



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
H1-FY26	2,436	668	27.42%	259	10.63%	3.62

Key Data

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

Market Data (INR) As on 30th September, 2025

Face Value	10.0
CMP	402.3
52 Week H/L	555 / 317.8
MCAP (Mn)	17,083.75
Shares O/S (Mn)	43.25
1 Year Avg Volume	69.3

Performance As on 30th September, 2025

	3M	6M	12M
ASL	(1.16)%	(5.05)%	(6.13)%
SENSEX	(4.08)%	4.40%	(4.73)%
BSE SMALLCAP	(4.85)%	11.94%	(8.85)%

Shareholding Pattern As on 30th September, 2025

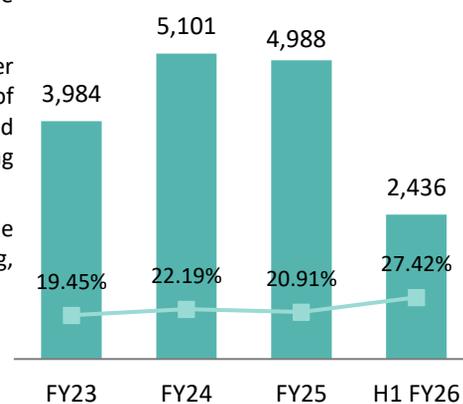
Promoters	71.1%
Public	28.9%

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.
- 70% of our revenues come from affordable and mid-income housing.
- Out of which 35% comes from affordable housing.
- 35% comes from mid-income housing and about 30% comes from high-income housing.

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



PLOTTED DEVELOPMENT:

- **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

Affordable
< ₹ 5000 per sq/ft
Ticket size: <50 Lakhs ₹

Mid-income
₹ 5,000 – ₹ 10,000 per sq/ft
Ticket size: ₹ 50 Lakhs – 1.5 crore

High – income
> ₹ 10,000 per sq/ft
Ticket size: > ₹ 1.5 crore

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

Company	Op. Income	EBITDA	EBITDA%	Net Profit	PAT%	Mkt. Cap.
Arihant Superstructures	5,469	1,317	24.08%	626	11.45%	17,399.47
Arvind Smartspaces	6,155	1,440	23.40%	1,020	16.57%	29,115.89
Mahindra Lifespaces	2,261	(1,881)	N.A	(1,454)	NA	77,059.95
Puravankara	20,283	2,192	10.65%	(2,901)	N.A	70,397.88
Kolte-Patil Developers	12,894	688	5.34%	556	4.31%	35,315.45
Lodha Developers	1,55,975	46,198	29.62%	33,336	21.37%	13,81,841.61

INCOME STATEMENT (CONSOLIDATED)

Particulars (INR Mn)	FY23	FY24	FY25	H1-FY26
Total Revenues	3,984	5,101	4,988	2,436
Total Operating Expenses	3,209	3,969	3,945	1,768
EBITDA	775	1,132	1,043	668
EBITDA Margins (%)	19.45%	22.19%	20.91%	27.42%
Other Income	23	12	48	32
Depreciation	20	22	24	13
Interest	256	260	405	341
Profit Before Tax	522	862	662	346
Tax	95	170	115	87
Profit After tax	427	692	547	259
PAT Margins (%)	10.72%	13.57%	10.97%	10.63%
Diluted EPS (INR)	7.63	11.91	10.02	3.62

BALANCE SHEET (CONSOLIDATED)

PARTICULARS (INR MN)	FY24	FY25	H1FY26	Particulars (INR Mn)	FY24	FY25	H1FY26
EQUITY AND LIABILITIES				ASSETS			
Share Capital				Non-Current Assets			
Share Capital	506	506	433	Property, Plant & Equipment	94	835	998
Non-controlling interest	564	686	788	Intangible Assets	1	1	1
Other Equity	2,164	2,586	3,081	Investment in Property	116	146	145
Total Equity	3,234	3,778	4,302	Financial Assets			
Non Current Liabilities				(i)Investments	1	0	0
Financial Liabilities				(iii)Other financial Assets	439	467	178
(i)Borrowings	4,161	7,041	7,854	Deferred tax Assets	1	2	2
Provisions	14	2	2	Sub Total Non Current Assets	652	1,451	1,324
Sub Total Non Current Liabilities	4,175	7,043	7,856	Current Assets			
Current Liabilities				Inventories	5,551	7,285	8,176
(i)Borrowings	613	343	499	Financial Assets			
(ii)Trade Payables	638	763	892	(i) Investment	-	-	1
(iii)Other Financial Liabilities	87	280	157	(ii)Trade Receivables	1,039	1,138	1,288
Other current Liabilities	3,175	3,542	3,603	(iii)Cash and Bank Balance	150	182	182
Provisions	44	37	59	(iv)Loans	1	1	-
Sub Total Current Liabilities	4,556	5,036	5,249	(v) Other Financial Asset	87	282	260
TOTAL EQUITY AND LIABILITIES	11,966	15,857	17,407	Land	3,967	4,775	5,273
				Current Tax Assets	34	107	-
				Other Current Assets	485	763	903
				Sub Total Current Assets	11,314	14,406	16,083
				TOTAL ASSETS	11,966	15,857	17,407

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