

30th October, 2020

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

Security Code : 539301
Security ID : ARVSMART

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.

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 and half year ended on 30th September, 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. 30th October, 2020 has approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and half year ended on 30th September, 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 and half year ended on 30th September, 2020.

The meeting of the Board of Directors of the Company commenced at 11:00 A.M. and concluded at 01:40 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 and half year ended Sep 30, 2020

Key Highlights of Consolidated Financial Results for Q2FY21:

- Revenue for Q2FY21 Rs. 29.8 Cr vs Rs. 33.4 Cr in Q2FY20
- Profit after Tax (PAT) Rs. 2.0 Cr for Q2FY21 vs. Rs. 2.6 Cr for Q2FY20
- Fresh Sales for Q2FY21 Rs. 156 Cr vs. Rs. 38 Cr during Q2FY20 backed by successful launches of Forrester Phase 2 and High Grove besides good traction in existing projects

October 30, 2020: Arvind SmartSpaces Limited (ASL), India's leading real estate development company announced today its financial results for the quarter and half year ended on Sep 30, 2020.

- The company has recorded Consolidated Revenue for the quarter ended Sep 30, 2020 Rs. 29.8 Crores as against Rs. 33.4 Crores during the same period of the last year (Down by 11%).
- The consolidated EBITDA for the quarter ended Sep 30, 2020 is Rs. 9.1 crores as against Rs. 11.2 crores for the same period of last year.
- The consolidated PAT for the quarter ended Sep 30, 2020 is Rs. 2.0 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, *"Industry is yet to fully recover from the adverse conditions created by the pandemic. Markets have significantly improved in the last quarter on a sequential basis. However, on YoY comparative basis, there is still a lot of catching up to do for most businesses. Arvind SmartSpaces has had an outstanding quarter ending September 2020 and it achieved record sales on account of very successful new launches. The company is also experiencing a renewed interest and traction in existing projects. Despite macro-economic and pandemic related challenges the company is focused on maintaining the current momentum in sales. Despite challenges, construction activities have also picked up across projects."*

Mr. Singal added, *"Despite the challenges posed by COVID-19, the real estate market witness demand picking up and gaining the momentum. There is meaningful improvement in sales and launches in the last 3 months and home loan rates at multi decade low have helped to move the demand needle. Overall market traction has been heartening with sharp rebound from lockdown lows."*

"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 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

ARVIND SMARTSPACES

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 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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