

17th November 2025

To,

The Manager
Dept of Corporate Services
BSE Limited
Regd. Office: Floor 25, P J Towers
Dalal Street Mumbai - 400 001
BSE Scrip Code- **531381**

Dear Sir / Madam,

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 30th September, 2025.

This is for your kind information and records.

Thanking you.

Yours Sincerely,
For ARIHANT FOUNDATIONS & HOUSING LIMITED,

Arun Rajan
Chief Executive Officer

Encl: As above

Crafting Quality Living for Generations

**INVESTOR PRESENTATION
Q2/H1FY26**

Company Overview



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01

Company Overview

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At a Glance

Our size and scale

40 years

Legacy

5Mn Sq Ft

Under Development

95%

Joint ventures

>20Mn Sq Ft

Developed

Committed to a

Design-first approach

H1FY26 Highlights

₹175Cr

Revenue up 88.3% YoY

₹47.5Cr

EBITDA up 43.3% YoY

₹31.8Cr

Profit After Tax

₹212.2Cr

Sales Value

₹6,336Cr

Total GDV
(Arihant share ₹3,566cr)

5.0Mn Sq Ft

Total ongoing project

Our journey

1984

First project in Kilpauk

1990

Completed Akash Ganga

1993

Completed Dev Darshan, one of Chennai's first community developments

1995

Went public

1998

Completed Sterling Towers, one of the landmarks of Chennai

2000

Launched Majestic Towers, Chennai's iconic residential high-rise

2003

Completed Viceroy and leased to Verizon

2005

Developed Technopolis, one of the earliest IT offices, in OMR and leased to HCL

2008

Partnered with JP Morgan

2010

Launched North Town, the single largest community development in Chennai

2014

Partnered Ashiana for the first senior housing development

2017

Entered into ultra-luxury residences

2024

Sold Equitas Towers

2025

Undertook strategic partnership with Prestige Estates



Scalable Excellence Through Strategic Alliance

Legacy That Delivers

40 Years of Market Leadership

Since 1984: Delivered 20+ million sq. ft. across Chennai's most iconic projects

Pioneered IT parks (Technopolis-HCL, Viceroy-Verizon), landmarks (Sterling Towers, Majestic Towers)

Introduced organized senior housing in Chennai in partnership with Ashiana

Built Fortune 500 relationships through consistent quality and on-time delivery

Experience Converting to Results

FY25 Performance: ₹221.4 Cr revenue (66% YoY) | ₹79.7 Cr EBITDA (36% margin) | ₹42.7 Cr PAT

Current Portfolio: ₹2,996 Cr GDV | 2.9 mn sq. ft. under development

Market Confidence: Pre-sold 80,000 sq. ft. commercial before launch | ₹400.77 Cr record pre-sales

Competitive Moats Built Over Decades

95% projects through asset-light JV model-proven scalability with controlled risk

Deep institutional relationships enabling faster execution and capital access

Multi-cycle resilience (2008 crisis, 2013-16 slowdown, pandemic)

Premium realization capability (₹12,131/sq. ft.) through design-first approach

5x Growth Strategy Powered by Experience

Strategic Market Positioning

Structural Tailwinds We're Capturing

Tamil Nadu: India's fastest-growing state (11.19% GSDP growth)

Chennai office boom: 5.5 mn sq. ft. absorption H1'25 (57% YoY surge)

Redevelopment reforms: 75% consent + 4x FSI creates massive opportunity

Infrastructure catalysts: Metro Phase II, expressways, new airport

Investment Value Proposition

Why Experience = Returns

Proven Track Record: 40 years navigating cycles delivers execution certainty

Relationship Capital: Fortune 500 trust + landowner networks = competitive advantages

Strategic Timing: Positioned in fastest-growing segments of fastest-growing state

Disciplined Scaling: 5x revenue target with capital efficiency (0.80 D/E | 11.48% ROE)

Investment Thesis: Market leader + Structural growth + Proven execution + Capital discipline = Sustained value creation

Growth Roadmap (FY25-FY30)

Five Strategic Pillars

1

Redevelopment Pioneer

Leverage 40-year landowner relationships and regulatory expertise to lead Chennai's organized redevelopment market

2

Commercial Dominance

Expand Grade-A office footprint capturing GCC and Fortune 500 demand through proven partnerships

3

Geographic Expansion

Emerging market replicating Chennai playbook with established JV model

4

Vertical Scaling

Accelerate senior housing and standalone retail leveraging first-mover experience

5

Capital Efficiency

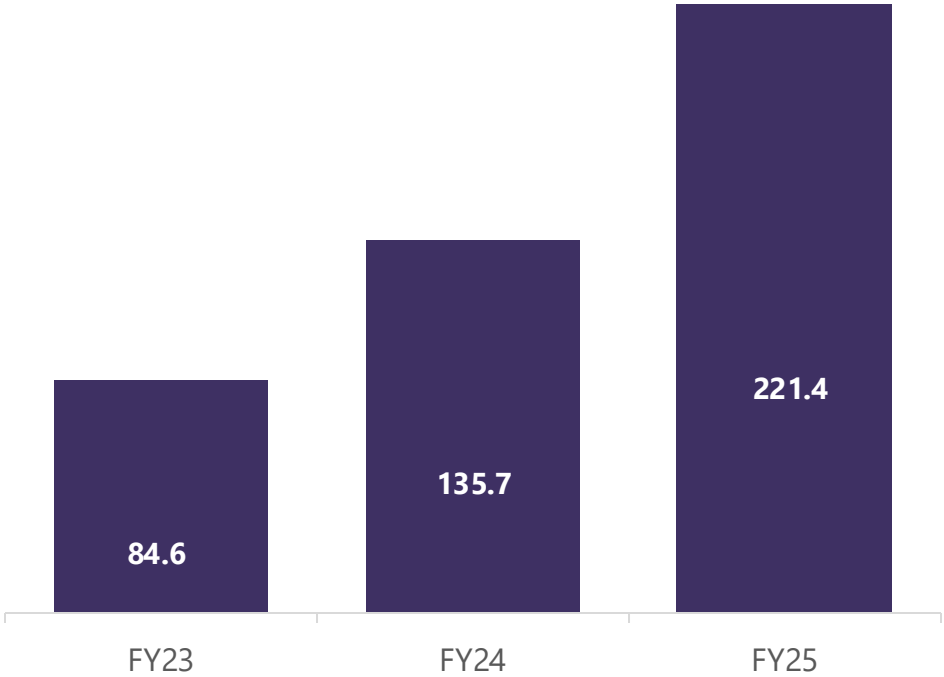
Majority 95% JV model while accessing deeper institutional capital pools

Financial Trend

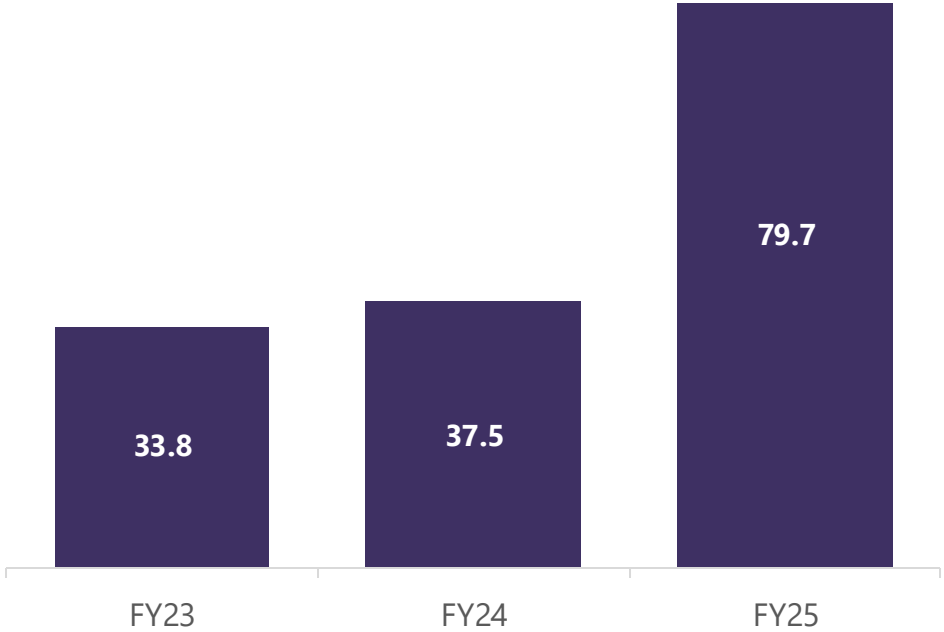
Key Performance Indicators

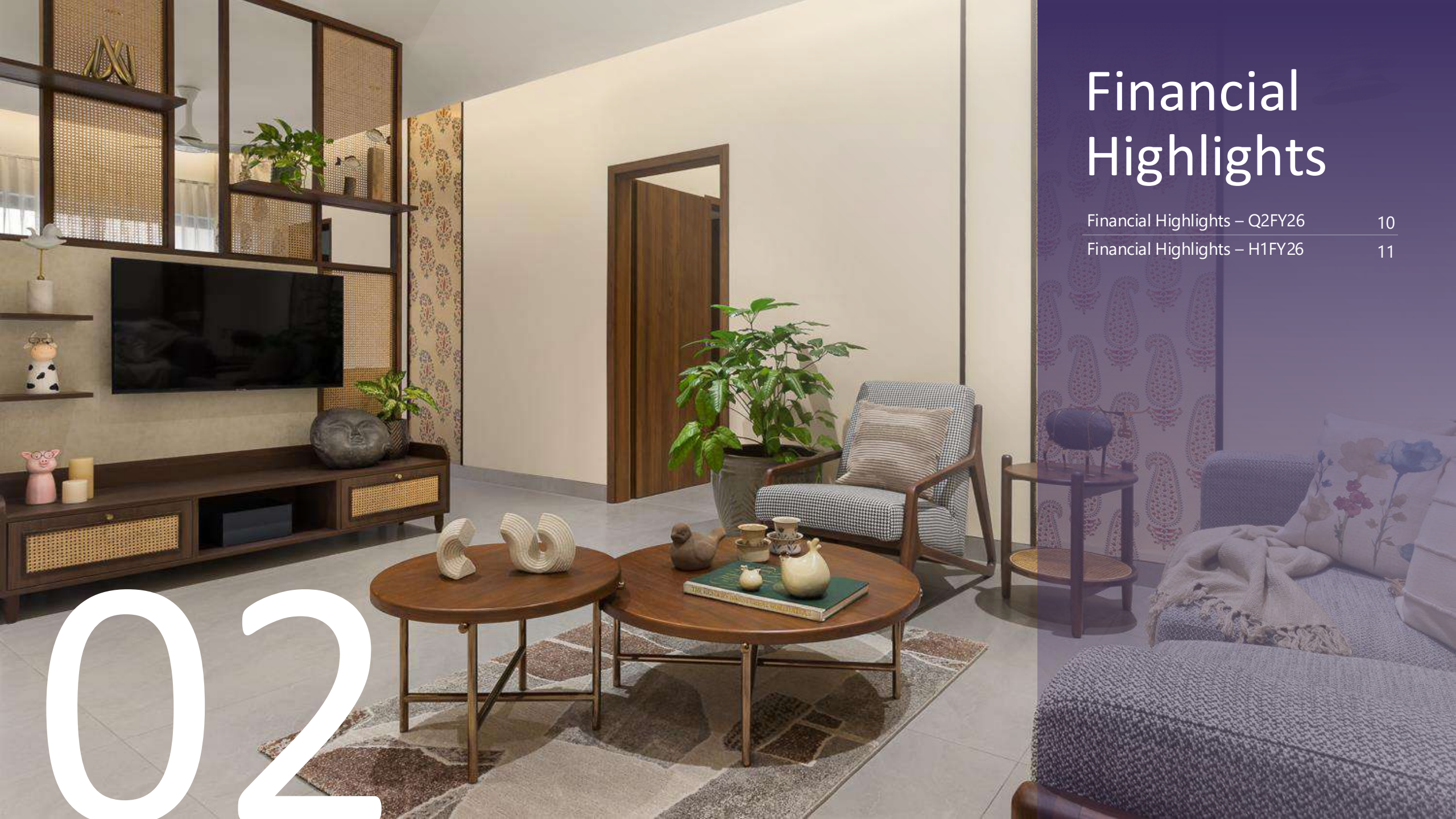
All figures in ₹ Cr

REVENUES



EBITDA





02

Financial Highlights

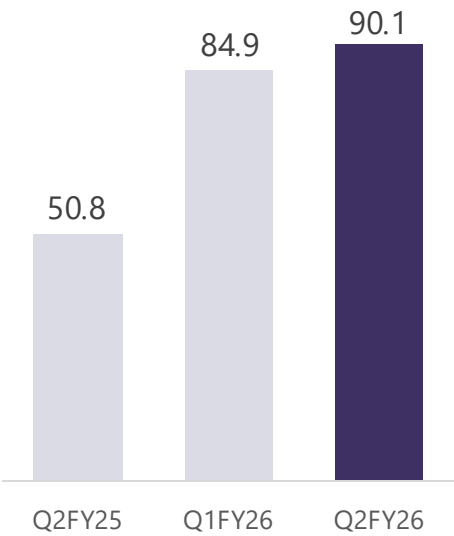
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Financial Highlights – H1FY26	11

Financial Highlights – Q2FY26

All figures in ₹ Cr

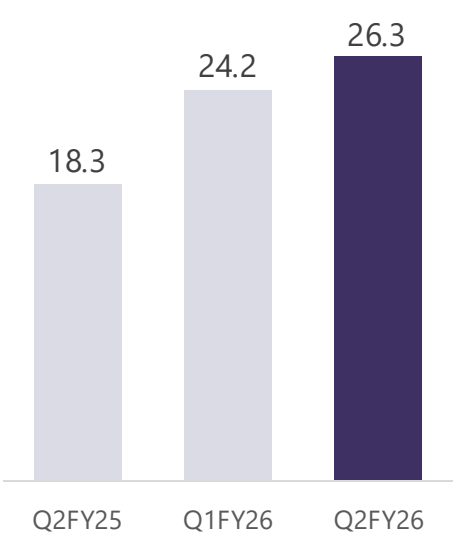
REVENUE

77.4% ▲
Y-o-Y



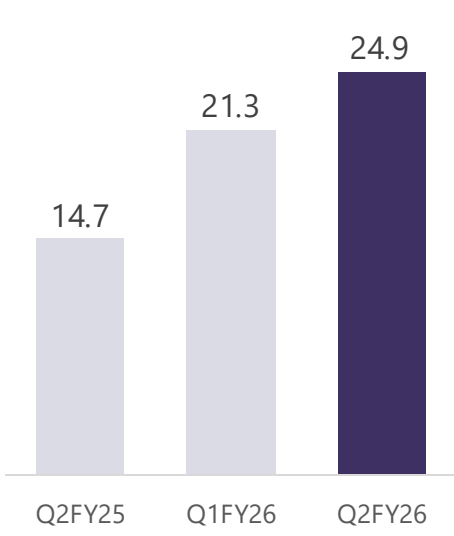
EBITDA

43.3% ▲
Y-o-Y



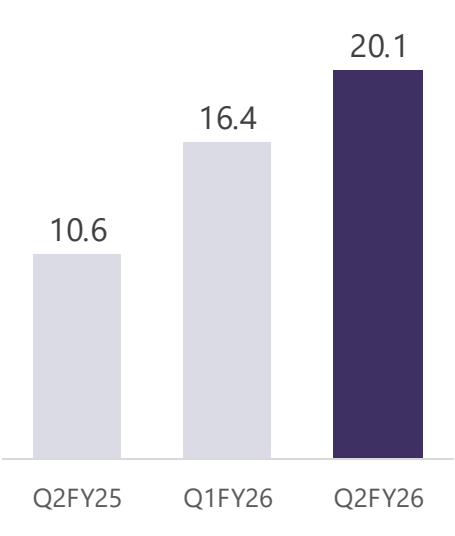
PBT

69.8% ▲
Y-o-Y



PAT

89.9% ▲
Y-o-Y

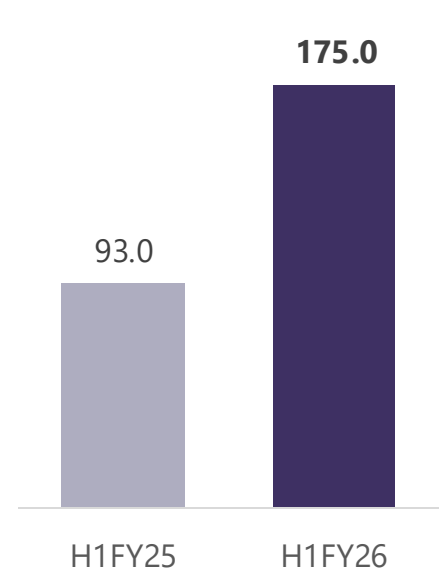


Financial Highlights – H1FY26

All figures in ₹ Cr

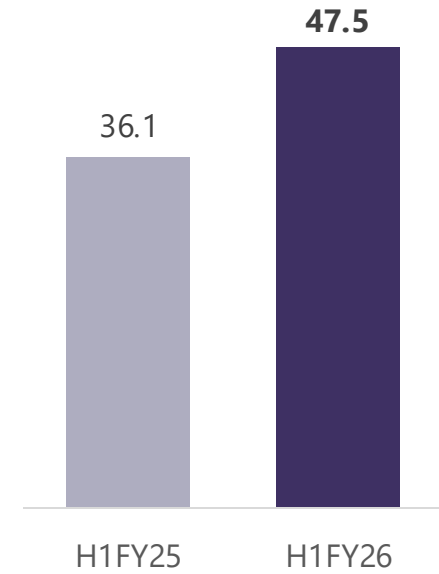
REVENUE

88.3% ▲
Y-o-Y



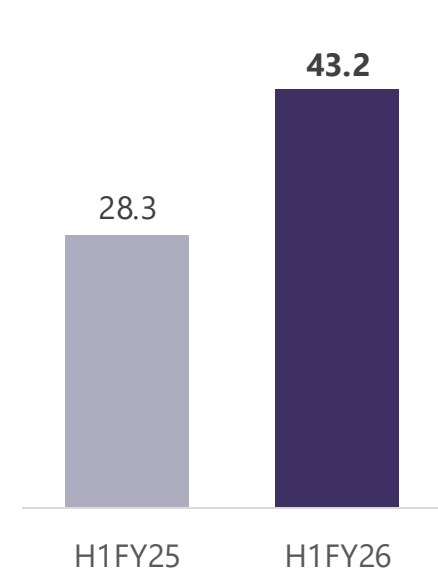
EBITDA

31.4% ▲
Y-o-Y



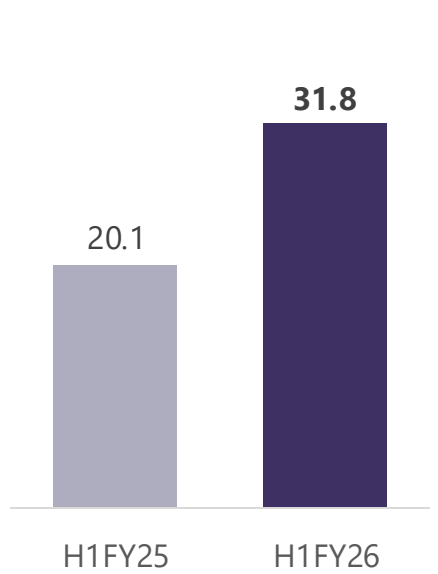
PBT

52.9% ▲
Y-o-Y



PAT

58.3% ▲
Y-o-Y





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Operational Highlights

Operational Highlights – Q2FY26	13
Operational Highlights – H1FY26	14
Completed Development Breakup	15

Operational Highlights – Q2FY26

₹112.9 Cr

Sales Value

1,17,793 Sq ft

Area Sold

₹78.3 Cr

Collection

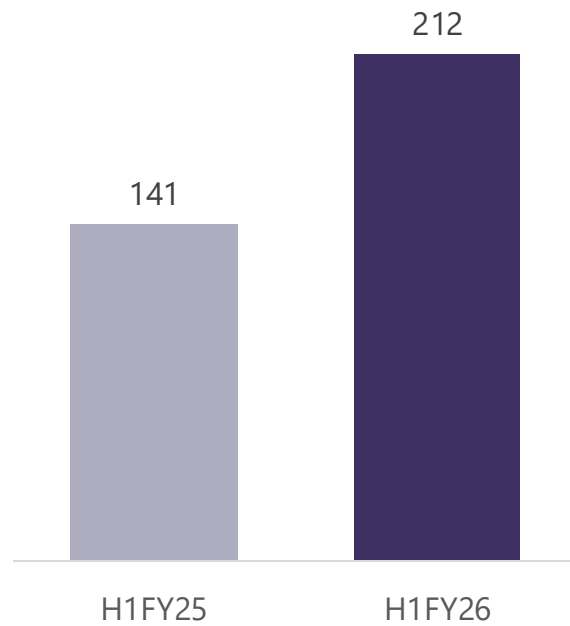


Operational Highlights – H1FY26

SALES VALUE

50.4% ▲
Y-o-Y

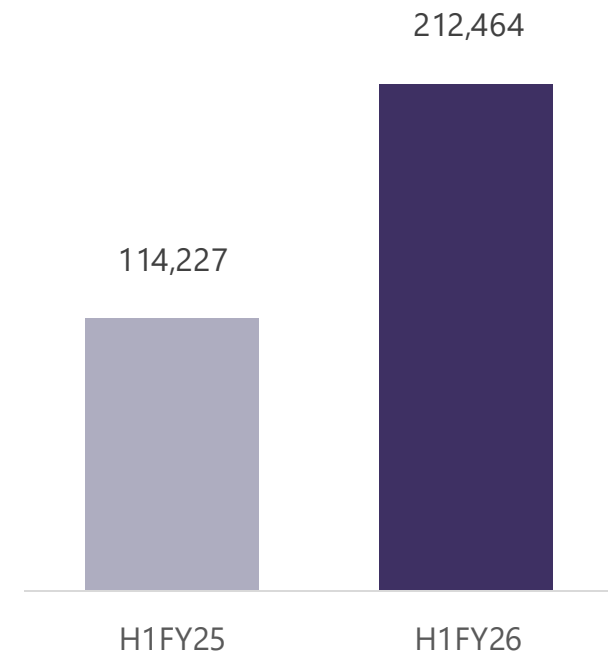
(In ₹ Cr)



AREA SOLD

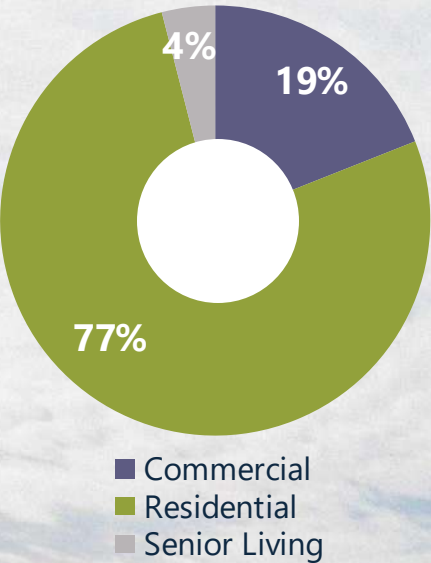
86.0% ▲
Y-o-Y

(Sq ft)



Completed Development Breakup

COMPLETED PROJECTS
(Over 20 Mn Sq Ft)



Rohini,
T. Nagar



Insight,
Ambattur



Ega Trade Centre,
Kilpauk



Nitco Park,
RK Salai



Ongoing Projects

Ongoing and Upcoming
Development Breakup

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Ongoing Projects

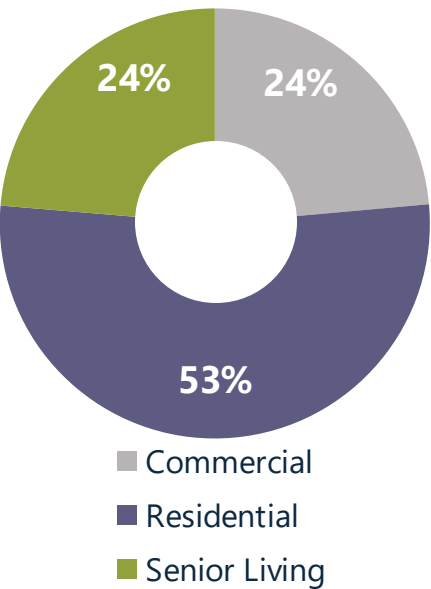
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Management Team

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Ongoing and Upcoming Development Breakup

ONGOING PROJECTS
(Over 5.0 Mn Sq Ft)



Vanya Vilas
Purasawalkam



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	Silhouette	Guindy	3,00,000	500	320
	Sublime	OMR	3,20,000	450	225
	Equitas Tower	Saidapet	1,73,000	267	160
	Ventura	Guindy	1,00,000	140	70
	Vaayu	Perungudi	1,00,000	110	74
	Malar	Boat Club	60,000	250	75
	Epoque	Tharamani	20,000	40	16
Senior Housing	Swarang	Nemmeli (ECR)	5,50,000	420	210
	Shubam	GST	5,29,000	286	77
Uber Luxury	Chirla	Poes Garden	33,600	120	30
	Miraya	Besant Nagar	65,000	125	50
	Krsna	Abhirampuram	17,000	45	16
	Aurelia	Harrington Road	8000	20	20
	Vipaasana	Sri Nagar	34,000	50	22
Luxury Residential	Melange	Saligramam	1,60,000	192	100
	Vivriti	OMR	24,000	28	14
	Vanya Vilas	Purusawalkam	82,000	93	47
	Mehek	Kilpauk	1,00,000	250	250
	Here & Now	Perungudi	6,60,000	1200	840
	Project V	Velechery	7,50,000	1600	800
	Reserve 16	Pattipulam (ECR)	4,70,000	150	150
Plotted Layouts					
Total			45,55,600	6,336	3,566

Management Team



Kamal Lunawath

**Managing
Director**

With over 27 years of dedicated leadership at Arihant Spaces, Kamal Lunawath epitomizes excellence in the real estate industry. His proven expertise in developing IT parks, townships and luxury apartments, combined with sharp strategic vision in corporate and financial planning, has drawn substantial foreign investments. This has propelled the Company to unprecedented levels of innovation and sustainable growth.



Vimal Lunawath

**Chief Financial Officer &
Whole-time Director**

With over 24 years of industry expertise, Vimal Lunawath leads the design, execution and delivery of large-scale residential complexes. His dedication to creating high-quality living spaces has established Arihant Spaces as a preferred choice for discerning homeowners.



Bharat Jain

Whole-time Director

With more than 22 years of experience in the construction industry, Bharat Jain plays a pivotal role at Arihant Spaces. His expertise in large-scale commercial projects and unwavering commitment to quality have helped position the company as a leader in commercial real estate development.



Harish Marlecha

Head of Sales

With more than 20 years of experience, Harish Marlecha leads the sales and marketing initiatives at Arihant Spaces. His strategic vision and innovative marketing approach have significantly strengthened the company's market presence and boosted sales performance.



**Abhishek
Gouthamchand**

**Head of Business
Development**

With 15 years of dedicated experience, Abhishek Gouthamchand drives business development at Arihant Spaces. His expertise in identifying new market opportunities and forging strategic partnerships has been instrumental in fuelling the Company's growth.



Arun Rajan

Chief Executive Officer

Over the past decade, Arun has played a key role in streamlining processes, driving business development, and fostering organizational growth. Backed by more than 14 years of experience, including 11 in real estate, he brings deep industry expertise to Arihant Spaces.



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Way Forward

Investment rationale

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Way Forward

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Investment rationale



Brand Recognition

A legacy brand and one of the most trusted names in the Chennai real estate sector



Multi segment presence

Extensive experience across commercial, residential, and senior living segments



Asset Light Model

An iconic name with a rich legacy of excellence in real estate, shaping landmarks for decades



Relationships

Partnership with leading Fortune 500 companies and prominent Indian corporates



Agile organization

Minimal overhead and a dynamic, youthful workforce

Transform Chennai Skyline through Signature Developments



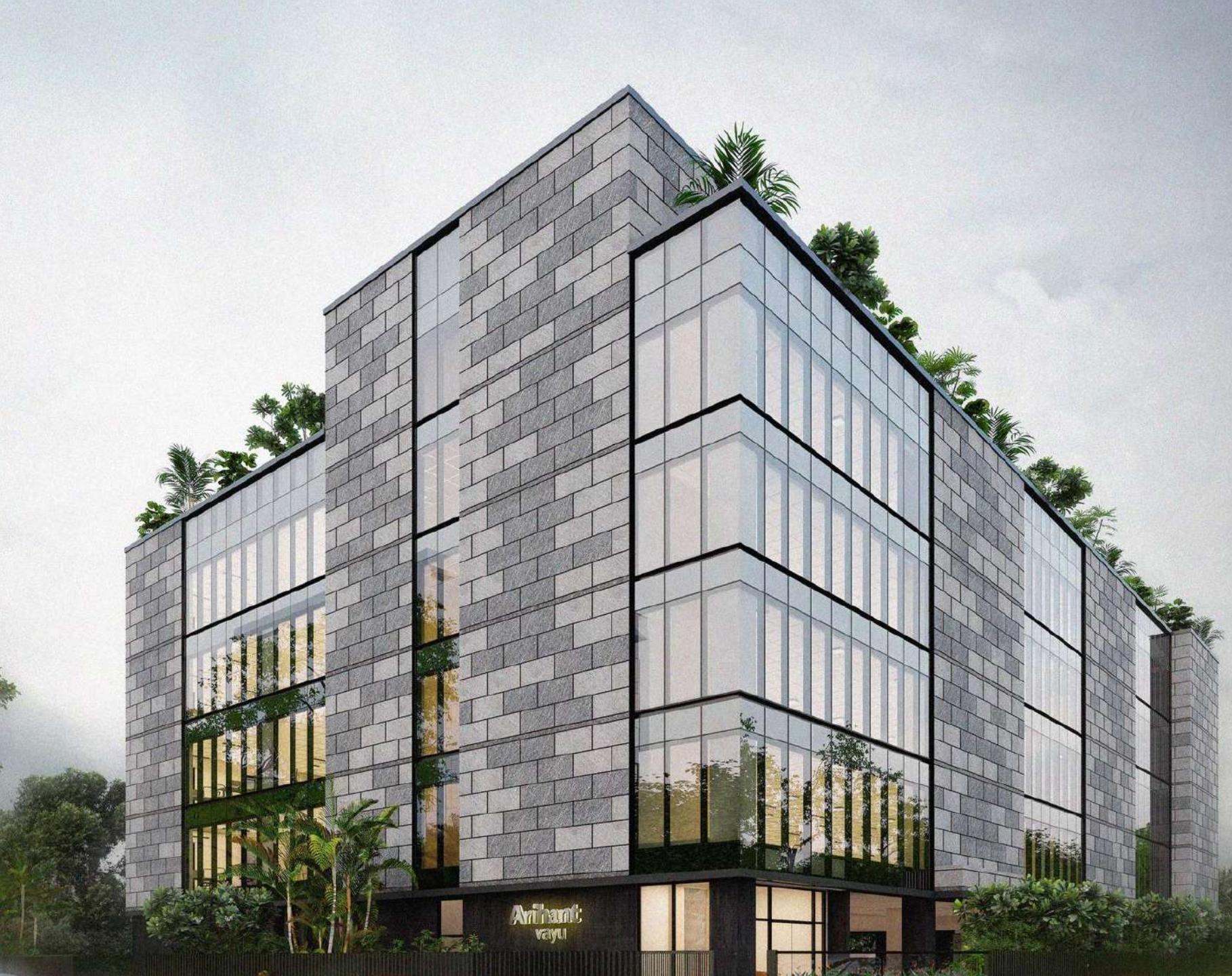
Transform Chennai skyline
through signature developments



Pioneer organized
redevelopment in Chennai



Increase
Commercial footprint



Thank You

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