

11th September, 2020

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,

Ref: Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Sub: Outcome of Board Meeting and submission of Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended on 30th June, 2020.

With reference to the captioned subject matter, we hereby inform you that the Board of Directors of the Company at its meeting held today i.e. 11th September, 2020 has approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended on 30th June, 2020.

We are submitting herewith the followings:

1. Unaudited Standalone Financial Results alongwith Limited Review Report.
2. Unaudited Consolidated Financial Results alongwith Limited Review Report.
3. A copy of the Media Release being issued by the Company in respect of Unaudited Financial Results for the quarter ended on 30th June, 2020.

The meeting of the Board of Directors of the Company commenced at 10:30 A.M. and concluded at 2:30 pm.

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

Thanking you,

Yours faithfully,

For Arvind SmartSpaces Limited


Prakash Makwana
Company Secretary



Encl: As above.



Arvind SmartSpaces announces Results for the quarter ended June 30, 2020

Key Highlights of Consolidated Financial Results for Q1FY21:

- Revenue for Q1FY21 Rs. 10.5 Cr vs Rs. 36.5 Cr in Q1FY20
- Profit after Tax (PAT) Rs. (4.8) Cr for Q1FY21 vs. Rs. 2.6 Cr for Q1FY20
- Fresh sales (MIS) for Q1FY21 Rs. 58 Cr (Net Sales post PY cancellations Rs. 22 Cr) vs. Rs. 39 Cr during Q1FY20

September 11, 2020: Arvind SmartSpaces Limited (ASL), India's leading real estate development company announced today its financial results for the quarter ended on June 30, 2020.

- The company has recorded Consolidated Revenue for the quarter ended June 30, 2020 Rs. 10.5 crores as against Rs. 36.5 crores during the same period of the last year (Down by 71%).
- The consolidated EBITDA for the quarter ended June 30, 2020 is Rs. 2.2 crores as against Rs. 10.4 crores for the same period of last year.
- The consolidated PAT for the quarter ended June 30, 2020 is Rs. (4.8) crores as against PAT of Rs. 2.6 crores for the same period of last year.

Commenting on the results and outlook of the company, Mr. Kamal Singal, Managing Director and CEO, Arvind SmartSpaces commented, *"Global economy is witnessing an extraordinary challenge. Covid-19 is impacting the way world lives and operates. Due to complete lockdown for almost 2 months and partial lockdown currently, business operations across industries have impacted badly and reached historical lows. Indian real estate sector too has got impacted with the pandemic in more than one ways. However, in the post COVID-19 scenario there does exist an opportunity for strong and well governed real estate brands who could build on the opportunities created by significant reduction in new inventory along with phasing out of the weaker developers and moderation in land prices. While overall liquidity remains a concern, organized players are in a much better position to raise funds from cautious financial institutions. Similarly, while overall demand is expected to remain muted in short to medium term, brands with strong track record and credibility are seeing strong momentum due to customer preference towards such players in post COVID scenario. Effective reduction in interest rates on home loans is another positive trigger for the industry."*

Mr. Singal added, *"Despite a challenging quarter, Arvind has started witnessing a strong momentum in consumer demand after economy started opening up again. It has witnessed huge success in one of the large projects launched just before COVID – 19 outbreak and again a significant positive response in the phase 2 of the same project launched during the Pandemic. Arvind is also witnessing a strong comeback in other projects in both of its major cities, Bangalore and Ahmedabad. Keeping in mind the current momentum post Covid-19, the company is looking at launching a couple of new and large projects / phases in the coming weeks. On the operations side, it is expected that the disruptions will be over in the next 2-3 months. Construction activities have slowed down due to migrant laborers going back to their homes, but things have started improving."*

"The company has nine ongoing projects totaling more than 14 million sq. ft. under various stages of development which would be completed over the next 3-5 years. Currently, we are operating out of Ahmedabad, Gandhinagar, Bangalore and Pune. We intend to further consolidate project pipeline across

these cities and are well poised to take advantage of opportunities which are expected to come under the current extraordinary business environment while cautiously treading through the challenges.” Mr. Singal further added.

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 18 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:

Ankit Jain
Chief Financial Officer

Prakash Makwana
Company Secretary

Mr. Jagdish Dalal
Investor Relations

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