

**Arihant Foundations
& Housing Limited**

New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

02nd 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 31st 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

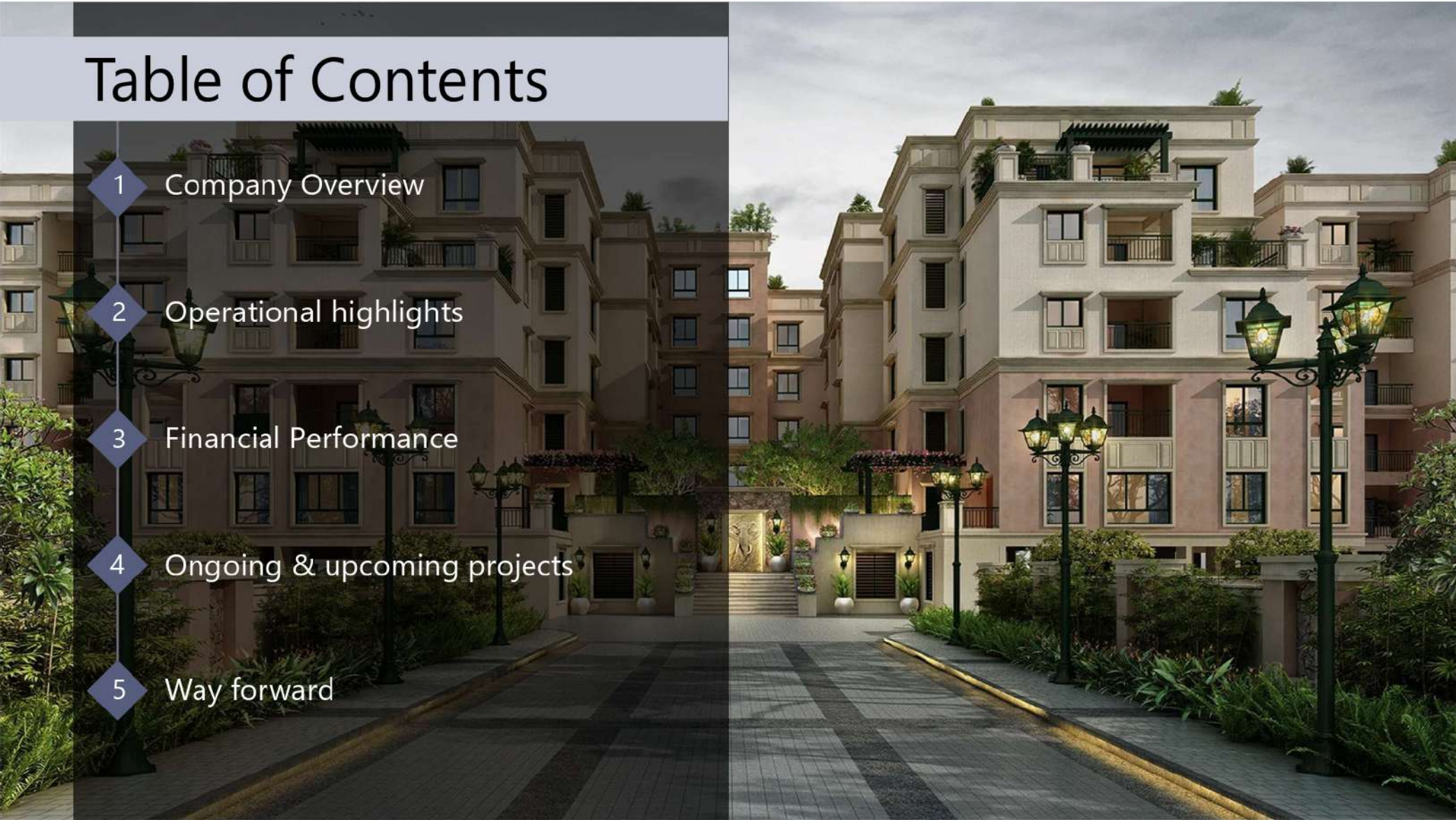
Arihant Foundations and Housing Ltd

Creating Memorable Spaces for over 40 Years

Arihant[®]
memorable spaces

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Company Overview

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



40-year Legacy

95% of Joint ventures



Design first approach

Multi segment expertise



2.9 Mn Sq Ft Future Development

>20 Mn Sq Ft Developed



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



Operational Highlights – Q4 FY25

SALES VALUE

₹158.9
Cr

AREA SOLD

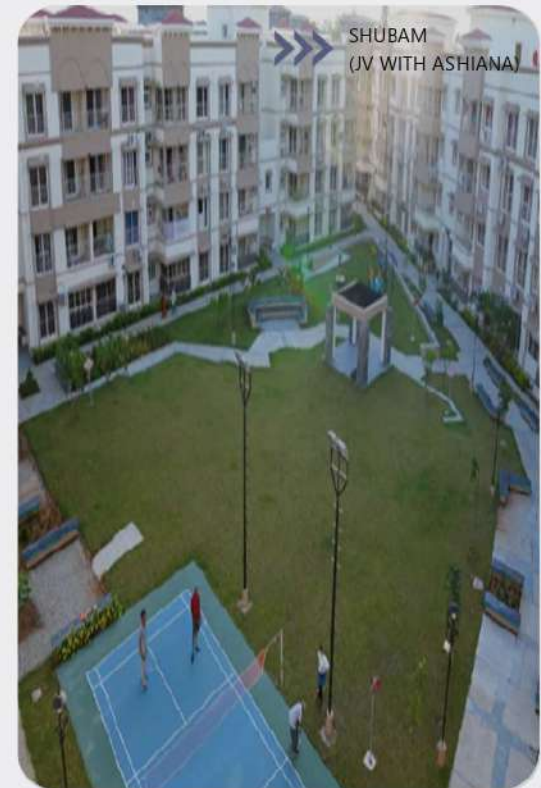
1,17,718
Sq ft

REALIZATION

₹13,422
Per Sq ft

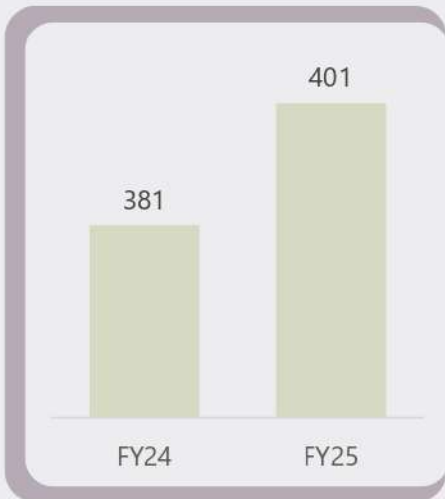
Key Development during Q4 FY25:

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

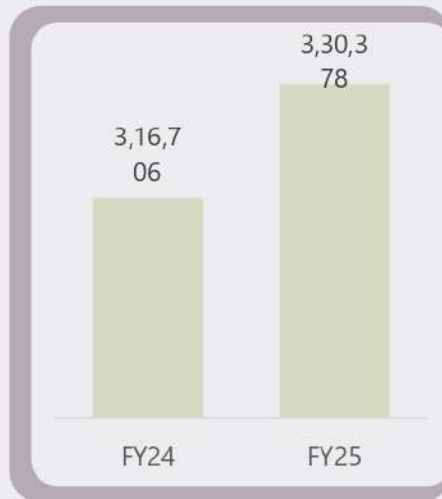


Operational Highlights – FY25

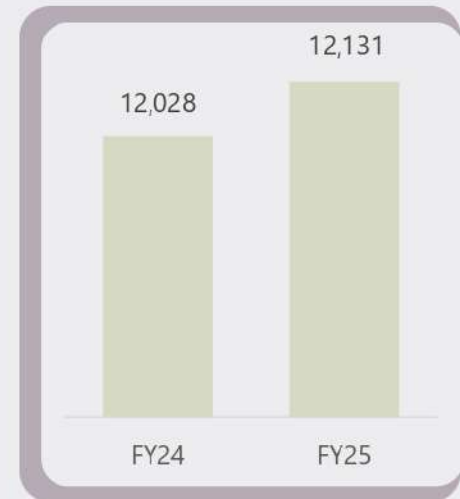
SALES VALUE (In ₹ Cr)



AREA SOLD (Sq ft)



REALIZATION (₹ Per Sq ft)



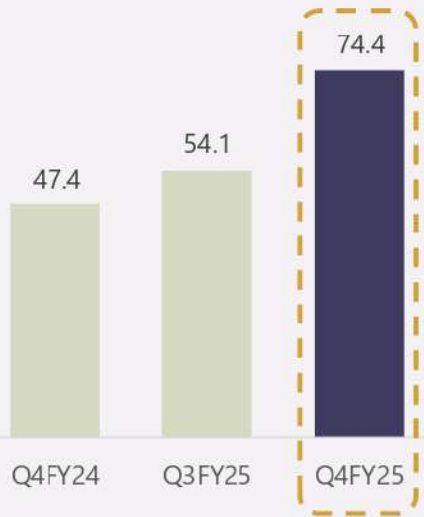


Financial Highlights

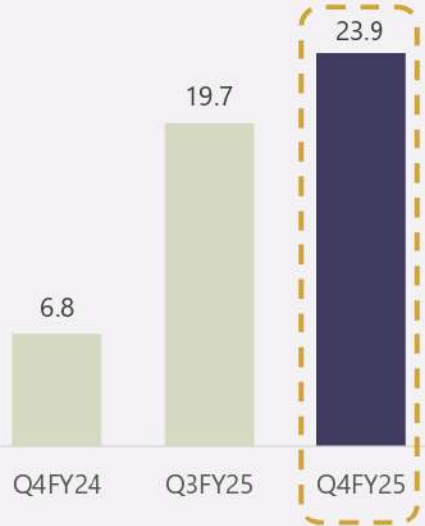
Financial Highlights – Q4 FY25

All figures in ₹ Cr

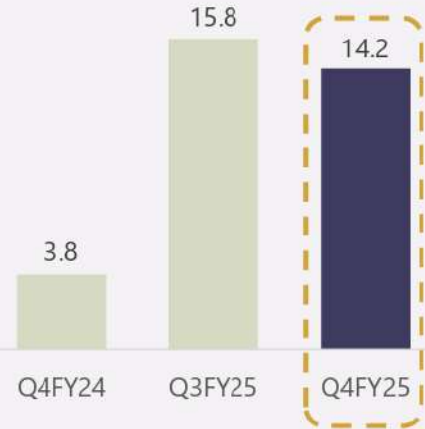
Revenue



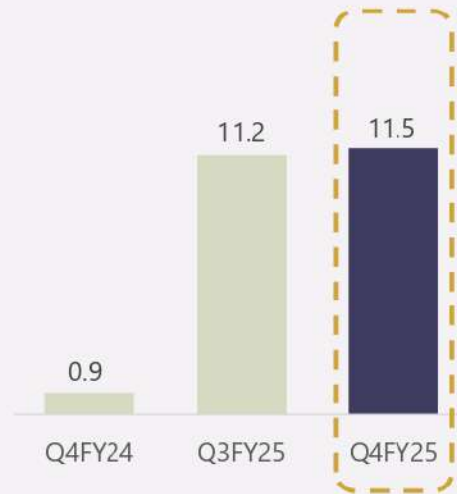
EBITDA



PBT



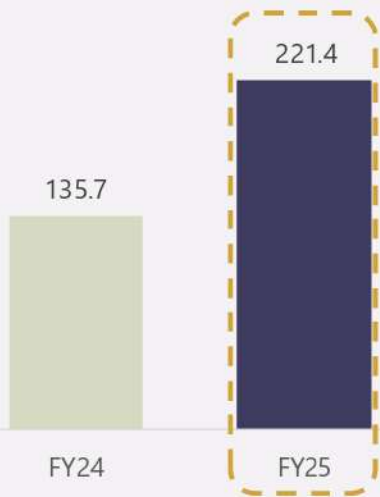
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Financial Highlights – FY25

All figures in ₹ Cr

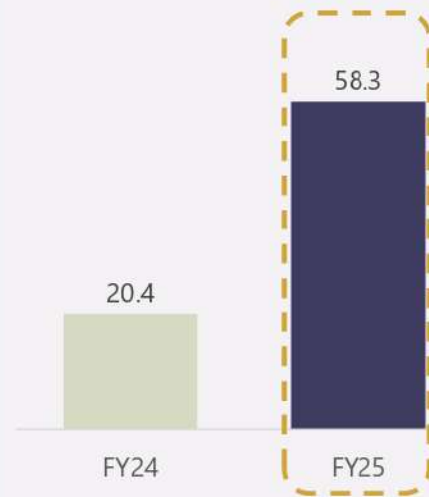
Revenue



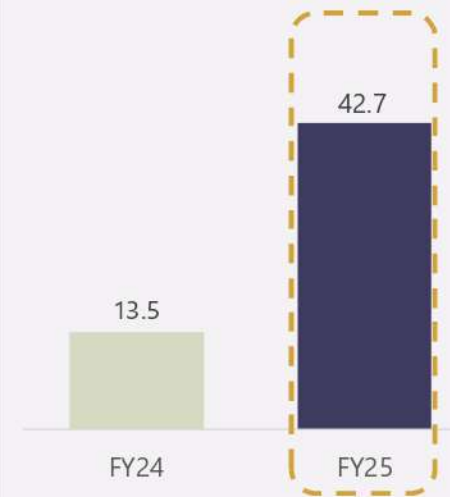
EBITDA



PBT



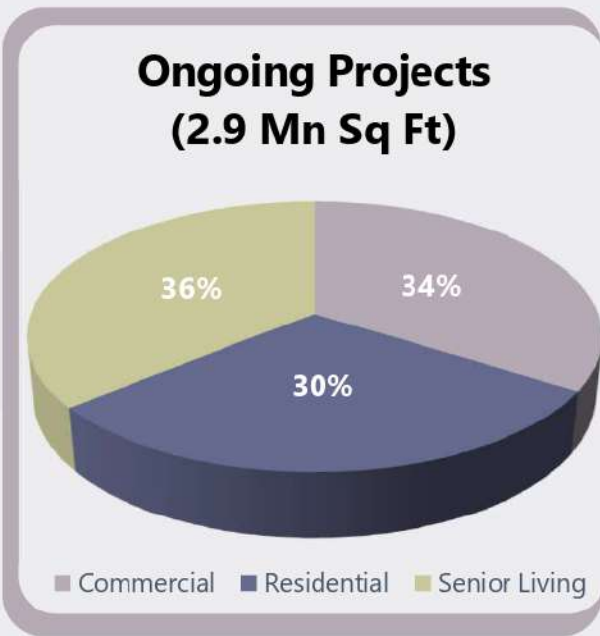
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Ongoing Projects

Ongoing and Upcoming Development Breakup



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 | Besant 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 |
| Total | | | 29,65,600 | 2,996 | 1,585 |



**Way
Forward**

Investment rationale



Brand Recognition

One of the oldest and most reputed names in Chennai real estate industry

Asset Light Model

95% of all developments executed are Joint Developments



Relationships

Partnership with several Fortune 500 companies and large Indian corporates

Multi segment presence

Experience in commercial and residential market

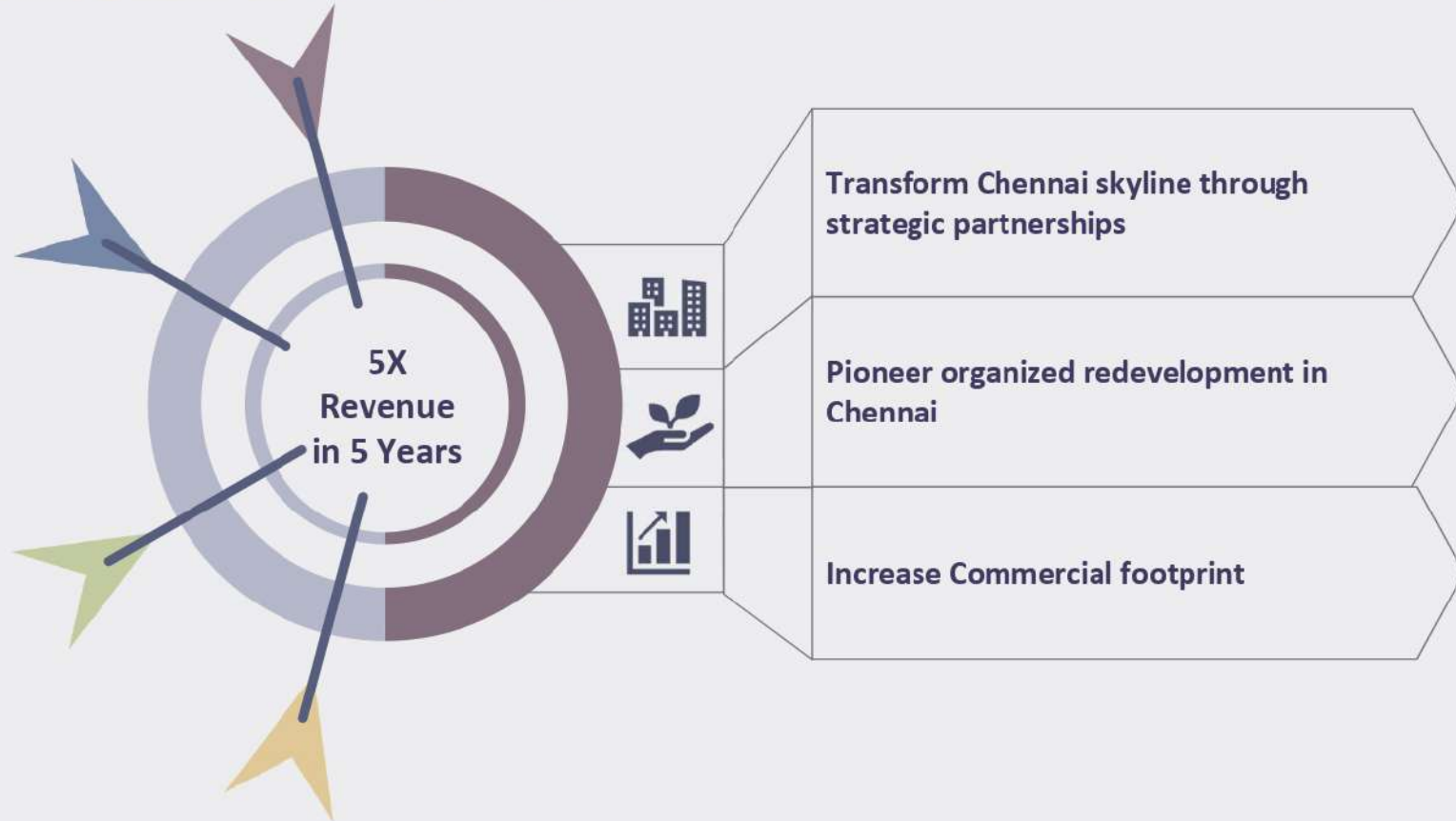


Agile organization

Low fixed costs and young talent pool



Way Forward



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

THANKYOU

For further information, please contact:

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