

Date: 12th November 2025

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Sub: Submission of Investor Update/Presentation for the quarter ended on 30th September 2025

Dear Sir,

Please find attached the Investor update/Presentation for the quarter ended on 30th September 2025.

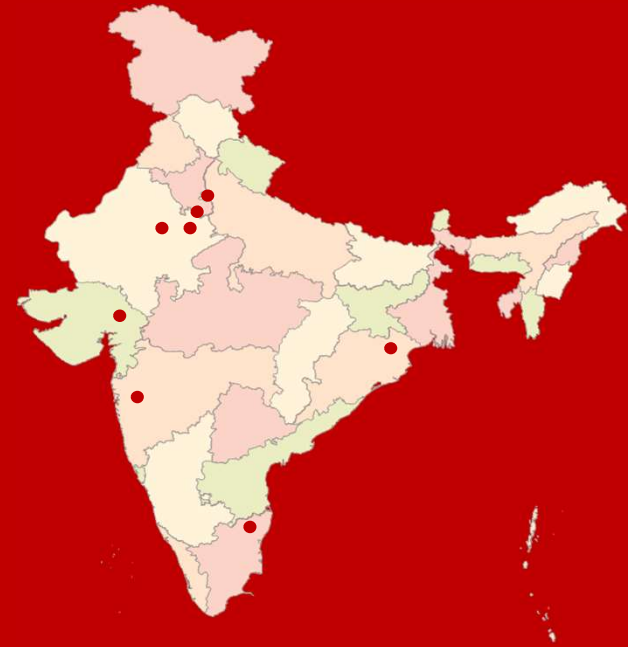
Kindly take the above presentation on record.

Thanking you,
For **Ashiana Housing Ltd.**

Nitin Sharma
(Company Secretary & Compliance Officer)
Membership No. 21191

Investor Update

Sep 2025



BHIWADI | GURUGRAM | PUNE | CHENNAI | JAIPUR | JAMSHEDPUR | JODHPUR | NEEMRANA

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Happiness all around



Going Extra Mile



Transparency



Never give Up

Glossary

Saleable Area Total saleable area of the entire project corresponding to 100% economic interest of all parties

Ongoing Projects Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; (ii) wherever required, all land for the project has been converted for intended land use; and (iii) construction development activity has commenced.

Future Projects Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; and (ii) our management has commenced with the formulation of development plans.

Land available for Future Development Lands in which we have obtained any right or interest, or have entered into agreements to sell/memorandum of understanding with respect to such rights or interest, as the case may be, and which does not form part of our Completed, Ongoing and Future Projects

Project Project includes project phases

Contents

01 Highlights and Overview



02 Ongoing Projects



03 Financials



04 Future Outlook



05 Annexures



Highlights and Overview

01 Highlights

02 Operational Overview

03 Financial Overview

04 Quarterly Performance

05 Cash Flow Position



Quarterly Highlights

- Value of area booked was recorded at Rs. 303.43 Crores in Q2FY26, compared to Rs. 430.97 Crores in Q1FY26 and Rs. 672.54 Crores in Q2FY25. Booked Area in Ashiana Amarah Phase 4 at Launch in Q2 FY25 (2.95 Isf), Launches in Q1FY26 included Aravali (0.74 Isf) and Tarang Phase 6 (1.56 Isf), while Phase 2 of Swarang (0.23 Isf) was launched in Q2FY26.
- Average realization price of Q2FY26 at Rs. 7,346 vs Rs. 7,245 in Q1FY26. The same was Rs 9,223 in Q2FY25, higher realization was mainly driven by bookings in Ashiana Amarah Phase 4 in Q2FY25.
- Equivalent area constructed (EAC) at 7.25 lakhs square feet in Q2FY26 vs 6.15 lakhs square feet in Q1FY26. EAC was 6.01 lakhs square feet in Q2FY25.
- Sales and Other income recorded at Rs.176.18 Crores in Q2FY26 vs Rs 302.72 Crores in Q1FY26 and Rs. 59.53 crores in Q2FY25. The decline in revenue attributable to lower deliveries (Area delivered in Q2FY26 at 2.73 lakhs sq ft vs 5.08 in Q1FY26).
- PAT reported at Rs.27.54 Crores in Q2FY26 vis a vis Rs 12.72 Crores in Q1FY26 and negative Rs. 7.55 crores in Q2FY25. PAT increased due to higher-margin sales from Projects Ashiana Advik and Ashiana Tarang in Q2 vs lower margin sales in Anmol in Q1 FY26. Recovery in Project Maitri has also contributed to increased PAT in Q2 FY'26.
- The Company settled a long-pending dispute related to the Development Agreement for Project Maitri, Kolkata, and received ₹18.50 crores as full and final settlement against the security deposit of ₹12.80 crores and other expenses incurred.
- Ashiana Aaroham project funded by International Finance Corporation (IFC) through allotment of ₹100 Crores Redeemable, Listed unsecured Non-Convertible Debentures.
- The Company has acquired 22.71 acres on perpetual lease at Mahindra World City, Chennai, to develop a Senior Living project adjacent to "Ashiana Vatsalya," with around 15 lakh sq. ft. saleable area and ₹ 1,200 crore sales potential.
- Pre – Tax Operating Cashflow at Rs.122.62 Crores in Q2FY26 vis a vis Rs 108.10 Crores in Q1FY26 and Rs.78.18 crores in Q2FY25. Healthy trend in cash flows continues due to better sales and collections.

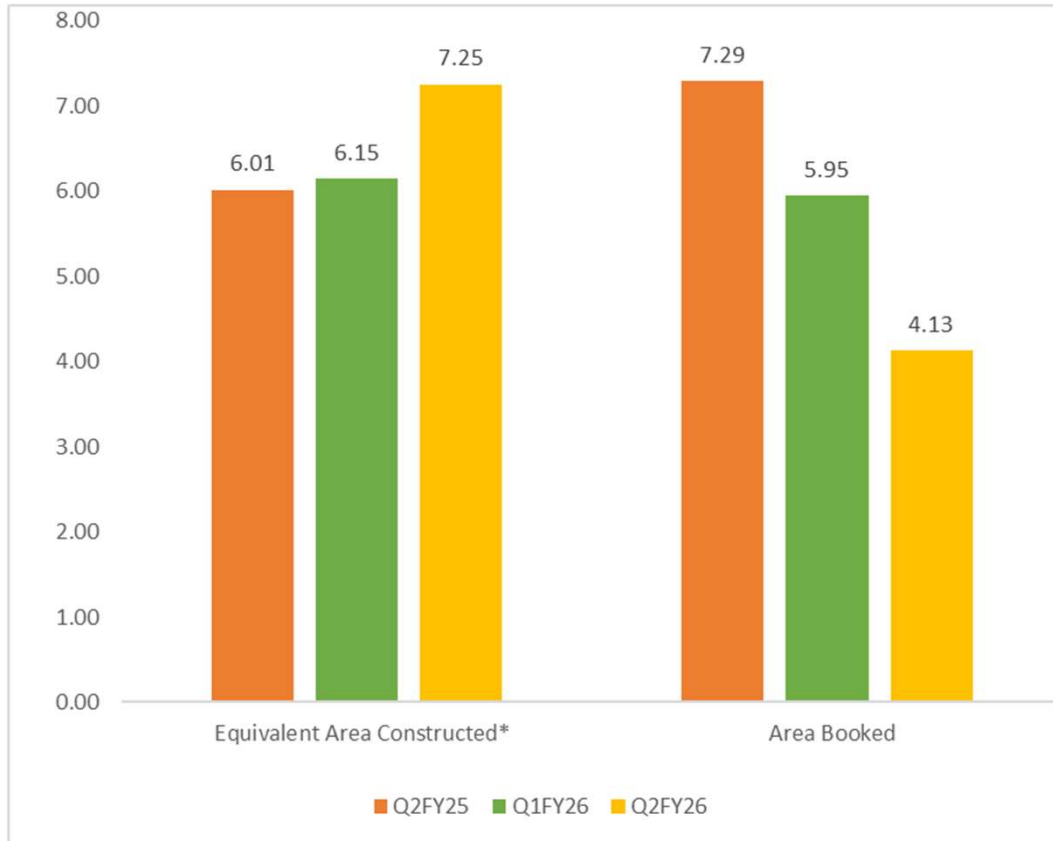
H1FY26 Highlights

- Value of Area Booked recorded at Rs 734.40 Crores (H1FY26) vs Rs 907.87 Crores (H1FY25), a downside of 19.11%. Higher revenue in H1 FY25 due to launch of Ashiana Amarah Ph-4.
- Area constructed at 13.44 lakhs square feet in H1FY26 vs 10.93 lakhs square feet in H1FY25, increased by 22.96%. Higher construction generally in line with higher commitments.
- Total revenue was reported at ₹478.90 crores in H1 FY26, compared to ₹188.04 crores in H1 FY25. The increase in revenue was primarily driven by higher area delivered (7.81 Isf vs 2.95 Isf).
- PAT for H1FY26 at positive Rs. 40.26 Crores vs negative Rs. 12.99 Crores in H1FY25 driven by higher revenue from operations.
- Launches: Ashiana Aravali (Single Phase) in Jaipur, Ashiana Tarang (Phase6) in Bhiwadi & Swarang (Phase 2) in Chennai
- Handover started for Ashiana Anmol Ph-2(Gurugram), Advik Ph-1(Bhiwadi), Tarang Ph-4B(Bhiwadi) and Shubham Ph-4B(Chennai).
- Pre – Tax Operating Cashflow recorded at Rs.230.72 Crores in H1FY26 vis a vis Rs 153.11 Crores in H1FY25, driven by higher collections.

Awards and Recognitions

- Our podcast, Adding Zindagi to Years, has been recognized with multiple prestigious awards:
 - Golden Mikes Award – Best Podcast/Audio Series in the Real Estate category
 - HT Podmasters Award – Winner in the Self-Help & Motivation category
 - India Audio Summit – Honored under the Society & Culture category
- Real Estate Excellence Award (North) for ‘TIMING THE MARKET: Award received for revolution in the housing sector and senior Living
- Awards received from Track2Realty: Awarded India’s No 1 Senior Living 9th time in a Row by Track to Reality for 2024-25.

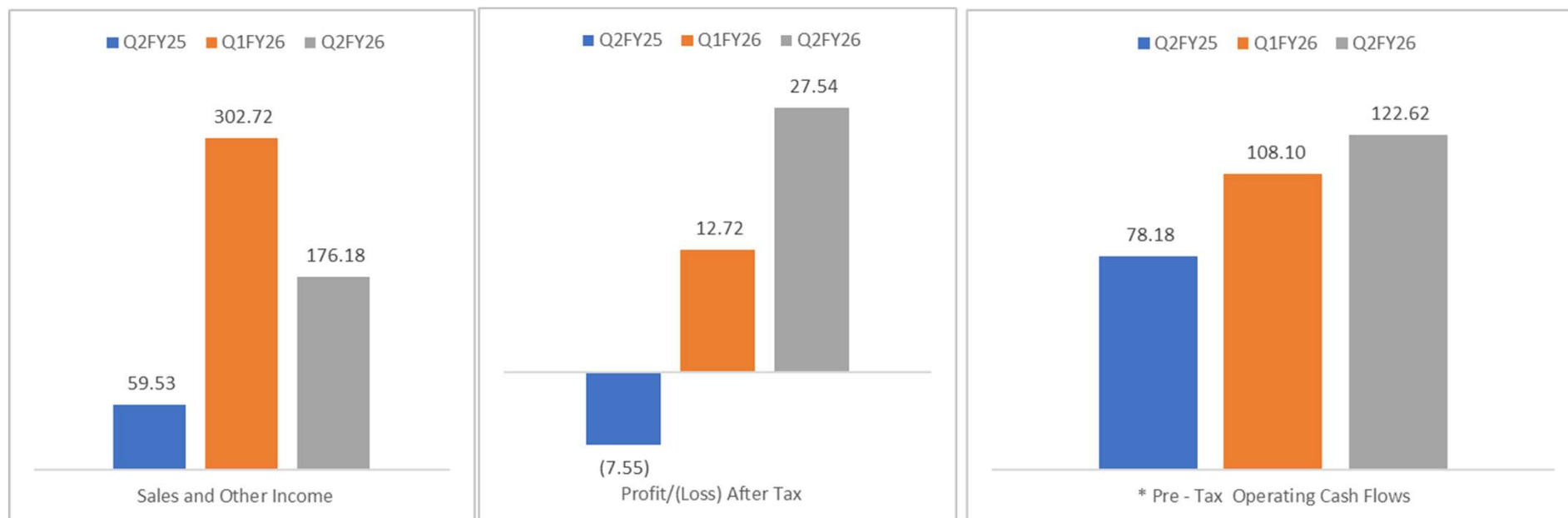
Quarterly Operational Overview



- Area booked at 4.13 lakh sq ft in Q2FY26 vs 5.95 lakh sq ft in Q1FY26 and 7.29 lakh sq ft in Q2FY25.
- EAC at 7.25 lakh sq ft in Q2FY26 vs 6.15 lakh sq ft in Q1FY26 and 6.01 lakh sq ft in Q2FY25.

Note : * Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.

Quarterly Financial Overview



- Sales and Other income recorded at Rs.176.18 Crores in Q2FY26 vis a vis Rs 302.72 Crores in Q1FY26 and Rs. 59.53 crores in Q2FY25.
- PAT reported at Rs.27.54 Crores in Q2FY26 vis a vis Rs 12.72 Crores in Q1FY26 and Negative Rs. 7.55 crores in Q2FY25.
- Pre – Tax Operating Cashflow recorded at Rs.122.62 Crores in Q2FY26 vis a vis Rs 108.10 Crores in Q1FY26 and Rs.78.18 crores in Q2FY25.

Quarter wise Performance

Period	Entity	INR Crores	Lakhs Sq. ft.	Lakhs Sq. ft.	Lakhs Sq. ft.
		Value of Area Booked	Area Booked	Equivalent Area Constructed*	Area Delivered & Recognized for Revenue
Q2FY26	AHL	275.35	3.83	7.02	2.73
	Partnership	28.08	0.30	0.23	0.00
	Total	303.43	4.13	7.25	2.73
Q1FY26	AHL	348.94	4.91	5.72	5.08
	Partnership	82.04	1.04	0.43	0.00
	Total	430.97	5.95	6.15	5.08
FY25	AHL	1851.92	26.03	19.23	9.97
	Partnership	84.83	0.94	0.89	0.03
	Total	1936.75	26.98	20.12	10.00
Q4	AHL	550.50	8.20	3.76	4.31
	Partnership	24.22	0.28	0.24	0.00
	Total	574.72	8.48	4.00	4.31
Q3	AHL	394.31	6.12	4.98	2.74
	Partnership	59.85	0.65	0.21	0.00
	Total	454.16	6.77	5.19	2.74
Q2	AHL	672.54	7.29	5.72	0.79
	Partnership	0.00	0.00	0.29	0.01
	Total	672.54	7.29	6.01	0.81
Q1	AHL	234.56	4.41	4.76	2.12
	Partnership	0.76	0.01	0.15	0.01
	Total	235.32	4.43	4.91	2.14
FY24	AHL	1775.27	25.91	20.23	23.86
	Partnership	22.95	0.49	0.45	0.91
	Total	1798.22	26.40	20.68	24.78

Quarterly Sales Trend

	Location	Projects	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26	
AHL	AHL										
	Neemrana	Aangan Neemrana	-460	-	-	607	-	-	-	-	
	Gurugram	Anmol	6,679	7,313	3,411	-	-	-	1,527	-	
	Gurugram	Amarah	-	3,76,880	-	2,94,880	57,085	1,22,725	75,798	47,196	
	Bhiwadi	Tarang	44,861	29,610	66,564	61,484	72,339	20,429	1,56,173	37,947	
	Bhiwadi	Ashiana Town	-1,640	7,460	37,430	46,370	37,270	15,195	-	-	
	Bhiwadi	Surbhi	-	-	-22,335	-1,690	255	-	-	17,170	
	Bhiwadi	Nirmay	2,078	1,553	-	298	7,467	1,843	2,816	1,553	
	Bhiwadi	Advik	33,828	34,692	54,106	31,723	32,329	25,271	67,655	43,796	
	Jodhpur	Dwarka	13,660	31,850	10,990	16,920	19,350	16,640	18,690	12,790	
	Jaipur	Umang	42,096	19,549	18,150	17,537	15,117	15,366	21,417	13,797	
	Jaipur	Amantran	6,700	7,030	10,400	16,680	28,745	27,385	8,325	-	
	Jaipur	Ekansh	43,027	54,248	1,62,675	28,290	2,07,704	34,420	15,528	31,977	
	Jaipur	Nitara	-	34,986	2,686	2,023	2,686	4,07,327	35,742	58,743	
	Jaipur	One44	-	2,28,901	-22,220	51,470	10,520	14,625	4,670	9,719	
	Chennai	Shubham	25,907	13,569	7,947	865	865	604	-	2,596	
	Chennai	Vatsalya	-	45,099	23,946	37,392	39,171	44,493	31,227	22,743	
	Pune	Utsav Lavasa	0	0	1295	-1830	-15	-3660	915	1,295	
	Pune	Malhar	87,166	79,654	42,348	64,809	40,340	29,482	24,496	47,610	
	Pune	Amodh	14,163	43,812	33,267	28,008	35,945	46,765	26,486	33,276	
Jamshedpur	Aditya	-	-	-	-	535	-	-535	535		
Jamshedpur	Prakriti	5,200	37,140	6,720	18,872	-	-	-	-		
Jamshedpur	Sehar	1,486	4,163	3,868	14,513	4,688	1,486	-	-		
AHL Total			3,24,751	10,57,509	4,41,248	7,29,221	6,12,396	8,20,396	4,90,930	3,82,743	
Partnership	Partnership										
	Chennai	Swarang	-	-	-	-	64,908	28,065	29,419	29,645	
	Jaipur	Vrinda Gardens	10,364	2,980	1,490	-	-	-	-	-	
	Jaipur	Gulmohar Gardens	-	-134	-	-	-	-	-	-	
	Jaipur	Aravali	-	-	-	-	-	-	74,514	647	
Partnership Total			10,364	2,846	1,490	-	64,908	28,065	1,03,933	30,292	
			3,35,115	10,60,355	4,42,738	7,29,221	6,77,304	8,48,461	5,94,863	4,13,035	

Project wise Cash Flow Position in Ongoing Projects

Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Amount Received (INR Crores)	Equivalent Area Constructed (Lakhs sq ft)
Bhiwadi	Tarang	Phase 5	2.67	2.67	111.72	65.69	1.85
Bhiwadi	Tarang	Phase 6	2.32	1.84	86.83	17.78	0.41
Bhiwadi	Advik	Phase 2	2.83	1.86	107.59	37.52	2.09
Chennai	Shubham	Phase 5	1.06	1.03	64.18	44.58	0.68
Chennai	Vatsalya	Phase 1	3.00	2.44	168.91	68.57	1.48
Gurugram	Anmol	Phase 3	4.47	4.47	290.35	200.60	4.25
Gurugram	Amarah	Phase 1	3.95	3.95	243.01	164.53	3.73
Gurugram	Amarah	Phase 2	3.77	3.77	290.25	195.29	2.72
Gurugram	Amarah	Phase 3	3.77	3.77	440.59	226.06	1.30
Gurugram	Amarah	Phase 4	4.79	3.90	561.74	153.79	0.64
Gurugram	Amarah	Phase 5	4.56	2.08	315.25	60.81	0.04
Jaipur	Ekansh	Phase 1	3.16	3.10	161.36	139.89	3.05
Jaipur	Ekansh	Phase 2	1.60	1.60	73.02	63.51	1.47
Jaipur	Ekansh	Phase 3	1.81	1.76	95.99	74.26	1.28
Jaipur	Ekansh	Phase 4	2.95	2.45	140.61	72.46	0.96
Jaipur	Nitara	Phase 1	1.27	0.67	50.16	31.28	1.09
Jaipur	Nitara	Phase 2	3.14	2.77	127.12	33.44	0.90
Jaipur	Nitara	Phase 3	2.24	2.01	87.26	15.78	0.00
Jaipur	One44	Phase 1	2.62	2.20	163.24	106.37	1.48
Jaipur	One44	Phase 2	1.48	0.78	69.70	16.61	0.05
Jamshedpur	Prakriti	Phase 1	2.57	2.57	138.51	121.40	2.30
Jamshedpur	Prakriti	Phase 2	1.78	1.78	102.74	77.11	0.89
Jamshedpur	Prakriti	Commercial Phase-II	0.14	0.14	9.30	0.93	0.08
Jodhpur	Dwarka	Phase 5	2.00	1.70	58.26	42.01	1.90
Pune	Malhar	Phase 1	2.62	2.58	142.10	120.16	2.65
Pune	Malhar	Phase 2	2.62	2.48	148.56	107.89	1.88
Pune	Malhar	Phase 3	2.62	1.20	78.27	36.12	0.65
Pune	Amodh	Phase 1	2.57	2.26	152.27	108.85	1.98
Pune	Amodh	Phase 2	1.29	1.05	85.21	33.11	0.49
AHL Total			75.68	64.89	4,564.08	2,436.41	42.28
Chennai	Swarang	Phase 1	1.58	1.31	117.27	50.23	0.76
Chennai	Swarang	Phase 2	0.88	0.21	20.19	1.83	0.05
Jaipur	Aravali	All	1.24	0.75	56.73	9.48	0.26
Partnership Total			3.69	2.27	194.18	61.54	1.06
Grand Total			79.38	67.16	4,758.27	2,497.95	43.35

- Out of a total saleable area of 79.38 Lakhs Sq. ft., 43.35 Lakhs Sq. ft. (55%) has already been constructed
- Out of the total area booked so far, an amount of around Rs. 2,260.32 Crores is to be received in due course in future

*Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.

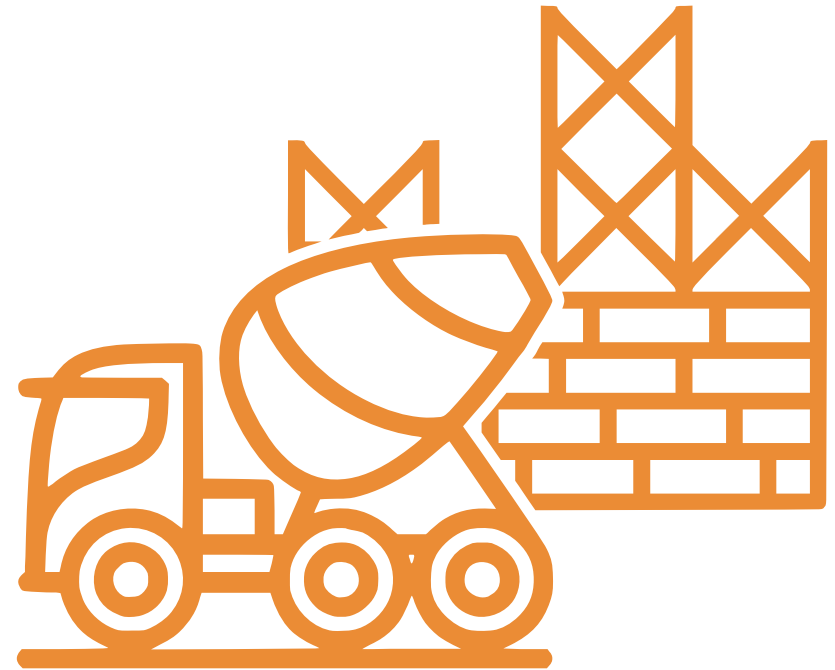
Ongoing Projects

01 Geographical Presence

02 Ongoing Projects Summary

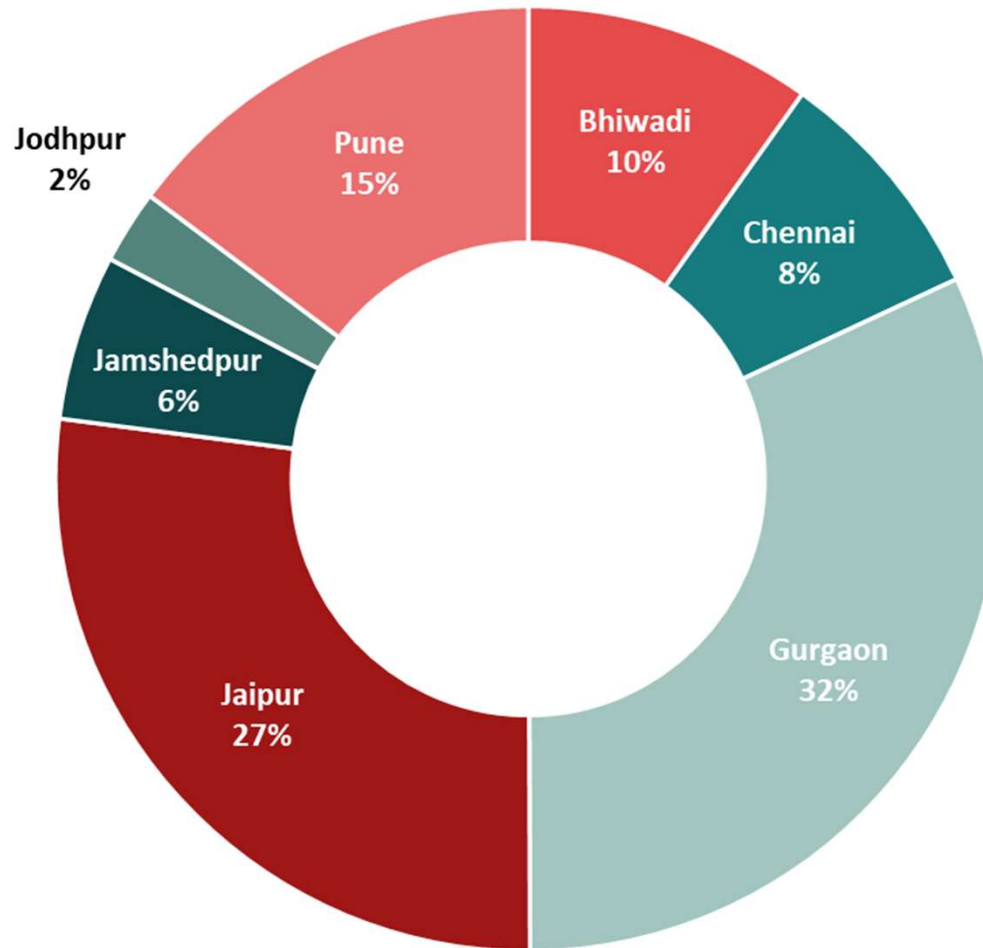
03 Break up of Area Booked

04 Operational Data - Yearly
- Quarterly



Geographical Presence

Saleable Area of Ongoing Projects



Ongoing Projects Summary – Expected Completion Timeline

Ownership	Location	Projects	Phase	Type	Economic Interest	Saleable Area (Lakhs sq ft)	Area Booked (Lakhs sq ft)	Expected Customer Handover Date	Possession Timeline as per RERA
AHL	Bhiwadi	Tarang	Phase 5	Premium Homes	100% Ownership	2.67	2.67	Q3FY27	Q1FY29
AHL	Bhiwadi	Tarang	Phase 6	Premium Homes	100% Ownership	2.32	1.84	Q4FY28	Q2FY29
AHL	Bhiwadi	Advik	Phase 2	Senior Living	100% Ownership	2.83	1.86	Q3FY27	Q4FY28
AHL	Chennai	Shubham	Phase 5	Senior Living	73.75% of Revenue Share	1.06	1.03	Q4FY26	Q3FY27
AHL	Chennai	Vatsalya	Phase 1	Senior Living	100% Ownership	3.00	2.44	Q1FY28	Q2FY29
AHL	Gurugram	Anmol	Phase 3	Kid Centric Homes	65% of Revenue Share	4.47	4.47	Q4FY26	Q3FY29
AHL	Gurugram	Amarah	Phase 1	Kid Centric Homes	100% Ownership	3.95	3.95	Q1FY27	Q4FY27
AHL	Gurugram	Amarah	Phase 2	Kid Centric Homes	100% Ownership	3.77	3.77	Q2FY27	Q3FY28
AHL	Gurugram	Amarah	Phase 3	Kid Centric Homes	100% Ownership	3.77	3.77	Q1FY28	Q3FY29
AHL	Gurugram	Amarah	Phase 4	Kid Centric Homes	100% Ownership	4.79	3.90	Q3FY28	Q1FY30
AHL	Gurugram	Amarah	Phase 5	Kid Centric Homes	100% Ownership	4.56	2.08	Q4FY29	Q4FY30
AHL	Jaipur	Ekansh	Phase 1	Premium Homes	77.25% Revenue Share	3.16	3.10	Q4FY26	Q3FY27
AHL	Jaipur	Ekansh	Phase 2	Premium Homes	77.25% Revenue Share	1.60	1.60	Q4FY26	Q4FY27
AHL	Jaipur	Ekansh	Phase 3	Premium Homes	77.25% Revenue Share	1.81	1.76	Q4FY27	Q2FY30
AHL	Jaipur	Ekansh	Phase 4	Premium Homes	77.25% Revenue Share	2.95	2.45	Q1FY28	Q4FY28
AHL	Jaipur	Nitara	Phase 1	Premium Homes	80.20% Revenue Share	1.27	0.67	Q2FY27	Q4FY28
AHL	Jaipur	Nitara	Phase 2	Premium Homes	80.20% Revenue Share	3.14	2.77	Q3FY28	Q2FY29
AHL	Jaipur	Nitara	Phase 3	Premium Homes	80.20% Revenue Share	2.24	2.01	Q1FY29	Q4FY29
AHL	Jaipur	One44	Phase 1	Elite Homes	77.40% Revenue Share	2.62	2.20	Q2FY28	Q3FY29
AHL	Jaipur	One44	Phase 2	Elite Homes	77.40% Revenue Share	1.48	0.78	Q4FY28	Q3FY29
AHL	Jamshedpur	Prakriti	Phase 1	Premium Homes	73.61% Revenue Share	2.57	2.57	Q3FY27	Q3FY28
AHL	Jamshedpur	Prakriti	Phase 2	Premium Homes	73.61% Revenue Share	1.78	1.78	Q4FY27	Q3FY28
AHL	Jamshedpur	Prakriti	Commercial Phase-II	Premium Homes	73.61% Revenue Share	0.14	0.14	Q4FY27	Q3FY28
AHL	Jodhpur	Dwarka	Phase 5	Premium Homes	100% Ownership	2.00	1.70	Q3FY26	Q2FY27
AHL	Pune	Malhar	Phase 1	Premium Homes	65% Revenue Share	2.62	2.58	Q3FY26	Q3FY27
AHL	Pune	Malhar	Phase 2	Premium Homes	65% Revenue Share	2.62	2.48	Q2FY27	Q1FY28
AHL	Pune	Malhar	Phase 3	Premium Homes	65% Revenue Share	2.62	1.20	Q1FY28	Q4FY28
AHL	Pune	Amodh	Phase 1	Senior Living	80% Revenue Share	2.57	2.26	Q2FY27	Q4FY27
AHL	Pune	Amodh	Phase 2	Senior Living	80% Revenue Share	1.29	1.05	Q1FY28	Q4FY28
AHL Total						75.68	64.89		
Partnership	Chennai	Sarang	Phase 1	Senior Living	50% of the Profits	1.58	1.31	Q4FY27	Q2FY28
Partnership	Chennai	Sarang	Phase 2	Senior Living	50% of the Profits	0.88	0.21	Q4FY28	Q3FY29
Partnership	Jaipur	Aravali	All	Premium Homes	50% of the Profits	1.24	0.75	Q4FY28	Q2FY29
Partnership Total						3.69	2.27		
Grand Total						79.38	67.16		

Year wise Deliveries of Ongoing Projects

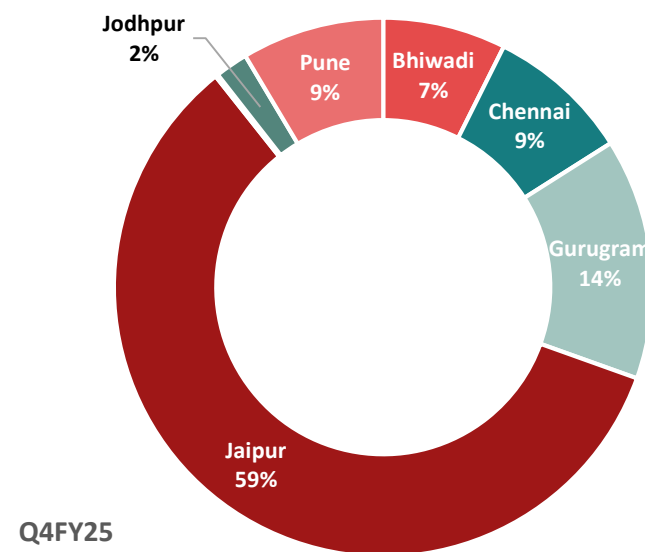
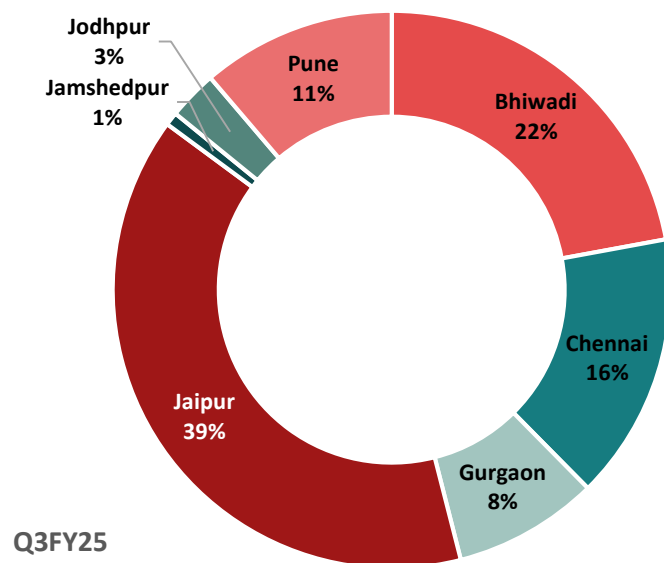
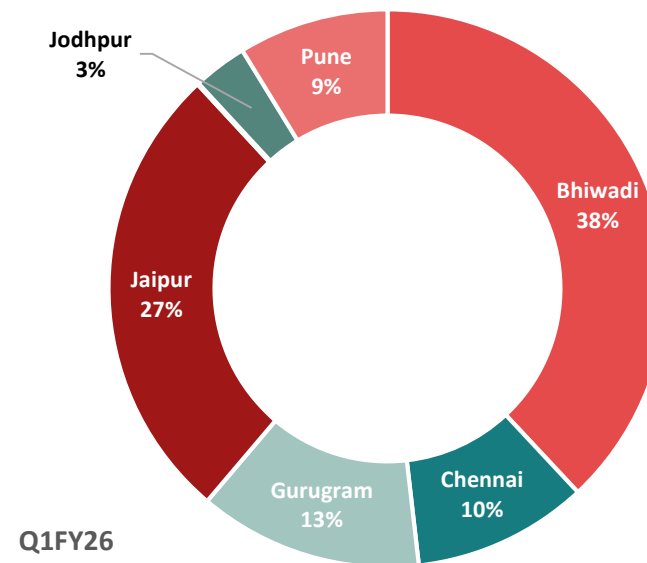
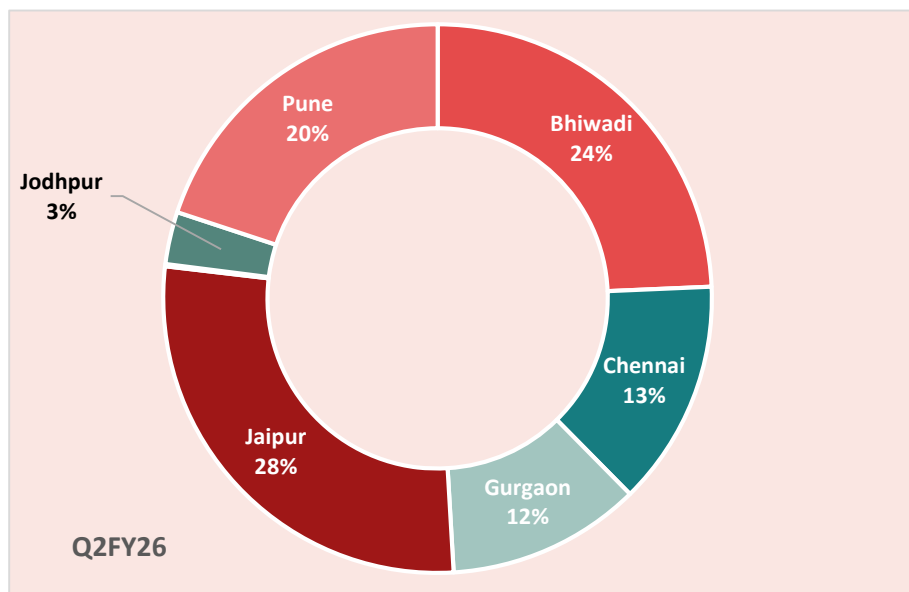
Year	Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Unsold Area (Lakhs sq ft)	Unsold Value (INR Crores)	Total Value (INR Crores)	Expected Customer Handover Date
FY26	Gurugram	Anmol	Phase 2	2.83	152.17	0.00	0.00	152.17	Handover started
	Chennai	Shubham	Phase 4B	1.77	93.11	0.00	0.00	93.11	Handover started
	Bhiwadi	Advik	Phase 1	3.64	184.94	0.11	3.22	188.16	Handover started
	Bhiwadi	Tarang	Phase 4B	0.76	28.41	0.00	0.00	28.41	Handover started
	Chennai	Shubham	Phase 5	1.06	64.18	0.03	2.00	66.18	Q4FY26
	Gurugram	Anmol	Phase 3	4.47	290.35	0.00	0.00	290.35	Q4FY26
	Jaipur	Ekansh	Phase 1	3.16	161.36	0.06	3.59	164.94	Q4FY26
	Jaipur	Ekansh	Phase 2	1.60	73.02	0.00	0.00	73.02	Q4FY26
	Jodhpur	Dwarka	Phase 5	2.00	58.26	0.29	9.86	68.12	Q3FY26
	Pune	Malhar	Phase 1	2.62	142.10	0.04	2.79	144.88	Q3FY26
				23.91	1,247.89	0.55	21.45	1,269.34	
FY27	Bhiwadi	Tarang	Phase 5	2.67	111.72	0.00	0.00	111.72	Q3FY27
	Bhiwadi	Advik	Phase 2	2.83	107.59	0.96	53.40	160.99	Q3FY27
	Chennai	Swarang	Phase 1	1.58	117.27	0.27	20.47	137.74	Q4FY27
	Gurugram	Amarah	Phase 1	3.95	243.01	0.00	0.00	243.01	Q1FY27
	Gurugram	Amarah	Phase 2	3.77	290.25	0.00	0.00	290.25	Q2FY27
	Jaipur	Nitara	Phase 1	1.27	50.16	0.60	42.10	92.26	Q2FY27
	Jaipur	Ekansh	Phase 3	1.81	95.99	0.05	3.18	99.17	Q4FY27
	Jamshedpur	Prakriti	Phase 1	2.57	138.51	0.00	0.00	138.51	Q3FY27
	Jamshedpur	Prakriti	Phase 2	1.78	102.74	0.00	0.00	102.74	Q4FY27
	Jamshedpur	Prakriti	Commercial Phase-II	0.14	9.30	0.00	0.00	9.30	Q4FY27
	Pune	Malhar	Phase 2	2.62	148.56	0.14	8.67	157.23	Q2FY27
	Pune	Amodh	Phase 1	2.57	152.27	0.31	21.36	173.63	Q2FY27
					27.57	1,567.37	2.33	149.19	1,716.56

Year wise Deliveries of Ongoing Projects

Year	Location	Projects	Phase	Saleable Area (Lakhs sq ft)	Sale Value of Area Booked (INR Crores)	Unsold Area (Lakhs sq ft)	Unsold Value (INR Crores)	Total Value (INR Crores)	Expected Customer Handover Date
FY28	Bhiwadi	Tarang	Phase 6	2.32	86.83	0.48	22.35	109.18	Q4FY28
	Chennai	Vatsalya	Phase 1	3.00	168.91	0.56	35.67	204.58	Q1FY28
	Chennai	Swarang	Phase 2	0.88	20.19	0.67	50.69	70.88	Q4FY28
	Gurugram	Amarah	Phase 3	3.77	440.59	0.00	0.00	440.59	Q1FY28
	Gurugram	Amarah	Phase 4	4.79	561.74	0.89	139.73	701.47	Q3FY28
	Jaipur	One44	Phase 1	2.62	163.24	0.42	38.09	201.33	Q2FY28
	Jaipur	One44	Phase 2	1.48	69.70	0.70	65.33	135.03	Q4FY28
	Jaipur	Ekansh	Phase 4	2.95	140.61	0.50	31.13	171.75	Q1FY28
	Jaipur	Nitara	Phase 2	3.14	127.12	0.37	19.17	146.29	Q3FY28
	Jaipur	Aravali	All	1.24	56.73	0.48	35.83	92.55	Q4FY28
	Pune	Malhar	Phase 3	2.62	78.27	1.42	89.07	167.34	Q1FY28
Pune	Amodh	Phase 2	1.29	85.21	0.23	16.56	101.77	Q1FY28	
FY29				30.09	1,999.12	6.74	543.63	2,542.75	
	Jaipur	Nitara	Phase 3	2.24	87.26	0.24	11.77	99.03	Q1FY29
	Gurugram	Amarah	Phase 5	4.56	315.25	2.48	390.34	705.59	Q4FY29
				6.80	402.51	2.72	402.11	804.62	
Total				88.37	5,216.89	12.33	1,116.37	6,333.26	
Delivered				9.00	458.62	0.11	3.22	461.84	
Ongoing Projects				79.38	4,758.27	12.22	1,113.15	5,871.42	

- Year on year revenues driven by deliveries. Deliveries might change from one year to another depending on execution/any other reason
- From Ongoing Projects, Revenue of Rs. 4,758.27 Crores already locked in over next 3-4 years from the sale of units and unsold value of Rs. 1,113.15 Crores would contribute to revenue as and when the units are subsequently sold and delivered.
- This list is updated with scheduled year of deliveries, as and when new projects are launched

Break Up of Area Booked (QoQ)



Yearly Operational Data

Particulars	Unit	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
Equivalent Area Constructed*	Lakhs Sq. ft.	23.44	17.39	8.16	7.68	9.85	11.66	16.20	16.73	20.68	20.12
Area Booked	Lakhs Sq. ft.	8.63	6.96	6.93	10.79	19.82	14.97	14.76	25.86	26.40	26.98
Value of Area Booked	INR Lakhs	28,421	22,508	21,736	33,262	67,163	53,468	57,325	1,31,343	1,79,822	1,93,675
Average Realization	INR/Sq. ft.	3,293	3,234	3,137	3,082	3,388	3,571	3,883	5,080	6,811	7,179

*Equivalent Area Constructed (EAC) does not include EWS/LIG area as it is not a business activity of the company.

Quarterly Operational Data

Particulars	Unit	Q1FY24	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26
Equivalent Area Constructed*	Lakhs Sq. ft.	4.35	4.59	4.77	6.97	4.91	6.01	5.19	4.00	6.15	7.25
Area Booked	Lakhs Sq. ft.	6.53	5.92	3.35	10.60	4.43	7.29	6.77	8.48	5.95	4.13
Value of Area Booked	INR Lakhs	43,620	32,560	17,389	86,254	23,532	67,254	45,416	57,472	43,097	30,343
Average Realization	INR/ Sq. ft.	6,684	5,498	5,189	8,134	5,315	9,223	6,705	6,774	7,245	7,346

*Equivalent Area Constructed (EAC) does not include EWS/LIG area as it is not a business activity of the company

Financials

01 Financial Summary YoY

02 Financial Summary QoQ



Financial Summary YoY (Consolidated)

Particulars	Unit	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
Sales and Other Income	INR Crores	334.92	350.63	317.55	259.31	233.59	425.19	966.52	557.45
Operating Expenditure	INR Crores	266.92	303.37	316.84	241.11	230.71	379.41	847.22	511.22
EBITDA	INR Crores	68.00	47.26	0.72	18.20	2.89	45.78	119.30	46.23
Profit After Tax	INR Crores	38.23	13.78	(30.24)	1.72	(7.04)	27.88	83.40	18.24
Other Comprehensive Income	INR Crores	7.98	5.33	1.29	2.36	0.50	0.91	0.85	0.62
Total Comprehensive Income	INR Crores	46.21	19.10	(28.95)	4.08	(6.56)	28.78	84.24	18.86
* Pre - Tax Operating Cash Flows	INR Crores	(20.21)	16.41	34.22	171.65	165.04	84.85	304.46	429.90
EBITDA Margin	%	20.30%	13.48%	0.23%	7.02%	1.24%	10.77%	12.34%	8.29%
Net Profit /(Net Loss) Margin	%	11.42%	3.93%	-9.52%	0.66%	-3.01%	6.56%	8.63%	3.27%
TCI Margin	%	13.80%	5.45%	-9.12%	1.57%	(2.81%)	6.77%	8.72%	3.38%
Return on Average Net Worth	%	6.21%	2.47%	-3.78%	0.53%	(0.86%)	3.78%	10.94%	2.46%
Debt to Equity Ratio		0.16	0.20	0.17	0.07	0.21	0.22	0.17	0.34

*Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3.

Financial Summary QoQ (Consolidated)

Particulars	Unit	Q2FY24	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26	Q2FY26
Sales and Other Income	INR Crores	351.02	189.25	296.96	128.51	59.53	139.93	229.48	302.72	176.18
Operating Expenditure	INR Crores	312.76	151.75	269.38	128.85	66.27	116.04	200.05	280.92	136.45
EBITDA	INR Crores	38.26	37.50	27.58	(0.35)	(6.74)	23.89	29.43	21.79	39.74
Profit/(Loss) After Tax	INR Crores	27.35	27.80	17.38	(5.45)	(7.55)	10.89	20.34	12.72	27.54
Total Comprehensive Income	INR Crores	27.52	28.08	17.45	(5.11)	(8.12)	11.24	20.85	13.27	28.30
* Pre - Tax Operating Cash Flows	INR Crores	75.29	53.83	92.20	74.92	78.18	120.42	156.37	108.10	122.62
EBITDA Margin	%	10.90%	19.81%	9.29%	(0.27%)	(11.32%)	17.07%	12.82%	7.20%	22.55%
Net Profit /(Net Loss) Margin	%	7.79%	14.69%	5.85%	(4.24%)	(12.67%)	7.78%	8.86%	4.20%	15.63%
TCI Margin	%	7.84%	14.84%	5.88%	(3.98%)	(13.64%)	8.03%	9.09%	4.38%	16.06%

*Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3.

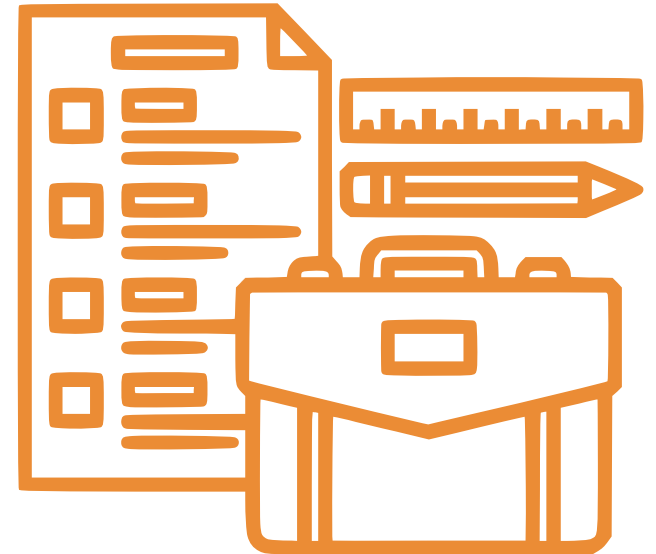
** In Q3FY25, PAT had a one-time impact of Rs. 5 Crores payout wrt. GST matter of Treehouse Hotel (shown as an exceptional line item in P&L).

Future Outlook

01 Future Projects Summary

02 Land available for Future Development

03 Completed Projects having Inventory



Future Projects Summary

Location	Project	Phase	Economic Interest	Saleable Area (Lakhs Sq. ft.)
Bhiwadi	Tarang	7	100% Ownership	0.60
Bhiwadi	Advik	3,4 & 5	100% Ownership	7.65
Gurugram	Aaroham	All	100% Ownership	11.54
Jaipur	Ekansh	Plaza	77.25% Revenue Share	0.13
Jaipur	One44	Plaza	77.40% Revenue Share	0.04
Jaipur	Nitara	Plaza	80.20% Revenue Share	0.07
Jamshedpur	Amaya	All	73.35% Revenue Share	6.64
Chennai	Vatsalya	2,3,4 & 5	100% Ownership	10.00
Chennai	Swarang*	3 and 4	50% of the Profits	2.90
Neemrana	Aangan	2	100% Ownership	4.37
Pune	Amodh	3,4 and 5	80% Revenue Share	3.06
Pune	Malhar	4 and 5	65% Revenue Share	3.94
Pune	Utsav Lavasa	5	100% Ownership	0.84
Total				51.78

- Ashiana Swarang is acquired by Kairav Developers Ltd. (a joint venture company with equal economic interest of Ashiana Housing Ltd. and Arihant Foundations)
- In some of the projects, saleable area has been updated as per latest/revised phasing plan.

Land available for Future Development

Location	Land/ Project Name	Estimated Area (Acres)	Estimated Saleable Area (Lakhs Sq. ft)	Proposed Development
Bhiwadi	Milakpur*	40.63	31.00	Premium Homes/ Senior Living
Chennai	Mahindra World City, Chennai	22.71	15.00	Senior Living
Jaipur	Ashiana Oma	11.24	11.00	Premium Homes
Total		74.58	57.00	

*Note: * Milakpur Land is under acquisition and company's writ petition is pending before the Hon'ble High Court of Rajasthan against acquisition*

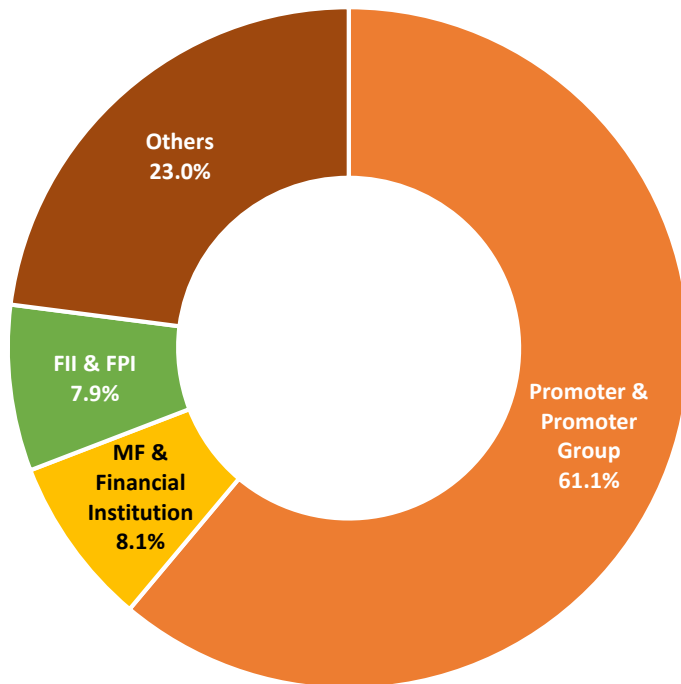
Completed Projects having Inventory

Location	Projects	Phase	Economic Interest	Type	Saleable Area (Lakhs sq ft)	Booked Area (Lakhs sq ft)	Unbooked Area (Lakhs sq ft)
Bhiwadi	Surbhi	1-5 & Plaza	100% Ownership	Premium Homes	4.02	3.51	0.51
Bhiwadi	Nirmay	4	100% Ownership	Senior Living	2.09	2.03	0.06
Bhiwadi	Advik	1	100% Ownership	Senior Living	3.64	3.52	0.12
Gujarat	Navrang	1	81 % of Revenue	Premium Homes	1.68	1.66	0.02
Neemrana	Aangan Neemrana	Plaza	100% Ownership	Premium Homes	0.04	0.02	0.02
Jaipur	Amantran	1, 2 and 3	75% of Revenue Share	Premium Homes	8.65	8.47	0.18
Jaipur	Rangoli Gardens Plaza	Plaza	50% of the Profits	Premium Homes	0.68	0.58	0.10
Jaipur	Umang	5 & 6	100% Ownership	Kid Centric Homes	6.72	6.64	0.08
Jaipur	Umang	Plaza	100% Ownership	Shops	0.09	0.07	0.02
Pune	Utsav Lavasa	1, 2, 3 & 4	100% Ownership	Senior Living	5.12	4.26	0.86
Total					32.73	30.76	1.97

*** CC for Phase-4 Ashiana Utsav, Lavasa was received on 4th July 24 and it is moved to completed projects, it is yet to be launched for sales*

Shareholding Pattern as on 30th Sep 2025

Shareholding Pattern



Institutional Holding above 1%

Rank	Fund / Institution	No. of Shares	% Holding
1	SBI Contra Fund	80,18,812	8.0%
2	India Capital Fund Limited	68,97,903	6.9%
3	Investor Education And Protection Fund Authority Ministry Of Corporate Affairs	35,58,894	3.5%



**For Any
Queries, Contact**



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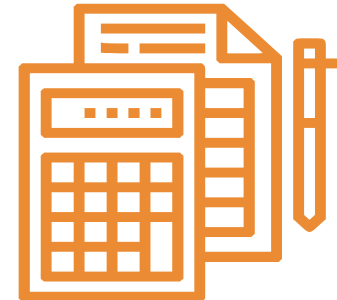
Annexure

01 About Ashiana

02 Business Model

03 Accolades

04 Abbreviations



About Ashiana

 Incorporation / Headquarters	<ul style="list-style-type: none">● 1979 in Patna, New Delhi
 Industry	<ul style="list-style-type: none">● Real Estate with focus on residential apartments
 Business Segments	<ul style="list-style-type: none">● Premium Homes, Senior Living & Kid Centric Homes
 Areas of Operation	<ul style="list-style-type: none">● Jaipur, Bhiwadi, Jodhpur, Jamshedpur, Neemrana, Gurugram, Pune and Chennai
 Key Metrics (as on Mar 31, 2025)	<ul style="list-style-type: none">● 323.02 lakhs sq. ft. constructed● Operations in 8 Locations● 19,120 homes delivered

Note: Key Metrics are updated on annual basis at the end of each Financial Year

Business Model

High quality in-house construction

- In house end-to-end construction capabilities – Ensure higher control over cost and quality and flexibility in execution
- Focus on use of high quality and efficient construction methodologies & techniques to help reduce time and cost

In-house sales and marketing

- Instead of broker-driven model, Ashiana has in-house sales and marketing team
- Ensures greater ownership of customers and helps in selling projects to them in future
- High proportion of customer referral sales to overall sales due to established brand and high customer satisfaction level

In-house Facility Management Services

- Services provided to some of the projects of Ashiana through its wholly owned subsidiary
- Other than facility management and maintenance facilities, resale and renting services also provided
- This acts as a continuous direct customer feedback channel

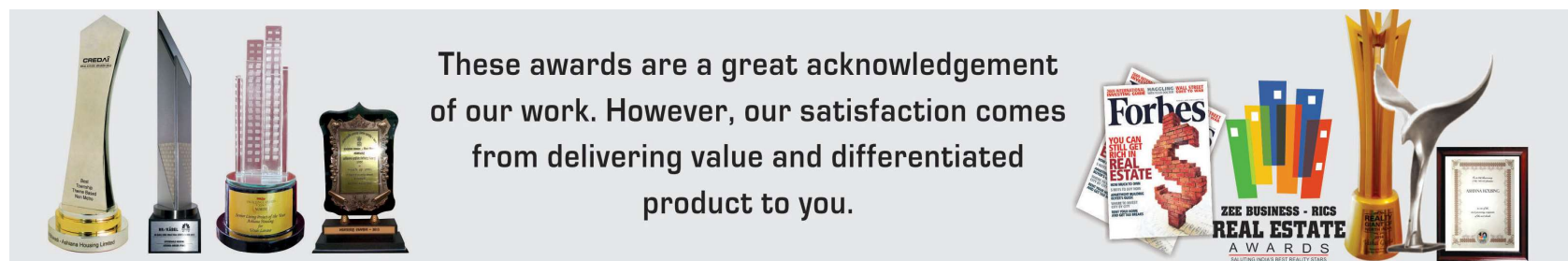
Land is Raw Material

- Execution based model instead of land banking model
- Target land inventory of 5-7 times of current year execution plan

Accolades

Awards & Recognitions

2010	2011	2012	2013	2014	2015
<ul style="list-style-type: none"> Rated by FORBES' among Asia's 200 Best Under a Billion Dollar Companies Received BMA - Siegwark award for Corporate Social Responsibility 	<ul style="list-style-type: none"> Ashiana Aangan Bhiwadi awarded as India's Best Residential Project (North) by ZEE - Business RICS Awards Ashiana Woodlands, Jamshedpur awarded as India's Best Residential Project (East) by ZEE - Business RICS Awards Rated by FORBES' among Asia's 200 Best Under a Billion Dollar Companies twice in a row 	<ul style="list-style-type: none"> Ashiana Aangan, Bhiwadi awarded as India's Best Affordable Housing by CNBC Awaaz Ashiana Aangan, Bhiwadi awarded as NCR's Best Affordable Housing by CNBC Awaaz Received BMA - Siegwark award for Corporate Social Responsibility 	<ul style="list-style-type: none"> Received Bhamashah award for Contribution made in the field of Education by Govt. of Rajasthan Think Media Award for Outstanding Corporate Social Responsibility work in Real Estate Sector Honored by Bharat Vikas Parishad Rajasthan for Corporate Social Responsibility activities 	<ul style="list-style-type: none"> Awarded as Realty Giants North India by Realty Kings North India Received Bhamashah award for Contribution made in the field of Education by Govt. of Rajasthan Ashiana Utsav, Lavasa awarded as Senior Living Project of the Year in India by Realty Excellence Award 	<ul style="list-style-type: none"> CNBC Awaaz felicitated Ashiana Housing Limited with One of the Most Promising Company of the Next Decade Rangoli Gardens, Jaipur awarded as The Best Budget Apartment Project of the Year by NDTV PROFIT
2015	2017	2018	2019	2020	
<ul style="list-style-type: none"> Received Bhamashah award for Contribution made in the field of Education by Govt. of Rajasthan Received FICCI "Category" - CSR Award for Small & Medium Enterprises (SME) with turnover upto 200 crores p.a. 	<ul style="list-style-type: none"> NDTV Property Awards 2016 felicitated "Ashiana Dwarka" as "Budget Apartment Project of the Year" in Tier 2 cities 2017 Received CIDC Vishwakarma Awards 2017 under the category "Achievement Award for Construction Skill Development" 2017 Received CREDAI CSR Award 16-17 under the category "Education (Establishing of schools, educational institutions and creating educational facilities)" 2017 	<ul style="list-style-type: none"> Awarded Themed Project of the Year for Ashiana Umang, Kid Centric Homes by Realty+ Excellence Awards (North) Awarded Real-Estate Website of the Year for being user friendly, visually aesthetic with easy navigation by Realty+ Excellence Awards (North) 2018 	<ul style="list-style-type: none"> Recognised for Digital Campaign of the year "Behatar Parvarish ka Pata" by ABP News Ranked as India's No. 1 Senior Living Brand 3 times in a row by Track2 Realty 	<ul style="list-style-type: none"> Recognised as Best Theme based Project "Ashiana Anmol-Kid Centric" by Realty+ Excellence Awards (North) 2019 Ranked as No. 1 Developer in North India and No. 5 in India by Track2 Realty. 	

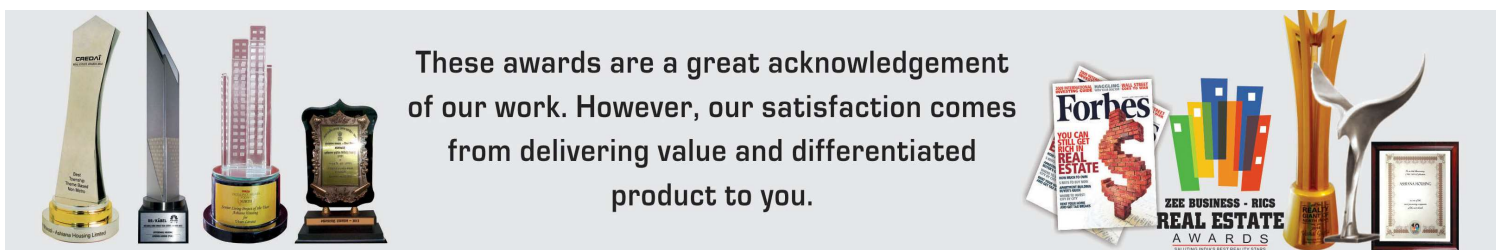


These awards are a great acknowledgement of our work. However, our satisfaction comes from delivering value and differentiated product to you.

Accolades

Awards & Recognitions

2021	2023	2025
<ul style="list-style-type: none"> Ranked as India's No. 1 Senior Living Brand 4 times in a row by Track2 Realty 	<ul style="list-style-type: none"> Received Bhamashah Award from the Govt. of Rajasthan after 2 years gap due to covid; added to this, the Govt. has also conferred the title "Shiksha Bhushan" for Ashiana's contribution to basic education in the state of Rajasthan. Ranked as India's No. 1 Senior Living Brand 6 times in a row by Track 2 Realty. Bestowed with the Best Pavilion Award at the CREDAI Real Estate Expo held in Jaipur 	<ul style="list-style-type: none"> Awards received from Track2Realty. <ul style="list-style-type: none"> ✓ No.1 in Senior Housing across India (8th time in a row) for 2023-24 ✓ No.3 in North India across asset class ✓ No.5 in Best Brand in the CSR segment PAN India ✓ No.9 in Real Estate Employer (employment track record) in India ✓ No.9 in Public Perception (Consumer Confidence) across India ✓ No.10 in the Residential Segment across India ✓ No.10 in Best practices in the industry PAN India CREDAI Expo Pune Best Visual Merchandising Award. ET Realty Awards <ul style="list-style-type: none"> ✓ Amodh has been recognized as the Senior Living Project of the Year 2025 at The Economic Times Real Estate Awards 2025 (National Edition). Our podcast, Adding Zindagi to Years, has been recognised with multiple prestigious awards: <ul style="list-style-type: none"> 🏆 Golden Mikes Award – Best Podcast/Audio Series in the Real Estate category 🏆 HT Podmasters Award – Winner in the Self-Help & Motivation category 🏆 India Audio Summit – Honoured under the Society & Culture category Award for Revolution in the housing sector and senior Living <ul style="list-style-type: none"> ✓ Real Estate Excellence Award (North) for 'TIMING THE MARKET' Awards received from Track2Realty. <ul style="list-style-type: none"> ✓ Awarded India's No 1 Senior Living 9th time in a Row by Track to Reality for 2024-25
<ul style="list-style-type: none"> Ranked as India's No. 1 Senior Living Brand 5th time in a row by Track2 Realty Ashiana Amantran awarded as best "Residential Project – in High-end (Non-Metro: Ongoing)" category by ET Realty Awards 2022 		
2024		
<ul style="list-style-type: none"> Bestowed with our 9th Bhamashah award for Shiksha Bhushan in recognition of our commitment to education in Rajasthan CREDAI - Pune Metro has awarded us for maintaining the Best Creche Facility in labour areas for our project Ashiana Malhar in Pune. Ranked as India's No. 1 Senior Living Brand 7 times in a row by Track 2 Realty. ONE44 in Jaipur (Rajasthan) awarded as Outstanding Project (Regional) of the Year by Golden Bricks. Ashiana Vatsalya in Chennai (Tamil Nadu) awarded as Innovative Concept Object (Regional) of the year to our project by Golden Bricks. 		



Abbreviations

- Sq. ft.: Square Feet
- EAC: Equivalent Area Constructed
- PAT : Profit after Tax
- EBITDA: Earning before Interest, Tax, Depreciation and Amortization
- TCI: Total Comprehensive Income

Glossary

Saleable Area

Total saleable area of the entire project corresponding to 100% economic interest of all parties

Ongoing Projects

Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; (ii) wherever required, all land for the project has been converted for intended land use; and (iii) construction development activity has commenced.

Future Projects

Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; and (ii) our management has commenced with the formulation of development plans.

Land available for Future Development

Lands in which we have obtained any right or interest, or have entered into agreements to sell/memorandum of understanding with respect to such rights or interest, as the case may be, and which does not form part of our Completed, Ongoing and Future Projects

Project

Project includes project phases

Safe Harbor

Except for the historical information contained herein, statements in this presentation and the subsequent discussions, which include words or phrases such as "will", "aim", "will likely result", "would", "believe", "may", "expect", "will continue", "anticipate", "estimate", "intend", "plan", "contemplate", "seek to", "future", "objective", "goal", "likely", "project", "should", "potential", "will pursue", and similar expressions of such expressions may constitute "forward-looking statements". These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. These risks and uncertainties include, but are not limited to our ability to successfully implement our strategy, our growth and expansion plans, obtain regulatory approvals, our provisioning policies, technological changes, investment and business income, cash flow projections, our exposure to market risks as well as other risks. The Company does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.