TARC

August 11, 2026

To,
The General Manager,
Deptt of Corporate Services,
BSE Limited,
P.J. Tower, Dalal Street,
Mumbai – 400001

Equity Scrip code: 543249
Debt Scrip Code: 976606

To,
The Vice President,
National Stock Exchange of India Limited,
Exchange Plaza,
Bandra Kurla Complex, Bandra (E)
Mumbai – 400051

Scrip Symbol: TARC

Sub.: Investor Presentation

Dear Sir / Madam,

Pursuant to provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed a copy of Investor Presentation for your information and record.

Thanking You

For TARC Limited

Amit Narayan
Digitally signed by Amit Narayan
Date: 2026.08.11 21:18:24 +05'30'

Amit Narayan
Company Secretary
A20094

TARC

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Differentiated Luxury. Curated Residences.

Investor Presentation Q1FY27

Disclaimer

This presentation contains "forward looking statements" including, but not limited to, statements relating to the implementation of strategic initiatives, and other statements relating to future business developments and economic performance.

While these forward looking statements indicate our assessment and future expectations concerning the development of our business, a number of risks, uncertainties and other unknown factors could cause actual developments and results to differ materially from our expectations.

These factors include, but are not limited to, general market, macro-economic, governmental and regulatory trends, movements in currency exchange and interest rates, competitive pressures, technological developments, changes in the financial conditions of third parties dealing with us, legislative developments, and other key factors that could affect our business and financial performance.

TARC Limited undertakes no obligation to publicly revise any forward looking statements to reflect future / likely events or circumstances.

AGENDA

Q1 FY2027 Investor Presentation

Delhi & Gurugram: India's Luxury Epicentre

LIFESTYLE driven
Luxury Living

HIGH-MARGIN
Business Model

Design-Led,
CURATED LUXURY RESIDENCES

OWNED & FULLY PAID Land Bank

Strategic Focus:
NEW DELHI & GURUGRAM

EXPERIENCE CENTRE
Driven
LUXURY SELLING

EXECUTION
and **DELIVERY FOCUS**

Strong **NET OPERATING CASHFLOW**

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Q1 FY2027 Financial Performance (Consolidated)

- **Total Income for Q1FY2027 stood at ₹218.71 crore**, reflecting continued revenue recognition from TARC Tripundra
- **EBITDA for Q1FY2027 stood at ₹41.76 crore**, marking a significant improvement from ₹1.05 crore in Q4 FY2026
- **Company reported profit after tax for Q1FY2027 of ₹22.64 crore**, representing a strong QoQ recovery from ₹1.61 crore in Q4 FY2026

Q1 FY2027 Performance Snapshot

₹602 Cr	₹305 Cr	₹218.7 Cr	₹41.8 Cr
Pre-Sales Value	**Collections**	**Revenue**	**EBITDA**
3x YoY	~80% YoY	as of Q1 FY27	as of Q1 FY27

CEO & MD Statement

"The revenue recognition from TARC Tripundra, coupled with strong cashflows during the quarter, strengthens the Company's earnings profile and enhances visibility on its financial performance. FY2026 Consolidated revenue stood at ₹218.7 crore, with PAT of ₹22.64 crore, reflecting the growing contribution from our development portfolio and the strength of our underlying business model.

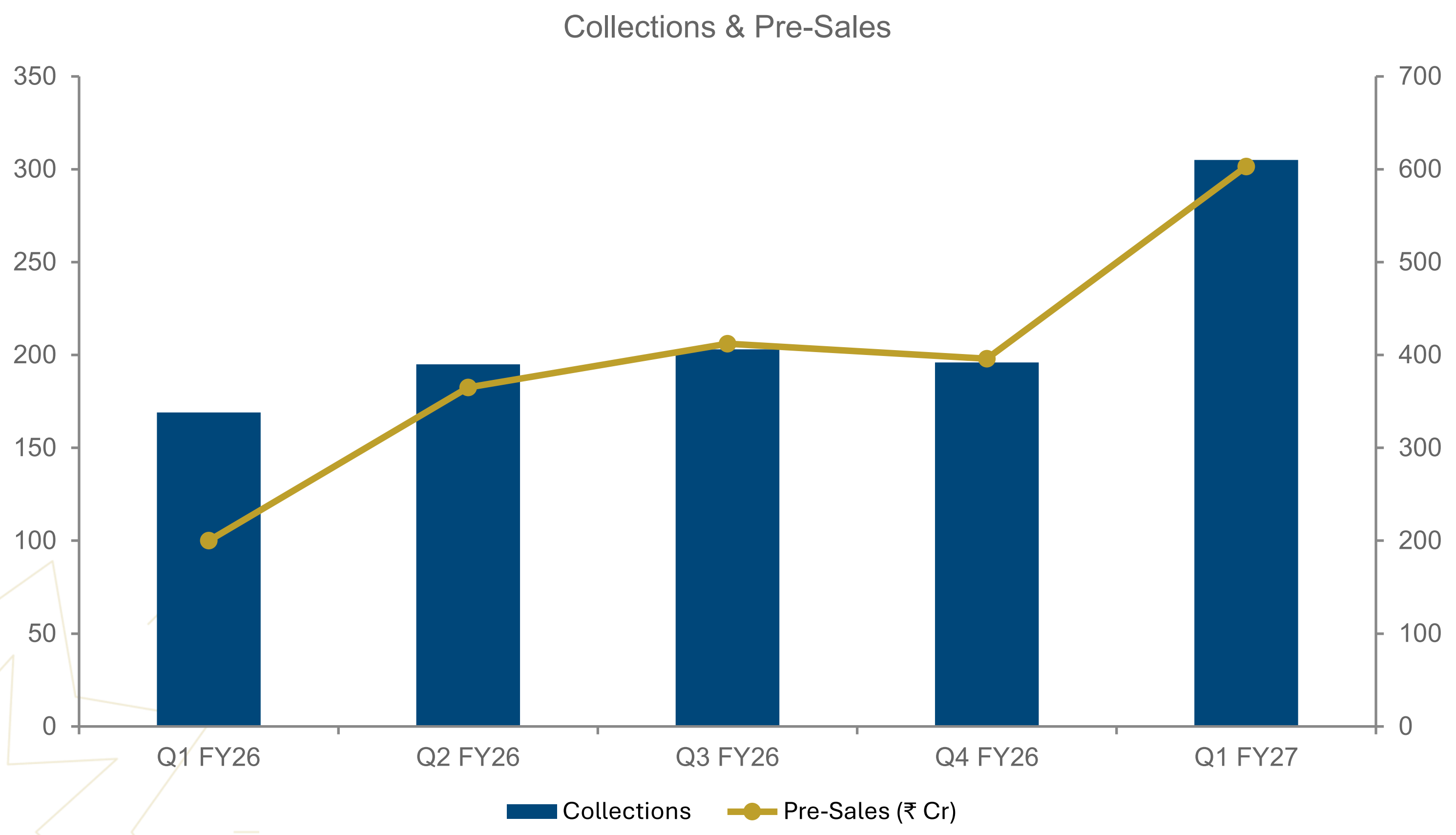
As part of our continued commitment to strengthening corporate governance and enhancing the robustness of our financial reporting processes, we have appointed Singhi & Co., among India's Top 10 audit firms, as the Company's Statutory Auditor. The appointment further reinforces our focus on transparency, financial discipline and adherence to the highest standards of governance, while supporting the Company's growth and evolving scale of operations.

The luxury housing segment is undergoing a meaningful evolution, with discerning buyers increasingly seeking residences that combine architectural distinction, thoughtful design and a differentiated lifestyle experience. This shift presents a clear opportunity for developers with the ability to curate high-quality products in established locations and execute them with consistency.

As we progress through the year, our focus remains on advancing our robust pipeline of upcoming ultra-luxury developments. We have collaborated with internationally acclaimed partners to bring globally benchmarked design, architecture and curated living experiences to Delhi. Our objective is to create distinctive developments that set new benchmarks in luxury residential living and further strengthen TARC's position in the ultra-luxury segment."

Amar Sarin
Managing Director & CEO

Collections & Pre-Sales Momentum



KEY TAKEAWAYS

- Collections growth accelerating along with project execution
- Strong presales momentum across luxury developments, reflecting healthy demand and customer confidence.
- Collections efficiency supporting construction pace

Key Development Highlights

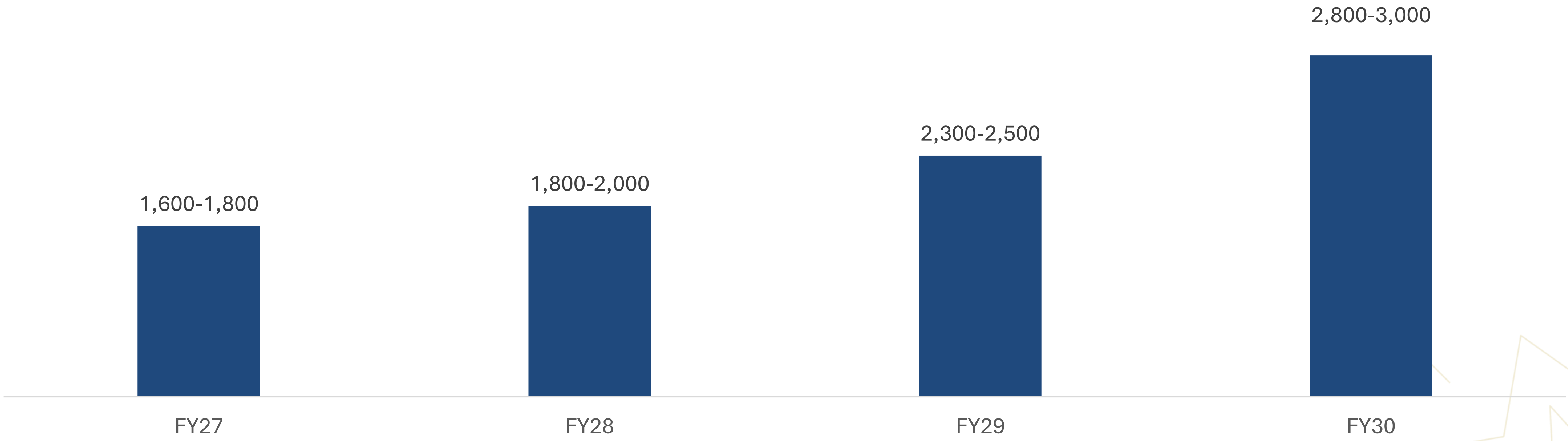
Residential Developments	Super Builtup Area (Sqft)	Units	GDV (₹ Cr)	Presales in Q1FY27 (₹ Cr)	Collections in Q1FY27 (₹ Cr)
Tripundra	~5,00,000	187	1,000	17	59
Kailasa	~1,700,000	417	4,400	326	114
Ishva	~1,700,000	483	3,600	259	132
Total			**9,000**	**602**	**305**

Strong presales momentum across luxury developments, reflecting healthy demand and customer confidence, supported by strong pricing traction and realizations driven by differentiated positioning, product quality and customer preference for trusted luxury developments.

Consolidated Financials for Q1FY2027

Particulars	Q1 FY26-27	Q1 FY25-26	Q4 FY25-26
Revenue	217.13	75.89	208.70
Add: Other Income	1.58	219.47	91.32
Total income	218.71	295.37	300.02
Less: Direct Costs (incl change in inventory)	145.34	6.44	258.82
Less: Other expenses	31.61	189.77	40.15
EBITDA	41.77	99.16	1.05
EBITDA Margin (%)	19.10%	33.57%	0.35%
Less: Depreciation	2.10	2.41	2.90
Less: Finance Costs	17.69	15.28	15.21
PBT	21.98	81.47	(17.06)
Less: Taxes	(0.67)	27.25	(18.67)
Reported PAT	22.65	54.21	1.61

Yearly Cashflow Projections



Company projects to generate ~₹10,000 crores of cashflows over next 5 years*

* Includes existing and upcoming developments

Future Milestones

FY 2026-27

- Revenue Recognition of TARC Tripundra of over ~₹1,000 crore
- Scale up new launches
- Debt Reduction

FY2027-28

- Improved Cashflows
- Cash Positive
- New Investments in JDA/JV and Land

FY2029 & 30

- Revenue Recognition begins for Kailasa & Ishva of ~₹8,000 crore

FY2031 & 32

- Additional Revenue Recognition for Upcoming Developments

TARC LIMITED

Ultra Luxury
Residential Strategy

Delhi
Location

3
Planned Developments

Why Ultra Luxury in Delhi

Supply Constrained market

Delhi's urban core remains highly supply constrained, with limited availability of large developable land parcels. High entry barriers and restricted new supply continue to support long-term pricing strength in prime micro-markets.

Sustained Price Appreciation

Delhi's urban core has near-zero developable land. High barriers to entry limit new supply, sustaining strong pricing power and long-term appreciation in well located micro markets.

Underserved Premium Segment

The ultra-luxury segment in Delhi remains significantly underserved despite rising demand for large-format, amenity-rich and professionally managed residences.

HNI & NRI Demand Base

Delhi continues to attract strong demand from HNIs, business families, senior professionals and NRIs seeking premium lifestyle offerings and long-term asset security in the Capital.

Infrastructure Upgrades

Metro expansion, road upgrades and urban redevelopment initiatives across Delhi and Gurugram continue to enhance connectivity and strengthen premium residential demand.

Superior Economics

The ultra-luxury segment benefits from strong realizations, healthy margins, calibrated monetization and robust cashflow visibility, creating an attractive long-term business model.

~1.0 mn sqft | ~7 acre | Approvals in Place - Design Finalization in Progress

Commanding a landmark position envisioned as a signature ultra-luxury development. Spread across ~1 mn sq. ft. of development potential, it will redefine city living with unmatched accessibility, curating a sophisticated blend of art, architecture and lifestyle.

Artistic Impressions

~0.5 mn sqft | ~3 acre | Approvals in Place - Design Finalization in Progress

Nestled within the green serenity, development spans ~0.5 mn sq. ft., bringing to life a refined residential experience where modern comfort meets natural tranquility. Conceived as a luxury development with holistic amenities, it will offer residents a serene urban retreat while remaining well connected to social and cultural heartbeat of city.

~1.0 mn sqft | ~7 acre | Approvals in Place - Design Finalization in Progress

Set within ~1 mn sq. ft. of expansive development, supposed to emerge as an ultra-luxury address, envisioned as a one-of-a-kind destination blending contemporary design, exclusivity and experiential living. Surrounded by lush landscapes and complemented by world-class amenities, it will represent TARC's vision of crafting exceptional urban habitats.

Business Model

Balancing Profitability and Long-term Financial Sustainability

01 Fully Paid Land Bank

Strategic land bank supporting margin resilience and capital efficiency

02 Luxury-led Developments

Luxury-led developments offer structurally higher margins through differentiated positioning

03 Efficient Capital Deployment

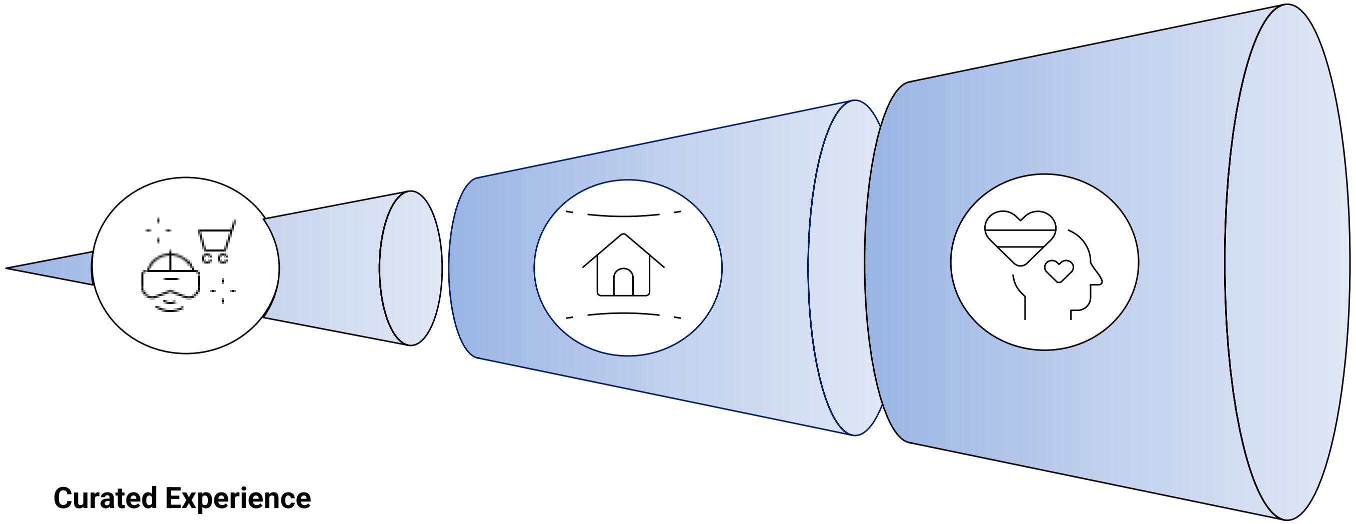
Prudent capital deployment and Value-Accretive Execution across the development lifecycle

04 Profitability Focused

Enhanced profitability supported by sustainable, repeatable financial performance

How We Sell Luxury

Transforming Luxury Sales Experience



Curated Experience

Curated Experience Centres that go beyond traditional sales galleries, enabling customers to engage with the brand, design philosophy and lifestyle proposition

Immersive Preview

Experiencing future living through sample apartments, material gallery, spatial walkthroughs and lifestyle storytelling.

Emotion-Driven Decision

Focusing on lifestyle value over square footage

Proven Outcomes

Customer Focus
Genuine end-user approach, Higher conversions, Lower churn risk and Stronger collections

Sales Traction
Strong presales across ongoing developments

Pricing Discipline
Sustained and enhanced pricing, reflecting brand strength and differentiated product positioning

Cashflow Visibility
Structured sales plans and end-user dominance provide improved cash-flow predictability

Customer Centricity

Driving Focused Growth in Luxury and Ultra Luxury Segment in Delhi & Gurugram

Differentiated Luxury	Curated Residences
Design-led Architecture	Bespoke Homes
Signature Amenities	Lifestyle-Centric Planning
Prime City-Centric Locations	Thoughtfully Designed Experiences
Quality of Build & Execution	Personalised Customer Journey

Customer trust validated through sales velocity, collections and delivery performance

- End-user led sales mix
- Validated customer demand
- Execution credibility

Brand Equity

Building Brand Strength That Translates into Superior Returns

- Established Brand
- Product Offerings
- Luxury Residential Positioning
- Differentiated Design

✓ **Strong Presales** with high ticket value

✓ **Strong Collections** with solid customer base

HIGHER RETURN ON INVESTMENTS

Strong Foundation of Governance, Experience & Leadership

Mr. Anil Sarin

Founder & Chairman

Has invaluable experience and vision, which helped transform a modest construction enterprise of the 70s into an all-embracing luxury real estate development Company, TARC Limited.

Mr. Amar Sarin

Managing Director & CEO

The driving force at TARC Limited. Possesses the commitment and passion to lead the team with a well-defined strategy that steers the organisation's vision and develops capabilities for planning, finding solutions, and delegating.

Ms. Muskaan Sarin

Whole Time Director & Chief Brand Officer

Leads the marketing, branding, and customer-centric culture of TARC Limited, playing a key role in the company's visibility and outreach, as well as interactions with the company's new and old patrons.

Strong Foundation of Governance, Experience & Leadership

Mr. Jyoti Ghosh
Independent Director

Retired as the Managing Director of State Bank of Bikaner and Jaipur. Presently, contributes expertise as a lecturer at Bandhan School of Development and Management, Rajpur.

Mr. Miyar Ramanath Nayak
Independent Director

B.Com and C.A. L.L.B., held offices as General Manager, HO of Corporation Bank, and as Executive Director of Allahabad Bank.

Ms. Bindu Acharya
Independent Director

Retired banker with 32+ years of experience in banking and finance, ex Deputy General Manager (DGM) at State Bank of India.

Mr. Ambarish Chatterjee
Independent Director

Fellow member of the Institute of Company Secretaries of India. He has over 40 years of post-qualification experience in economic and corporate legislation.

Strong Leadership. Deep Expertise. Focused Execution.

RAJEEV TREHAN

Chief Operating Officer

ANIL MAHINDRA

Land & Legal

AMIT NARAYAN

Company Secretary

MRIDUL SRIVASTAVA

Chief Human Resources Officer

ANKUSH KAUL

Chief Business Officer

NITIN GOEL

Chief Financial Officer

AJAY GUPTA

Chief Development Officer

TRIPUNDRA

PRIME RESIDENCES IN NEW DELHI

- IGBC Gold-certified development, offering contemporary international design and architecture and a curated clubhouse and recreation zones.
- Luxury residential development with 3 & 4 bedroom apartments.
- Wellness and Fitness Amenities – Cycling tracks, Yoga Centre, Gym, Swimming pools, Sauna & Spa
- Family and Lifestyle Facilities - Kids' Play Areas, Gaming Zone, Exclusive Theatre, Pet Grooming Centre
- Nature and Creative Spaces - Zen Garden, Pottery Barn, Organic Garden

Lobbies

Artistic Impressions

Kailāsa

PATEL ROAD, NEW DELHI

- Large format high-end luxury development located in Delhi is designed to be an epitome of luxury offering customers all the conveniences of an ultra-luxurious lifestyle.
- Ultra luxury residential development with 3 & 4 Bedroom apartments.
- Grand bespoke luxury club along with 7-tier security for an elite lifestyle
- Private lift lobbies, large-format rooms, and architecture by Andy Fisher Workshop, Singapore
- 100% EV charging readiness, VRF climate control, and fully equipped modular kitchens with smart home systems

Actual Image

Kailasa Sample Apartment

TARC ISHVĀ

State-of-the-art luxury apartments include best-in-class amenities and is well-connected to malls, restaurants, hospitals, and schools, allowing for an ultra-luxurious lifestyle.

Luxury residential development offering four side open 3BHK and 4BHK residences.

World-Class Leisure & Wellness including an all-weather pool, cryo-sauna therapy and a dedicated pickleball court

Gourmet Experiences with multi-cuisine fine dining curated by expert chefs for a truly global culinary journey

Sustainable Living Ecosystem with rainwater harvesting, waste management and energy-efficient systems promoting environmental balance

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Actual Image

Ishva Sample Apartment

Strengthening Brand TARC

Beyond Inserts. Built For Recall.

Creating Curiosity Beyond The Front Page

A few newspaper inserts campaign transformed traditional print media into a luxury brand experience across TARC's ultra- luxury portfolio.

Executed across TARC Tripundra, TARC Kailasa and TARC Ishva, the activity created strong curiosity, offline engagement and memorable brand recall through storytelling-led communication.

Strengthening Brand TARC

Creating Buzz

TARC Tripundra – Influencer – Captain Dharamvir

TARC Tripundra – Influencer – Tarini Manchanda

TARC Tripundra - Customer Handover

Honouring Excellence The TARC Way

An immersive celebration hosted at ITC Grand Bharat to honour our esteemed 50 CR Club channel partners along with their families. The thoughtfully curated day began with a welcome lunch, followed by a rejuvenating sound healing session, aarti in the evening and concluded with an elegant gala dinner alongside a soulful Sufi night with Rewards & Recognition. Inspired by the essence of India, its culture, music and traditions and the experience reflected TARC's deep-rooted connection to Indian heritage and timeless luxury.

Date: 27th April 2026

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Awards & Recognitions

Global ESG Awards Indian Edition 2026

Category: Platinum Award
Development : TARC Tripundra
Year: 2026

Forbes India Development A List Award

Category : A-List Developer
TARC Limited
Year: 2025

The Economic Times Real Estate Awards 2025

Category : Residential Project - Ultra Premium
Project Name : TARC Ishva
Year: 2025

Asia One Awards

Category : India's Greatest Brands 2023-24
Project Name : TARC Kailasa
Year: 2024

Times Realty & Infrastructure Conclave 2024

Category : Luxury Project of the Year
Project Name : TARC Kailasa
Year: 2024

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ESG Vision

Images for representation

ENVIRONMENT

- Committed to creating a strategy for Carbon Neutrality and Net Zero developments.
- Concluding ESG framework for the organization.
- Received IGBC Platinum rating for TARC Kailasa.
- Received IGBC Platinum Pre-certification for TARC ISHVA
- Received IGBC Gold Pre-certification for TARC Tripundra.
- Committed to 100% Green certified residential portfolio

SOCIAL

- Committed to leading community development initiatives to improve the welfare and well-being of society.
- Working towards developing community spaces around the ongoing projects.
- Provide educational support to children of employees.
- The company has conscientiously moved to explore alternate energy resources.
- TARC has adopted a No Single-Use Plastic Policy at the workplace.

GOVERNANCE

- Committed to growing ethically with transparency and accountability built at the core.
- Working towards finalizing Risk Management Framework, Robust policies, procedures, and Internal Controls with active oversight, being revisited and updated as and when required.
- Ensure the highest level of transparency and accountability through timely disclosures.
- Attract and retain the best talent and motivate employees to work with an ethical company.

Inspired by India

Thank You

INVESTOR RELATIONS

ANKUSH VIJAN

investors@tarc.in | www.tarc.in

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