

1 Arkade Developers Ltd

- Arkade Developers Ltd is a Mumbai-focused real estate developer with a 40+ year legacy, specializing in premium and luxury residential development and redevelopment across MMR. The company has completed 32 projects, developed over 5.5 mn sq. ft. and delivered homes to 5,500+ families, with a strong track record of timely execution.
- With a growing portfolio of greenfield and redevelopment projects, Arkade is expanding across key MMR micro-markets, with an estimated INR 20,000+ Cr GDV development pipeline, providing strong multi-year growth visibility.

2 Business Segments

- Society Redevelopment — 40% of ongoing project mix:** Core business focused on society redevelopment across established Mumbai micro-markets. Arkade leverages its strong society relationships, disciplined project selection and execution capabilities to deliver asset-light projects with efficient capital deployment. The company has completed 14 redevelopment projects, with a growing pipeline across Malad, Kandivali, Dahisar, Goregaon, Andheri, Santacruz and Borivali.
- Greenfield Development — 60% of ongoing project mix:** Focused on acquiring strategically located land parcels and development rights across MMR, followed by integrated in-house planning, approvals, construction and sales. Arkade has completed 18 greenfield projects, with current and upcoming projects including Mulund, Bhandup, Goregaon West and Thane, providing exposure to larger-format premium and luxury developments.

3 Key Strengths

- 40+ years of real estate experience with a strong track record of execution and before time delivery.
- Asset-light and low-leverage model, enabling disciplined capital deployment and the ability to pursue new redevelopment and greenfield opportunities.
- Strong development visibility, with INR 178 Bn GDV across 16 upcoming projects and INR 23 Bn GDV across 8 ongoing projects.
- Strong execution track record with 5.5+ mn sq. ft. delivered across 32 projects to 5,500+ families.
- Strategic presence across high-demand MMR micro-markets, with growing exposure to the Eastern Corridor and new markets such as Thane.
- Strong Pre-sales Growth: Delivered a robust 44% CAGR in pre-sales over the last 5 years, reflecting strong demand, execution capabilities and growing brand presence across MMR.

4 Key Growth Drivers

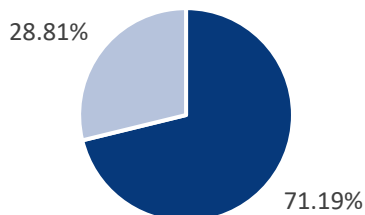
- Strong pre-sales momentum – Pre-sales grew 17% YoY to INR 901 Cr in FY26, reflecting sustained residential demand across MMR.
- Filmistan – marquee growth opportunity – The Goregaon Filmistan project is expected to have INR 3,500 Cr GDV, strengthening Arkade's presence in the luxury segment.
- INR 5,000 Cr Growth Pipeline Added: Four new redevelopment projects across Western Mumbai, adding ~15 lakh sq. ft. of saleable area and strengthening Arkade's presence across key residential micro-markets.
- Strong Balance Sheet: Low net debt-to-equity of 0.01x provides financial flexibility to pursue new projects and scale the development pipeline.

Key Financials (INR MN)	FY24	FY25	FY26	Q1-FY27
Total Sales	6,347	6,831	8,164	1,470
Sales Growth (Y-O-Y)	NA	9.26%	19.23%	NA
EBITDA	1,674	2,061	1,892	278
EBITDA Margins (%)	26.38%	30.17%	23.17%	18.91%
Net Profit	1,229	1,569	53	191
Net Profit Margins (%)	19.36%	22.97%	0.65%	12.98%
Diluted EPS (In INR)	8.09	9.25	0.29	1.03
Diluted EPS Growth (Y-O-Y)	NA	14.34%	(96.86)%	NA

Key Financial Ratios	FY26
Debt to Equity (x)	0.1x
Fixed Asset Turnover	21.5
Interest Coverage Ratio	200.9
Return on Equity *	19.64%
Return on Capital Employed *	21.23%
Debtor Days	13
Inventory Days	528
Working Capital Days	400

*ROCE and ROE are calculated after adjusting for exceptional items.

Shareholding Pattern



■ Promoter

■ Public

Capital Structure

Share Price as on 30 th June, 2026	124
Number of Shares o/s (in Mn)	186
Market Capitalisation	23,031.6
Add: Debt	980.6
Add: Minority Interest	-
Less: Cash & Equivalents	254.6
Enterprise Value	23,757.5
Networth	8,821.6

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