

9th August, 2018

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 Sirs,

Sub: Outcome of Board Meeting held on 9th August, 2018, Approval of Unaudited Standalone and Consolidated Financial Results, Limited Review Report and Press Release for the 1st quarter ended on 30th June, 2018.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), we hereby inform you that the Board of Directors of the Company at its meeting held today, approved the Unaudited Standalone and Consolidated Financial Results of the Company for the 1st quarter ended on 30th June, 2018.

Pursuant to Regulation 33 of the SEBI LODR, we enclose herewith the followings:

1. Unaudited Standalone and Consolidated Financial Results of the Company for the 1st quarter ended on 30th June, 2018.
2. Limited Review Report by the Statutory Auditors of the Company, M/s. S R B C & Co. LLP for the 1st quarter ended on 30th June, 2018.
3. A copy of the Press Release being issued by the Company in respect of Unaudited Financial Results for the 1st quarter ended on 30th June, 2018.

The meeting of the Board of Directors of the Company commenced at 11:15 A.M. and concluded at 1:15 P.M.

You are requested to bring this to the notice of all concerned.

Thanking you,

Yours faithfully,



Prakash Makwana
Company Secretary

Encl: As above.

Arvind SmartSpaces Limited

(formerly Arvind Infrastructure Limited)

Regd. Office: 24, Govt. Servant's Society, Near Municipal Market,
Off C. G. Road, Ahmedabad - 380009, India.

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CIN : L45201GJ2008PLC055771

Arvind SmartSpaces Announces Results for quarter ended 30th June, 2018

Highlights:

- Q1 FY19 Profit after OCI at INR 1.1 crore
- Total Consolidated Revenue at INR 28 crores
- Total booking value of sales at INR 34 crores in Q1 FY19
- Launched 2 new projects with 2 million sq. ft. of saleable area during the quarter
- Targets INR 1,000 crores revenue in next 4 years

August 9, 2018, National: Arvind SmartSpaces Limited (ASL), India's leading real estate development company announced today its financial results for the quarter ended 30th June 2018.

The Company has adopted IND AS 115 during Q1 FY19, effective from 1st April, 2018 and has opted for the modified retrospective approach. As a part of this adoption, the Company has done a transitional adjustment of INR 77.47 crores (net of deferred tax) to the opening retained earnings of the consolidated financials. The financials of the prior reporting periods have not been restated and hence, Q1 FY19 numbers are not comparable with previous reporting periods.

Particulars	Amount in INR Crores		
	Ind AS 115 Q1 FY19	Ind AS 11 & 18 (old Standard)	
	Q1 FY19	Q1 FY19	Q1 FY18
Topline	28.14	35.66	29.99
EBITDA	6.49	11.96	11.44
EBITDA %	23%	34%	38%
PAT after OCI	1.12	4.47	4.90
PAT after OCI %	4%	13%	16%

Commenting on the results and outlook of the company, Mr. Kamal Singal, Managing Director and CEO, Arvind SmartSpaces said, "Arvind SmartSpaces continues its good performance since its listing in August 2015 with 25% to 30% per cent year-on-year growth. We have already delivered seven projects of around 2.8 million sq. ft. and has another seven projects totaling to 7 million sq. ft. under various stages of development expected to be completed over the next 3-4 years.

Mr. Singal added that this was also the first quarter where the company has adopted new accounting standard IND AS 115, which uses the project / contract completion method instead of the existing percentage completion method. Going forward, while fluctuations in reporting the income are expected, there will be no impact on the company's cash flow or income tax liability, as the company continues to follow percentage completion method under Income Computation and Disclosure Standards (ICDS) for income tax purpose. We expect fluctuations in reporting income in the coming financial years due to the transition towards new accounting standards. However, the company has plans to complete certain ongoing projects during the current financial year and expect to maintain the overall income growth momentum. He further added that this is a compliance requirement which will not have any major impact on the overall business dynamics of the company. More importantly, the overall market scenario is looking better with demand picking up across the entire product portfolio of the company. This is despite a slight increase in the interest rates on home loans due to increase in repo rate by RBI. The company is targeting to launch new projects during the year which will further strengthen operational performance".

About Arvind SmartSpaces:

Built on 80 years old legacy of Arvind Ltd. and established in year 2008, Arvind SmartSpaces is India's leading real estate development company headquartered in Ahmedabad. With approximately 10 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, Bangalore and Pune. Backed by the strong brand name of Arvind group and the credibility achieved through already delivered projects, the company has aggressive plans to expand to other parts of the country.

For further information, please contact:

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