



CONTINUING STABILITY

**ARIHANT**  
SUPERSTRUCTURES LTD.  
CONTINUING STABILITY

08<sup>th</sup> February, 2019

**Corporate Relations Department**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai - 400 001

**Listing Compliance Department**  
**National Stock Exchange of India Limited**  
Exchange Plaza,  
Plot No. C/1, G Block,  
Bandra-Kurla Complex,  
Bandra (East), Mumbai - 400 051

Scrip Code: 506194  
Class of Security: Equity

Symbol: ARIHANTSUP  
Series: EQ

Sir/Madam,

**Sub: Earning Presentation of the Financial Results for the Quarter/Nine Months ended 31st December, 2018:**

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find the attached Earning Presentation of the Financial Results for the Quarter/Nine Months ended 31<sup>st</sup> December, 2018.

Kindly take the same in your records and inform the Stakeholders accordingly.

Thanking You

Yours Faithfully

For Arihant Superstructures Limited

*Pradeep Mehta*  
**Pradeep Mehta**  
Chief Financial Officer



Enclosed: a/a

**L51900MH1983PLC029643**

Arihant Aura, B-Wing, 25<sup>th</sup> Floor, Plot No 13/1,  
TTC Industrial Area, Thane Belapur Road,  
Turbhe, Navi Mumbai, Maharashtra - 400705

**Tel.:** 022 6249 3333  
022 6249 3344

**Website :** [www.asl.net.in](http://www.asl.net.in)  
**Email :** [info@asl.net.in](mailto:info@asl.net.in)



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## **EARNINGS PRESENTATION Q3FY19**

Feb 2019

NSE : ARIHANTSUP  
BSE : 506194  
BLOOMBERG : ARSU:IN

ASL believes REAL ESTATE is a retail product with a flavour of an Asset Class.

# Cautionary Statement and Disclaimer

*The views expressed here may contain information derived from publicly available sources that have not been independently verified.*

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*Any forward looking information in this presentation including, without limitation, any tables, charts and/or graphs, has been prepared on the basis of a number of assumptions which may prove to be incorrect.*

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*This presentation contains 'forward-looking statements' – that is, statements related to future, not past, events. In this context, forward-looking statements often address our expected future business and financial performance, and often contain words such as 'expects,' 'anticipates,' 'intends,' 'plans,' 'believes,' 'seeks,' or 'will.'*

*Forward-looking statements by their nature address matters that are, to different degrees, uncertain. These uncertainties may cause our actual future results to be materially different than those expressed in our forward-looking statements. We do not undertake to update our forward-looking statements. We caution you that reliance on any forward-looking statement involves risk and uncertainties, and that, although we believe that the assumption on which our forward-looking statements are based are reasonable, any of those assumptions could prove to be inaccurate and, as a result, the forward-looking statement based on those assumptions could be materially incorrect.*

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*The data is as of 31<sup>st</sup> Dec, 2018.*

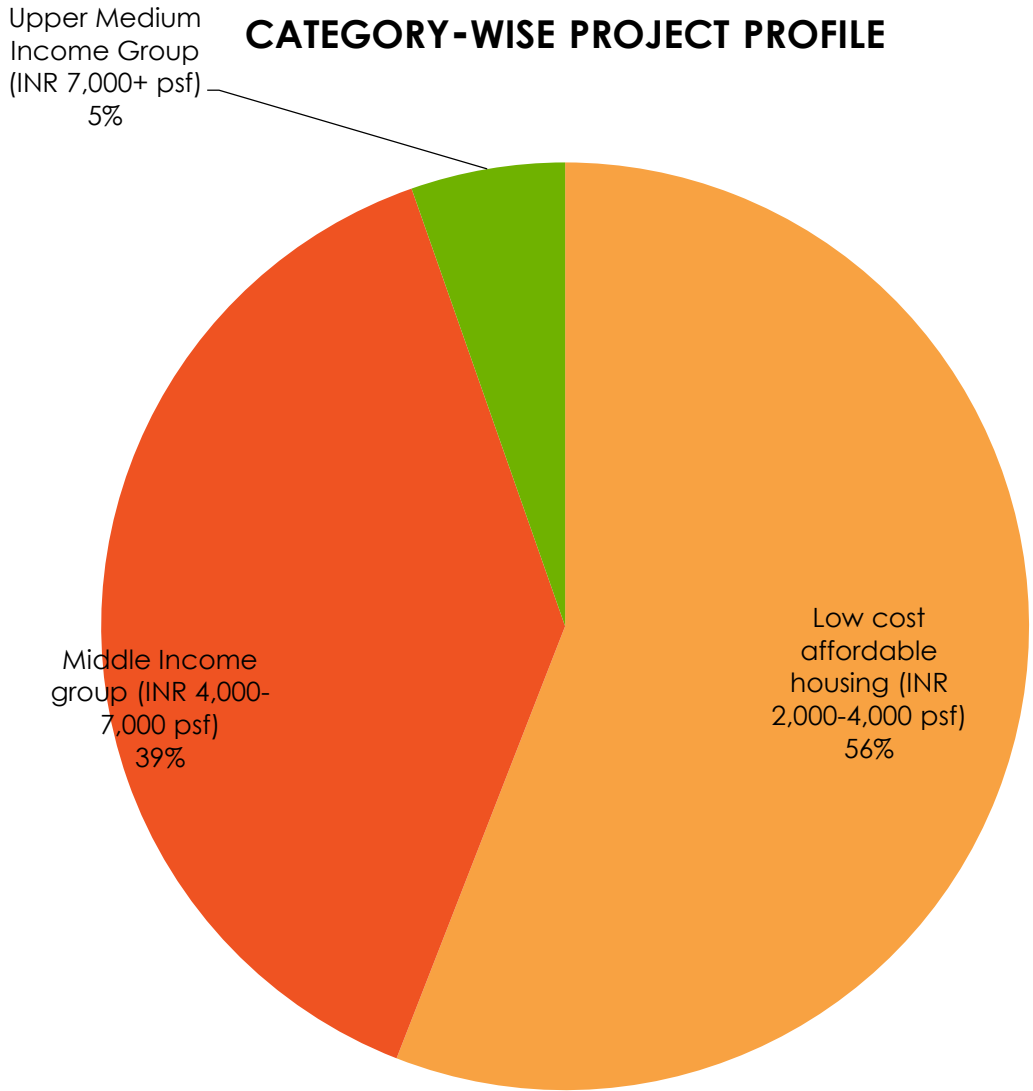
## Performance Highlights

1. Total aggregate area booked for Q3 at 181,991 sq. ft. (214 Units) with value of INR 812.10 Mn
2. 192 units sold (1,54,686 sq. ft.). INR 731.3 Mn at MMR / Navi Mumbai
3. 22 units sold (27,305 sq. ft.). INR 80.80 Mn at Jodhpur, Rajasthan
4. Launch of Arihant Amber at Taloja Phase II
5. 188 Flats delivered with O.C. at Arihant Anaika – Phase 1 amounting to 201,289 sq. ft.
6. 312 Flats delivered with Part – O.C. at Arihant Anshula amounting to 289,323 sq. ft.

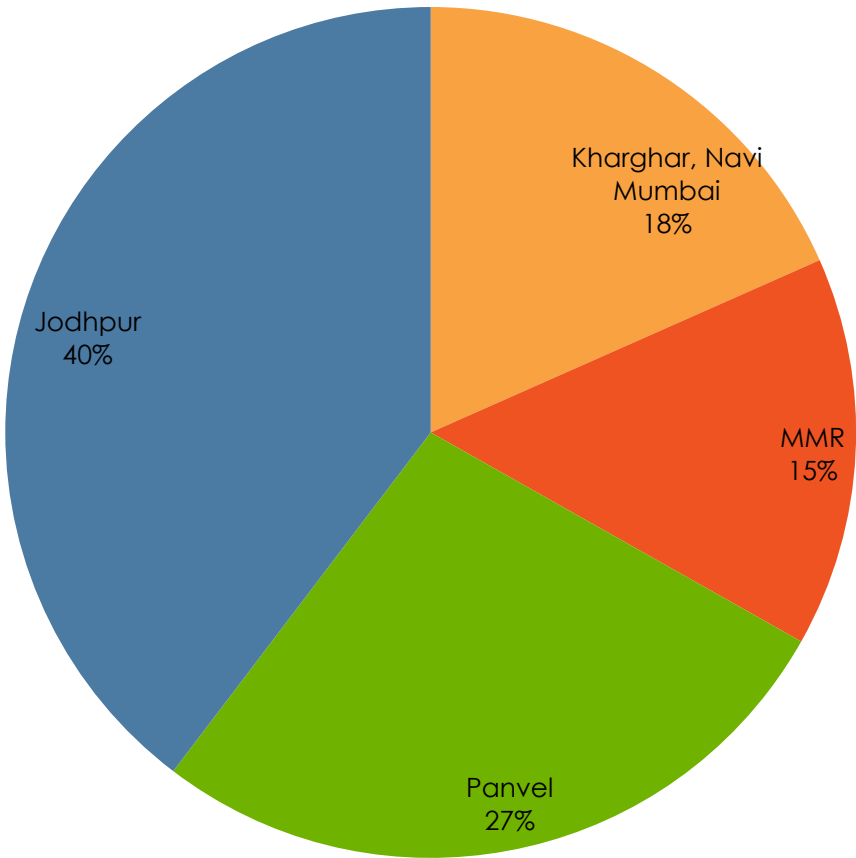
## Consolidated Financial Highlights

1. Revenue for Q3FY19 recorded at INR 794 Mn and for 9M FY19 at INR 1,735 Mn.
2. EBITDA for Q3FY19 at INR 176 Mn and for 9M FY19 at INR 429 Mn.
3. PBT for Q3FY19 at INR 84.56 Mn and for 9M FY19 at INR 177.63 Mn.
4. PAT for Q3FY19 at INR 71.39 Mn and for 9M FY19 at 147.98 Mn.

**CATEGORY-WISE PROJECT PROFILE**



**AREA WISE PROJECT PORTFOLIO**





## Project Design



Project	Arihant Anaika	Saleable area in sqft	0.4 mn
Location	Taloja Near Kharghar	Phases	two
Project Type	Stilt + 4 storied 1, 2 & 3 BHK apartments 455 Units, 17 Bldgs		

## Current Status

### I Wing



### H Wing



### D Wing





<b>Project</b>	Arihant Clan Aalishan	<b>Total Saleable area in sqft</b>	1.27 mn
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<b>Location</b>	Kharghar Annex	<b>Phases</b>	two
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<b>Project Type</b>	Big-sized studio, 2, 3 & 4 BHK residences, 955 units 53 Storeyed towers with Persian Architecture 3 Magnificent towers - Zeenat, Baraz & Kaveh
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Project Design



Iliana – Ground level



Current Status

Hortensia – Ground level



Clubhouse – 1<sup>st</sup> floor



Project	Arihant Aspire	Saleable area in sqft	3.12 mn
Location	Panvel	Phases	three
Project Type	Stilt +Parking +42 storied, Studio/ 2 BHK 2715 units, 8 buildings		



Project Design



Current Status



Project	Arihant Aanchal	Saleable area in sqft	2.1 mn
Location	Jodhpur	Phases	five
Project Type	G+7, 2324 Units		

# Consolidated Income Statement

Amount in INR Mn except as stated

Particulars	Q3 FY19	Q3 FY18	Y-O-Y Change	Q2 FY19	Q-O-Q Change
Total Revenue	794.11	410.48	<b>93%</b>	503.34	<b>58%</b>
Total expenses	618.06	325.94	<b>90%</b>	403.55	<b>53%</b>
EBITDA	176.06	84.54	<b>108%</b>	99.79	<b>76%</b>
EBITDA Margin (%)	22.17%	20.60%	<b>8%</b>	19.83%	<b>12%</b>
Interest	86.53	37.06	<b>134%</b>	66.81	<b>29.5%</b>
Depreciation	4.96	2.75	<b>80%</b>	4.45	<b>12%</b>
PBT	84.56	44.73	<b>89%</b>	28.53	<b>196%</b>
Tax	13.17	18.08	<b>-27%</b>	7.51	<b>75%</b>
PAT	71.39	26.65	<b>168%</b>	21.02	<b>240%</b>
PAT Margin (%)	8.99%	6.49%	<b>38%</b>	4.18%	<b>115%</b>
Minority Interest	14.97	-1.87	-	8.43	-
Attributable PAT	56.42	28.52	<b>98%</b>	12.59	<b>348%</b>
EPS (Rs)	1.37	0.69	<b>98%</b>	0.31	<b>348%</b>



# Project Status - MUMBAI

	Project	Location	Total Area with Common Area	Area Sold (SqFt)	% Area Sold	Total Units	Units Sold	Units Unsold	% Units Sold	Project Completion %	Average Rate	Estimated Value of Unsold Area	Sale Value (in Mn)	Amount Received (in Mn)	Bal Sold Value Receivable (in MN)
MUMBAI - MMR	<b>COMPLETED PROJECTS</b>														
	Arihant Arshiya - I	Khopoli	358,718	276,611	77%	522	409	113	78%	100%	3,074	267	850	796	54
	Arihant Aarohi - I	Thane Shil Road	211,602	194,519	92%	223	209	14	94%	100%	4,935	85	960	946	14
	Arihant Amisha - I	Taloja	134,960	124,355	92%	176	164	12	93%	100%	3,370	73	419	373	46
	Arihant Anaika - I	Taloja (Nr Kharghar)	201,289	151,547	75%	188	145	43	77%	100%	4,048	199	613	550	63
	<b>ONGOING PROJECTS</b>														
	Arihant Anshula	Taloja (Nr Kharghar)	509,483	257,111	50%	504	278	226	55%	86%	4,005	1,009	1,030	898	131
	Arihant Anaika - II	Taloja (Nr Kharghar)	201,016	191,449	95%	267	255	12	96%	37%	4,080	38	781	449	332
	Arihant Arshiya - II	Khopoli	148,052	95,261	64%	251	165	86	66%	96%	3,121	172	297	251	61
	Arihant Arshiya - III	Khopoli	61,530	10,230	17%	67	13	54	19%	66%	3,793	167	39	20	19
	Arihant Anmol - III	Badlapur	193,861	107,057	55%	238	140	98	59%	52%	3,372	286	361	286	75
	Arihant Amber	Taloja (Nr Kharghar)	50,073	24,041	48%	71	34	37	48%	0%	3,541	91	85	7	78
	Arihant Aspire - I	Panvel	1,245,783	295,654	24%	1,083	272	811	25%	12%	5,430	6,663	1,605	434	1,171
	<b>ONGOING PROJECTS - JV</b>														
	Arihant Aalishan - I	Kharghar	458,608	180,674	39%	389	162	227	42%	20%	7,865	2,307	1,421	547	873
	Arihant Aloki - I	Karjat	109,884	55,899	51%	113	59	54	52%	94%	3,360	167	188	156	32
	Arihant Aloki - II	Karjat	82,727	20,660	25%	90	28	62	31%	10%	3,324	192	69	19	50
	<b>ONGOING PROJECTS - DEVELOPMENT MANAGEMENT MODEL</b>														
	Arihant 3Anaika	Taloja (Nr Kharghar)	182,286	145,273	80%	264	203	61	77%	0%	4,306	159	626	103	523
	<b>Total</b>		<b>4,201,862</b>	<b>2,138,292</b>		<b>4,483</b>	<b>2,567</b>	<b>1,916</b>				<b>12,097</b>	<b>9,383</b>	<b>5,843</b>	<b>3,555</b>
	<b>FUTURE PROJECTS</b>														
	Arihant Arshiya - IV	Khopoli	908,342	-	0%	1,608	-	1,608	0%	0%	-	2,952	-	-	-
	Arihant Aspire - II	Panvel	1,177,812	-	0%	1,111	-	1,111	0%	0%	-	-	-	-	-
	Arihant Aspire - III	Panvel	729,274	-	0%	982	-	982	0%	0%	-	-	-	-	-
	Arihant Amisha - II	Taloja	266,000	-	0%	377	-	377	0%	0%	-	-	-	-	-
	Arihant Anamika	Vashi	360,464	-	0%	-	-	-	0%	0%	-	-	-	-	-
	Arihant Aarohi - II	Thane Shil Road	51,990	7,951	15%	37	31	6	84%	0%	4,760	220	38	7	31
	<b>FUTURE PROJECTS - JV/DM</b>														
	Arihant Aalishan - II	Kharghar	512,855	-	0%	336	-	336	0%	0%	-	4,257	-	-	-
	Arihant Aloki - III	Karjat	155,278	950	1%	217	1	216	0%	0%	3,263	509	3	-	3
	Arihant Aloki - IV	Karjat	39,967	-	0%	-	-	-	0%	0%	-	-	-	-	-
	<b>Grand Total MUMBAI</b>		<b>8,351,854</b>												

# Project Status - JODHPUR

	Project	Location	Total Area with Common Area	Area Sold (SqFt)	% Area Sold	Total Units	Units Sold	Units Unsold	% Units Sold	Project Completion %	Average Rate	Estimated Value of Unsold Area	Sale Value (in Mn)	Amount Received (in Mn)	Bal Sold Value Receivable (in MN)
JODHPUR	COMPLETED PROJECTS														
	Arihant Adita - I	Jodhpur	506,941	479,703	95%	408	383	25	94%	100%	2,313	82	1,110	1,050	60
	Arihant Adita - II	Jodhpur	180,330	109,590	61%	164	100	64	61%	100%	2,623	212	287	251	36
	Arihant Adita - III	Jodhpur	187,875	140,515	75%	165	126	39	76%	100%	2,732	142	384	353	30
	Arihant Ayati	Jodhpur	211,168	109,352	52%	80	38	42	48%	100%	4,160	407	455	410	45
	ONGOING PROJECTS														
	Arihant Adita - IV	Jodhpur	133,920	37,850	28%	82	23	59	28%	19%	2,703	288	102	20	82
	Arihant Aangan	Jodhpur	45,600	33,440	73%	121	89	32	74%	51%	2,203	26	74	46	28
	Arihant Aanchal - I	Jodhpur	478,800	302,400	63%	532	336	196	63%	37%	2,136	406	646	442	204
	Total		1,744,634	1,212,850		1,552	1,095	457				1,563	3,058	2,572	486
	FUTURE PROJECTS														
	Arihant Adita - V	Jodhpur	299,070	10,970	4%	236	9	227	4%	0%	2,250	-	25	1	24
	Arihant Ashray	Jodhpur	39,000	-	0%	123	-	123	0%	0%	-	-	-	-	-
	Arihant Aanchal - II	Jodhpur	226,800	51,300	23%	252	57	195	23%	1%	2,289	404	118	23	95
	Arihant Aanchal - III	Jodhpur	1,436,400	-	0%	1,540	-	1,540	0%	0%	-	3,304	-	-	-
	Arihant Aakarshan	Jodhpur	1,668,800	-	0%	825	-	825	0%	0%	-	-	-	-	-
	GRAND TOTAL JODHPUR		5,414,704												
	GRAND TOTAL MUMBAI + JODHPUR		13,766,558	3,351,142		6,035	3,662	2,373				13,660	12,441	8,415	4,041



# Net Worth & PAT for the Quarter ended 31<sup>st</sup> December 2018



Company (INR Mn)	Net Worth	PAT
Arihant Superstructures Limited	1136.16	6.11
Arihant Vatika Realty Private Limited	195.90	33.53
Arihant Abode Limited	4.64	3.05
Arihant Gruhnirman Private Limited	(1.70)	(0.02)
Arihant Aashiyana Private Limited	130.13	3.01
	1465.12	45.68

Figures per Standalone Balance Sheet of each Company

Entity	Holding	Entity Debt (INR mn)	Liability of ASL (INR mn)*
ASL	100%	847.83	847.83
Vatika	60%	228.06	136.80
Aashiyana	60%	1,045.66	626.14
Abode	60%	1,695.39	1,007.02
Gruhnirman	60%	128.08	13.61
		3,945.02	2,631.41

- The company accounts for & have adopted the method of liabilities V/s Shareholding percentage. The debt on holding company is 100% liability of ASL. The debt on subsidiary company is worked out to the extent of ASL share holding of 60%.
- Effective Debt-to-Equity ratio: 2.32

\* After netting off Intercompany Loan



*For further Information please contact*

**Pradeep Mehta**

**CFO**

Tel: +91 22 6249 3333

Email: [pradeep.mehta@asl.net.in](mailto:pradeep.mehta@asl.net.in)

**Corporate Office:** Arihant Aura, Floor No. 25, B wing, Plot no 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai – 400705, Maharashtra