

02<sup>nd</sup> June 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 Audited financial results of the Company for the quarter ended 31<sup>st</sup> March, 2025.

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 Q4FY25

Arihant Foundations and Housing Ltd

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Creating Memorable Spaces for over 40 Years

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



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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



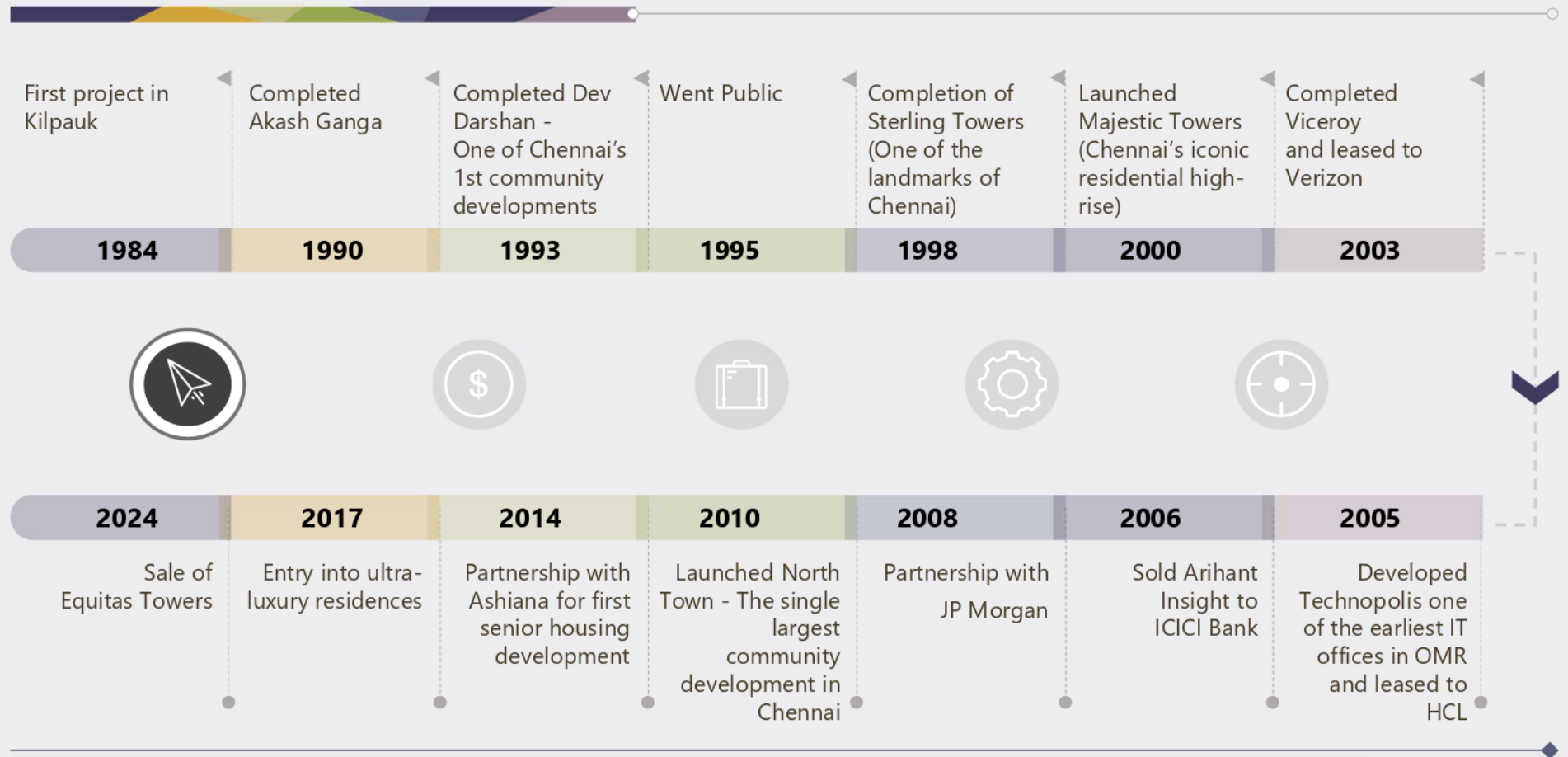
**Villa Vivana (With JP Morgan)**

# 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.

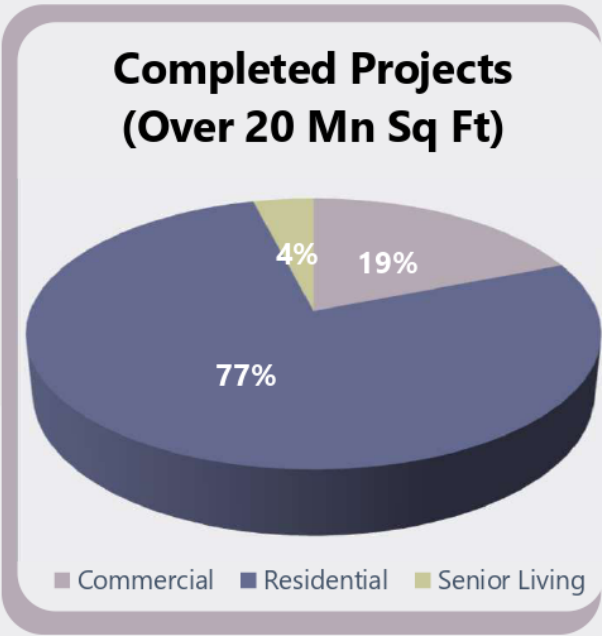


**Arun Rajan**

### 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.

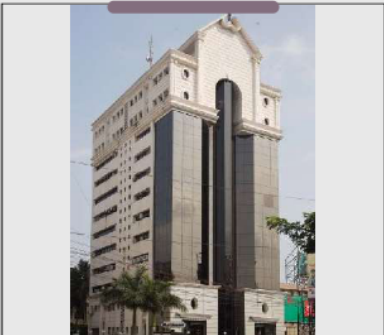
# Completed Development Breakup



VICEROY GUINDY



INSIGHT AMBATTUR



EGA TRADE CENTRE KILPAUK



NITCO PARK RK SALAI



# Operational Highlights

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## Operational Highlights – Q4 FY25

### SALES VALUE

**₹158.9  
Cr**

### AREA SOLD

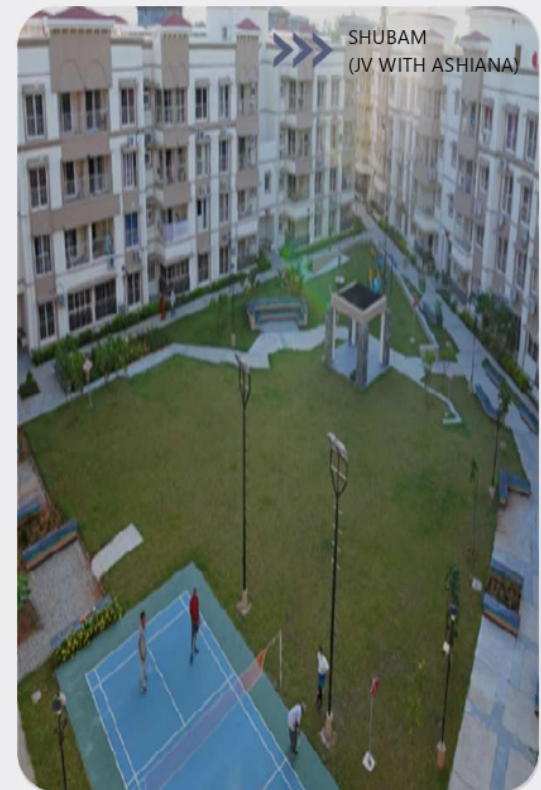
**1,17,718  
Sq ft**

### REALIZATION

**₹13,422  
Per Sq ft**

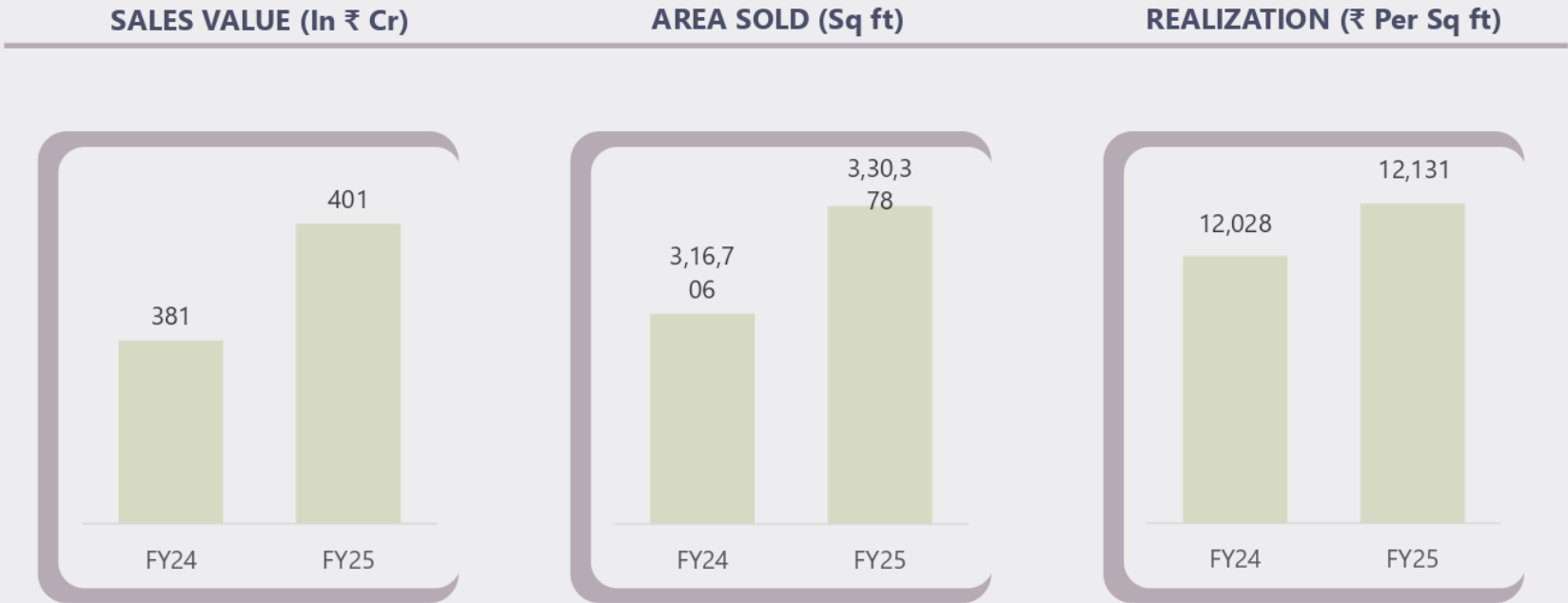
### Key Development during Q4 FY25:

Pre lease of 80,000 Sq Ft commercial office space even before commencement of development in Guindy.





# Operational Highlights – FY25





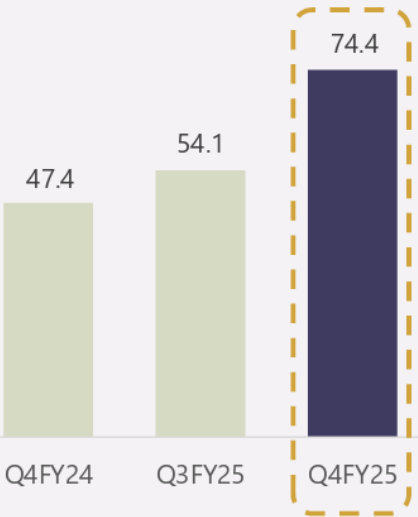
# Financial Highlights

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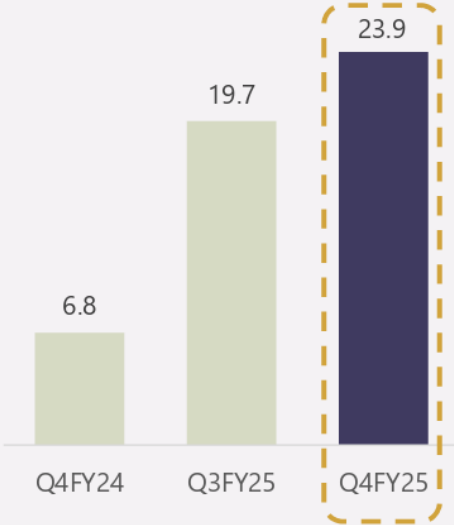
# Financial Highlights – Q4 FY25

All figures in ₹ Cr

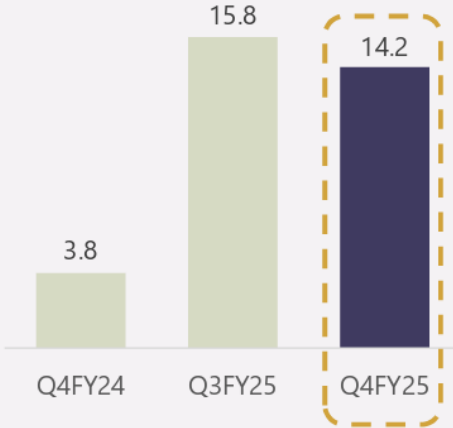
## Revenue



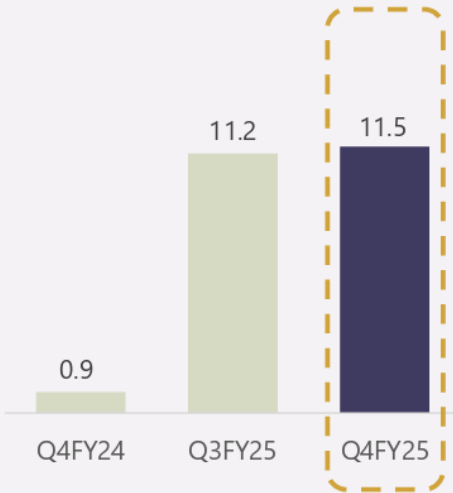
## EBITDA



## PBT



## PAT

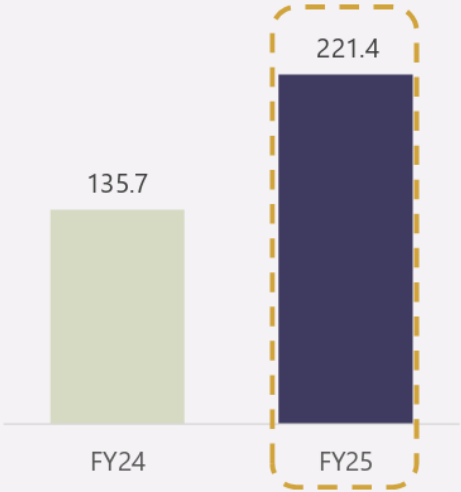




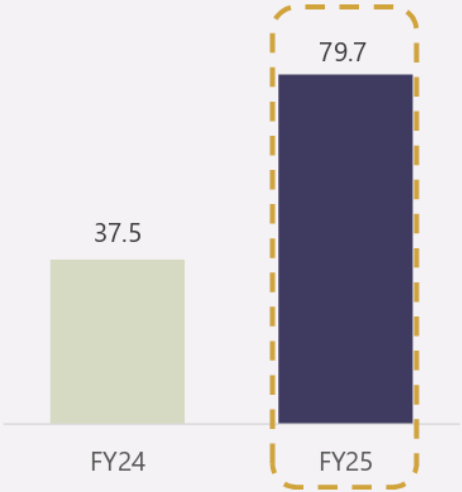
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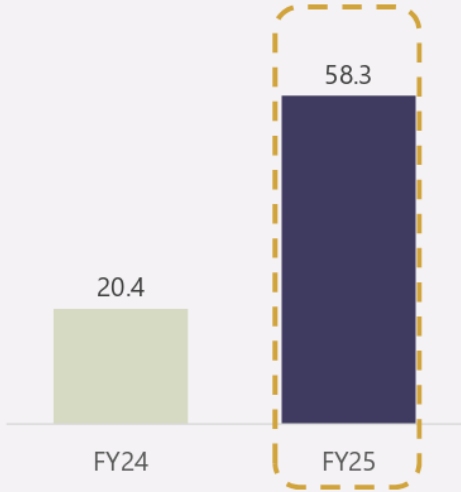
## Revenue



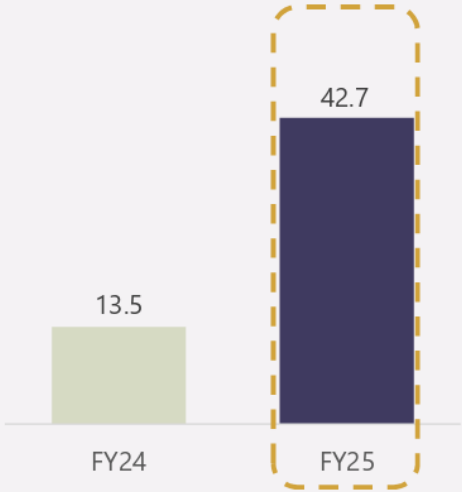
## EBITDA



## PBT



## PAT



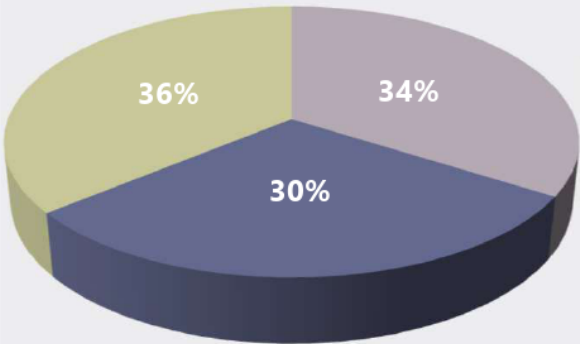


# Ongoing Projects

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# Ongoing and Upcoming Development Breakup

## Ongoing Projects (2.9 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

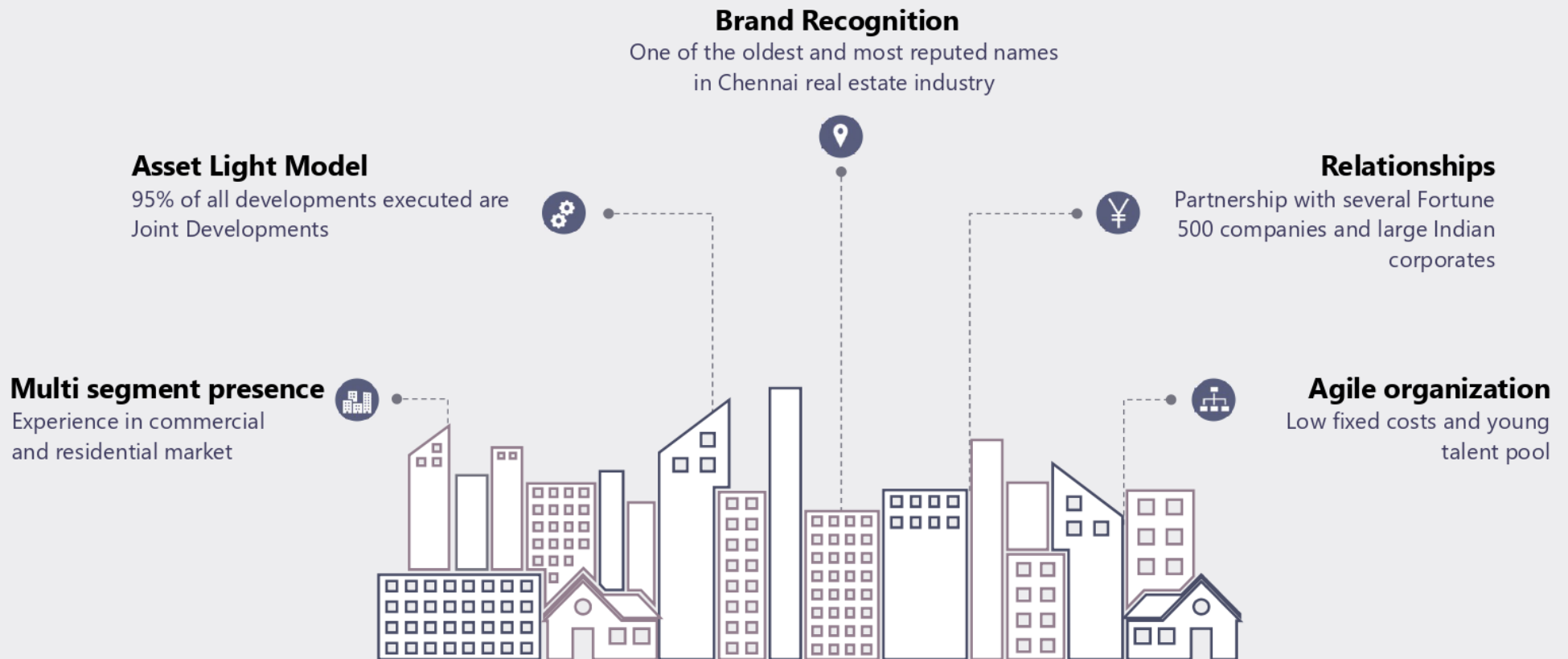
SEGMENT	PROJECT	LOCATION	SQ FT	GDV (IN ₹ CR)	ARIHANT SHARE (IN ₹ CR)
Commercial	Hilton	Guindy	3,00,000	500	320
	Silhouette	OMR	3,20,000	450	225
	Equitas Tower	Saidapet	1,73,000	267	160
	Insight	Guindy	1,00,000	140	70
	Vaayu	Perungudi	1,00,000	110	74
Senior Housing	Swarang	Nemmeli (ECR)	550,000	420	210
	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>



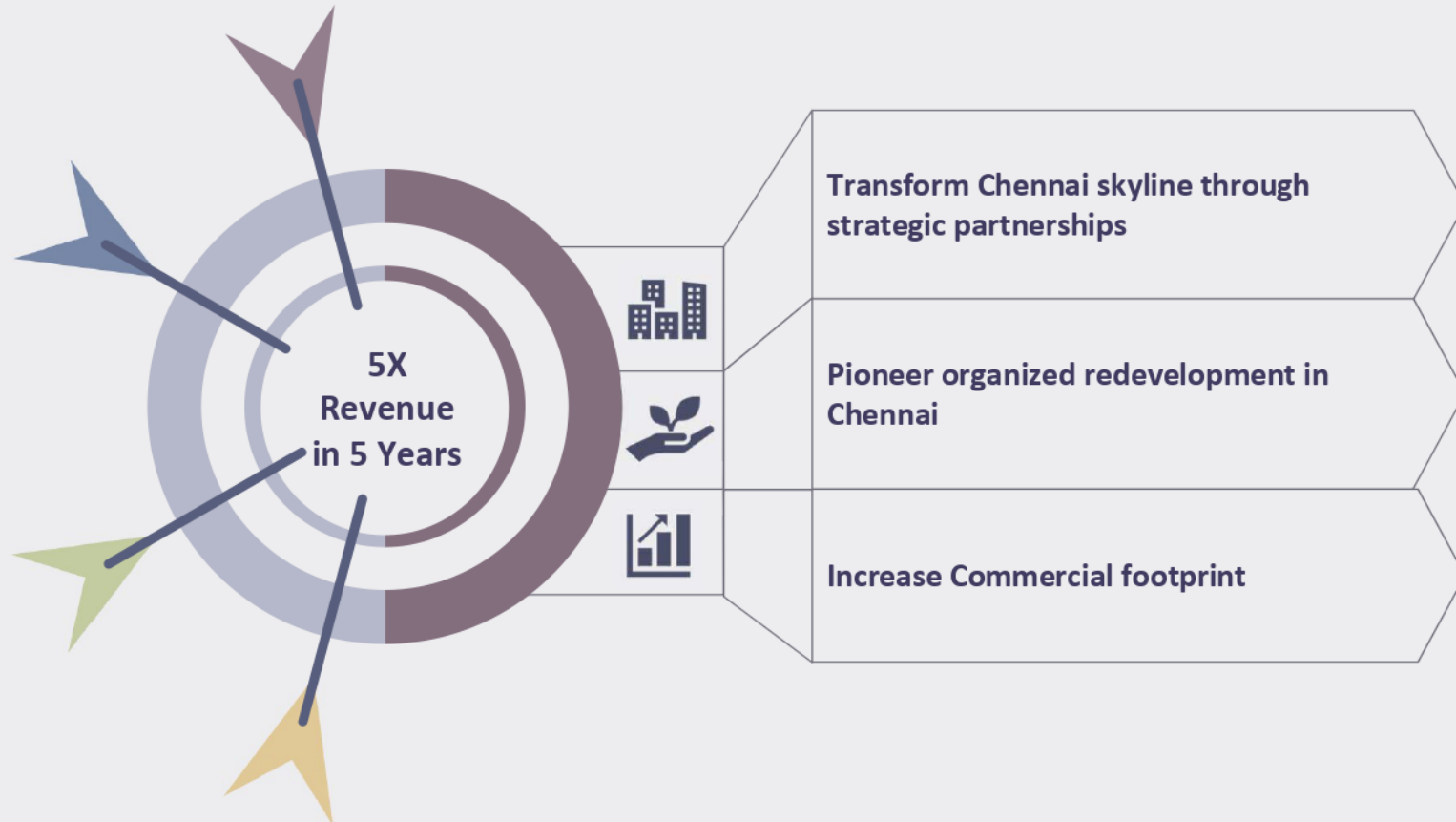


**Way  
Forward**

# Investment rationale



## Way Forward



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

# THANKYOU

| For further information, please contact:

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