

Arihant Superstructures Ltd

COMPANY BACKGROUND.....

- Arihant Superstructures Ltd. established in the year 1994, today is one of the largest real estate player in affordable and mid-income housing segment.
- Arihant has completely integrated in-house capabilities of Land Acquisition & Procurement, Liaison, Design & Engineering, EPC and Marketing & Sales.
- Headquartered in Navi Mumbai, Maharashtra, the company has marked a dominant presence in high growth regions like Mumbai MMR (Badlapur, Shilphata Road, Taloja – Kharghar, Vashi, Navi Mumbai, Panvel, Karjat and Khopoli) and Jodhpur.
- The company holds the largest market share of 13% in Navi Mumbai and between 5%-50% in most micro markets where the company operates.
- The company enters into JD, JV, DM arrangements in the mid-income segment.

BUSINESS OVERVIEW

- Currently the company has over **18.5 Mn Sft** of ongoing and forthcoming projects with **INR 12,500 Cr** revenue potential across **30 projects**
- The company moves forward with a strong belief of timely delivery with superior quality and has consistently delivered **1500 units yearly** since a couple of years and working towards improving the pace.
- To mirror the population matrix so the supply of products is in line with the socio-economic spread of the population.
- Products of the company range from **20 Lakhs – 3 Crore**.

KEY STRENGTHS.....

- Low Cost Land Acquisition- Avg. acquisition cost on saleable area is one of the lowest in the industry < **INR 500/Sq. Ft.** Emphasis on building homes at affordable prices and providing value for money to customers.
- Asset Light Model- **19%** of our ongoing projects area is based on an **asset-light model**. Targeting redevelopment opportunities primarily in Navi-Mumbai for high income housing.
- Product Strategy- In-house design, engineering and project implementation optimizes quality and timeline, significant cost savings. Efficient designing and planning of projects.

FINANCIAL PERFORMANCE.....

(INR Mn)	Income	EBITDA	EBITDA%	PAT	PAT%	EPS
FY23	3,984	775	19.45%	427	10.72%	7.63
FY24	5,101	1,132	22.19%	692	13.57%	10.91
FY25	4,988	1,043	20.91%	547	10.97%	10.02
Q1-FY26	1,210	369	30.5%	159	13.15%	2.21

Key Data

BSE Code	506194
NSE Code	ARIHANTSUP
Reuters	ARIS.NS
Bloomberg	ARSU:IN

Market Data (INR) As on 30th June 2025

Face Value	10.0
CMP	402.3
52 Week H/L	555 / 278.2
MCAP (Mn)	17399.47
Shares O/S (Mn)	43.2
1 Year Avg Volume	81.96

Performance As on 30th June 2025

	3M	6M	12M
ASL	(3.29)%	(12.34)%	19.04%
SENSEX	8.75%	6.82%	5.77%
BSE SMALLCAP	17.29%	(1.21)%	4.36%

Shareholding Pattern As on 30th June 2025

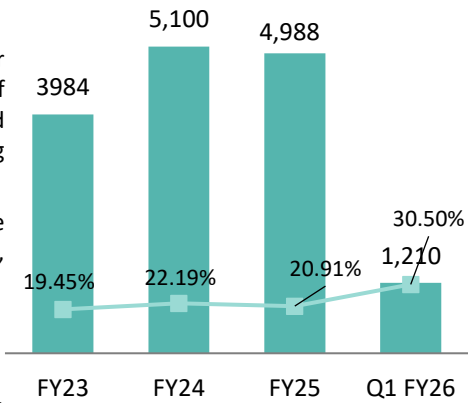
Promoters	71.1%
Public	28.9%

BUSINESS SEGMENTS.....

RESIDENTIAL:

- In residential space, we have a strong presence in affordable and mid-income housing and high-income housing is a small part of our portfolio.
- Our portfolio development is uniquely designed to cater to all sections of society. We call it mirroring the population matrix.
- The company strategically marked its presence in the MMR regions as they offer several important advantages including increasing economic activity, growing count of working professionals, availability of high-quality social and physical infrastructure and connectivity, extremely high population density in the city-centric locations, emerging and wide-ranging opportunities, higher affordability and profit margins.
- The company’s operations today span all aspects of real estate development, from the identification and acquisition of land, and obtaining approvals, to the design, planning, and execution of projects.
- 75% of our revenues come from affordable and mid-income housing.
- Out of which 38% comes from affordable housing.
- 37% comes from mid-income housing and about 25% comes from high-income housing.

Total Income (INR Mn) & EBITDA Margins (%)

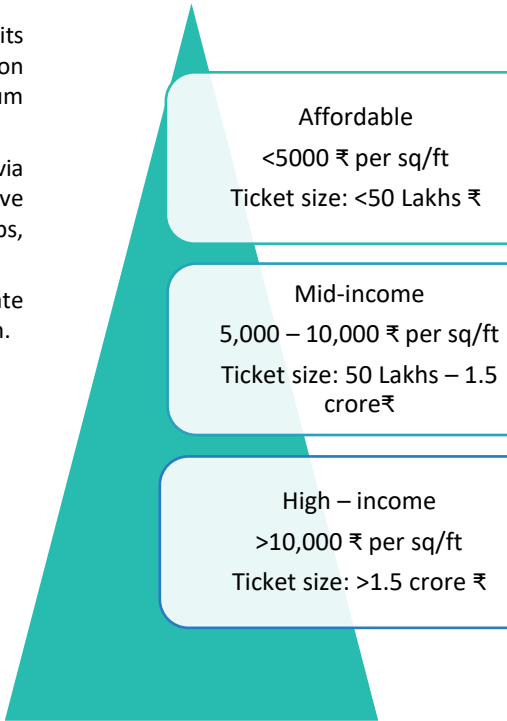


• PLOTTED DEVELOPMENET:

- Luxury Villa Project: Arihant Superstructures is launching Arihant World Villas under its Platinum Series on 90 acres at Chowk, near Navi Mumbai. The project has a 1 million sq. ft. development potential with a GDV of ₹12+ billion, starting with 390 premium villas.
- Hospitality & Recreation Development: ASL plans to develop a 221-key hotel (via subsidiary Dwellcons Pvt Ltd) and a 10.5-acre sports club & gymkhana. These will serve weddings, events, and leisure activities while generating revenue from memberships, rentals, and F&B.
- Financial Impact: With a total investment of ₹3 billion, the projects aim to create annuity income and strengthen the balance sheet, targeting an IRR of 15% per annum.

KEY GROWTH DRIVERS.....

- Sustainable Scalability
- Collaborative mindset
- Agile & Innovative approach
- ESG Focus
- Longstanding relationships
- Technology
- Committed and engaged workforce
- Quality management



PEER COMPARISON (TRAILING TWELVE MONTHS) INR.....

Company	Op. Income	EBITDA	EBITDA%	Net Profit	PAT%	Mkt. Cap.
Arihant Superstructures	5,362	1,304	24.32%	686	12.79%	17,399.47
Arvind Smartspaces	7,407	1,805	24.37%	1,266	17.09%	29,115.89
Mahindra Lifespaces	2,161	(1,280)	N.A	999	46.22%	77,059.95
Puravankara	18,797	2,515	13.38%	(2,663)	N.A	70,397.88
Kolte-Patil Developers	14,591	1,222	8.38%	860	5.89%	35,315.45
Lodha Developers	1,44,244	42,149	29.22%	29,658	20.56	13,81,841.61

INCOME STATEMENT (CONSOLIDATED)				
Particulars (INR Mn)	FY23	FY24	FY25	Q1-FY25
Total Revenues	3,984	5,101	4,988	1,210
Total Operating Expenses	3,209	3,969	3,945	841
EBITDA	775	1,132	1,043	369
EBITDA Margins (%)	19.45%	22.19%	20.91%	30.5%
Depreciation	20	22	24	6
Interest	256	260	405	170
Other Income	23	12	48	20
Profit Before Tax	522	862	662	212
Tax	95	170	115	53
Profit After tax	427	692	547	159
PAT Margins (%)	10.72%	13.57%	10.97%	13.15%
Diluted EPS (INR)	7.63	10.91	10.02	2.21

BALANCE SHEET (CONSOLIDATED)				
Particulars (INR Mn)	FY23	FY24	FY25	
EQUITY AND LIABILITIES				
Share Capital	412	506	506	
Non-controlling interest	358	564	686	
Other Equity	1,686	2,164	2,586	
Total Equity	2,456	3,234	3,778	
Non Current Liabilities				
Financial Liabilities				
(i)Borrowings	3,142	4,161	7,041	
Provisions	7	14	2	
Sub Total Non Current Liabilities	3,149	4,175	7,043	
Current Liabilities				
(i)Borrowings	177	613	343	
(ii)Trade Payables	746	638	763	
(iii)Other Financial Liabilities	51	87	280	
Other current Liabilities	3,222	3,175	3,542	
Provisions	11	44	37	
Current Tax Liability	-	51	71	
Sub Total Current Liabilities	4,207	4,608	5,036	
TOTAL EQUITY AND LIABILITIES	9,812	12,017	15,857	

Particulars (INR Mn)	FY23	FY24	FY25	
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	103	94	835	
Intangible Assets	1	1	1	
Investment in Property	116	116	146	
Financial Assets				
(i)Investments	-	1	-	
(iii)Other financial Assets	399	439	467	
Deferred tax Assets	1	1	2	
Sub Total Non Current Assets	620	652	1,451	
Current Assets				
Inventories	4,838	5,551	7,285	
Financial Assets				
(i) Investment	-	-	-	
(ii)Trade Receivables	852	1,039	1,138	
(iii)Cash and Bank Balance	80	150	182	
(iv)Loans	0	1	1	
(v) Other Financial Asset	57	87	282	
Land	2,932	3,967	4,755	
Current Tax Assets	18	-	-	
Other Current Assets	415	571	763	
Sub Total Current Assets	9,192	11,366	14,406	
TOTAL ASSETS	9,812	12,017	15,857	

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