

12<sup>th</sup> February 2025

To,  
BSE Limited  
Corporate Relations Department  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai — 400 001  
Scrip Code: 531381

Dear Sir,

**Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015,

we are enclosing herewith a copy of the Investor Presentation on the unaudited financial results of the Company for the quarter ended 31<sup>st</sup> December, 2024.

This is for your kind information and records.

Thanking you.

**For ARIHANT FOUNDATIONS & HOUSING LIMITED**



**Arun Rajan**  
**Chief Executive Officer**



Encl: As above



# Investor Presentation Q3FY25

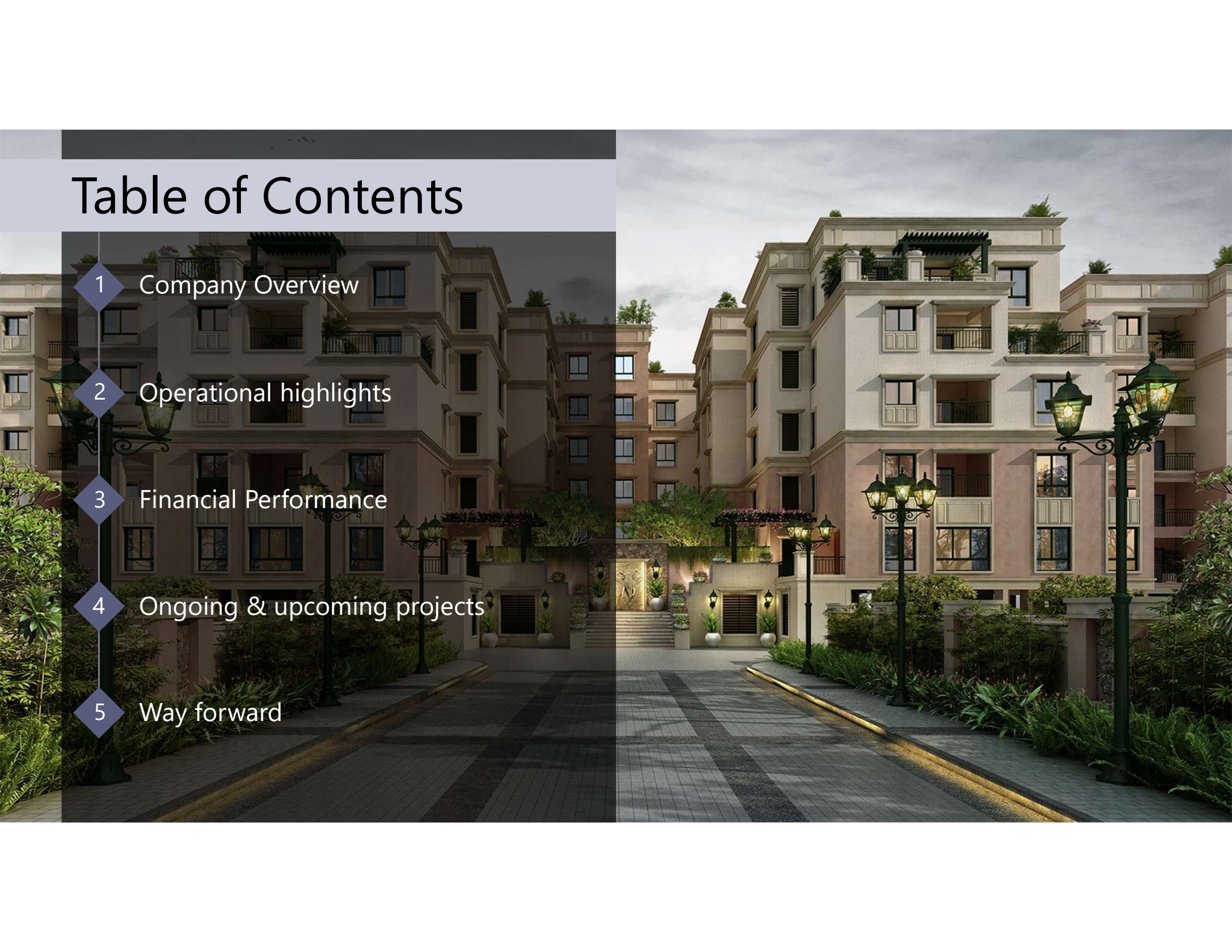
Arihant Foundations and Housing Ltd



Creating Memorable Spaces for over 40 Years

**Arihant**<sup>®</sup>  
memorable spaces

# Table of Contents

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- 1 Company Overview
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# Company Overview

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# Overview

- Founded by Mr. Navratan Lunawath, Arihant has significantly shaped Chennai's urban landscapes over the last four decades. One of the foremost names in the city's real estate sector, synonymous with quality and trustworthiness.
- Backed by promoters with extensive experience in real estate and hands-on involvement in day-to-day operations, fostering efficiency and excellence.
- With a strong creditworthiness established with major financial institutions and investors, Arihant maintains robust financial backing, ensuring stability and reliability in its endeavours.

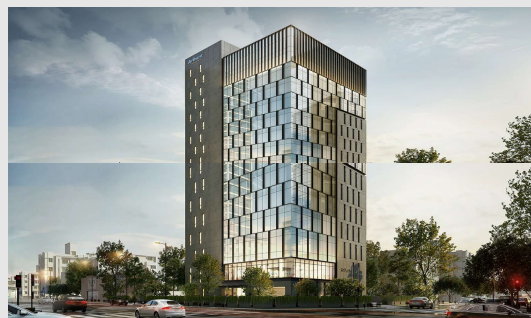
## ADOPTING A DESIGN-FIRST APPROACH

### Residential



**Miraya, Besant Nagar**

### Commercial



**One Rohini, T Nagar**

### Townships

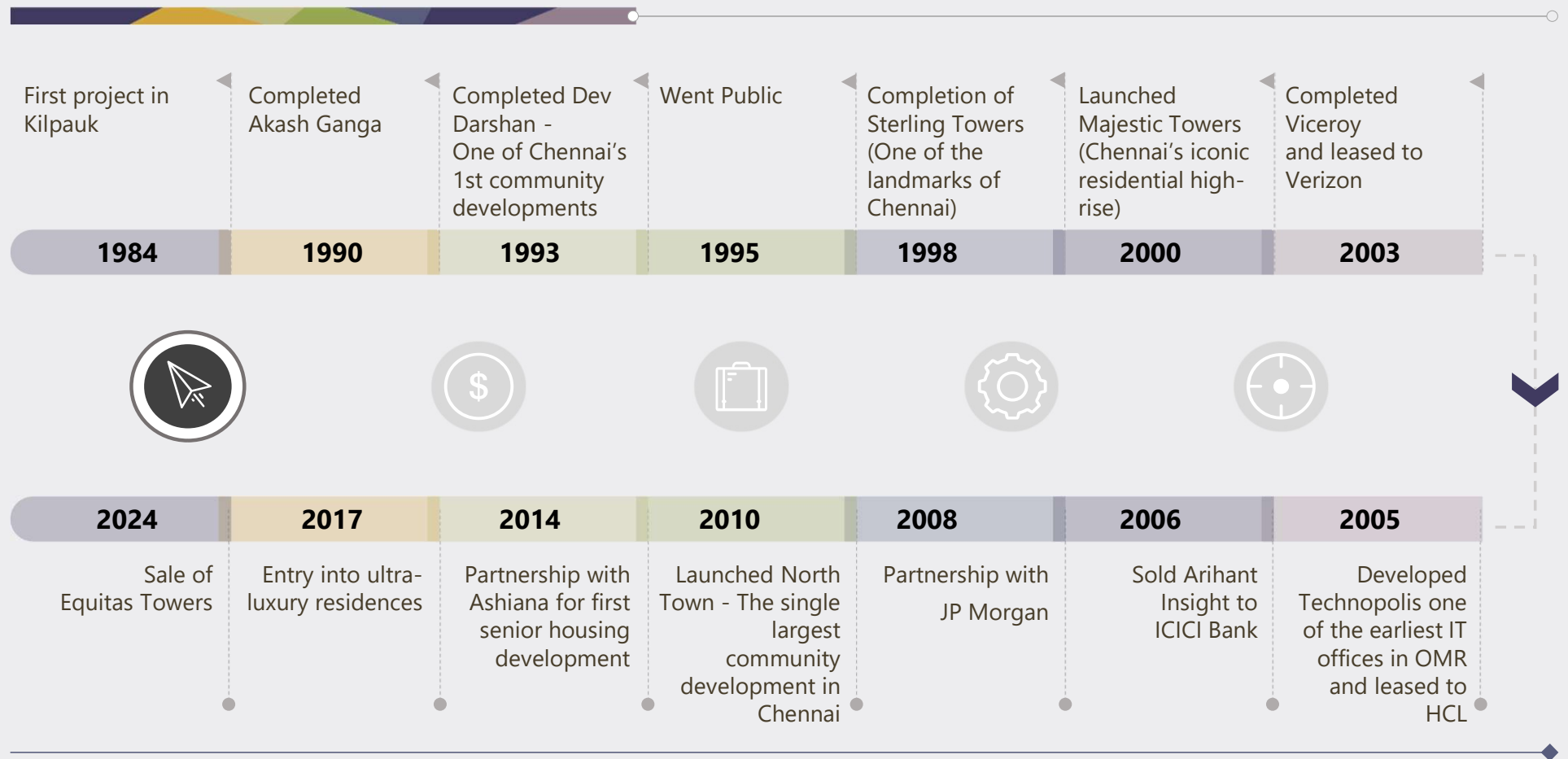


**Villa Vivana (With JP Morgan)**

# Key Highlights



# Journey



# Opportunities

## Joint Development & Redevelopment



- ▶ Enactment of Tamil Nadu Apartment Ownership Act in 2023 redefines the redevelopment landscape of the city
- ▶ Redevelopment consent norms revised to 75% from 100%
- ▶ Potential to develop incremental FSI of upto 4X

## Office & GCC demand



- ▶ Chennai saw 3rd largest office absorption in the country in 2023
- ▶ Tamil Nadu government proposes to incentivize Global capability centres with payroll subsidy
- ▶ Chennai added the most GCCs (60) & registered highest YoY growth (24.5%) among all Indian Cities for FY24 compared to FY23

## Scaling in New Markets



- ▶ Potential to scale up in Bangalore
- ▶ Expansion plans in market segments like Senior Housing and Standalone Retail



## Management Team



**Kamal  
Lunawath**

### Managing Director

With over 27 years at Arihant Spaces, Kamal Lunawath exemplifies leadership in real estate. His expertise in executing IT parks, townships, and luxury apartments, along with his strategic vision in corporate and financial planning, has attracted significant foreign investments, driving the company to new heights of innovation and growth.



**Vimal  
Lunawath**

### Director - Residential

Bringing over 24 years of industry experience, Vimal Lunawath oversees the design, execution, and completion of expansive residential complexes. Vimal's commitment to high-quality living spaces has made Arihant Spaces a top choice for discerning homeowners.



**Bharat Jain**

### Director - Commercial

With over 22 years in the construction industry, Bharat is a key figure at Arihant Spaces, whose expertise in large-scale commercial projects and commitment to quality has established the company as a leader in commercial real estate development.



**Harish  
Marlecha**

### Director - Sales

With over two decades of experience, spearheads the sales and marketing efforts at Arihant Spaces. Harish's strategic insights and dynamic marketing strategies have greatly enhanced the company's market presence and sales performance.



**Abhishek**

### Director - Business Development

With 15 years of dedicated experience, Abhishek Lunawath is the driving force behind business development at Arihant Spaces. Abhishek excels at identifying new market opportunities and building strategic partnerships, fueling the company's growth.



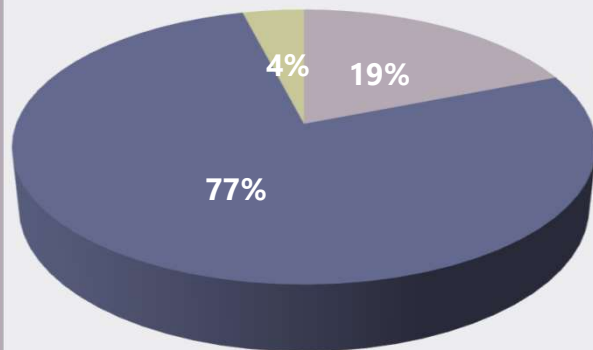
**Arun Rajan**

### Chief Executive Officer

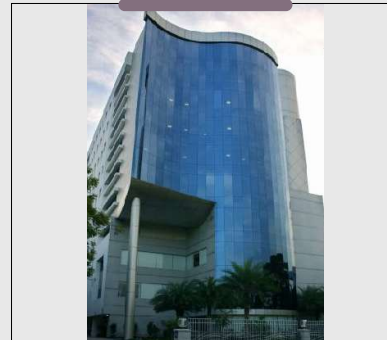
Over the past 10 years, Arun has been instrumental in establishing processes, driving business development, and fostering growth for the organization. Arun brings over 14 years of experience, including 11 years in real estate.

## Completed Development Breakup

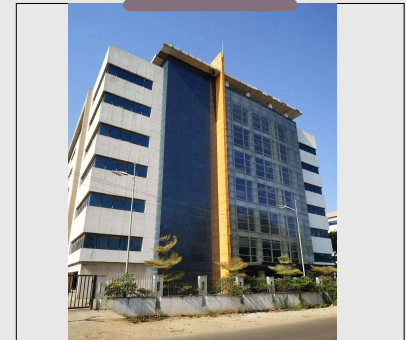
### Completed Projects (Over 20 Mn Sq Ft)



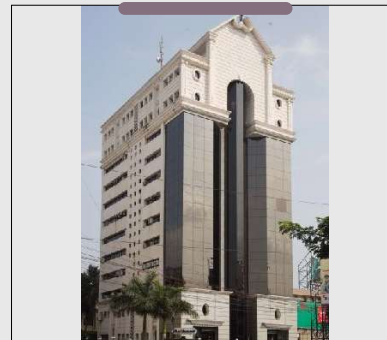
■ Commercial ■ Residential ■ Senior Living



**VICEROY GUINDY**



**INSIGHT AMBATTUR**



**EGA TRADE CENTRE KILPAUK**



**NITCO PARK RK SALAI**

# Operational Highlights

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## Operational Highlights – Q3 FY25

### SALES VALUE

**₹100.79**  
**Cr**

### AREA SOLD

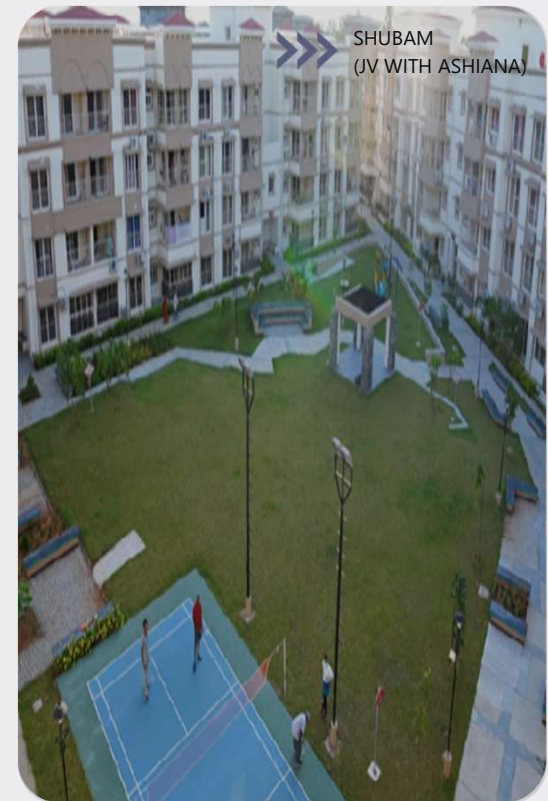
**98,433**  
**Sq ft**

### REALIZATION

**₹10,240**  
**Per Sq ft**

### New project launches in Q3 FY25:

| S.No | Project Name       | Development Type | City    |
|------|--------------------|------------------|---------|
| 1    | Arihant Reserve 16 | Plotted Layouts  | Chennai |





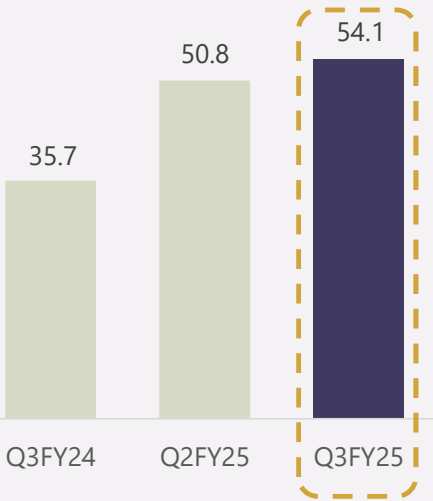
# Financial Highlights

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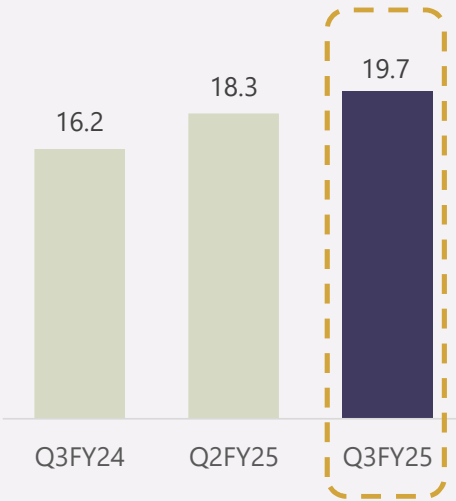
# Financial Highlights – Q3 FY25

All figures in ₹ Cr

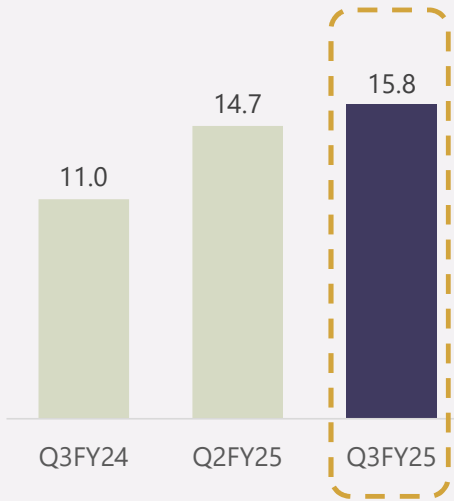
## Revenue



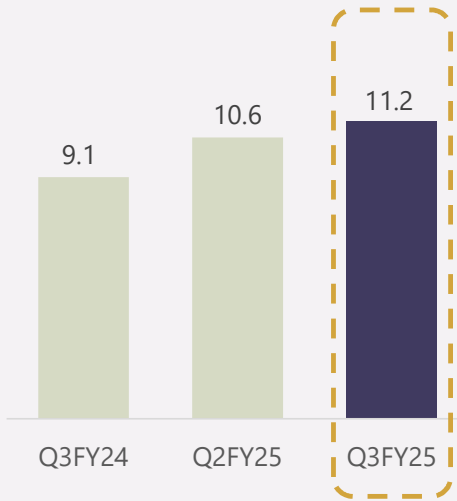
## EBITDA



## PBT



## PAT



# Financial Highlights – 9M FY25

All figures in ₹ Cr



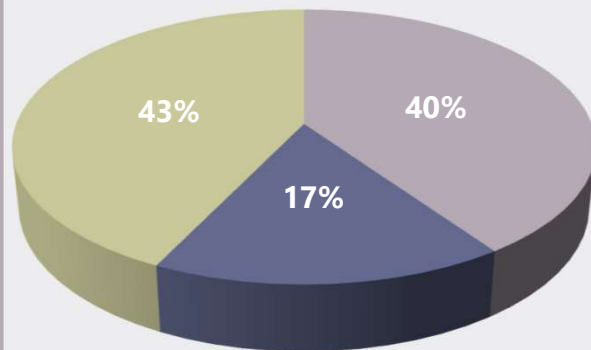


# Ongoing Projects

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## Ongoing and Upcoming Development Breakup

### Ongoing Projects (2.5 Mn Sq Ft)



■ Commercial ■ Residential ■ Senior Living



**VANYA VILAS PURUSAWALKAM**



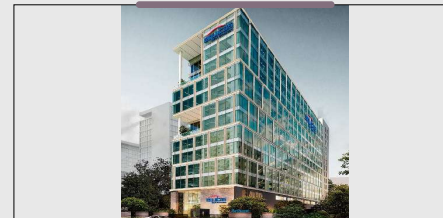
**VIPASSANA SRI NAGAR**



**MELANGE SALIGRAMAM**



**CHIRLA POES GARDEN**



**EQUITAS MOUNT ROAD**



**HILTON GUINDY**

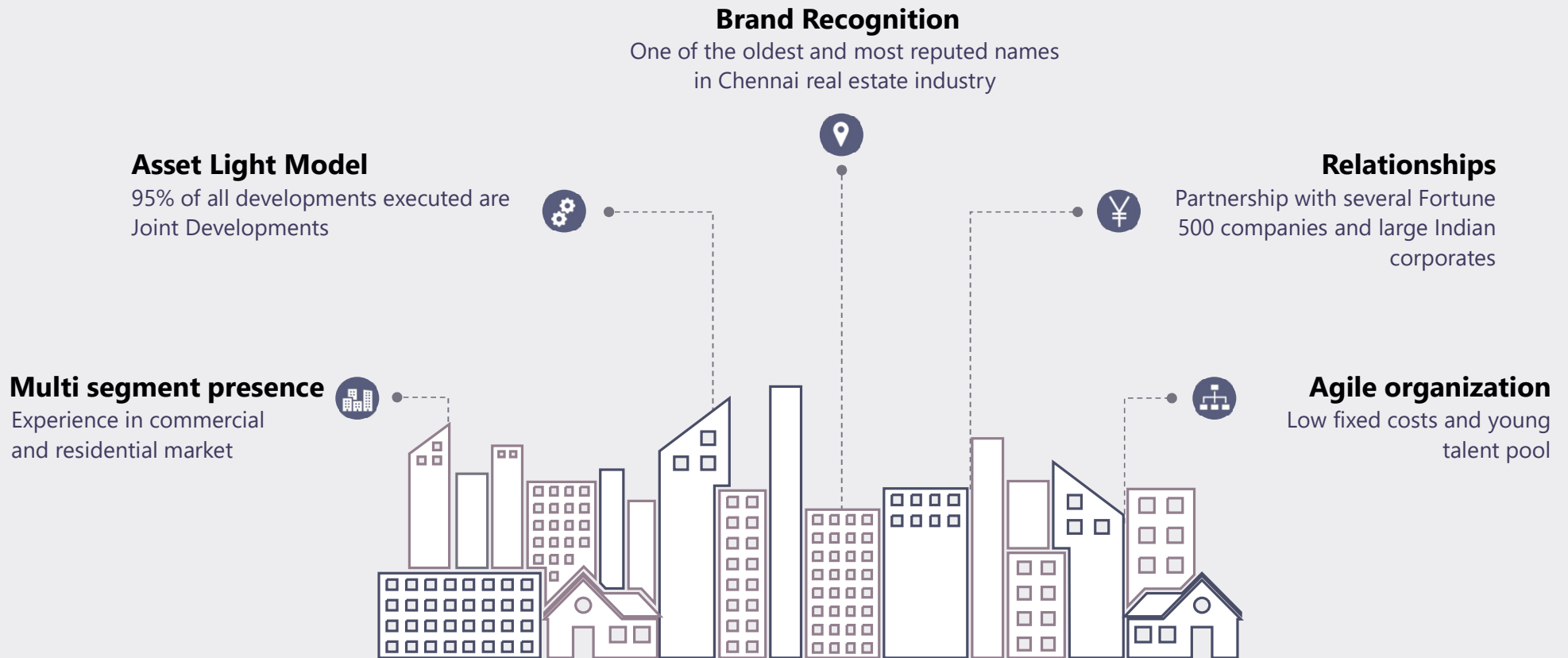
## Ongoing Projects

| SEGMENT            | PROJECT            | LOCATION         | SQ FT            | GDV<br>(IN ₹ CR) | ARIHANT SHARE<br>(IN ₹ CR) |
|--------------------|--------------------|------------------|------------------|------------------|----------------------------|
| Commercial         | Hilton             | Guindy           | 3,00,000         | 500              | 320                        |
|                    | Silhouette         | OMR              | 3,20,000         | 450              | 225                        |
|                    | Equitas Tower      | Saidapet         | 1,73,000         | 267              | 160                        |
|                    | Insight            | Guindy           | 1,00,000         | 140              | 70                         |
|                    | Vaayu              | Perungudi        | 1,00,000         | 110              | 74                         |
| Senior Housing     | Swarang            | Nemmeli (ECR)    | 550,000          | 420              | 210                        |
|                    | Shubam             | GST              | 529,000          | 286              | 77                         |
| Uber Luxury        | Chirla             | Poes Garden      | 33,600           | 120              | 30                         |
|                    | Arihant Miraya     | Basant Nagar     | 65,000           | 125              | 50                         |
|                    | Krishna            | Abhirampuram     | 17,000           | 45               | 16                         |
|                    | Aurelia            | Hariington Road  | 8000             | 20               | 20                         |
|                    | Vipaasana          | Sri Nagar        | 34,000           | 50               | 22                         |
| Luxury Residential | Melange            | Saligramam       | 160,000          | 192              | 100                        |
|                    | Vivriti            | OMR              | 24,000           | 28               | 14                         |
|                    | Vanya Vilas        | Purusawalkam     | 82,000           | 93               | 47                         |
| Plotted Layouts    | Arihant Reserve 16 | Pattipulam (ECR) | 470,000          | 150              | 150                        |
|                    |                    | <b>Total</b>     | <b>29,65,600</b> | <b>2,996</b>     | <b>1,585</b>               |

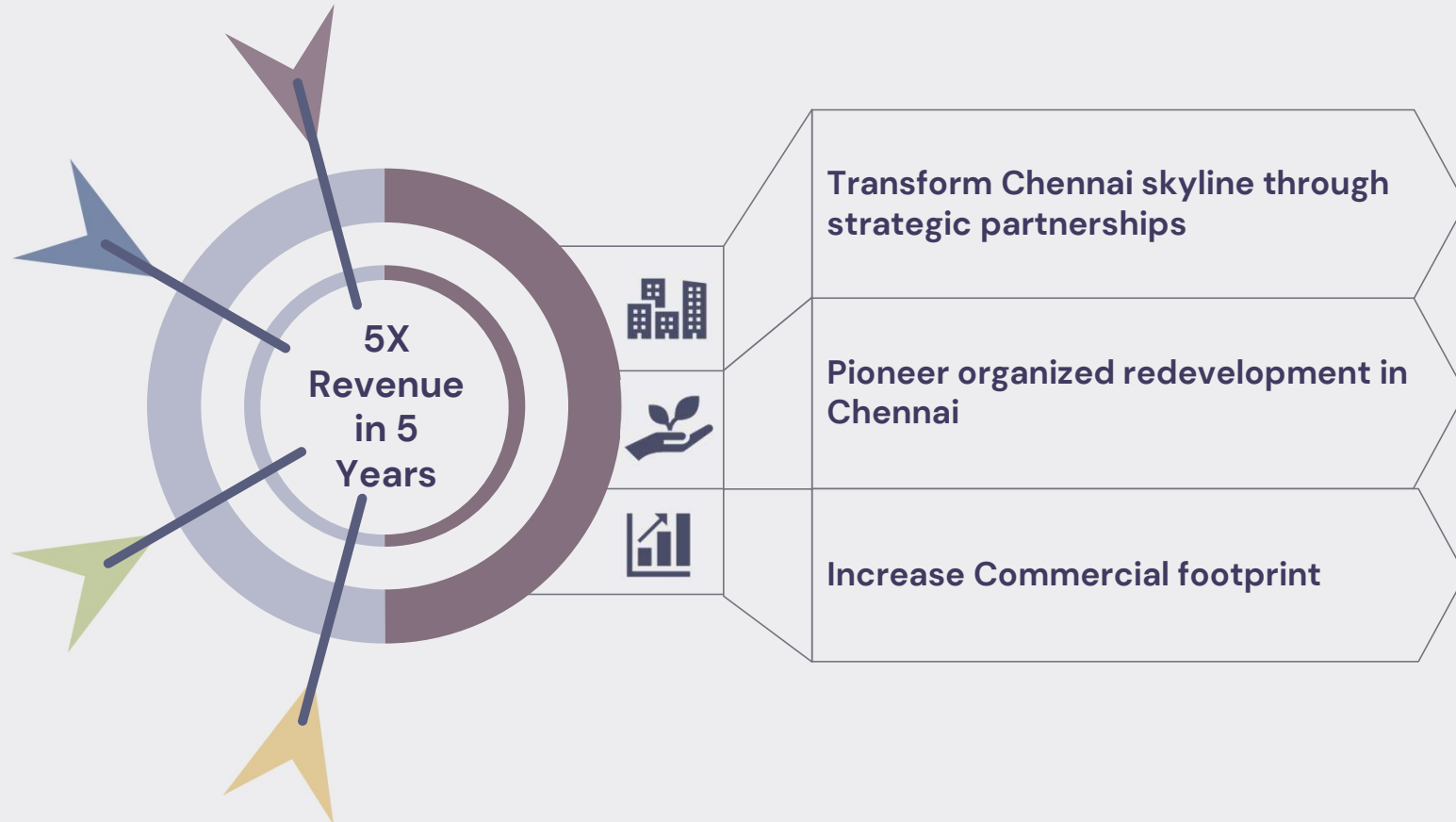


**Way  
Forward**

# Investment rationale



## Way Forward



# Annexure



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## In the Press



TH The Hindu

### **Arihant Group signs JDA for ₹500 crore commercial development adjacent to Hilton Chennai**

Arihant Foundations partners with Empee Hotels to develop Grade A commercial space in Chennai for global enterprises.

bl. The Hindu BusinessLine

### **Ashiana Housing, Arihant Foundations partner to launch senior living project in Chennai**

The Delhi-based Ashiana Housing Ltd has partnered with the Chennai-based Arihant Foundations & Housing to launch Swarang, a senior living...

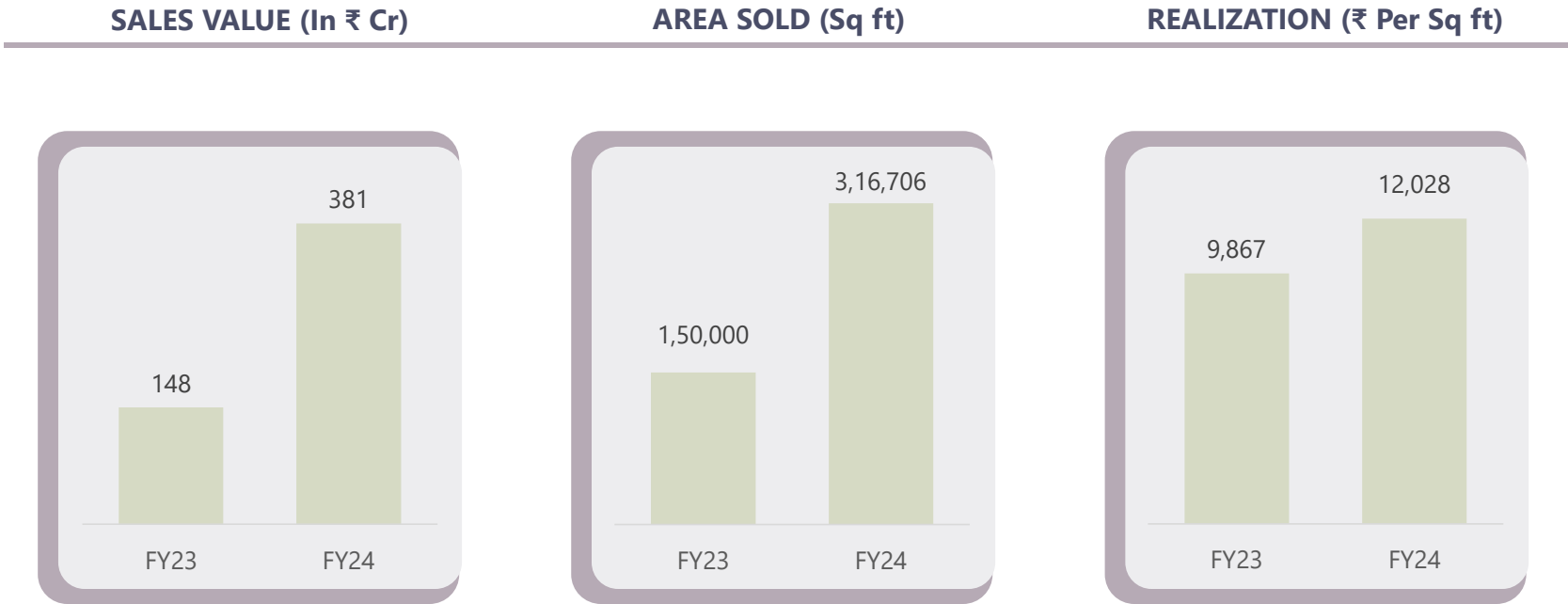


BS Business Standard

### **Tamil Nadu emerges as GCC magnet, pharma major AstraZeneca leads the charge**

Earlier this month, British-Swedish pharmaceutical (pharma) major AstraZeneca announced the expansion of its global capability centre (GCC)...

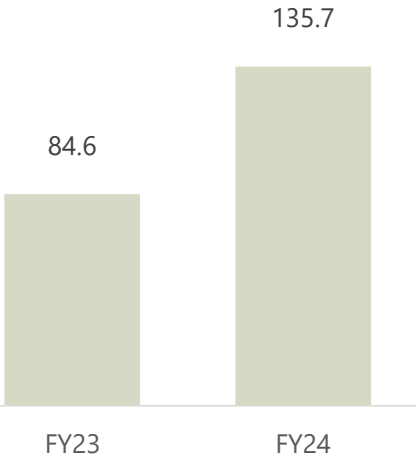
# Operational Highlights – FY24



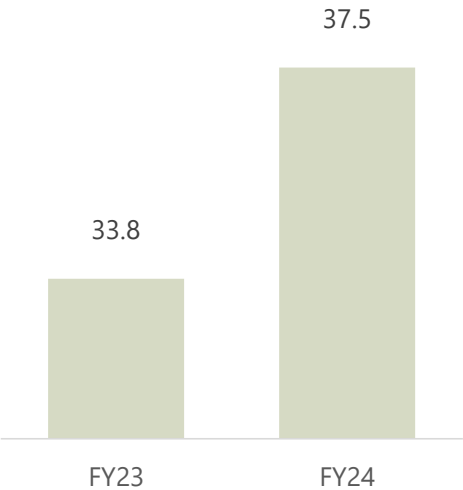
# Financial Highlights – FY24

All figures in ₹ Cr

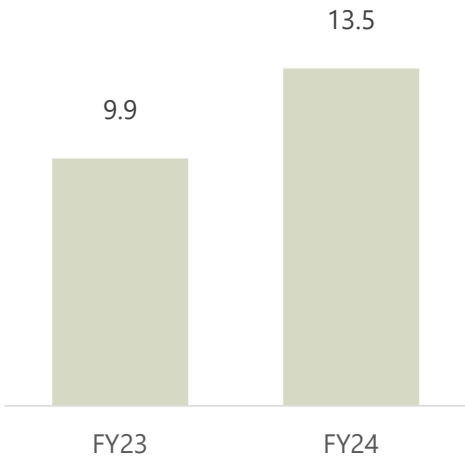
## Revenue



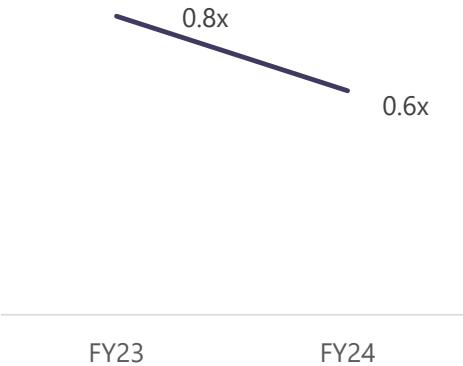
## EBITDA



## PAT



## Debt To Equity



<https://www.arihantspaces.com/>

# THANKYOU

| For further information, please contact:

Arihant Foundations  
[investors@arihants.co.in](mailto:investors@arihants.co.in)

E&Y LLP, Investor Relations  
Pratik Jagtap: [pratik.jagtap@in.ey.com](mailto:pratik.jagtap@in.ey.com)  
Jeevika Kishnani: [jeevika.hemani@in.ey.com](mailto:jeevika.hemani@in.ey.com)