

Ref No.: ADL/SE/25-26/69

Date: October 16, 2025

To,  
**The Manager**  
**Corporate Relationship Department**  
**BSE Limited**  
Floor 25, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai - 400 001  
BSE Scrip Code -544261

To,  
**The Manager**  
**Listing Department**  
**National Stock Exchange of India Limited**  
Exchange Plaza, Bandra Kurla Complex  
Bandra (East),  
Mumbai - 400 051  
NSE Symbol :ARKADE

Dear Sir/Madam,

**Sub-: Outcome of Board Meeting**

**Ref: Our Intimation Letter dated October 13, 2025**

With reference to the above intimation, we wish to inform you that pursuant to Regulation 30 and Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015, the Board of Directors of the Company at their Meeting held on, Thursday, October 16, 2025 has:

1. Considered and Approved the Unaudited Standalone and Consolidated Financial Results of the Company for the Quarter and half year ended September 30, 2025 duly reviewed by Audit Committee. A copy of the unaudited Financial Results for the quarter and half year ended September 30, 2025 and Limited Review Report issued by Statutory Auditors of the Company are enclosed herewith.
2. Considered and Approved the incorporation of a Facility Management Company as a Wholly Owned Subsidiary (WOS) of the Company. The disclosures in respect of the said WOS, as required under the SEBI Listing Regulations will be submitted post the incorporation of the WOS.

The meeting of the Board of Directors of the Company commenced at 11.30 A.M and concluded at 1.57 P.M.

You are requested to take the above information on your records.

Thanking You,

**For Arkade Developers Limited**



**Sheetal Solani**  
**Company Secretary and Compliance Officer**  
**Membership No: A45964**



**Limited Review Report on unaudited Standalone Financial Results of Arkade Developers Limited for the quarter ended 30 September 2025 and year to date results for the period from 1 April 2025 to 30 September 2025, pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015 (as amended)**

To  
The Board of Directors of  
**Arkade Developers Limited**

1. We have reviewed the accompanying unaudited standalone financial results (“the Statement”) of Arkade Developers Limited (“the Company”) for the quarter ended 30 September 2025 and year to date results for the period from 1 April 2025 to 30 September 2025, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended (“Listing Regulations”).

**2. Management responsibility**

This Statement is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

**3. Auditor's responsibility**

Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review of internal financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion

**4. Conclusion**

Based on our review as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, have not disclosed the information required to be disclosed in

# Mittal & Associates

Chartered Accountants

terms of the Regulations 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For Mittal & Associates**

Chartered Accountants

**Firm's Registration Number: 106456W**

**SOURABH** Digitally signed  
by SOURABH  
**BAGARIA** BAGARIA  
Date: 2025.10.16  
14:00:14 +05'30'

**Sourabh Bagaria**

Partner

**Membership No. 183850**

**UDIN: 25183850BMKZEF6753**

Place: Mumbai

Date: 16<sup>th</sup> October 2025



Arkade Developers Limited

Statement of Unaudited Standalone Financial Results for the Quarter and six months ended Sept 30, 2025

(Rs. in Lakhs except EPS)

Particulars	Quarter Ended			Six Month Ended		Year Ended
	Sept 30,2025	Sept 30,2024	June 30,2025	Sept 30,2025	Sept 30,2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>REVENUE:</b>						
I Revenue from operations	26,154.33	20,164.51	15,944.58	42,098.91	32,702.63	68,309.62
II Other Income	147.08	158.19	610.14	757.22	182.69	1,193.00
III <b>Total Income</b>	<b>26,301.41</b>	<b>20,322.70</b>	<b>16,554.72</b>	<b>42,856.13</b>	<b>32,885.32</b>	<b>69,502.62</b>
<b>IV EXPENSES:</b>						
Cost of Construction	7,356.94	13,092.17	22,707.96	30,064.90	31,590.62	83,732.58
Change in Inventories	11,282.33	(239.99)	(11,373.70)	(91.37)	(11,802.13)	(41,815.43)
Employee benefits expense	689.95	657.24	635.43	1,325.38	1,167.13	2,394.67
Finance Cost	15.99	88.24	21.50	37.49	123.41	175.36
Depreciation & Amortisation	260.78	100.98	192.87	453.65	199.60	490.68
Other expenses	691.23	785.14	550.51	1,241.74	1,678.77	3,383.54
<b>Total Expenses (IV)</b>	<b>20,297.22</b>	<b>14,483.78</b>	<b>12,734.57</b>	<b>33,031.79</b>	<b>22,957.40</b>	<b>48,361.40</b>
V <b>Profit/(Loss) before tax (III-IV)</b>	<b>6,004.19</b>	<b>5,838.92</b>	<b>3,820.15</b>	<b>9,824.34</b>	<b>9,927.92</b>	<b>21,141.22</b>
VI <b>Less: Tax Expenses:</b>						
- Current Tax	1,611.31	1,548.59	1,009.97	2,621.28	2,598.58	5,536.54
- Deferred Tax Assets / (Liability)	(73.70)	(46.02)	(65.35)	(139.05)	(29.16)	(79.70)
- Taxation of Earlier Years	-	-	-	-	-	(8.86)
<b>Total Tax Expenses (VI)</b>	<b>1,537.61</b>	<b>1,502.57</b>	<b>944.62</b>	<b>2,482.23</b>	<b>2,569.42</b>	<b>5,447.98</b>
VII <b>Profit/(Loss) for the year (V-VI)</b>	<b>4,466.58</b>	<b>4,336.35</b>	<b>2,875.53</b>	<b>7,342.11</b>	<b>7,358.50</b>	<b>15,693.24</b>
VIII <b>Other Comprehensive Income (OCI)</b>						
<b>Items that will not be reclassified subsequently to profit or loss</b>						
Remeasurement of defined employee benefit plans	10.46	13.25	2.38	12.84	13.25	9.53
Income tax on above	(3.23)	-	-	(3.23)	-	-
<b>Total other comprehensive loss/(Income) for the Period</b>	<b>7.23</b>	<b>13.25</b>	<b>2.38</b>	<b>9.61</b>	<b>13.25</b>	<b>9.53</b>
IX <b>Total comprehensive (loss)/income for the Period (VII - VIII)</b>	<b>4,459.35</b>	<b>4,323.10</b>	<b>2,873.15</b>	<b>7,332.50</b>	<b>7,345.25</b>	<b>15,683.71</b>
X <b>Paid-up Equity Capital (Face value of ₹ 10/- per share)</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>
XI <b>Other Equity</b>						<b>69,803.84</b>
XII <b>Earnings per equity share (Face value of ₹ 10/- per share)</b>						
(1) Basic (₹)	2.41	2.82	1.55	3.95	4.78	9.25
(2) Diluted (₹)	2.41	2.82	1.55	3.95	4.48	9.25

For and on behalf of the Board of Directors  
Arkade Developers Limited



Amit Jain  
Chairman & Managing Director  
(DIN: 00139764)

Place: Mumbai  
Date: 16th Oct 2025

**Notes to Unaudited Standalone Financial Results for the Quarter and the Six Months ended Sept 30, 2025**

- i The above Standalone unaudited financial results of Arkade Developers Limited (the 'Company') for the Quarter and Six Months ended Sept, 30 2025 have been prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") 34 - Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.
- ii These results have been reviewed by the Audit Committee and have been approved for issue by the Board of Directors at its meeting held on 16th Oct 2025. The statutory auditors have expressed an unmodified audit opinion on these results.
- iii During the quarter ended 30 September, 2025, the Board of Directors of the Company in thier meeting held on 3rd July, 2025 have approved the execution of a Share Purchase Agreement (SPA) for the acquisition of 100% shares in Filmistan Private Limited (FPL) having consideration of Rs. 170.00 Crores, pursuant to which FPL has become the wholly owned subsidiary of the Company.
- iv During the quarter ended 30 September, 2025, the Board of Directors of the Company in their meeting held on September 29, 2025, considered and approved the Scheme of Arrangement for the demerger of the Rental Business along with Tenancy rights of Filmistan Studio of Filmistan Private Limited (wholly owned subsidiary of the Arkade) into Arkade Developers Limited. Further, the Scheme is subject to necessary statutory and regulatory approvals, including approval of the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") and other regulatory authorities, as may be required in terms of the applicable provisions of the law. The Scheme has been filed with Hon'ble National Company Law Tribunal on 9th October, 2025. The Appointment Date for the Scheme is 1st August, 2025.
- v During the FY 2024-25, the company has completed an Initial Public Offer ("the IPO") of fresh issue of 3,20,37,601 equity shares with a face value of INR 10 each at an issue price of INR 128 per share (includes 1,62,601 equity shares issued to eligible employees with a face value of INR 10 each at an issue price of INR 123 per share) aggregating to Rs. 41000.00 lakhs. The equity shares of the Company were listed on National Stock Exchange of India Limited ("NSE") and on BSE Limited ("BSE") on September 24, 2024. The details of IPO proceeds of Rs. 38106.50 lakhs (net of share issue expenses) are as follows:

(Rs. in Lakhs)			
Objects of the issue	IPO Proceeds	Utilisation upto 30 Sept 2025	Unutilised as at 30 Sept 2025*
Funding Development Expenses	25,000.00	20,262.10	4,737.90
Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes	13,106.50	12,902.80	203.70
<b>Total</b>	<b>38,106.50</b>	<b>33,164.90</b>	<b>4,941.60</b>

\* IPO Proceeds which were unutilised as at Sept 30, 2025 were temporarily invested in fixed deposits with scheduled commercial banks.

- vi The Company operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind As 108 "Operating Segments".

For and on behalf of the Board of Directors  
Arkade Developers Limited



Amit Jain  
Chairman & Managing Director  
(DIN: 00139764)

Place: Mumbai  
Date: 16th Oct 2025



Arkade Developers Limited

Statement of Unaudited Standalone assets and liabilities as at September 30, 2025

(Rs. in Lakhs)

Particulars	As at Sept 30, 2025	As at Mar 31, 2025
	Unaudited	Audited
<b>Assets</b>		
<b>Non-current assets</b>		
(a) Property, plant and equipment	3,429.73	1,646.55
(b) Intangible assets	49.51	44.00
(c) Right-of-use assets	153.43	187.49
(d) Financial assets		
(i) Investments	20,186.02	1,879.58
(ii) Other financial assets	504.45	388.55
(e) Non-current tax assets (net)	74.06	216.95
(f) Deferred tax assets (net)	271.04	131.98
(g) Other non-current assets	44.01	19.10
<b>Total non-current assets</b>	<b>24,712.25</b>	<b>4,514.20</b>
<b>Current assets</b>		
(a) Inventories	90,697.04	90,605.67
(b) Financial assets		
(i) Investments	-	12,023.71
(ii) Trade receivables	2,300.78	3,474.85
(iii) Cash and cash equivalents	1,135.64	2,168.39
(iv) Bank balances other than (iii) above	5,122.93	11,230.13
(v) Loans	27.15	16.21
(vi) Other financial assets	799.98	212.62
(c) Other current assets	1,347.45	788.18
<b>Total current assets</b>	<b>1,01,430.97</b>	<b>1,20,519.76</b>
<b>Total assets</b>	<b>1,26,143.22</b>	<b>1,25,033.96</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
(a) Equity share capital	18,566.36	18,566.36
(b) Other equity	76,702.38	69,803.84
<b>Total equity</b>	<b>95,268.74</b>	<b>88,370.20</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
(a) Financial liabilities		
(i) Borrowings	14,739.11	7,489.58
(ii) Lease liabilities	79.30	100.24
(b) Provisions	511.12	352.10
<b>Total non-current liabilities</b>	<b>15,329.53</b>	<b>7,941.92</b>
<b>Current liabilities</b>		
(a) Financial liabilities		
(i) Borrowings	2,680.20	3,831.37
(i) Lease liabilities	43.10	43.10
(iii) Trade payables		
- Total outstanding dues to micro and small enterprises	1,404.23	1,105.21
- Total outstanding dues of creditors other than micro and small enterprises	2,028.26	3,487.28
(iv) Other financial liabilities	2,011.25	2,871.83
(b) Other current liabilities	5,315.25	16,406.79
(c) Provisions	134.49	551.07
(d) Current tax liabilities (net)	1,928.16	425.19
<b>Total current liabilities</b>	<b>15,544.94</b>	<b>28,721.84</b>
<b>Total equity and liabilities</b>	<b>1,26,143.22</b>	<b>1,25,033.96</b>

For and on behalf of the Board of Directors  
Arkade Developers Limited



Amit Jain  
Chairman & Managing Director  
(DIN: 00139764)

Place: Mumbai  
Date: 16th Oct 2025



Arkade Developers Limited

Statement of Unaudited Standalone Cash Flow for the Six Months ended September 30, 2025

(Rs. In Lakhs)

Particular	For the year ended	
	Sept 30, 2025	Sept 30, 2024
	Unaudited	Unaudited
<b>Cash flows from operating activities</b>		
Profit before tax	9,824.35	9,927.93
Adjustments for:		
Finance costs	37.49	123.41
Interest income	(267.72)	(100.76)
Fair value (gain) on investments (net)	90.48	(1.60)
Loss / (gain) on sale of current investments (net)	(414.68)	(6.86)
Depreciation and amortisation expenses	453.65	199.60
<b>Operating profit before working capital changes</b>	<b>9,723.57</b>	<b>10,141.72</b>
Adjustments for:		
<b>(Increase)/decrease in operating assets</b>		
Trade receivables	1,174.07	(1,221.29)
Inventories	(91.37)	(11,802.13)
Other financial assets (Non-Current and Current)	(703.26)	(185.12)
Loans	(10.93)	(3.09)
Other assets (Non-Current and Current)	(584.18)	(1,263.56)
<b>Increase/(decrease) in operating liabilities</b>		
Trade payables	(1,160.01)	(529.96)
Provisions (Non-Current and Current)	(257.56)	(3.73)
Other financial liabilities (Non-Current and Current)	(860.58)	5,745.49
Other current liabilities	(11,091.54)	(1,192.61)
<b>Changes in Working Capital</b>	<b>(13,585.36)</b>	<b>(10,456.00)</b>
<b>Cash generated from operations</b>	<b>(3,861.79)</b>	<b>(314.28)</b>
Income taxes paid (Net of Refund)	(975.42)	(1,755.25)
<b>Net cash generated by operating activities</b>	<b>(4,837.21)</b>	<b>(2,069.53)</b>
<b>Cash flows from investing activities</b>		
(Investment in) / Proceeds from Bank Deposits	6,107.20	(1,998.48)
(Investment) / withdrawal from investments in subsidiary & associates firms	(18,306.44)	(17.97)
(Investment in) / Proceeds from current investments	12,347.90	(1,338.28)
(Increase)/decrease of Capital Work in Progress		(40.35)
Purchase of property, plant and equipment and other intangible assets	(2,208.29)	(434.46)
Interest Income	267.72	100.76
<b>Net cash used in investing activities</b>	<b>(1,791.91)</b>	<b>(3,728.78)</b>
<b>Cash flows from financing activities</b>		
Proceeds from fresh issue of Shares	-	43,000.00
Share issue expenses	(69.32)	-
Dividend Paid	(361.44)	-
Proceeds from borrowings	14,909.83	11,989.97
Repayment of borrowings	(8,811.46)	(11,477.10)
Payment of Lease Liabilities	(28.47)	(28.47)
Interest paid	(29.96)	(113.67)
<b>Net cash (used in) / generated by financing activities</b>	<b>5,609.18</b>	<b>43,370.73</b>
Add / Less : (Loss)/Gain on remeasurement of the defined benefit plan	(12.84)	(13.25)
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>(1,032.78)</b>	<b>37,559.18</b>
Cash and cash equivalents at the beginning of the period	2,168.39	2,302.77
<b>Cash and cash equivalents at the end of the period</b>	<b>1,135.64</b>	<b>39,861.94</b>
<b>Reconciliation of cash and cash equivalents with the Balance Sheet:</b>		
<b>Cash and cash equivalents at end of the period</b>	<b>1,135.64</b>	<b>39,861.94</b>

For and on behalf of the Board of Directors  
Arkade Developers Limited



Amit Jain  
Chairman & Managing Director  
(DIN: 00139764)

Place: Mumbai  
Date: 16th Oct 2025

**Limited Review Report on unaudited Consolidated Financial Results of Arkade Developers Limited for the quarter ended 30 September 2025 and year to date results for the period from 1 April 2025 to 30 September 2025, pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015 (as amended)**

To  
The Board of Directors of  
**Arkade Developers Limited**

1. We have reviewed the accompanying unaudited consolidated financial results ("the Statement") of Arkade Developers Limited ("the Parent or Holding Company or Company") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its associates for the quarter ended 30 September 2025 and year to date results for the period from 1 April 2025 to 30 September 2025, attached herewith, being submitted by the Parent pursuant to the requirement Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2. **Management responsibility for the Statement**

This Statement is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

3. **Auditor's Responsibility**

Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review of internal financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing regulations, as amended, to the extent applicable.

# Mittal & Associates

Chartered Accountants

The Statement includes the results of the following subsidiaries:

Name of the Company / Firms	Relationship
Arkade Paradigm	Subsidiary
Arkade Realty	Subsidiary
Filmistan Private Limited	Wholly owned Subsidiary (w.e.f 3 <sup>rd</sup> July 2025)
Atul & Arkade Realty	Associates
Bhoomi & Arkade Associates	Associates

#### 4. Conclusion

Based on our review as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

#### 5. Other Matters

We did not review the financial results of one subsidiary included in the Statement, whose financial results, reflect total assets of Rs. 185.19 lakhs (before consolidation adjustment) as on 30 September 2025, total revenues of Rs. 211.16 lakhs (before consolidation adjustment), total net profit after tax of Rs. 273.45 lakhs (before consolidation adjustment) and total comprehensive income of Rs. 273.45 lakhs (before consolidation adjustment) for the period from 03 July 2025 to 30 September 2025 respectively, and net cash inflows of Rs. 3.54 lakhs (before consolidation adjustment) for the period from 03 July 2025 to 30 September 2025 as considered in the Statement. These financial results have been reviewed by other auditors and their reports, vide which they have issued an unmodified conclusion have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of the above matter.

The unaudited consolidated financial results include the interim financial results of 2 subsidiaries and 2 associates have not been reviewed by their auditors, whose (subsidiaries) interim financial information / financial result reflects total assets (before consolidation adjustments) of Rs. 85.61 Lakhs as at 30 September 2025 and total revenues (before consolidation adjustments) of Rs. Nil and Rs. Nil, total net profit / (loss) (before consolidation adjustments) of Rs. 0.02 Lakhs and Rs. (5.21) Lakhs and total comprehensive loss (before consolidation adjustments) of Rs. 0.02 Lakhs and Rs. (5.21) Lakhs, for the quarter ended 30 September 2025 and for the period from 1 April 2025 to 30 September 2025 respectively, and cash outflows (net) (before consolidation adjustments) of Rs. 1.67 Lakhs from 1 April 2025 to 30 September 2025, as considered in the statement in the unaudited consolidated financial results. According to the information and explanation given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matters with respect to our

reliance on the unaudited financial results provided by the Management.

**For Mittal & Associates**

Chartered Accountants

**Firm's Registration Number: 106456W**

**SOURABH** Digitally signed by  
SOURABH BAGARIA  
**BAGARIA** Date: 2025.10.16  
13:58:56 +05'30'

**Sourabh Bagaria**

Partner

**Membership No. 183850**

**UDIN: 25183850BMKZEE9546**

Place: Mumbai

Date: 16<sup>th</sup> October 2025

(Rs. in Lakhs except EPS)

Particulars	Quarter Ended			Six Months ended		Year Ended
	Sept 30,2025	Sept 30,2024	June 30,2025	Sept 30,2025	Sept 30,2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>REVENUE:</b>						
I Revenue from operations	26,365.49	20,164.51	15,944.58	42,310.07	32,702.63	68,309.62
II Other Income	116.55	169.38	578.10	694.65	182.76	1,150.86
III <b>Total Income</b>	<b>26,482.04</b>	<b>20,333.89</b>	<b>16,522.68</b>	<b>43,004.72</b>	<b>32,885.39</b>	<b>69,460.48</b>
<b>IV EXPENSES:</b>						
Cost of Construction	7,356.94	13,092.17	22,707.96	30,064.90	31,590.62	83,732.58
Change in Inventories	11,282.33	(239.99)	(11,373.70)	(91.37)	(11,802.13)	(41,815.43)
Employee benefits expense	691.53	657.24	635.43	1,326.96	1,167.13	2,394.67
Finance Cost	15.99	88.24	21.50	37.49	123.41	175.36
Depreciation & Amortisation	260.78	100.98	192.87	453.65	199.60	490.68
Other expenses	713.01	783.72	550.51	1,263.52	1,680.46	3,388.89
<b>Total Expenses (IV)</b>	<b>20,320.58</b>	<b>14,482.36</b>	<b>12,734.57</b>	<b>33,055.15</b>	<b>22,959.09</b>	<b>48,366.75</b>
<b>V Profit before tax and share of profit / (loss) from associates (III - IV)</b>	<b>6,161.46</b>	<b>5,851.53</b>	<b>3,788.11</b>	<b>9,949.57</b>	<b>9,926.30</b>	<b>21,093.72</b>
Share of profit / (loss) from associates	(4.54)	(12.68)	32.05	27.51	1.30	47.10
<b>VI Profit before tax</b>	<b>6,156.92</b>	<b>5,838.85</b>	<b>3,820.16</b>	<b>9,977.08</b>	<b>9,927.60</b>	<b>21,140.82</b>
<b>VII Less: Tax Expenses:</b>						
- Current Tax	1,649.74	1,548.59	1,009.97	2,659.71	2,598.58	5,536.54
- Deferred Tax Assets / (Liability)	(73.70)	(46.02)	(65.35)	(139.05)	(29.16)	(79.70)
- Taxation of earlier period					-	(8.86)
<b>Total Tax Expenses (VII)</b>	<b>1,576.04</b>	<b>1,502.57</b>	<b>944.62</b>	<b>2,520.66</b>	<b>2,569.42</b>	<b>5,447.98</b>
<b>VIII Profit/(Loss) for the year (VI - VII)</b>	<b>4,580.88</b>	<b>4,336.28</b>	<b>2,875.54</b>	<b>7,456.42</b>	<b>7,358.18</b>	<b>15,692.84</b>
(i) Owners of the company	4,577.88	4,336.34	2,878.53	7,456.41	7,358.50	15,693.24
(ii) Non controlling interest	(0.00)	(0.06)	0.01	0.01	(0.32)	(0.40)
<b>IX Other Comprehensive Income (OCI)</b>						
<b>Items that will not be reclassified subsequently to profit or loss</b>						
Remeasurement of defined employee benefit plans	10.46	13.25	2.38	12.84	13.25	9.53
Income Tax relating to above item	(3.23)	-	-	(3.23)	-	-
<b>Total other comprehensive loss/(Income) for the Period (IX)</b>	<b>7.23</b>	<b>13.25</b>	<b>2.38</b>	<b>9.61</b>	<b>13.25</b>	<b>9.53</b>
(i) Owners of the company	7.23	13.25	2.38	9.61		9.53
(ii) Non controlling interest						
<b>X Total comprehensive (loss)/income for the Period (VIII - IX)</b>	<b>4,573.65</b>	<b>4,323.03</b>	<b>2,873.16</b>	<b>7,446.81</b>	<b>7,344.93</b>	<b>15,683.31</b>
(i) Owners of the company	4,570.65	4,323.09	2,876.15	7,446.80	7,345.26	15,683.71
(ii) Non controlling interest	(0.00)	(0.06)	0.01	0.01	(0.32)	(0.40)
<b>XI Paid-up Equity Capital (Face value of ₹ 10/- per share)</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>	<b>18,566.36</b>
<b>XII Other Equity</b>						<b>69,803.84</b>
<b>XIII Earnings per equity share (Face value of ₹ 10/- per share)</b>						
(1) Basic (₹)	2.47	2.82	1.55	4.02	4.78	9.25
(2) Diluted (₹)	2.47	2.82	1.55	4.02	4.78	9.25

 For and on behalf of the Board of Directors  
**Arkade Developers Limited**

 Place: Mumbai  
 Date: 16th Oct 2025


**Amit Jain**  
 Chairman & Managing Director  
 (DIN: 00139764)

**Notes to Unaudited Consolidated Financial Results for the Quarter and Six Months ended Sept 30, 2025**

- i The above consolidated unaudited financial results of Arkade Developers Limited (the 'Company') and its subsidiaries (the Parent and its subsidiaries together referred as "Group") for the quarter and year ended Sept 30, 2025 have been prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") 34 - Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.
- ii These results have been reviewed by the Audit Committee and have been approved for issue by the Board of Directors at its meeting held on Oct 16, 2025. The statutory auditors have expressed an unmodified audit opinion on these results.
- iii During the quarter ended 30 September, 2025, the Board of Directors of the Company in their meeting held on 3rd July, 2025 have approved the execution of a Share Purchase Agreement (SPA) for the acquisition of 100% shares in Filmistan Private Limited (FPL) having consideration of Rs. 170.00 Crores, pursuant to which FPL has become the wholly owned subsidiary of the Company.
- iv For the purpose of consolidation, the investment in equity shares of Filmistan Private Limited (FPL) which is having value of Rs. 182.36 crores reflecting in Arkade Developers has been classified as Tenancy Rights (Intangible assets).
- v During the quarter ended 30 September, 2025, the Board of Directors of the Company in their meeting held on September 29, 2025, considered and approved the Scheme of Arrangement for the demerger of the Rental Business along with Tenancy rights of Filmistan Studio of Filmistan Private Limited (wholly owned subsidiary of the Arkade) into Arkade Developers Limited. Further, the Scheme is subject to necessary statutory and regulatory approvals, including approval of the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") and other regulatory authorities, as may be required in terms of the applicable provisions of the law. The Scheme has been filed with Hon'ble National Company Law Tribunal on 9th October, 2025. The Appointment Date for the Scheme is 1st August, 2025.
- vi During the FY 2024-25, the company has completed an Initial Public Offer ("the IPO") of fresh issue of 3,20,37,601 equity shares with a face value of INR 10 each at an issue price of INR 128 per share (includes 1,62,601 equity shares issued to eligible employees with a face value of INR 10 each at an issue price of INR 123 per share) aggregating to Rs. 41000.00 lakhs. The equity shares of the Company were listed on National Stock Exchange ("NSE") and on Bombay Stock Exchange Limited ("BSE") on September 24, 2024. The details of IPO proceeds of Rs. 38106.50 lakhs (net of share issue expenses) are as follows:

Objects of the issue	IPO Proceeds	(Rs. in Lakhs)	
		Utilisation upto 30 Sept 2025	Unutilised as at 30 Sept 2025*
Funding Development Expenses	25,000.00	20,262.10	4,737.90
Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes	13,106.50	12,902.80	203.70
<b>Total</b>	<b>38,106.50</b>	<b>33,164.90</b>	<b>4,941.60</b>

\* IPO Proceeds which were unutilised as at Sept 30, 2025 were temporarily invested in fixed deposits with scheduled commercial banks.

- vii The Group operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind As 108 "Operating Segments".
- viii The Group Comprises the following subsidiaries and associates:
1. Arkade Paradigm (Subsidiary)
  2. Arkade Realty (Subsidiary)
  3. Filmistan Private Limited (Wholly owned subsidiary)
  4. Atul & Arkade Realty (Associate)
  5. Bhoomi & Arkade Associates (Associate)

ix Financial results of Arkade Developers Limited (Standalone)

Particulars	Quarter Ended			Six Months ended		Year Ended
	Sept 30,2025	Sept 30,2024	June 30,2025	Sept 30,2025	Sept 30,2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	26,154.33	20,164.51	15,944.58	42,098.91	32,702.63	68,309.62
Profit before tax	6,004.19	5,838.92	3,820.15	9,824.34	9,927.92	21,141.22
Profit/(Loss) for the quarter/year	4,466.58	4,336.35	2,875.53	7,342.11	7,358.50	15,693.24

Place: Mumbai  
Date: 16h Oct 2025



Arkade Developers Limited

Amit Jain  
Chairman & Managing Director  
(DIN: 00139764)



Arkade Developers Limited

Statement of Unaudited Consolidated Assets and Liabilities as at Sept 30, 2025

(Rs. in Lakhs)

Particulars	As at Sept 30, 2025	As at Mar 31, 2025
	Unaudited	Audited
<b>Assets</b>		
<b>Non-current assets</b>		
(a) Property, plant and equipment	3,429.73	1,646.55
(b) Intangible assets*	18,285.89	44.00
(c) Right-of-use assets	153.43	187.49
(d) Financial assets		
(i) Investments	1,867.70	1,821.83
(ii) Other financial assets	504.45	388.55
(e) Non-current tax assets (net)	75.33	216.95
(f) Deferred tax assets (net)	271.04	131.98
(g) Other non-current assets	44.01	19.10
<b>Total non-current assets</b>	<b>24,631.58</b>	<b>4,456.45</b>
<b>Current assets</b>		
(a) Inventories	90,697.04	90,605.67
(b) Financial assets		
(i) Investments	-	12,023.71
(ii) Trade receivables	2,305.77	3,476.81
(iii) Cash and cash equivalents	1,148.39	2,172.47
(iv) Bank balances other than (ii) above	5,275.01	11,233.42
(v) Loans	27.15	16.21
(vi) Other financial assets	822.51	212.62
(c) Other current assets	1,424.60	864.43
<b>Total current assets</b>	<b>1,01,700.47</b>	<b>1,20,605.34</b>
<b>Total assets</b>	<b>1,26,332.05</b>	<b>1,25,061.79</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
(a) Equity share capital	18,566.36	18,566.36
(b) Other equity	76,816.67	69,803.84
<b>Total attributable to owners of the parent company</b>	<b>95,383.03</b>	<b>88,370.20</b>
<b>Total attributable to Non- Controlling Interest</b>	<b>22.84</b>	<b>22.83</b>
<b>Total Equity</b>	<b>95,405.87</b>	<b>88,393.03</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
(a) Financial liabilities		
(i) Borrowings	14,739.11	7,489.58
(ii) Lease liabilities	79.30	100.24
(iii) Other financial liabilities	-	-
(b) Provisions	511.12	173.82
(c) Deferred Tax Liabilities (Net)		
<b>Total non-current liabilities</b>	<b>15,329.53</b>	<b>7,763.64</b>
<b>Current liabilities</b>		
(a) Financial liabilities		
(i) Borrowings	2,680.20	3,831.37
(ii) Lease liabilities	43.10	43.10
(iii) Trade payables		
- Total outstanding dues to small and micro enterprises	1,404.23	1,105.21
- Total outstanding dues of creditors other than small and micro enterprises	2,030.86	3,487.28
(iv) Other financial liabilities	2,018.10	2,871.83
(b) Other current liabilities	5,337.51	16,411.79
(c) Provisions	134.49	729.35
(d) Current tax liabilities (net)	1,948.15	425.19
<b>Total current liabilities</b>	<b>15,596.64</b>	<b>28,905.12</b>
<b>Total equity and liabilities</b>	<b>1,26,332.05</b>	<b>1,25,061.79</b>

\* Refer Note (iii), (iv) and (v)

For and on behalf of the Board of Directors  
Arkade Developers Limited



Amit Jain  
Chairman & Managing Director  
(DIN: 00139764)

Place: Mumbai  
Date: 16h Oct 2025



Arkade Developers Limited

Statement of Unaudited Consolidated Cash Flow for the Six Months Ended Sept 30 2025

(Rs. in Lakhs)

Particular	For the half year ended	
	Sept 30, 2025	Sept 30, 2024
	Unaudited	Audited
<b>Cash flows from operating activities</b>		
Profit before tax	9,977.09	9,927.61
Adjustments for:		
Finance costs	37.49	123.41
Interest income	(232.65)	(100.83)
Fair value (gain) on investments (net)	90.48	(1.60)
Loss / (gain) on sale of current investments (net)	(414.68)	(6.86)
Depreciation and amortisation expenses	453.65	199.60
<b>Operating profit before working capital changes</b>	<b>9,911.38</b>	<b>10,141.33</b>
<b>Adjustments for:</b>		
<b>(Increase)/decrease in operating assets</b>		
Trade receivables	1,171.04	(1,221.29)
Inventories	(91.37)	(11,802.13)
Other financial assets (Non-Current and Current)	(716.63)	(185.19)
Loans to staff	(10.93)	(3.09)
Other assets (Non-Current and Current)	(585.07)	(1,327.77)
<b>Increase/(decrease) in operating liabilities</b>		
Trade payables	(1,157.40)	(530.07)
Provisions (Non-Current and Current)	(257.56)	(3.73)
Other financial liabilities (Non-Current and Current)	(853.73)	5,745.52
Other current liabilities	(11,074.28)	(1,192.64)
<b>Changes in Working Capital</b>	<b>(13,575.93)</b>	<b>(10,520.39)</b>
<b>Cash generated from operations</b>	<b>(3,664.55)</b>	<b>(379.06)</b>
Income taxes paid (Net of Refund)	(995.14)	(1,755.27)
<b>Net cash generated by operating activities</b>	<b>(4,659.69)</b>	<b>(2,134.33)</b>
<b>Cash flows from investing activities</b>		
(Investment in) / Proceeds from Bank Deposits	5,958.41	(1,998.48)
(Investment) / withdrawal from investments in subsidiary & associates firms	(45.87)	25.49
(Investment in) / Proceeds from current investments	12,347.90	(1,338.28)
Purchase of property, plant and equipment and other intangible assets	(20,444.67)	(40.35)
Interest Income	223.49	(333.63)
<b>Net cash used in investing activities</b>	<b>(1,960.74)</b>	<b>(3,685.25)</b>
<b>Cash flows from financing activities</b>		
Proceeds from issue of equity instruments	-	43,000.00
Dividend Paid	(361.44)	-
Share issue expenses	(69.32)	-
Proceeds from borrowings	14,909.83	11,989.97
Repayment of borrowings	(8,811.46)	(11,477.10)
Payment of Lease Liabilities	(28.47)	(28.47)
Interest paid	(29.96)	(113.67)
Change in Non- Controlling Interest	0.01	-
<b>Net cash (used in) / generated by financing activities</b>	<b>5,609.19</b>	<b>43,370.73</b>
(Loss)/Gain on remeasurement of the defined benefit plan	(12.84)	(13.25)
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>(1,024.08)</b>	<b>37,537.90</b>
Cash and cash equivalents at the beginning of the period	2,172.47	2,330.27
<b>Cash and cash equivalents at the end of the period</b>	<b>1,148.39</b>	<b>39,868.17</b>
<b>Reconciliation of cash and cash equivalents with the Balance Sheet:</b>		
<b>Cash and cash equivalents at end of the period</b>	<b>1,148.39</b>	<b>39,868.17</b>

For and on behalf of the Board of Directors  
Arkade Developers Limited

Place: Mumbai  
Date: 16h Oct 2025



**Amit Jain**  
Chairman & Managing Director  
(DIN: 00139764)