



Ref No.: ADL/SE/25-26/89

Date: January 29, 2026

To,
The Manager
Corporate Relationship Department
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
BSE Scrip Code -544261

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East),
Mumbai - 400 051
NSE Symbol :ARKADE

Dear Sir/Madam,

Sub-: Investor Presentation on the Unaudited financial results for the quarter and nine month ended December 31, 2025

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, we are enclosing herewith a copy of the Investor Presentation on the Unaudited Financial Results (standalone and consolidated) of the company for the quarter and nine month ended December 31, 2025.

The same is also being uploaded on the company's website at
<https://arkade.in/investor-presentation/>

You are requested to take the above information on your records.

Thanking You,

For Arkade Developers Limited



Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964





ARKADE

FAMILY FIRST

INVESTOR PRESENTATION

Q3 & 9M FY26

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Disclaimer: Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could effect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations. Arkade Developers Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.



Artist's Impression

CHAIRMAN & MD'S MESSAGE

AMIT MANGILAL JAIN

PROMOTER, CMD
ARKADE DEVELOPERS LIMITED

With exceptional pre-sales and collections in the last quarter, a robust project pipeline extending into 2026, and a supportive interest rate environment, we're poised to deliver premium residential developments and create sustained long-term value for all stakeholders.

The year 2026 has begun on a positive note, and we are optimistic about the upcoming budget, further supporting sectoral growth. In the current quarter, we are targeting two additional Occupation Certificates in Western Suburbs, reinforcing our consistent track record of before time project completion. Looking ahead, the company has a robust project pipeline comprising an estimated GDV of ₹11,900 crores across approx. 4 million sq. ft of saleable carpet area.

In the next month, we will be launching a new project at Bangur Nagar, Goregaon West, which will mark our eighth project in the Malad-Goregaon belt — a micro-market where we continue to see strong demand and buyer confidence."



COMPANY OVERVIEW



ARKADE
AT A GLANCE



VALUE
PROPOSITION



GROWTH
DRIVERS



MILESTONES



COMPLETED
PROJECTS



ONGOING &
UPCOMING
PROJECTS



ARKADE AT A GLANCE

OUR PHILOSOPHY

FAMILY FIRST

At Arkade, family isn't just a word, it's a philosophy; Every nook, every brick and every inch of our developments is designed to put a family's comfort, joys and fulfillment first.

39+

YEARS
OF LEGACY

31

PROJECTS
DELIVERED SUCCESSFULLY

5,500+

FAMILIES
ARE PART OF ARKADE FAMILY

2+

MILLION SQ.FT.
DEVELOPMENT IN PROGRESS

5.5+

MILLION SQ.FT.
OF DEVELOPMENT DELIVERED

SHAREHOLDING

31 DEC '25
PROMOTER & GROUP:- 71.14%



Artist's Impression

VALUE PROPOSITION



Leading MMR
Developer with
Inhouse Project
Management

Well-spread out Portfolio
of Greenfield and
Redevelopment Projects



Asset Light
Model and Low
Net Debt



Strong Cash-flow
And IRR Focused



Quick Turn
around -
Before Time
Delivery

Expansion in
Eastern Corridor



GROWTH DRIVERS



Expansion into Central side of Mumbai, particularly into Mulund and Bhandup.



Robust demand for luxury housing following strong growth seen over last 2 years.



Legacy of delivery of housing well before RERA deadline, there by leading to strong customer loyalty.

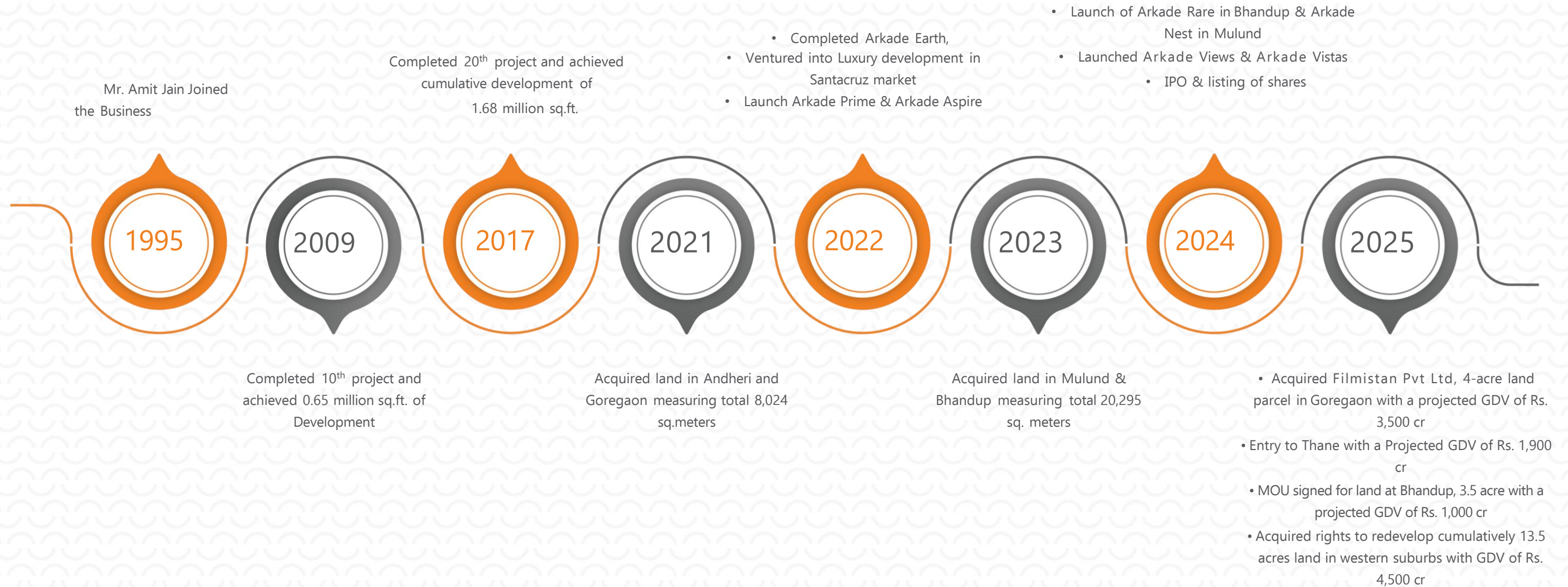


Strong pipeline of redevelopment projects in the micro-markets that we have presence.



Healthy Balance Sheet, Strong Cash Flow and IRR focused.

MILESTONES



PORTFOLIO - COMPLETED PROJECTS

SOUTH MUMBAI

CARMICHAEL ROAD

- Arkade Rise

TARDEO

- Fortuna

MAZGAON

- Wallace Fortuna

WESTERN SUBURBS

VIRAR

- Acropolis

VASAI

- Shubh Innov8
- Shubh Industrial Estate

MIRA ROAD

- White Lotus
- Arkade Art

BORIVALI

- Green Avenue I
- Green Avenue II
 - Park Side
 - Harmony
 - Casa Bella
- Gangadhar Nagar
- Arkade Crown

KANDIVALI

- Vineet Apartments
- Arkade Bhoomi Heights
 - Bhoomi Arkade I
 - Bhoomi Arkade II

MALAD

- Jayshree
- Arkade Serene

GOREGAON

- Arkade Adornia
- Arkade Aspire

VILE PARLE

- Jeevan Sarita
- Om Kushal
 - Mahant
- New Bharat Villa
- Darshan by Arkade

SANTACRUZ

- Arkade Aura

ANDHERI

- Arkade Prime

EASTERN SUBURBS

KANJURMARG

- Arkade Earth



PORTFOLIO- ONGOING PROJECT STATUS

PROJECT NAME	NATURE OF DEVELOPMENT	PLOT SIZE (SQ MTRS)	SALEABLE CARPET AREA (SQ.FT.)	EXPECTED COMPLETION DATE	TOTAL PROJECTED REVENUE	DETAILS OF SALE		REVENUE RECOGNITION	
						SOLD	UNSOLD	RECOGNISED	TO BE RECOGNISED
Arkade Pearl, Vile Parle (E)- I	Society Redevelopment	3,333	60,332	Dec'26	250	205	45	158	92
Arkade Pearl, Vile Parle (E)- II	Society Redevelopment	820	14,813	June'27	65	12	53	-	65
Arkade Eden, Malad (W)	Society Redevelopment	3,101	49,981	Dec'26	150	124	26	89	61
Arkade Vistas, Goregaon (E)	Society Redevelopment	3,354	71,800	Dec'27	207	154	53	66	141
Arkade Views, Goregaon (E)	Society Redevelopment	1,133	10,160	Dec'27	35	27	8	10	25
Arkade Rare, Bhandup (W)	Greenfield	11,967	3,13,070	Dec'28	760	326	434	150	610
Arkade Nest, Mulund (W)	Greenfield	8,327	2,49,163	Jun'27	630	312	318	175	455
TOTAL		32, 035	7,69,319		2,097	1,160	937	648	1,449

Ongoing projects would have construction area of approx. 2 mn sq.ft.

*RERA timeline

**Completed ~9-10 Months before RERA deadline

PORTFOLIO - UPCOMING PROJECTS

PROJECTS NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE CARPET AREA (SQ.FT.)	PROJECTED TURNOVER (CR)
Filmistan	Goregaon (W)	Premium	Greenfield	16,648	8,87,548	3,500
Thane	Thane	Premium	Greenfield	25,260	9,26,459	1,900
Woollen Mills	Bhandup	Premium	Greenfield	14,364	4,26,000	1,000
Anand Nagar	Dahisar (E)	Premium	Society Redevelopment	23,513	6,76,000	1,700
Satya Shripal	Borivali (W)	Premium	Society Redevelopment	7,084	2,39,100	800
Rani Sati	Malad (W)	Premium	Society Redevelopment	6,337	2,11,940	725
Nutan Ayojan	Malad (W)	Premium	Society Redevelopment	6,650	2,33,000	740
Jumbo Darshan	Andheri (E)	Premium	Society Redevelopment	5,700	1,04,100	385
Apna Ghar	Andheri (W)	Premium	Society Redevelopment	7,381	92,815	375
Jal Ratna	Goregaon (W)	Premium	Society Redevelopment	4,620	86,810	350
Laxmi Ramana	Goregaon (W)	Premium	Society Redevelopment	4,640	66,933	215
Maheshwari Niwas	Santacruz (W)	Premium	Society Redevelopment	2,244	41,140	210
TOTAL				1,24,441	39,91,845	11,900

PORTFOLIO - ONGOING PROJECTS

WESTERN SUBURBS

- MALAD

 - Arkade Eden
- GOREGAON

 - Arkade Vistas
 - Arkade Views
- VILE PARLE

 - Arkade Pearl

EASTERN SUBURBS

- BHANDUP

 - Arkade Rare
- MULUND

 - Arkade Nest

PORTFOLIO - UPCOMING PROJECTS

WESTERN SUBURBS

- DAHISAR

 - Anand Nagar
- BORIVALI

 - Satya Shripal
- MALAD

 - Nutan Ayojan
 - Rani Sati
- GOREGAON

 - Laxmi Ramana
 - Filmistan
- ANDHERI

 - Apna Ghar
 - Jumbo Darshan
- SANTACRUZ

 - Maheshwari Niwas
 - Bussa CHS

EASTERN SUBURBS

- BHANDUP
- Woollen Mills

CENTRAL SUBURBS

- THANE
- Kasarvadavali



IN-HOUSE CAPABILITIES
(CORE TEAM)



- Construction & Engineering
- Architecture & Design
- Estimation & Costing Contracts & Procurement QA/QC
- Systems
- CRM
- Sales & Marketing

COLLABORATIONS
(EXTERNAL EXPERTS)

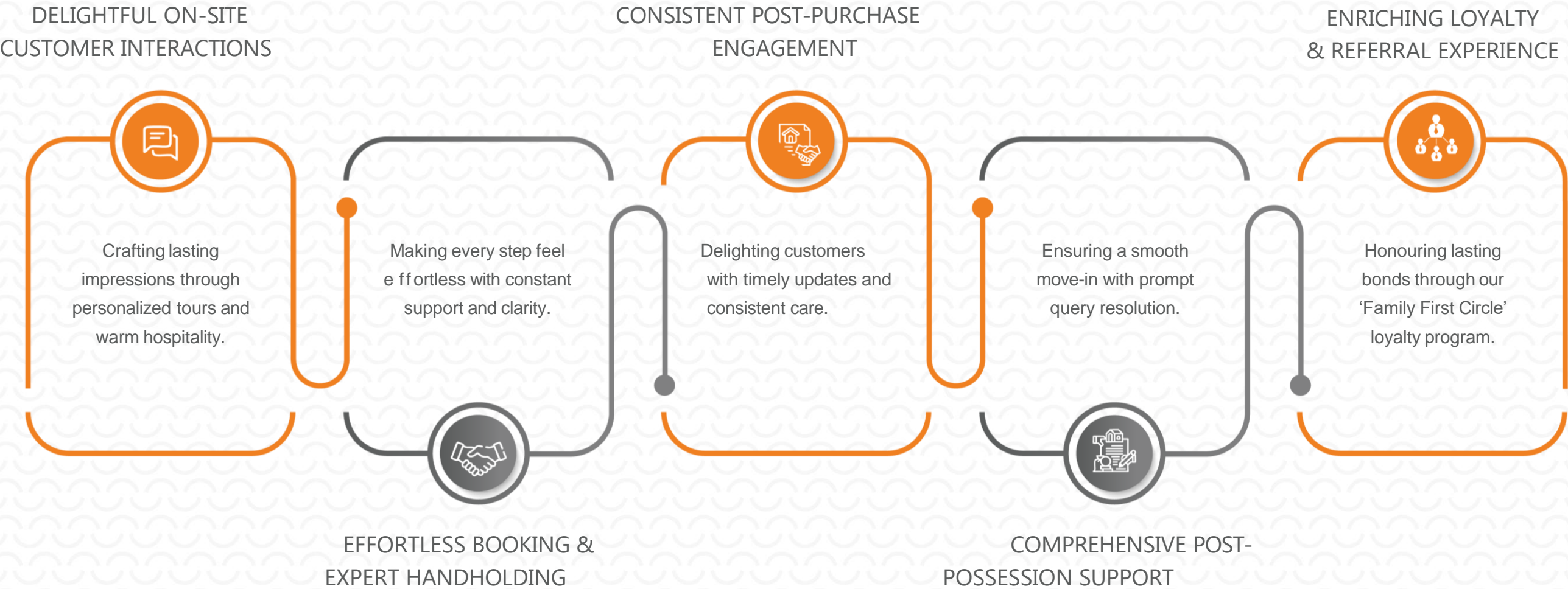


- Design Architects
- Landscape Architects
- Lighting Consultants
- Structural Consultants

OUTCOME



Scalable & Future-Ready



A SEAMLESS JOURNEY, BACKED BY WELL-ESTABLISHED SYSTEMS & PROCESSES.

PERFORMANCE HIGHLIGHTS



BUSINESS
DEVELOPMENT



FINANCIAL & OPERATIONAL
SNAPSHOT



OPERATIONAL
HIGHLIGHTS



FINANCIAL
HIGHLIGHTS

NEW ACQUISITIONS IN 9MFY26**FILMISTAN**

Location:
Goregaon (W)

GDV:
3,500 CR

Plot Area:
4.2 Acres

THANE

Location:
Kasarvadavali

GDV:
1,900 CR

Plot Area:
6.5 Acres

WOOLLEN MILLS

Location:
Bhandup

GDV:
1,000 CR

Plot Area:
3.5 Acres

JAL RATNA

Location:
Goregaon (W)

GDV:
350 CR

Plot Area:
1.1 Acres

QUARTERLY SNAPSHOT – Q3 FY26

₹ 199 CR

REVENUE

₹ 54 CR

EBITDA

₹ 40 CR

NET PROFIT

₹ 267 CR

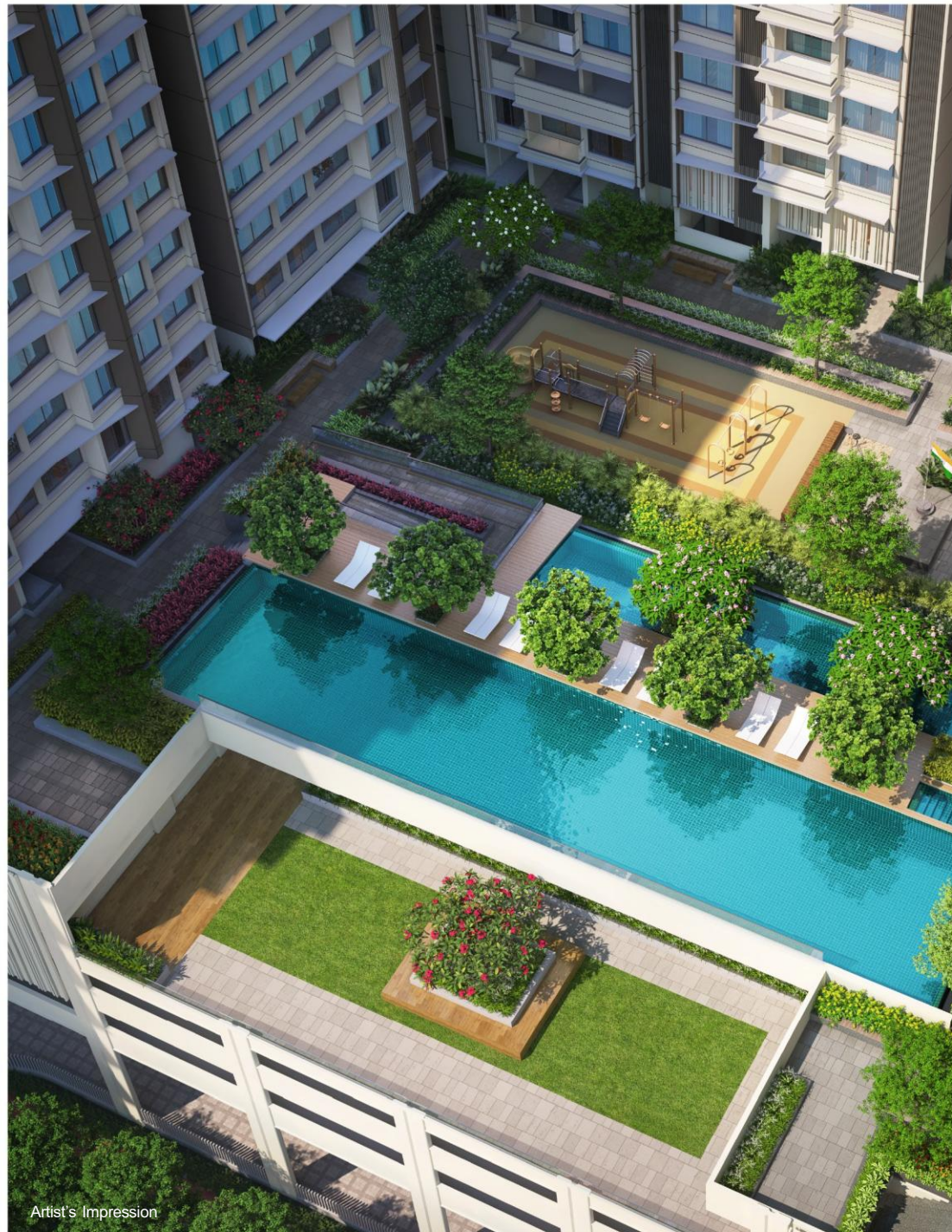
PRE-SALES

₹ 212 CR

COLLECTIONS

96,000 SQ.FT.

CARPET AREA SOLD



Artist's Impression

NINE MONTH SNAPSHOT – 9M FY26

₹ 629 CR

REVENUE

₹ 151 CR

EBITDA

₹ 115 CR

NET PROFIT

₹ 598 CR

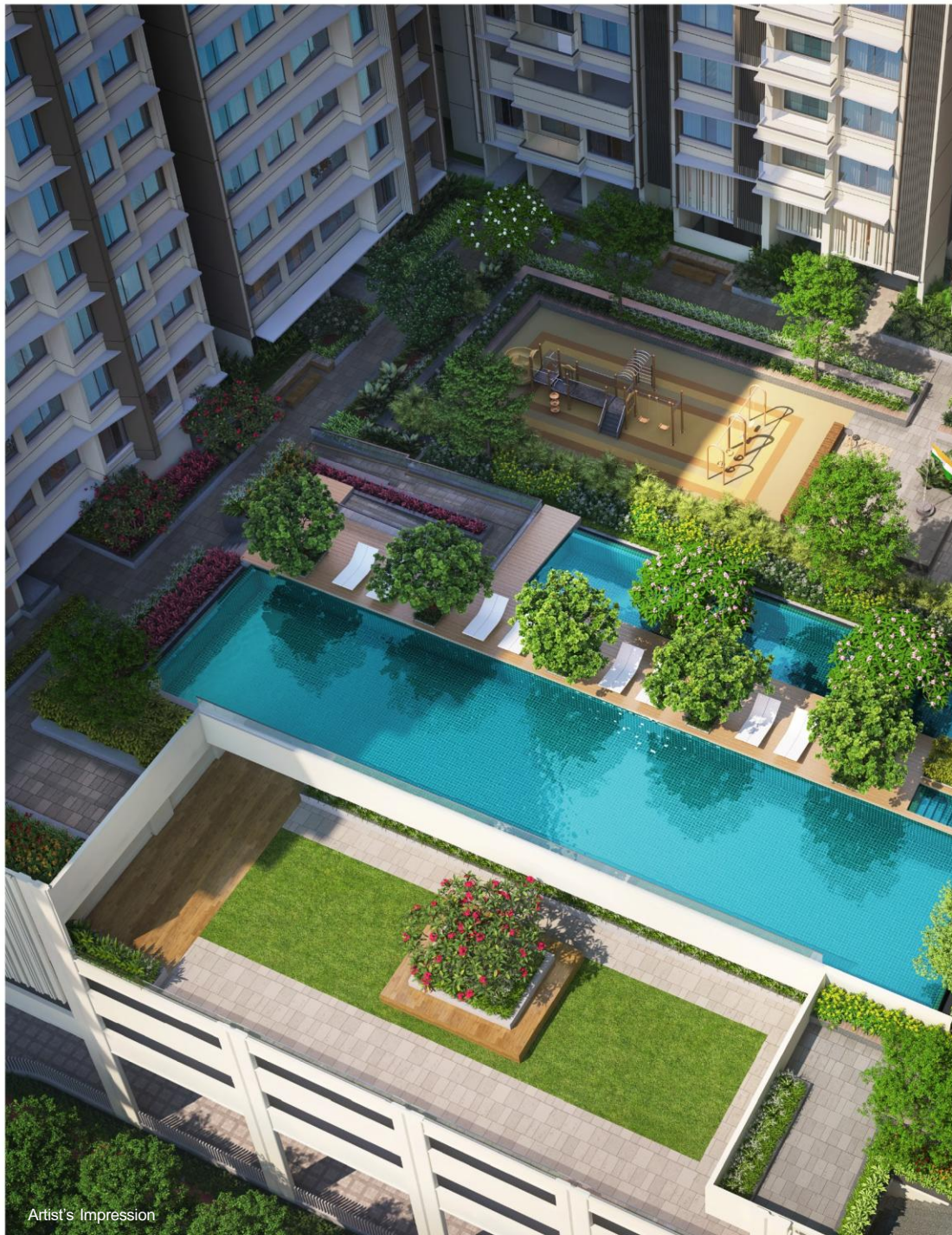
PRE-SALES

₹ 533 CR

COLLECTIONS

205,000 SQ.FT.

CARPET AREA SOLD



OPERATIONAL HIGHLIGHTS

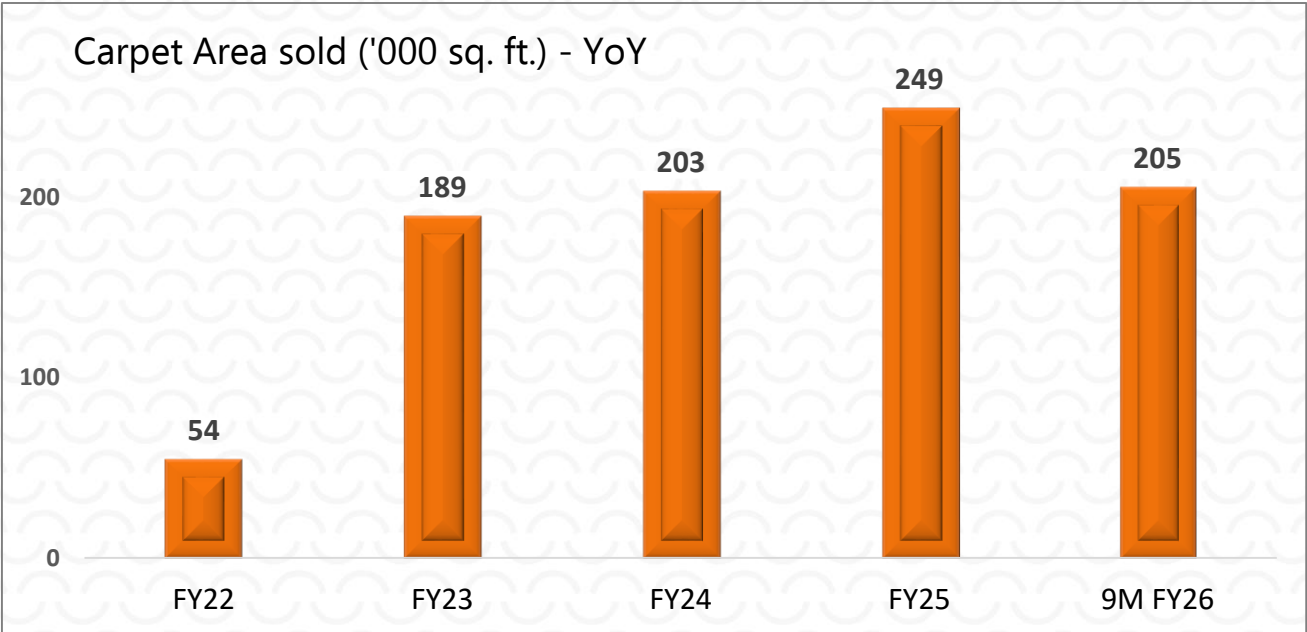
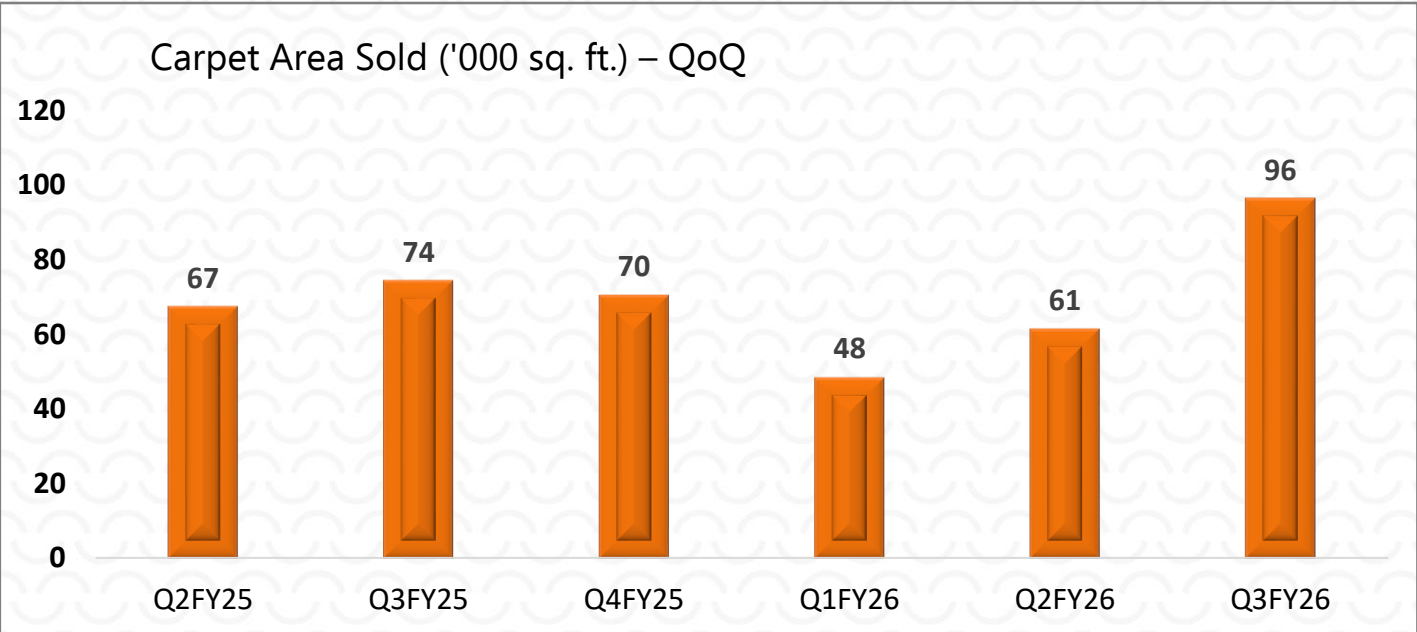
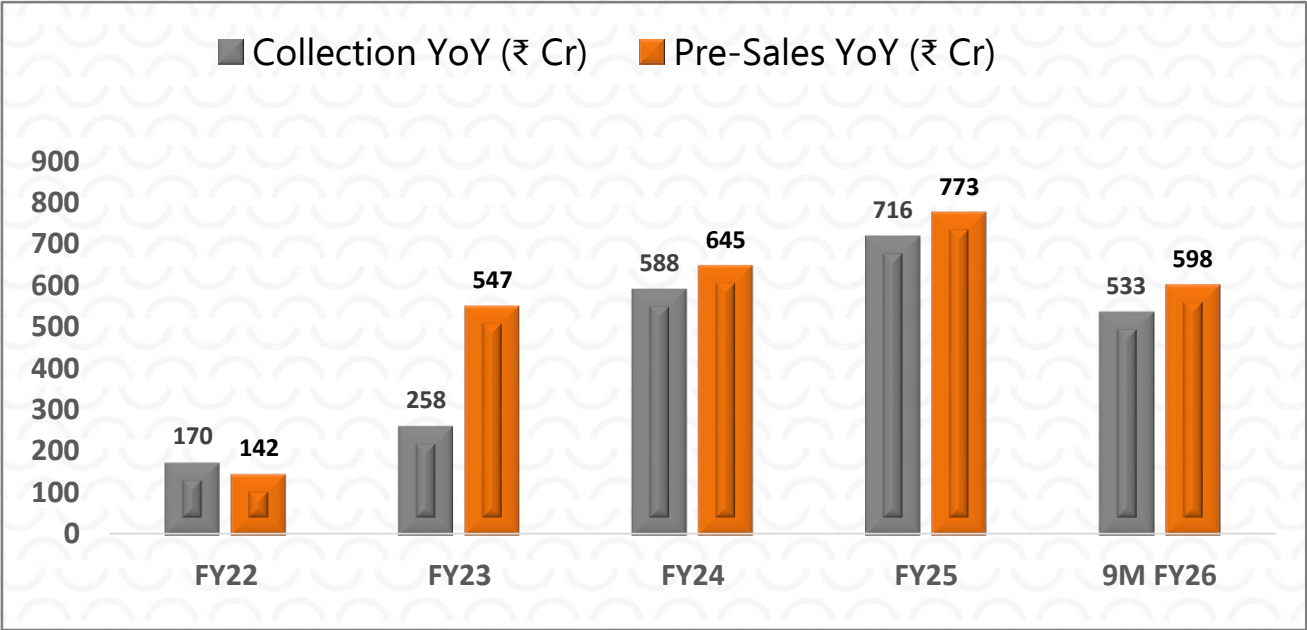
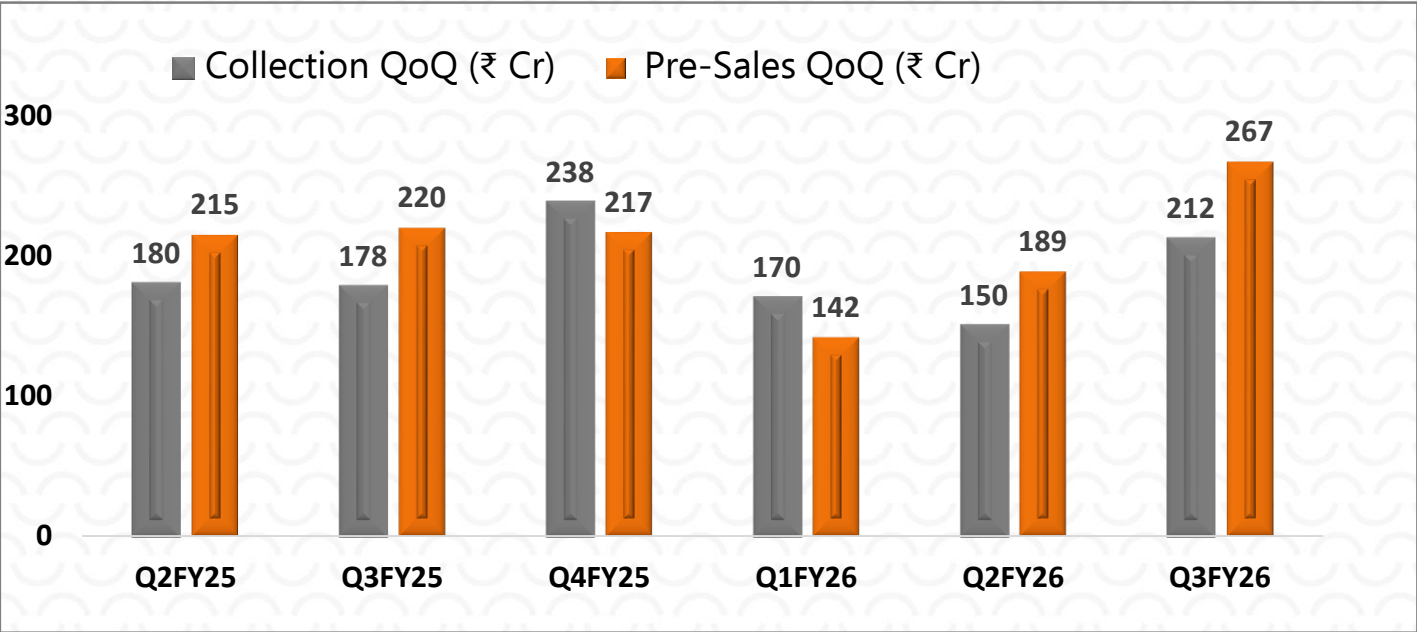
QUARTER ENDED 31ST DEC '25

PARTICULARS	Q3 FY26	Q3 FY25	% YoY	Q2 FY26	% QoQ
Pre-Sales Value (₹ Cr)	267	220	21.3%	189	41.1%
Collection (₹ Cr)	212	178	19.3%	150	41.6%
Area Sold ('000 Sq. Ft.)	96	74	29.9%	61	57.6%

NINE MONTHS ENDED 31ST DEC '25

PARTICULARS	9M FY26	9M FY25	% YoY
Pre-Sales Value (₹ Cr)	598	556	7.6%
Collection (₹ Cr)	533	478	11.4%
Area Sold ('000 Sq. Ft.)	205	179	14.6%

OPERATIONAL HIGHLIGHTS



QUARTERLY AND NINE MONTHS ENDED FINANCIAL HIGHLIGHTS

PARTICULARS	Q3FY26	Q3FY25	% YoY	Q2FY26	% QoQ	9MFY26	9MFY25	Rs in crores
								% YOY
Revenue	199	231	-14%	265	-24.8%	629	560	12.3%
Gross Profit	71	75	-5.2%	77	-8.4%	194	204	-4.8%
GP Margin (%)	35.6%	32.3%		29.2%		30.9%	36.4%	
EBITDA	54	61	-11.7%	63	-15%	151	162	-6.4%
EBITDA Margin (%)	27.4%	27.1%		24%		24.4%	29.3%	
Net Profit	40	50	-19.8%	46	-12.4%	115	124	-7.2%
Net Profit Margin (%)	20.2%	21.7%		17.3%		18.2%	22.1%	

LEADERSHIP TEAM & ESG

Representative Image



LEADERSHIP
TEAM



CORPORATE SOCIAL
RESPONSIBILITY



SUSTAINABILITY
CERTIFICATIONS



SANDEEP JAIN

(Whole-Time Director)

With dynamism in every endeavor, his background in Mechanical Engineering along with an MBA give him a distinct edge. His expertise lies in spheres of construction, business development, legalities and liaising, that are further enhanced by in valuable insights from his investment banking experience.



AMIT JAIN

(Promoter, MD & Chairman)

He plays a pivotal role in formulating corporate strategies and overseeing their implementation. Responsible for overall planning, execution, and management of our Company, he also takes charge of public relations and our Company's brand image.



ARPIT JAIN

(Whole-Time Director)

As a qualified Chartered Accountant and an integral part of Arkade's top management, he leads various crucial departments within our company, including Accounts, Finance, Taxation, Sales, Marketing, CRM, HR and Administration.

AWARDS & RECOGNITION



ET BEST BRANDS 2025 - REAL ESTATE



**BEST INTEGRATED MARKETING CAMPAIGN AWARD
FOR ARKADE BANGUR NAGAR METRO STATION AT REALTY+**



THE SAJJAN JAIN SUPPORT TRUST

A CSR initiative by Arkade Developers, the Sajjan Jain Support Trust is committed to uplifting communities in need by providing access to education & healthcare. Through variety of initiatives, including partnerships with leading NGOs, we focus on delivering essential resources that empower individuals and families. From education to healthcare and beyond, we strive to create lasting positive change, ensuring progress for all.



TATA MEMORIAL HOSPITAL

The “Care per Sq.Ft.” initiative by Arkade supports the treatment of cancer patients at Tata Memorial Hospital. Under this programme, an amount equivalent to 1sq.ft. for each flats old is contributed towards supporting cancer patients at Tata Memorial Hospital (TMH). This commitment aligns with Arkade’s mission to make a meaningful impact on society.



NATIONAL ASSOCIATION OF BLIND (NAB)

We are proud to partner with National Association of the Blind (NAB) to contribute towards children's education with every home purchased. This initiative reflects our commitment to giving back and creating positive change



DESIRE SOCIETY

(Care and Support to disadvantaged children emphasizing on HIV+ve victims)

Contributing to the cause with donations and various volunteer engagement activities, CSR support includes painting work for the center, providing extra tuitions for 8th/9th/10th-grade students, and organizing yoga sessions.

APNA GHAR ASHRAM

(Providing shelter to destitute individuals facing homelessness, illness & abandonment)

Contributing to the cause through donations to support their programs.



BAL ASHA TRUST

(Support & care for the vulnerable children)

Dedicated to providing abandoned children with a safe home and extending support to any child in need.

FINANCIALS



CONSOLIDATED
PROFIT & LOSS



CONSOLIDATED
BALANCE SHEET



DEBT
PROFILE

CONSOLIDATED PROFIT AND LOSS ACCOUNT

PARTICULARS (₹ CR)	FY23	FY24	FY25	9MFY26
Total Income	224.0	635.7	694.6	629.1
Income From Operations	220.2	634.7	683.1	619.8
Total Expenditure	159.9	467.3	477.0	468.5
EBITDA	60.3	167.4	206.1	151.3
EBITDA Margin	27.4%	26.4%	30.2%	24.4%
Depreciation	0.3	1.1	4.9	7.3
EBIT	63.9	167.3	201.2	144.0
Interest	1.3	3.1	1.8	0.6
Other Income	3.9	1.0	11.5	9.3
Profit/(Loss) From Associates	4.2	1.0	0.5	0.4
Profit Before Tax	66.8	165.1	211.4	153.1
Tax	16	42.3	54.5	38.3
Profit After Tax	50.8	122.8	156.9	114.8
PAT Margin	23.1%	19.3%	22.6%	18.2%
Basic EPS (₹ Per Share)	3.3	8.1	9.25	6.19

CONSOLIDATED BALANCE SHEET

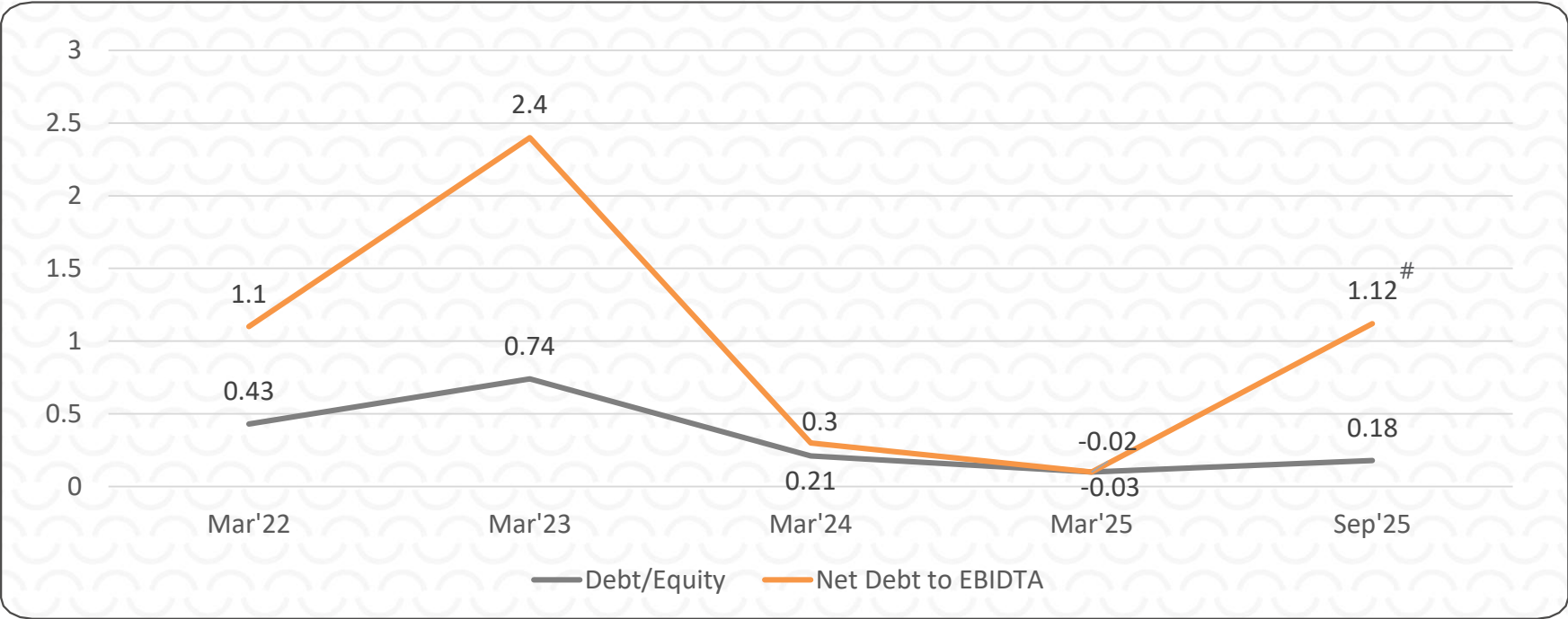
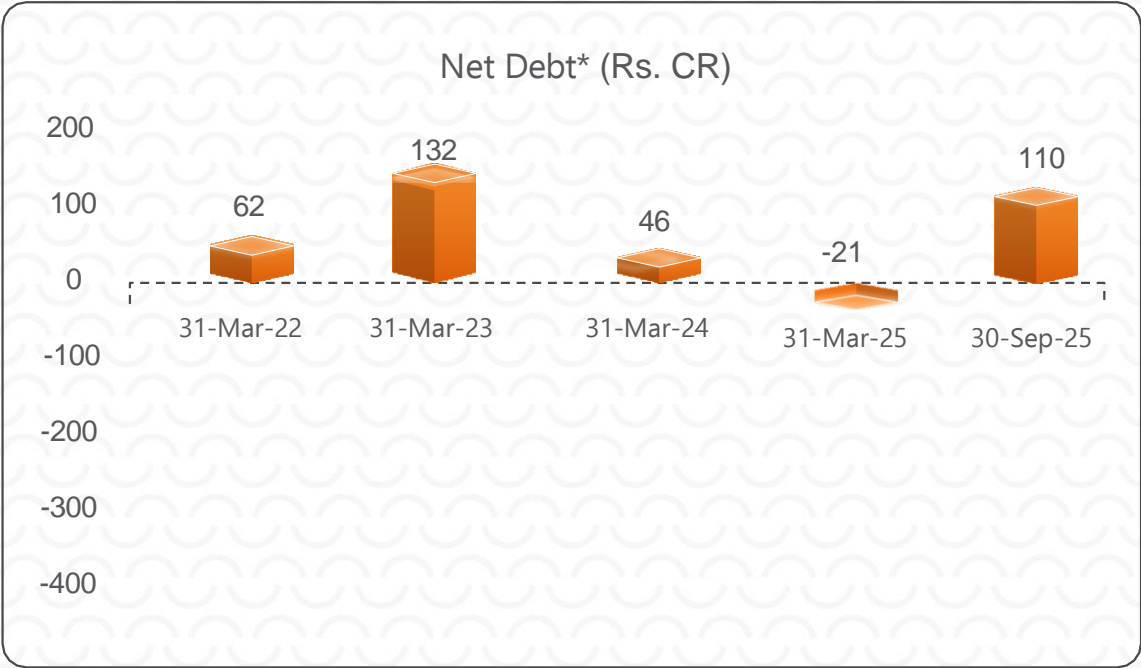
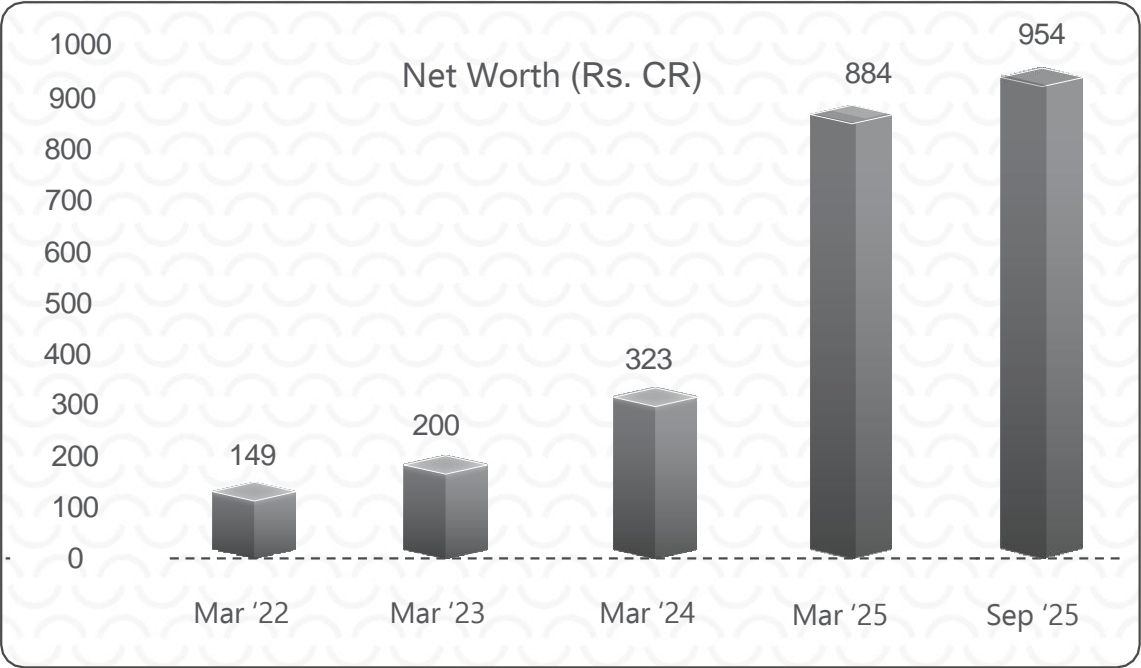
PARTICULARS (₹ CR)	31 st Mar '23	31 st Mar '24	31 st Mar '25	30 th Sep '25
PPE and Intangible Assets	1.9	11.8	16.5	218.7
Investments	17.0	18.1	18.2	18.7
Other Non-current Assets	8.5	7.3	9.9	8.9
Inventories	500.5	487.9	906.1	907.0
Trade Recievables	3.7	8.1	34.8	23.1
Other Current Assets	23.7	41.8	265.1	87.0
Total Assets	555.4	575.0	1,250.6	1,263.3
Equity Share Capital	2.0	152.0	185.7	185.7
Other Equity	198.3	171.4	698.2	768.4
Total Equity	200.4	323.6	883.9	954.1
Long Term Borrowings	78.8	29.0	74.9	147.4
Other Non-current Liabilities	1.1	2.7	2.7	5.9
Short-term Borrowings	70.2	40.4	38.3	26.8
Trade Payables	23.5	38.3	45.9	34.4
Other Current Liabilities	181.4	141.0	204.9	94.8
Total Equity & Liabilities	555.4	575.0	1,250.6	1,263.3



ABRIDGED CASHFLOWS

Particular (₹ CR)	FY 23	FY 24	FY 25	H1 FY 26
Opening Balance - A	2.4	16.6	23.0	-3.5
Operating Activities				
Net Collections	258.0	588.8	716.0	320.2
Construction Cost	-136.1	-210.6	-444.5	-148.2
Other Expenses & Taxes	-42.7	-82.2	-109.5	-40.4
Operating Cash flow – B	79.2	295.2	162.0	131.5
Financing/Investing				
Borrowings/(Investments)	102.1	-105.1	-213.8	225.9
Investment Income/(Expense)	-1.3	-9.7	1.1	-1.7
Net IPO Funds	-	-3.4	407.0	-0.7
Dividend Payout	-	-	-	-3.6
Financing/ Investing Cash flow – C	100.9	-118.1	194.3	220.0
Land/Acquisitions/TDR/Approvals				
Land Cost	-94.7	-114.3	-176.9	-344.6
TDR/Premium/Approval	-71.2	-56.4	-206.0	-16.8
Land/Acqi./TDR/Approval Cash flow- D	-165.9	-170.6	-382.9	-361.4
Closing Balance (A+B+C+D)	16.6	23.0	-3.5	-13.4

Note: Above details are provided for better understanding of the cashflows of the company and are not prepared in accordance with any Accounting standards. The numbers are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by management.



* Net of Cash, cash equivalents and bank balances

Strategically Maintained Minimal Debt Levels

[#] Not Annualised



THANK YOU

Company:

Arkade Developers Ltd.

Mr. Samshet Shetye CFO

samshet@arkade.in

<https://arkade.in>

Investor Relations Advisors:

Adfactors PR Pvt.Ltd.

Rahul Trivedi / Jay Jain

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jay.jain@adfactorspr.com