

10th February, 2026

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

National Stock Exchange of India Ltd.
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block, Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Security Code : 539301
Security ID : ARVSMART

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Media Release - Unaudited Financial Results for Q3 FY26.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR Regulations**”), we are submitting herewith a copy of Media Release being issued by the Company in respect of the Unaudited Financial Results of the Company for Q3 FY26.

The copy of Media Release will also be available on the website of the Company at <https://www.arvindsmartspace.com/investors/financial-reports/>.

Please take the same on your record.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

**Arvind SmartSpaces Ltd.
Q3 & 9M FY26 Financial Results**

Highest ever 9M FY26 Booking Value of Rs. 938 Cr, up 5% YoY

Highest ever 9M FY26 Collections of Rs. 744 Cr, up 2% YoY

New Business Development of Rs. 2,510 Cr in 9M

Net Operating Cash Flows of Rs. 321 Cr in 9M FY25, up 16% YoY

Q3 FY26 Bookings Value of Rs. 331 Cr, up 48% YoY

Q3 FY26 Collections stood at Rs. 317 Cr, up 38% YoY

Net Operating Cash Flows of Rs. 169 Cr in Q3 FY25, up 128% YoY

February 10, 2026: Arvind SmartSpaces Limited (ASL), one of India's leading real estate development company announced its financial results for the quarter and nine months ended December 31, 2025.

Performance summary of 9M FY26:

- Bookings at Rs. 938 Cr vs. Rs. 890 Cr last year, up 5% YoY
- Collections amounted to Rs. 744 Cr vs Rs. 725 Cr last year, up 2% YoY
- Revenue from Operations were at Rs. 409 Cr vs. Rs. 550 Cr last year
- Adj. EBITDA was at Rs. 100 Cr vs. Rs. 152 Cr last year
- PAT stood at Rs. 59 Cr as against Rs. 97 Cr last year

Performance summary of Q3 FY26:

- Bookings were at Rs. 331 Cr vs. Rs. 224 Cr last year
- Collections amounted to Rs. 317 Cr vs Rs. 229 Cr last year
- Revenue from Operations were at Rs. 166 Cr vs. Rs. 210 Cr last year
- Adj. EBITDA was at Rs. 44 Cr vs. Rs. 60 Cr last year
- PAT stood at Rs. 29 Cr as against Rs. 50 Cr last year
- Net Debt (Interest bearing funds) at Rs. 79 Cr as on December 31, 2025 as against Net debt of Rs. (32) Cr as on September 30, 2025. Net Debt (Interest-bearing funds) to Equity ratio stood at 0.13 as on December 31, 2025 as against (0.05) as on September 30, 2025
- In Q3, added a premium residential high-rise project in Vastrapur, Ahmedabad with a top-line potential of ~Rs. 400* Cr and saleable area of 3.6 lakh sq. ft. The project was acquired on an outright basis.
- In Q3, added a premium residential high-rise project in Nallurahalli area of Whitefield, Bengaluru with a top-line potential of ~Rs. 550* Cr and saleable area of ~4.6 lakh sq. ft. The project was acquired on an outright basis.
- In Jan 2026, added a premium residential high-rise project in Sarjapur, Bengaluru with a top-line potential of ~Rs. 860* Cr and saleable area of ~6.8 lakh sq. ft. The project was acquired on an outright basis.

Commenting on the Q3 & 9M FY26 performance, Mr. Priyansh Kapoor, CEO & Whole Time Director, Arvind SmartSpaces Ltd. said, *"I am pleased to share that we have carried the momentum from the first half of the year into Q3. We have reported our highest ever 9M bookings and collections this year. Quarterly bookings grew strongly YoY led by robust sustenance sales across Ahmedabad and Bengaluru projects. The strong sustenance sales performance validates the faith our customers are putting in the "Arvind experience".*

We continue to strengthen our geographic footprint across key urban markets through disciplined and selective acquisitions. Our cumulative new business development topline potential for the year stands at ~Rs. 2,510 Cr, which includes two new projects in Bengaluru, and one each in Ahmedabad and Vadodara. Our business development pipeline remains robust, and we are actively evaluating multiple opportunities across our core markets of Gujarat, Bangalore and MMR.

Our balance sheet position remains strong despite expanding operations. Cash flow generation remains robust, as operating cash flows in Q3 amounted to Rs. 169 Cr, a 128% YoY growth and for 9M it grew by 16% YoY to Rs. 321 Cr.

The residential real estate market remains on a strong and balanced footing as we move into 2026. As we look toward the final quarter of FY26, we look forward to launching our projects across our targeted markets and end the year on a strong note.”

About Arvind SmartSpaces:

Built on ~128 years old legacy of the Lalbhai Group, and established in year 2008, Arvind SmartSpaces is India's leading real estate development Company headquartered in Ahmedabad. With approximately 110 million square feet of real estate development across the country, the company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. The company has real estate developments across Ahmedabad, Gandhinagar, Bengaluru, MMR and Pune. Backed by the strong brand name of Arvind group and the credibility achieved through already delivered projects, the company has plans to continue the strong growth momentum and deliver value to all stakeholders. For details, please visit www.arvindsmartspace.com.

For further information, please contact:

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