

3rd November, 2025

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 Sir / Madam,

Sub: Media Release - Unaudited Financial Results for Q2 & H1 FY26.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI LODR Regulations**"), we are submitting herewith a copy of Media Release being issued by the Company in respect of the Unaudited Financial Results of the Company for Q2 & H1 FY26.

The copy of Media Release will also be available on the website of the Company at <https://www.arvindsmartspaces.com/investors/financial-reports/>.

Please take the same on your record.

Thanking you,

Yours faithfully,

For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

Arvind SmartSpaces Ltd. Q2 & H1 FY26 Financial Results

Q2 FY26 Bookings Value of Rs. 432 Cr, up 147% QoQ
Q2 FY26 Collections stood at Rs. 236 Cr, up 23% QoQ
Net Operating Cash Flows increased 368% QoQ and 4% YoY to Rs. 125 Cr in Q2 FY26
H1 FY26 Half Yearly Bookings Value of Rs. 607 Cr
H1 FY26 Half Yearly Collections of Rs. 427 Cr
Net Debt remains negative at Rs. (32) Cr as on Sep 30, 2025

November 03, 2025: Arvind SmartSpaces Limited (ASL), one of India's leading real estate development company announced its financial results for the quarter and half year ended September 30, 2025.

Performance summary of H1 FY26:

- Bookings were at Rs. 607 Cr vs. Rs. 666 Cr last year
- Collections amounted to Rs. 427 Cr vs Rs. 497 Cr last year
- Revenue from Operations was at Rs. 242 Cr vs. Rs. 340 Cr last year
- Adj. EBITDA stood at Rs. 55.5 Cr vs. Rs. 91 Cr last year
- PAT amounted to Rs. 30 Cr as against Rs. 47 Cr last year

Performance summary of Q2 FY26:

- Bookings were at Rs. 432 Cr vs. Rs. 464 Cr last year. Q2 Bookings increased 147% QoQ
- Collections amounted to Rs. 236 Cr vs Rs. 263 Cr last year. Q2 Collections improved 23% QoQ
- Revenue from Operations was at Rs. 140 Cr vs. Rs. 266 Cr last year. Q2 Revenue grew 38% QoQ
- Adj. EBITDA stood at Rs. 31 Cr vs. Rs. 83 Cr last year. Q2 Adj EBITDA was up 27% QoQ
- PAT amounted to Rs. 18 Cr as against Rs. 43 Cr last year. Q2 PAT increased 51% QoQ
- Net Debt (Interest bearing funds) at Rs. (32) Cr as on September 30, 2025 as against Net debt of Rs. (50) Cr as on June 30, 2025. Net Debt (Interest-bearing funds) to Equity ratio stood at (0.05) as on September 30, 2025 as against (0.08) as on June 30, 2025
- Launched Arvind Everland at Mankol, Sanand towards the end of quarter. Achieved sales bookings of 954 units amounting to Rs. 400 crore during the quarter, 82% of launched inventory.
- Recently, entered Vadodara with a ~Rs. 700 Cr horizontal township project. The project is spread over ~98 acres and signed under the joint development model (68% Revenue share).

Commenting on the Q2 & H1 FY26 performance, Mr. Priyansh Kapoor, CEO and Whole Time Director, Arvind SmartSpaces Ltd. said, *"We have reported healthy operational performance for the first half of the year. We launched Arvind Everland, a residential plotted development in Mankol, Ahmedabad in Q2. It has witnessed an exceptional response with sales bookings of 954 units amounting to Rs. 400 crore. This success reaffirms our strong brand equity and horizontal leadership in the Gujarat market."*

We continue to strengthen our geographic footprint across high potential micro markets of Gujarat. Recently, we have signed a new Joint Development project in Vadodara with a top-line potential of ~Rs. 700 crore. Our business development pipeline remains robust, and we are actively evaluating multiple opportunities across our core markets of Gujarat, Bangalore and MMR.

Our balance sheet position remains strong despite expanding operations, with net debt remaining negative at Rs. (32) crore as on Sep 30, 2025. Cash flow generation remains robust, as operating cash flows amounted to Rs. 125 crore, a 368% QoQ and 4% YoY growth.

From a sectoral perspective, we see multiple structural drivers including low interest rates, improving affordability, government focus on housing and infrastructure, and rising disposable incomes, shaping the next phase of real estate growth in India. We believe that the current environment offers an excellent platform to build on our operational momentum and create long-term value for all stakeholders.

We have sharpened our organizational structure, strengthened our leadership bandwidth and reinforced a strong and scalable platform. We are confident of maintaining a healthy pace of project additions, in line with the momentum of the past couple of years. Supported by a strong balance sheet, proven execution capabilities and growing brand visibility we remain well-positioned to sustain our growth trajectory through FY26 and beyond.”

About Arvind SmartSpaces:

Built on ~120 years old legacy of the Lalbhai Group, and established in year 2008, Arvind SmartSpaces is India's leading real estate development Company headquartered in Ahmedabad. With approximately 108 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, Bengaluru, MMR and Pune. Backed by the strong brand name of Arvind group and the credibility achieved through already delivered projects, the company has plans to continue the strong growth momentum and deliver value to all stakeholders. For details, please visit www.arvindsmartspaces.com.

For further information, please contact:

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