

28th July, 2025

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

National Stock Exchange of India Ltd.
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Security Code : 539301
Security ID : ARVSMART

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Media Release - Unaudited Financial Results for Q1 FY26.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR Regulations**"), we are submitting herewith a copy of Media Release being issued by the Company in respect of the Unaudited Financial Results of the Company for the quarter ended on 30th June, 2025.

The copy of Media Release will also be available on the website of the Company at <https://www.arvindsmartspaces.com/investors/financial-reports/>.

Please take the same on your record.

Thanking you,

Yours faithfully,

For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

Arvind SmartSpaces Ltd. Q1 FY26 Financial Results

Q1 FY26 Revenue increased 37% YoY to Rs. 102 Cr
Q1 FY26 Adj. EBITDA increased 205% YoY to Rs. 24.5 Cr
Q1 FY26 PAT increased 159% YoY to Rs. 12 Cr
Net Operating Cash Flows of Rs. 27 Cr in Q1 FY26
Net Debt negative at Rs. (50) Cr as on Jun 30, 2025
Q1 FY26 Bookings stood at Rs. 175 Cr
Q1 FY26 Collections stood at Rs. 191 Cr

July 28, 2025: Arvind SmartSpaces Limited (ASL), one of India's leading real estate development company announced its financial results for the quarter ended June 30, 2025.

Performance summary of Q1 FY26:

- Bookings were at Rs. 175 Cr vs. Rs. 201 Cr last year
- Collections amounted to Rs. 191 Cr vs Rs. 249 Cr last year
- Revenue from Operations grew by 37% YoY to Rs. 102 Cr vs. Rs. 75 Cr last year
- Adj. EBITDA grew by 205% YoY to Rs. 24.5 Cr vs. Rs. 8 Cr last year
- PAT grew by 159% YoY to Rs. 12 Cr as against Rs. 5 Cr last year
- Net Debt (Interest bearing funds) at Rs. (50) Cr as on June 30, 2025 from Net debt of Rs. 27 Cr as on Mar 31, 2025. Net Debt (Interest-bearing funds) to Equity ratio stood at (0.08) as on June 30, 2025 as against 0.04 as on Mar 31, 2025

Commenting on the Q1 FY26 performance, Mr. Kamal Singal, Managing Director, Arvind SmartSpaces Ltd. said, *"Our financial performance continues to remain strong, driven by strong execution. In Q1, revenue grew 37% YoY to Rs. 102 crore, Adj. EBITDA improved 205% YoY to Rs. 24.5 crore, and PAT increased 159% YoY to Rs. 12 crore. Further, we continue to generate positive operational cash flows and balance sheet remains strong with Net Debt at Rs. (50) crore.*

On the business development front, we are actively evaluating several opportunities and are confident of maintaining a healthy addition run rate, in line with the performance seen over the past couple of years. We are on track to conclude the ongoing business plan of adding new projects with a cumulative topline potential of Rs 5,000 crore across Gujarat, Bengaluru and MMR.

We remain positive about the demand scenario we are witnessing in the sector. Relatively lower interest rates, supportive government policies, and rising disposable incomes continue to support homebuyer demand. Over the medium to long term, we believe the sector will witness further consolidation in favour of organised players, driven by stronger execution, rising capital intensity, and improving cash flows. This is an opportunity we are well prepared to capture, backed by our healthy balance sheet, growing brand equity, and disciplined approach to business development. Our strong launch pipeline for the year ahead makes us confident in our ability to deliver strong sales performance this year."

About Arvind SmartSpaces:

Built on ~120 years old legacy of the Lalbhai Group, and established in year 2008, Arvind SmartSpaces is India's leading real estate development Company headquartered in Ahmedabad. With approximately 106 million square feet of real estate development across the country, the company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. The company has real estate developments across Ahmedabad, Gandhinagar, Bengaluru, MMR and Pune. Backed by the strong brand name of Arvind group and the credibility achieved through already delivered projects, the company has plans to continue the strong growth momentum and deliver value to all stakeholders. For details, please visit www.arvindsmartspaces.com.

For further information, please contact:

Vikram Rajput
Head – Business Development MMR, Investor Relations
Mobile: +91 96079 96930
Email: vikram.rajput@arvind.in