

20th May, 2026

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 - Audited Financial Results for Q4 & 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 Audited Financial Results of the Company for the quarter and financial year ended on 31st March, 2026.

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

#DESIGNEDTOINSPIRE

**Arvind SmartSpaces Ltd.
Q4 & FY26 Financial Results**

Highest Ever Annual Booking Value of Rs. 1,550 Cr, YoY growth 22%
Highest Ever Annual Collections of Rs. 1,100 Cr, YoY growth of 17%
Highest Ever Quarterly Booking Value of Rs. 612 Cr; YoY growth of 61%
Highest Ever Quarterly Collections of Rs. 355 Cr; YoY growth of 65%
Net Operating Cash Flows of Rs. 417 Cr in FY26
Crossed Rs. 100 Cr of PAT for consecutive years
Acquired new projects with an expected topline of ~Rs. 3,140 Cr during FY26
The Board of Directors recommended a final dividend of Rs. 2.25/- per equity share of face value of Rs. 10/- each

May 20, 2026: Arvind SmartSpaces Limited (ASL), one of India's leading real estate development company announced its financial results for the quarter and full year ended March 31, 2026.

Performance summary of FY26:

- Bookings at Rs. 1,550 Cr vs. Rs. 1,271 Cr last year
- Collections amounted to Rs. 1,100 Cr vs Rs. 942 Cr last year
- Revenue from Operations amounted to Rs. 564 Cr vs. Rs. 713 Cr last year
- Adj. EBITDA was at Rs. 156 Cr vs. Rs. 196 Cr last year
- PAT stood at Rs. 103 Cr as against Rs. 119 Cr last year

Performance summary of Q4 FY26:

- Bookings were at Rs. 612 Cr vs. Rs. 381 Cr last year
- Collections amounted to Rs. 355 Cr vs Rs. 215 Cr last year
- Revenue from Operations amounted to Rs. 155 Cr vs. Rs. 163 Cr last year
- Adj. EBITDA grew by 26% YoY to Rs. 56.4 Cr vs. Rs. 44.6 Cr last year
- PAT grew by 103% YoY to Rs. 44.2 Cr as against Rs. 21.8 Cr last year
- Net Debt (Interest bearing funds) at Rs. 167 Cr as on March 31, 2026 from Net debt of Rs. 79 Cr as on December 31, 2025. Net Debt (Interest-bearing funds) to Equity ratio stood at 0.26 as on March 31, 2026 as against 0.13 as on December 31, 2025
- Launched Arvind Skycrest in Bannerghatta, Bangalore towards end of the quarter. Achieved sales bookings of 164 units amounting to Rs.262 crore, 53% of total inventory, within a week.
- Launched Arvind Greenfields in Ajwa Road, Vadodara, during Q4. Achieved sales bookings of 323 units amounting to Rs. 178 Cr, 42% of launched inventory.
- Acquired a new residential high-rise project on Sarjapur Road, Bengaluru with a total estimated saleable area of ~6.8 lakh sq. ft. and a top-line potential of ~Rs. 860 Cr. The project is acquired on an outright basis.
- Acquired a new residential high-rise project in Whitefield, Bengaluru with a total estimated saleable area of ~2.5 lakh sq. ft. and a top-line potential of ~Rs. 330 Cr. The project is acquired on an outright basis.
- Added its first residential apartment project in Mumbai. Entered society redevelopment segment with a premium project in Santacruz, offering a top-line potential of ~Rs. 300 Cr
- In April 2026, signed high-rise project in Goregaon Mumbai, with a top line of ~Rs. 2400 Cr and a total saleable carpet area of ~0.67 million sq. ft. Signed under joint development model.

Commenting on the Q4 & FY26 performance, Mr. Priyansh Kapoor, Managing Director & CEO, Arvind SmartSpaces Ltd. said, *“FY26 has been a landmark year for us, marked by record bookings, strong cash generation, and strategic expansion into high-growth markets. We delivered our highest-ever annual bookings of Rs. 1,550 Cr, representing a robust 22% year-on-year growth, driven by sustained demand across our existing portfolio and strong traction in newly launched projects. Our performance reflects the strength of our brand, execution capabilities, and ability to identify emerging micro-markets aligned with evolving customer aspirations. It is particularly encouraging to see the strong response to projects in newer geographies, validating our market selection strategy and product positioning.*

Bengaluru continued to be a key growth engine, contributing Rs. 485 Cr and accounting for 31% of annual bookings. Strong collections and healthy profitability translated into net operating cash flows of Rs. 417 Cr during the year, reinforcing the resilience and quality of our business model.

Q4FY26 was especially strong, with the Company achieving its highest-ever quarterly bookings and collections, with bookings crossing the Rs. 600 Cr milestone for the first time.

On the business development front, we added projects with an estimated cumulative topline potential of approximately Rs. 3,140 Cr during FY26, significantly enhancing our medium-term growth visibility. During the year, we entered the Mumbai residential apartment market through a premium redevelopment project in Santacruz, expanded our Bengaluru footprint through acquisitions in Sarjapur and Whitefield, and strengthened our Ahmedabad presence with a high-rise development in Vastrapur. Subsequent to year-end, we signed our largest-ever high-rise project in Mumbai with a topline potential of Rs. 2,400 Cr, reaffirming our conviction in the long-term opportunity within the MMR region.

Our focus remains firmly on creating sustainable long-term value for shareholders. In line with this commitment, the Board of Directors has recommended a final dividend of Rs. 2.25 per equity share of face value Rs. 10 each.

Looking ahead, we remain optimistic about the structural demand for real estate, particularly from branded and trusted developers. With a strengthened pipeline, deeper presence across key growth corridors, and a disciplined approach to capital allocation, we are well positioned to sustain growth momentum and continue delivering long-term value to all stakeholders.”

About Arvind SmartSpaces:

Built on ~128+ years legacy of the Lalbhai Group, and established in year 2008, Arvind SmartSpaces is India’s leading real estate development Company headquartered in Ahmedabad. With ~111.4 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, Baroda, 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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