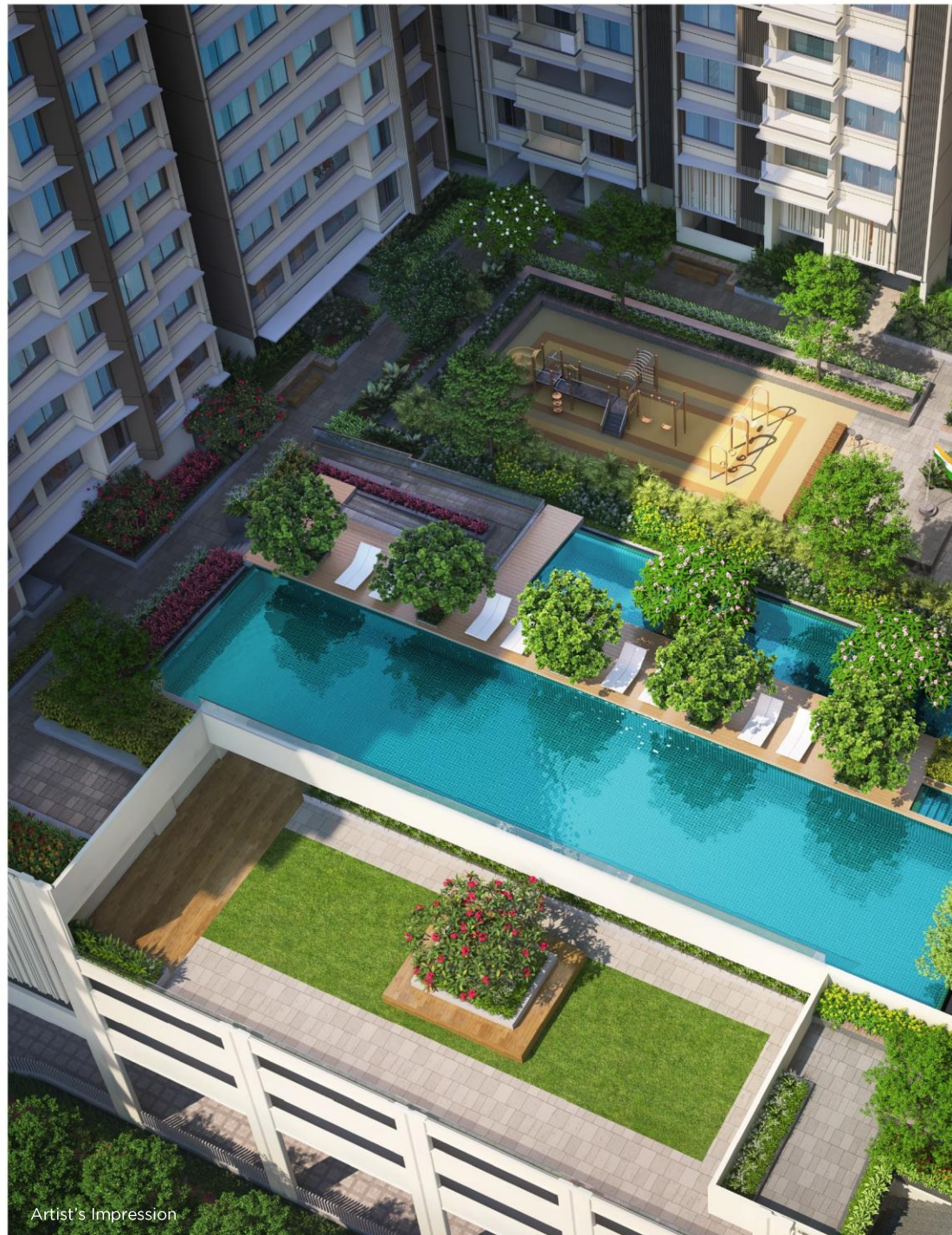
PRE-SALES

₹ 150 CR

COLLECTIONS

61,000 SQ.FT.

CARPET AREA SOLD



Artist's Impression

HALF YEARLY SNAPSHOT - H1 FY26

₹ 430 CR

REVENUE

₹ 98 CR

EBITDA

₹ 75 CR

NET PROFIT

₹ 331 CR

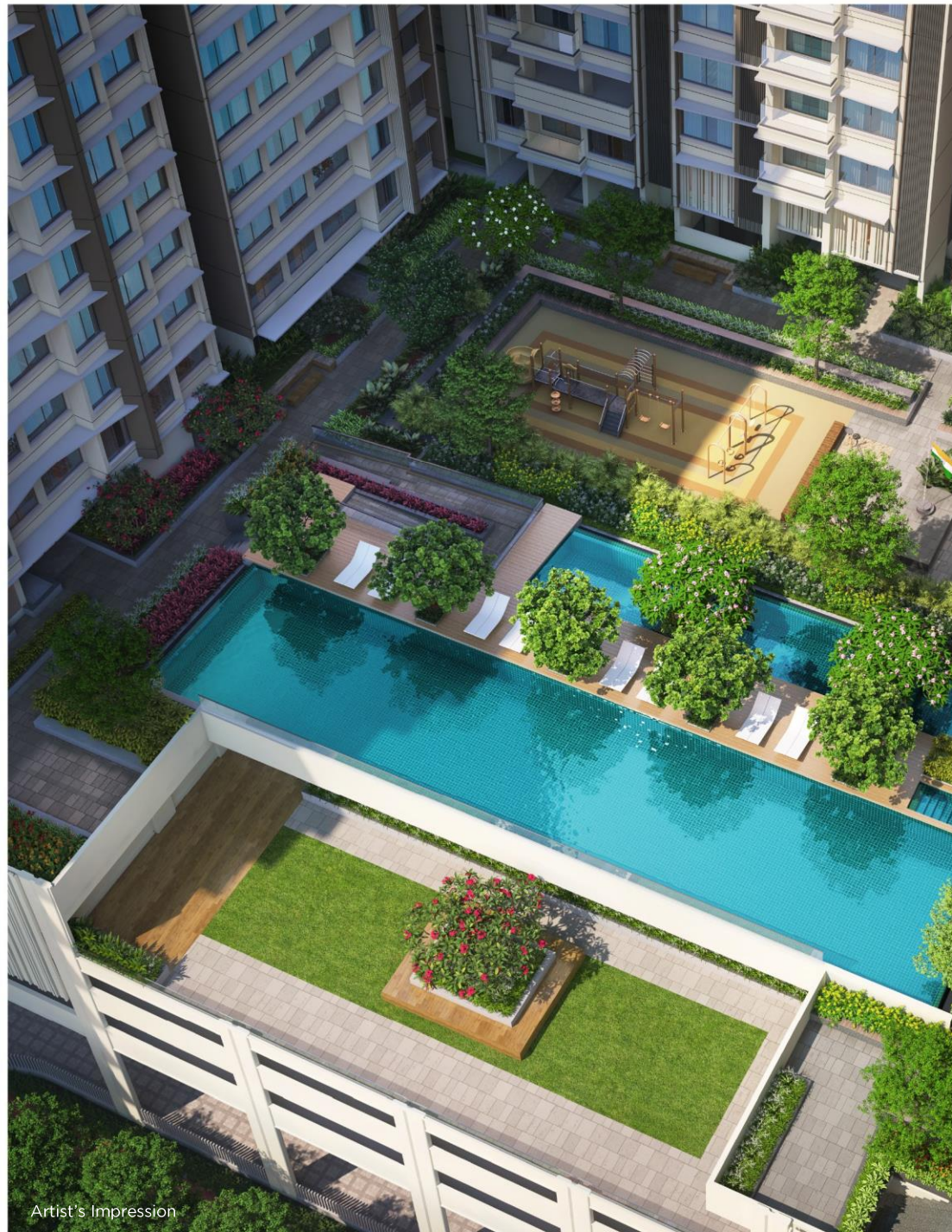
PRE-SALES

₹ 320 CR

COLLECTIONS

109,000 SQ.FT.

CARPET AREA SOLD



Artist's Impression

OPERATIONAL HIGHLIGHTS

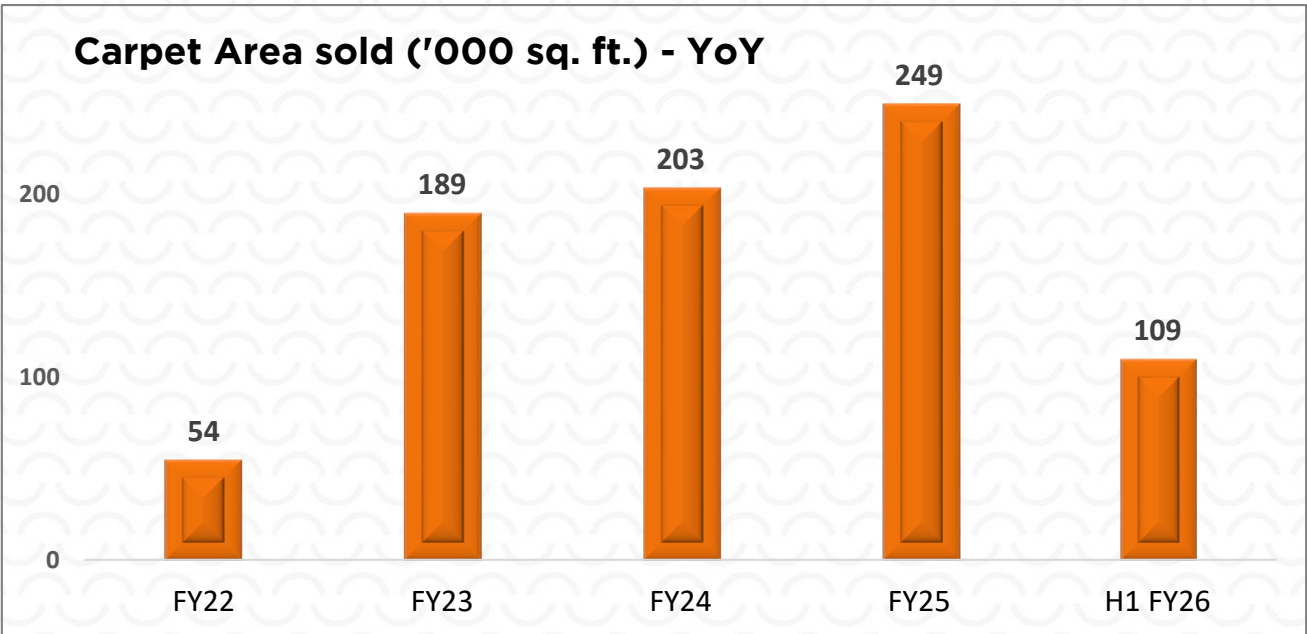
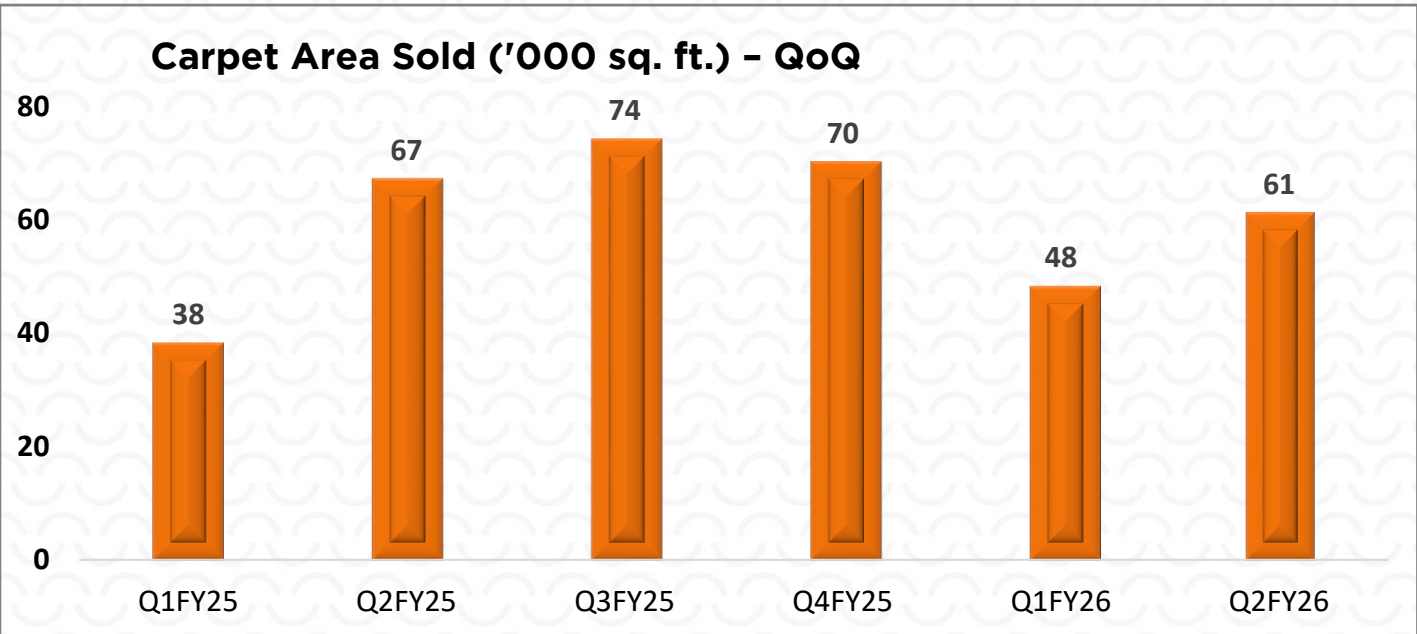
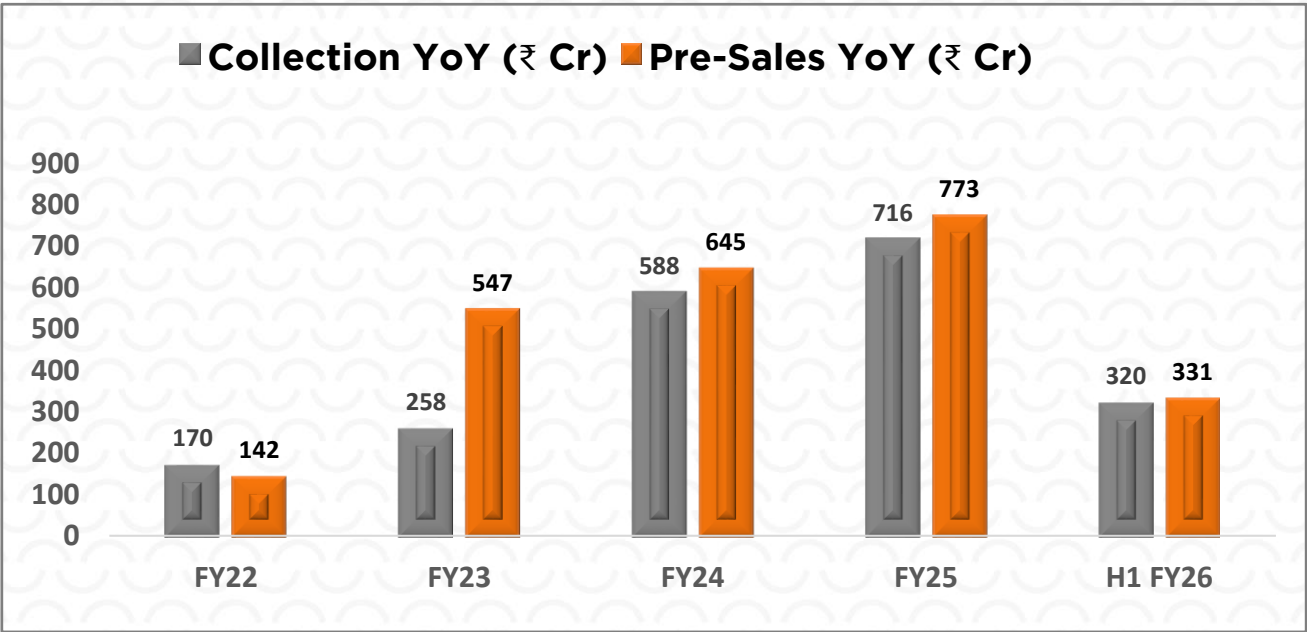
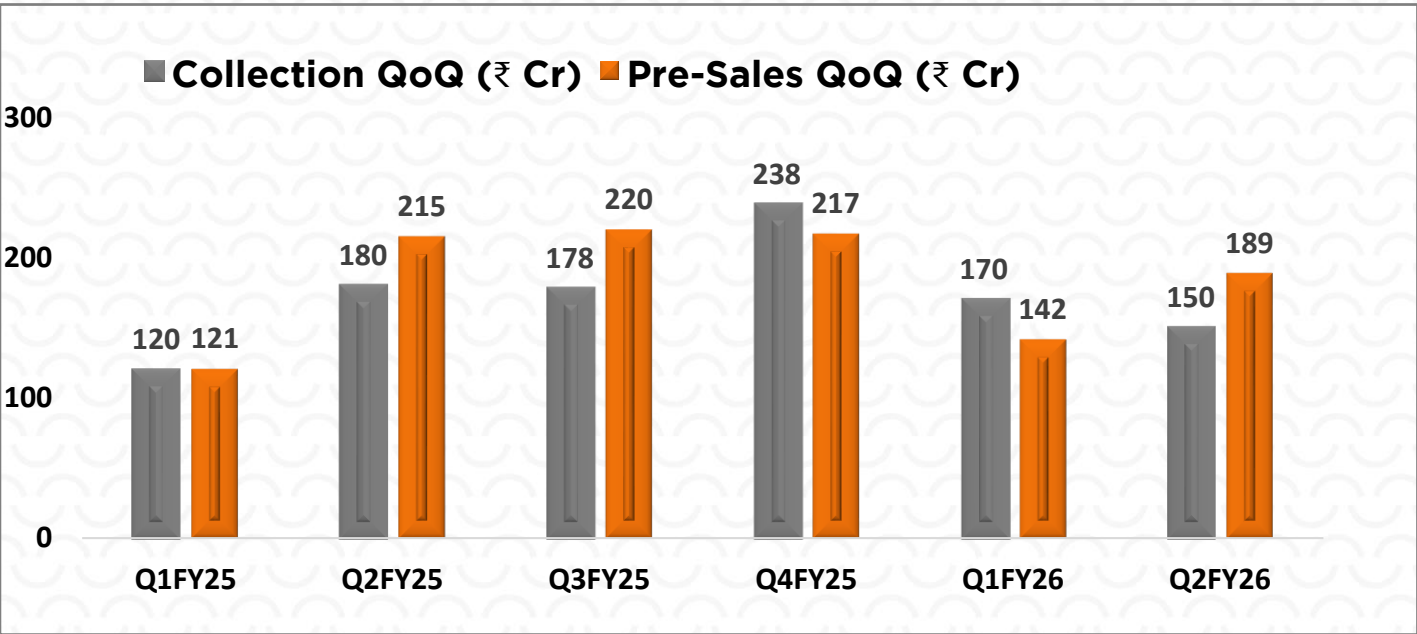
QUARTER ENDED 30TH SEP '25

PARTICULARS	Q2 FY26	Q2 FY25	% YoY	Q1 FY26	% QoQ
Pre-Sales Value (₹ Cr)	189	215	-12.0%	142	33.2%
Collection (₹ Cr)	150	180	-16.7%	170	-11.8%
Area Sold ('000 Sq. Ft.)	61	67	-9.0%	48	27%

HALF YEAR ENDED 30TH SEP '25

PARTICULARS	H1 FY26	H1 FY25	% YoY
Pre-Sales Value (₹ Cr)	331	336	-1.4%
Collection (₹ Cr)	320	300	6.7%
Area Sold ('000 Sq. Ft.)	109	105	3.8%

OPERATIONAL HIGHLIGHTS



QUARTERLY AND HALF YEARLY FINANCIAL HIGHLIGHTS

PARTICULARS	Q2FY26	Q2FY25	% YoY	Q1FY26	% QoQ	H1FY26	H1FY25	Rs in crores
								% YOY
Revenue	265	203	30.3%	165	60.3%	430	329	30.7%
Gross Profit	77	73	5.7%	46	67.7%	123	129	-4.4%
GP Margin (%)	29.2%	36.0%		27.9%		28.7%	39.3%	
EBITDA	63	59	7.8%	34	85.1%	98	101	-3.1%
EBITDA Margin (%)	24%	29.1%		21.5%		23%	30.8%	
Net Profit	46	43	5.8%	29	59.4%	75	74	1.5%
Net Profit Margin (%)	17.3%	21.3%		17.4%		17.3%	22.3%	

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**

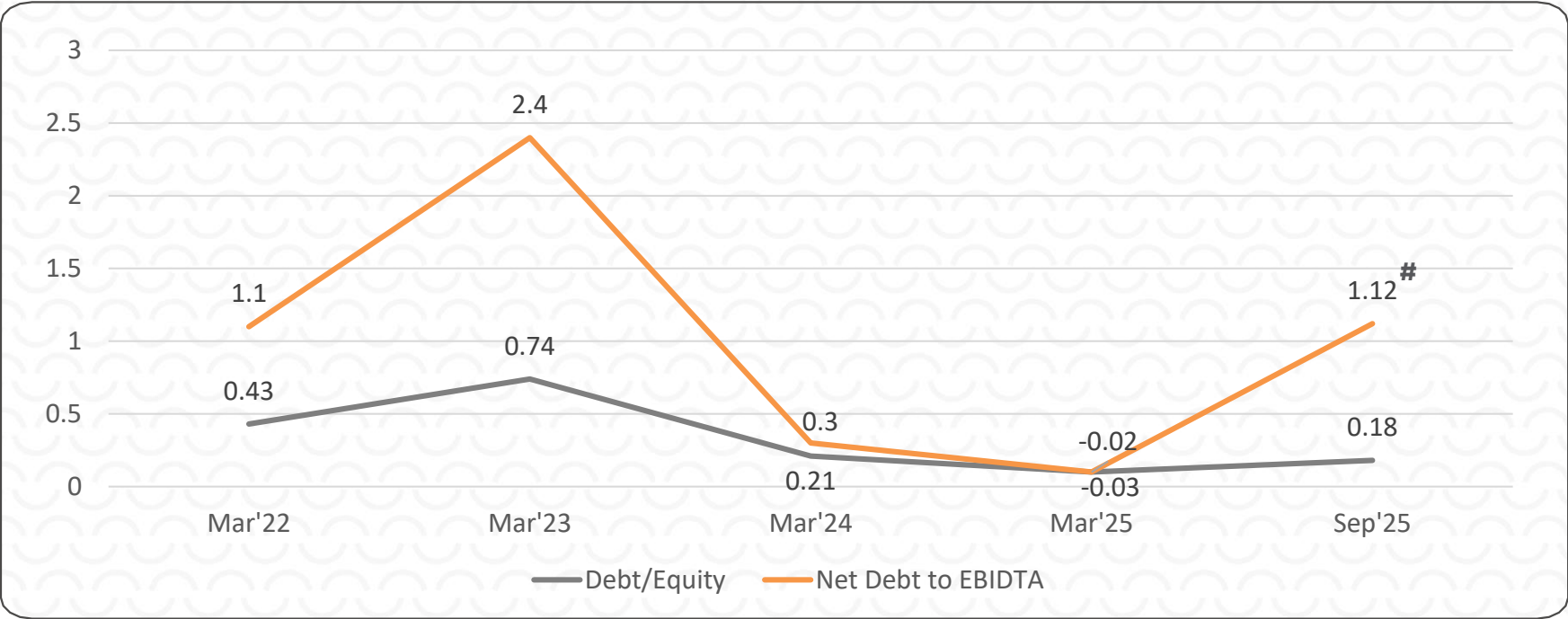
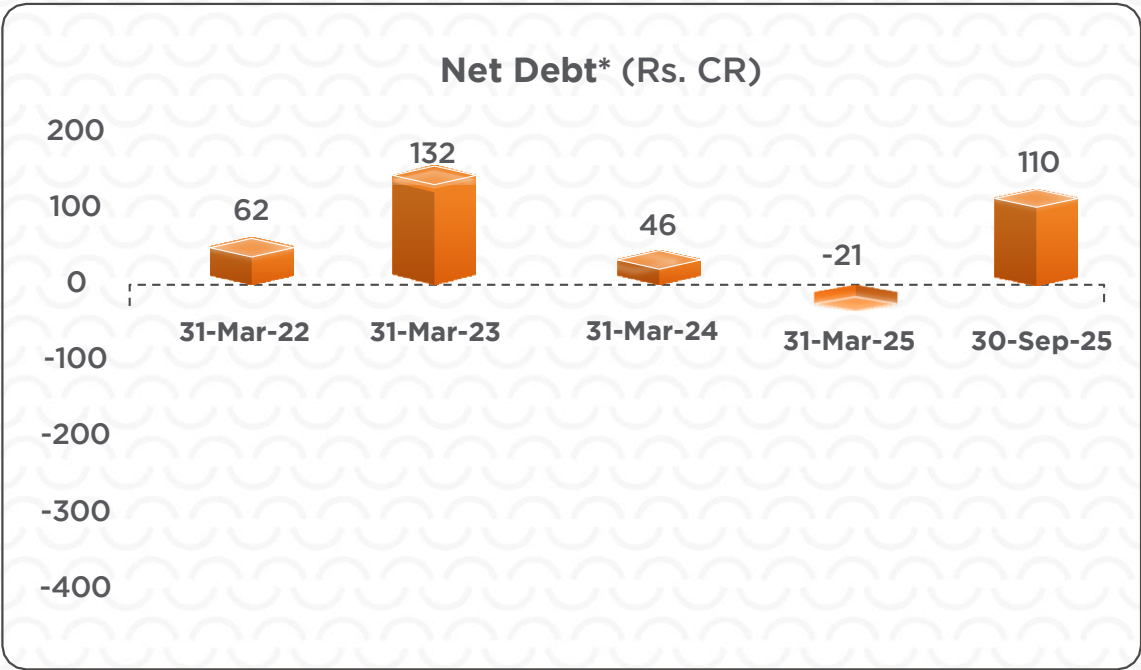
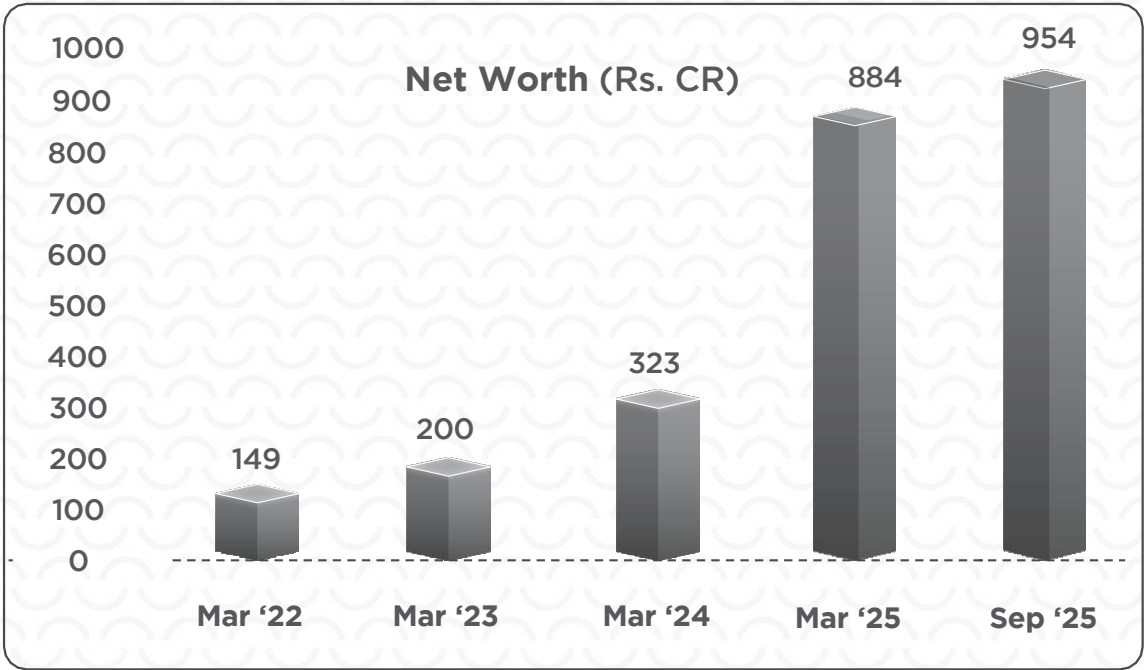
CONSOLIDATED PROFIT AND LOSS ACCOUNT

PARTICULARS (₹ CR)	FY23	FY24	FY25	H1FY26
Total Income	224.0	635.7	694.6	430.0
Income From Operations	220.2	634.7	683.1	423.1
Total Expenditure	159.9	467.3	477.0	325.6
EBITDA	60.3	167.4	206.1	97.5
EBITDA Margin	27.4%	26.4%	30.2%	23%
Depreciation	0.3	1.1	4.9	4.5
EBIT	63.9	167.3	201.2	93.0
Interest	1.3	3.1	1.8	0.4
Other Income	3.9	1.0	11.5	6.9
Profit/(Loss) From Associates	4.2	1.0	0.5	0.3
Profit Before Tax	66.8	165.1	211.4	99.8
Tax	16	42.3	54.5	25.2
Profit After Tax	50.8	122.8	156.9	74.6
PAT Margin	23.1%	19.3%	22.6%	17.3%
Basic EPS (₹ Per Share)	3.3	8.1	9.25	4.02

CONSOLIDATED BALANCE SHEET

PARTICULARS (₹ CR)	31 st Mar '23	31 st Mar '24	31 st Mar '25	30 th Sep '25
PPE and Intangible Assets	1.9	11.8	16.5	218.7
Investments	17.0	18.1	18.2	18.7
Other Non-current Assets	8.5	7.3	9.9	8.9
Inventories	500.5	487.9	906.1	907.0
Trade Recievables	3.7	8.1	34.8	23.1
Other Current Assets	23.7	41.8	265.1	87.0
Total Assets	555.4	575.0	1,250.6	1,263.3
Equity Share Capital	2.0	152.0	185.7	185.7
Other Equity	198.3	171.4	698.2	768.4
Total Equity	200.4	323.6	883.9	954.1
Long Term Borrowings	78.8	29.0	74.9	147.4
Other Non-current Liabilities	1.1	2.7	2.7	5.9
Short-term Borrowings	70.2	40.4	38.3	26.8
Trade Payables	23.5	38.3	45.9	34.4
Other Current Liabilities	181.4	141.0	204.9	94.8
Total Equity & Liabilities	555.4	575.0	1,250.6	1,263.3

DEBT PROFILE



* Net of Cash, cash equivalents and bank balances

Strategically Maintained Minimal Debt Levels

Not Annualised



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 / Shruti Jain

rahul.trivedi@adfactorspr.com

shruti.jain@adfactorspr.com