



Ref No.: ADL/SE/25-26/13

Date: May 13, 2025

To,
The Manager
Corporate Relationship Department
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
BSE Scrip Code -544261

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East),
Mumbai - 400 051
NSE Symbol :ARKADE

Dear Sir/Madam,

Sub-: Investor Presentation on the Audited financial results for the quarter and year ended March 31, 2025

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, we are enclosing herewith a copy of the Investor Presentation on the Audited Financial Results (standalone and consolidated) of the company for the quarter and year ended March 31, 2025.

The same is also being uploaded on the company's website at <https://arkade.in/investor-presentation/>

You are requested to take the above information on your records.

Thanking You,
For Arkade Developers Limited
(Formerly known as Arkade Developers Private Limited)



Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964





ARKADE

FAMILY FIRST

INVESTOR PRESENTATION

Q4 & FY25

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Disclaimer: Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could effect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations. Arkade Developers Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.



CHAIRMAN & MD'S MESSAGE

AMIT MANGILAL JAIN

PROMOTER, CMD
ARKADE DEVELOPERS LIMITED



I am happy to say that we have closed the fiscal year on a strong note. Building on our strong performance in the third quarter, we have reported robust operational and financial results, driven by successful pre-sales and the achievement of timely construction of milestones.

FY 25 marks a year of prominence in which we acquired the legendary 4-acre land parcel in Goregaon, leased to Filmistan Pvt. Ltd, having an estimated GDV Rs. 2,000 cr. We acquired land parcels and development rights, cumulating to 17.5 acres in western suburbs with a projected GDV of INR 6790 crores, including the locations – Andheri, Santacruz, Borivali, Malad and Dahisar

Our expansion strategy into the eastern Mumbai suburbs for the greenfield projects, alongside a solid pipeline of redevelopment projects in the western suburbs, will serve as key growth drivers as we leverage our healthy balance sheet and robust cash flows. We were also featured in December'24 as the top 1000 companies in India as per market cap parameters recognized by the NSE, within 4 months of being listed, a testament to our strong belief in the brand and its performance.

Our strategy is aligned with the overall market trend towards luxury housing. With accelerating demand, we are well-positioned to maintain a sustainable growth trajectory, creating enduring value for all stakeholders.



COMPANY OVERVIEW



ARKADE
AT A GLANCE



VALUE
PROPOSITION



GROWTH
DRIVERS



MILESTONES



COMPLETED
PROJECTS



ONGOING &
UPCOMING
PROJECTS

ARKADE AT A GLANCE

OUR PHILOSOPHY

FAMILY FIRST

At Arkade, family isn't just a word, it's a philosophy; Every nook, every brick and every inch of our developments is designed to put a family's comfort, joys and fulfillment first.

39

YEARS
OF LEGACY

31

PROJECTS
DELIVERED SUCCESSFULLY

5,500+

FAMILIES
ARE PART OF ARKADE FAMILY

2

MILLION SQ.FT.
DEVELOPMENT IN PROGRESS

5.5+

MILLION SQ.FT.
OF DEVELOPMENT DELIVERED

SHAREHOLDING

31 MAR '25
PROMOTER & GROUP:- 71.09%
INSTITUTIONS:- 0.61%



Artist's Impression

VALUE PROPOSITION



Leading MMR
Developer with In-
house Project
Management

Well-spread out Portfolio of
Greenfield and
Redevelopment Projects



Asset Light Model
and Zero Net Debt



Strong Cash-flow And
IRR Focused



Quick Turn
around -
Before Time
Delivery

Expansion in
Eastern Corridor



GROWTH DRIVERS



Expansion into Central side of Mumbai, particularly into Mulund and Bhandup.



Robust demand for luxury housing following strong growth seen over last 2 years.



Legacy of delivery of housing well before RERA deadline, there by leading to strong customer loyalty.



Strong pipeline of redevelopment projects in the micro-markets that we have presence.



Healthy Balance Sheet, Strong Cash Flow and IRR focused.

MILESTONES



PORTFOLIO - COMPLETED PROJECTS

SOUTH MUMBAI

CARMICHAEL ROAD
• Arkade Rise

TARDEO
• Fortuna

MAZGAON
• Wallace Fortuna

WESTERN SUBURBS

VIRAR
• Acropolis

VASAI
• Shubh Innov8
• Shubh Industrial Estate

MIRA ROAD
• White Lotus
• Arkade Art

BORIVALI
• Green Avenue I
• Green Avenue II
• Park Side
• Harmony
• Casa Bella
• Gangadhar Nagar
• Arkade Crown

KANDIVALI
• Vineet Apartments
• Arkade Bhoomi Heights
• Bhoomi Arkade I
• Bhoomi Arkade II

MALAD
• Jayshree
• Arkade Serene

GOREGAON
• Arkade Adornia
• Arkade Aspire

VILE PARLE
• Jeevan Sarita
• Om Kushal
• Mahant
• New Bharat Villa
• Darshan by Arkade

SANTACRUZ
• Arkade Aura

ANDHERI
• Arkade Prime

EASTERN SUBURBS

KANJURMARG
• Arkade Earth



PORTFOLIO - ONGOING PROJECTS

PROJECT NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ. MTRS)	SALEABLE AREA (SQ.FT.)	COMPLETION DATE*	PROJECTED TURNOVER (₹ CR)
Arkade Crown	Borivali (W)	Aspirational	Society Redevelopment	5,711	113,805	Jun'24 **	325
Arkade Aspire	Goregaon (E)	Aspirational	Greenfield	5,933	168,643	Aug'24 **	490
Arkade Aura	Santacruz (W)	Premium	Society Redevelopment	3,791	59,279	Dec'24 **	276
Arkade Prime	Andheri (E)	Aspirational	Greenfield	2,091	65,566	Jan'25 **	165
Arkade Nest	Mulund (W)	Aspirational	Greenfield	8,327	249,163	Jun'27	619
Arkade Pearl	Vile Parle (E)	Premium	Society Redevelopment	4,153	75,145	Dec'26	300
Arkade Eden	Malad (W)	Premium	Society Redevelopment	3,101	49,981	Dec'26	150
Arkade Vistas/ Arkade Views	Goregaon (E)	Aspirational	Society Redevelopment	4,487	81,960	Dec'27	242
Arkade Rare	Bhandup (W)	Aspirational	Greenfield	11,967	313,070	Dec'28	750
Total				49,561	1,176,612		3,317

Ongoing projects would have construction area of approx. 2 mn sq.ft.

*RERA timeline

**Completed ~9-10 Months before RERA deadline

PORTFOLIO - UPCOMING PROJECTS

PROJECTS NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE AREA (SQ.FT.)	PROJECTED TURNOVER (₹CR)
Nutan Ayojan	Malad (W)	Premium	Society Redevelopment	6,860	233,000	740
Laxmi Ramana	Goregaon (W)	Premium	Society Redevelopment	4,619	59,793	213
Maheshwari Niwas	Santacruz (W)	Premium	Society Redevelopment	2,290	38,700	200
Apna Ghar	Andheri (W)	Premium	Society Redevelopment	7,381	83,212	388
Bussa CHS	Santacruz (W)	Premium	Society Redevelopment	2,902	45,000	190
Rani Sati	Malad (W)	Premium	Society Redevelopment	6,337	2,11,940	757
Satya Shripal	Borivali (W)	Premium	Society Redevelopment	7,084	2,44,000	865
Jumbo Darshan	Andheri (E)	Premium	Society Redevelopment	6,811	1,29,300	526
Filmistan	Goregaon (W)	Premium	Greenfield	16,200	5,00,000	2,000
Anand Nagar	Dahisar (E)	Premium	Society Redevelopment	26,286	6,76,000	1,700
Total				86,740	22,20,945	7,579

PORTFOLIO - ONGOING PROJECTS

WESTERN SUBURBS

- MALAD**

 - Arkade Eden
- GOREGAON**

 - Arkade Vistas
 - Arkade Views
- VILE PARLE**

 - Arkade Pearl

EASTERN SUBURBS

- BHANDUP**

 - Arkade Rare
- MULUND**

 - Arkade Nest

PORTFOLIO - UPCOMING PROJECTS

WESTERN SUBURBS

- DAHISAR**

 - Anand Nagar
- BORIVALI**

 - Satya Shripal
- MALAD**

 - Nutan Ayojan
 - Rani Sati
- GOREGAON**

 - Laxmi Ramana
 - Filmistan
- ANDHERI**

 - Apna Ghar
 - Jumbo Darshan
- SANTACRUZ**

 - Maheshwari Niwas
 - Bussa CHS



PERFORMANCE HIGHLIGHTS



Artist's Impression



BUSINESS
DEVELOPMENT



FINANCIAL & OPERATIONAL
SNAPSHOT



OPERATIONAL
HIGHLIGHTS



FINANCIAL
HIGHLIGHTS

NEW LAUNCHES

ARKADE RARE



Plot Area - 11,967 sq.mtrs.
 Potential Turnover - ₹ 750 cr.
 Saleable Area - 313,070 sq.ft.
 Launch Date - Oct'24

Bhandup (W)

ARKADE VIEWS & VISTAS



Plot Area - 4,487 sq.mtrs.
 Potential Turnover - ₹ 242 cr.
 Saleable Area - 81,960 sq.ft.
 Launch Date - Sep'24

Goregaon (E)

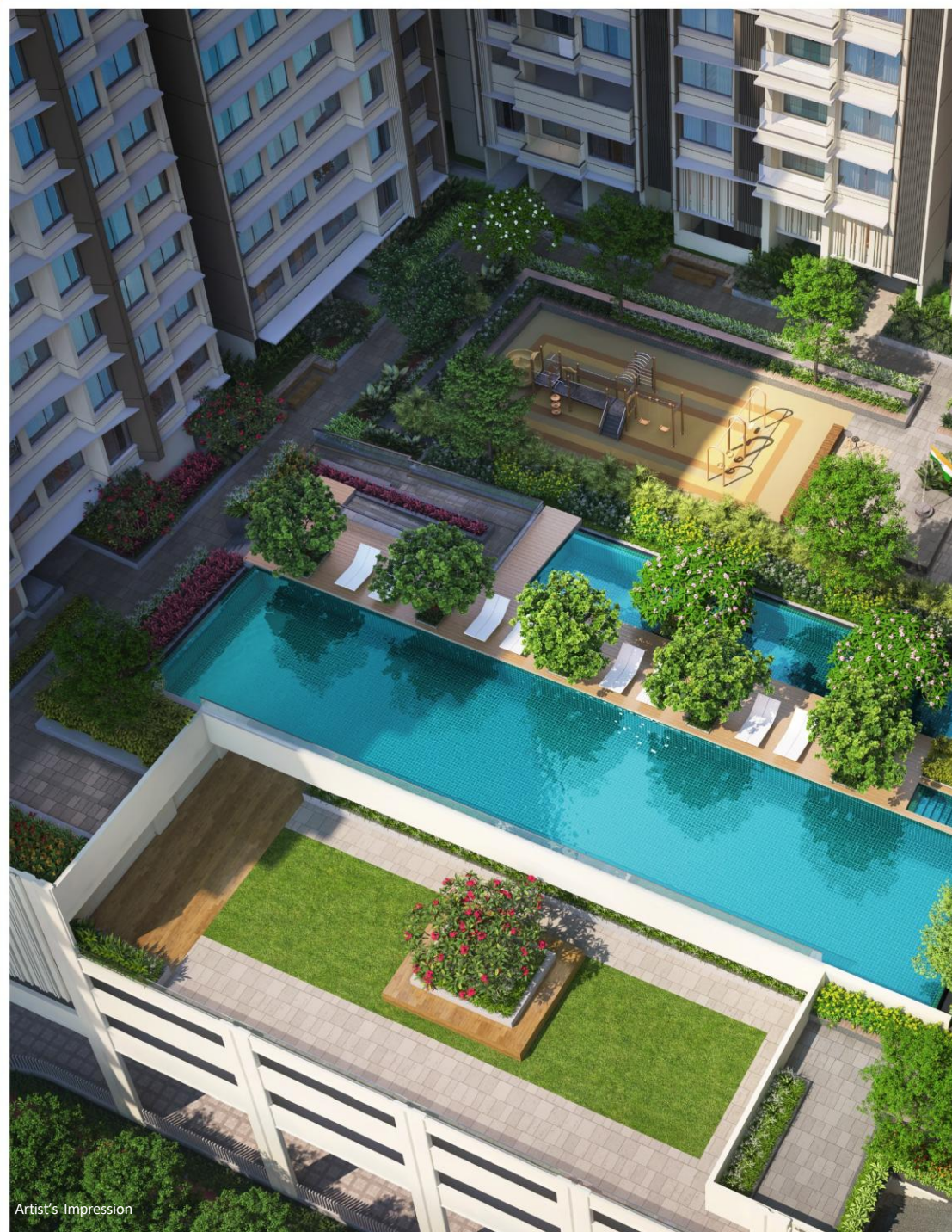


ARKADE PEARL – A WING



Total Plot Area – 4,153 sq.mtrs.
 Total Potential Turnover - ₹ 300 cr.
 Total Saleable Area – 75,145 sq.ft.
 Launch Date – Aug'24

Vile Parle (E)



QUARTERLY SNAPSHOT – Q4 FY25

₹ 134 CR

REVENUE

₹ 45 CR

EBITDA

₹ 33 CR

NET PROFIT

₹ 217 CR

PRE-SALES

₹ 238 CR

COLLECTIONS

70,000 SQ.FT.

CARPET AREA SOLD



Artist's Impression

FULL YEAR SNAPSHOT – FY25

₹ 695 CR

REVENUE

₹ 206 CR

EBITDA

₹ 157 CR

NET PROFIT

₹ 773 CR

PRE-SALES

₹ 716 CR

COLLECTIONS

249,000
SQ.FT.

CARPET AREA SOLD

OPERATIONAL HIGHLIGHTS

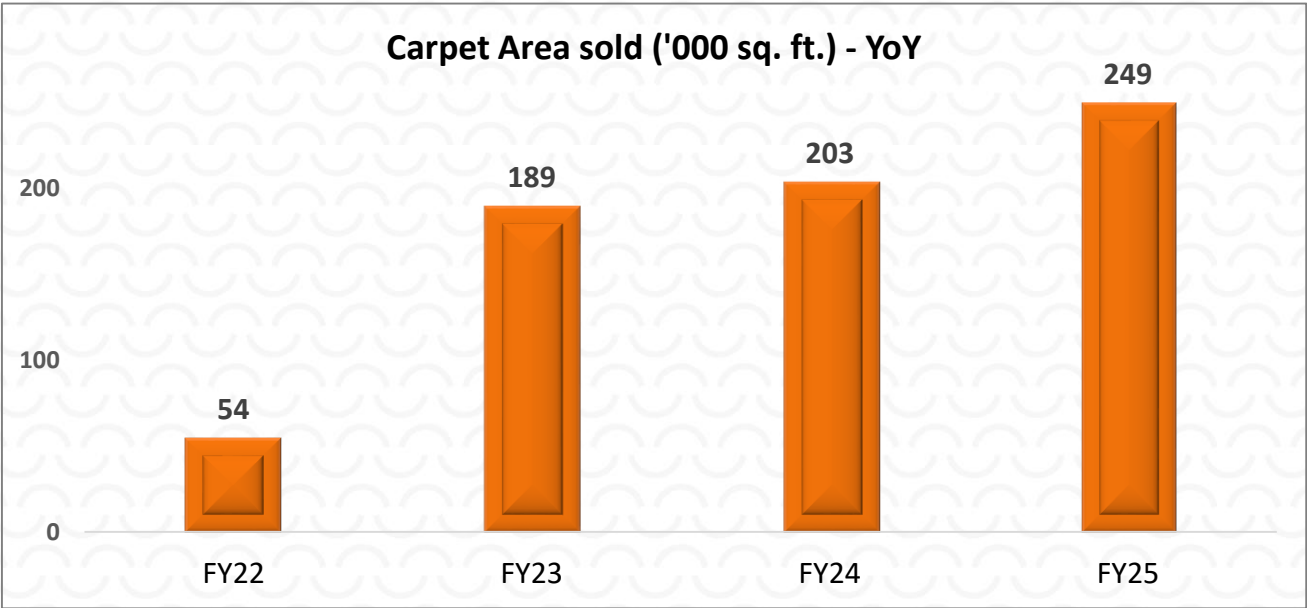
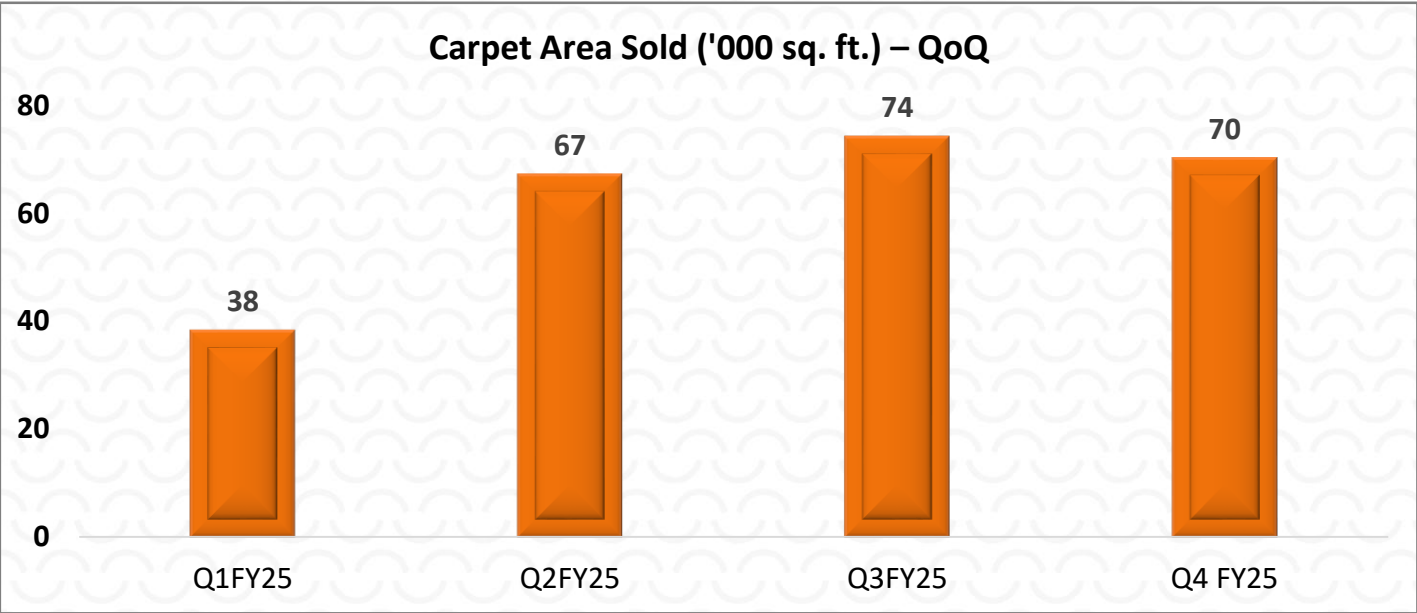
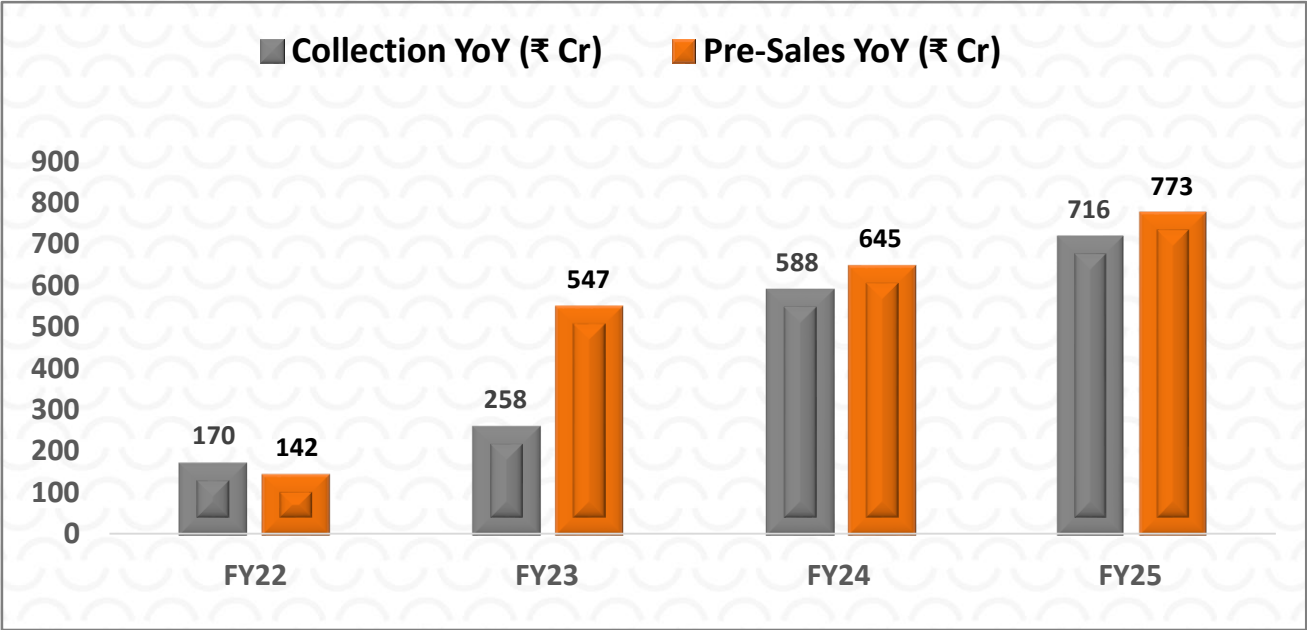
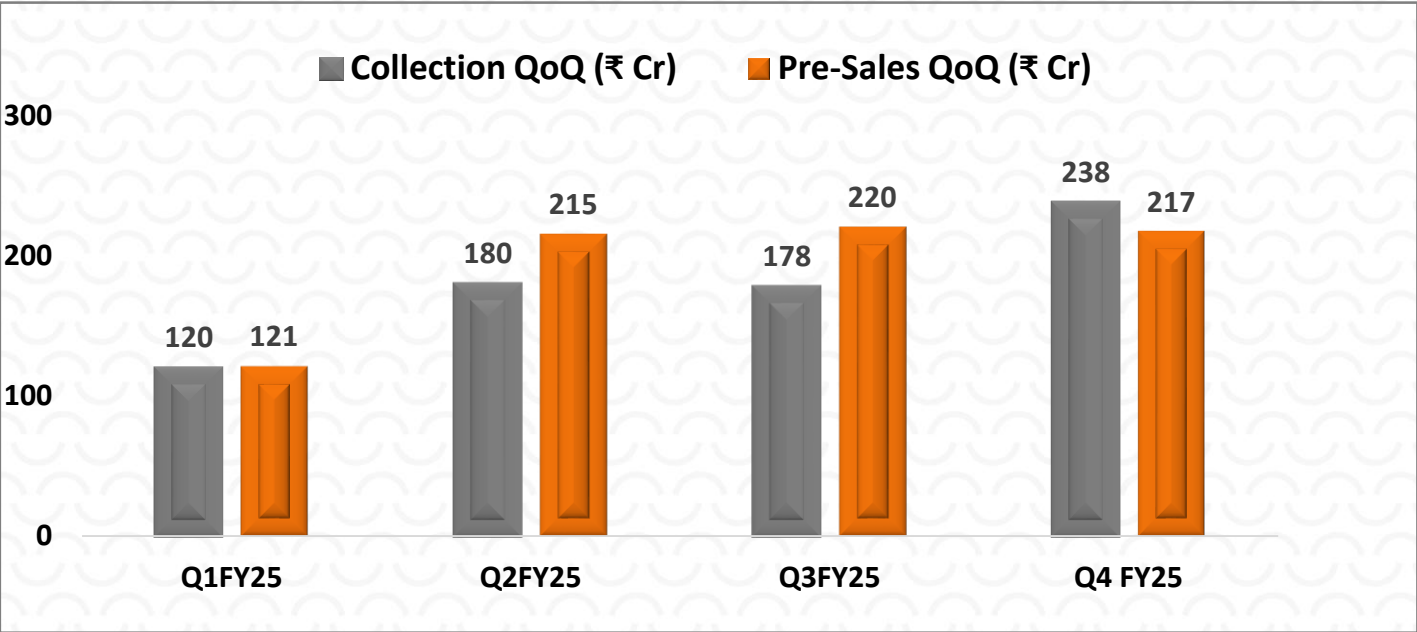
QUARTER ENDED 31ST MAR '25

PARTICULARS	Q4 FY25	Q4 FY24	% YoY	Q3 FY25	% QoQ
Pre-Sales Value (₹ Cr)	217	196	10.7%	220	(1.4%)
Collection (₹ Cr)	238	176	35.2%	178	33.7%
Area Sold ('000 Sq. Ft.)	70	64	9.4%	74	(-5.4%)

FULL YEAR ENDED 31ST MAR '25

PARTICULARS	FY25	FY24	% YoY
Pre-Sales Value (₹ Cr)	773	645	19.8%
Collection (₹ Cr)	716	588	21.8%
Area Sold ('000 Sq. Ft)	249	203	22.7%

OPERATIONAL HIGHLIGHTS



FINANCIAL HIGHLIGHTS

PARTICULARS	Q4FY25	Q4FY24	% YoY	Q3FY24	% QoQ	FY25	FY24	REV-In CRS
								% YoY
Revenue	134	123	8.9%	231	-42.0%	695	636	9.3%
Gross Profit	60	41	46.3%	75	-20.0%	264	206	28.2%
GP Margin (%)	45.7%	33.1%		33.3%		38.6%	32.4%	
EBITDA	45	27	66.7%	61	-26.2%	206	167	23.4%
EBITDA Margin (%)	33.6%	22.0%		26.4%		29.6%	26.3%	
Net Profit	33	20	65.0%	50	-34.0%	157	123	27.6%
Net Profit Margin (%)	24.6%	16.3%		21.6%		22.6%	19.3%	

Strong growth momentum continued on the back of robust demand of luxury housing and new launches during this period

LEADERSHIP TEAM & ESG



LEADERSHIP TEAM



CORPORATE SOCIAL
RESPONSIBILITY



SUSTAINABILITY
CERTIFICATIONS


SANDEEP JAIN

(Whole-Time Director)

With dynamism in every endeavor, his background in Mechanical Engineering along with an MBA give him a distinct edge. His expertise lies in spheres of construction, business development, legalities and liaising, that are further enhanced by in valuable insights from his investment banking experience.


AMIT JAIN

(Promoter, MD & Chairman)

He plays a pivotal role in formulating corporate strategies and overseeing their implementation. Responsible for overall planning, execution, and management of our Company, he also takes charge of public relations and our Company's brand image.


ARPIT JAIN

(Whole-Time Director)

As a qualified Chartered Accountant and an integral part of Arkade's top management, he leads various crucial departments within our company, including Accounts, Finance, Taxation, Sales, Marketing, CRM, HR and Administration.

CORPORATE SOCIAL RESPONSIBILITY



THE SAJJAN JAIN

— SUPPORT TRUST —

ENLIGHTENING PATHS

INITIATIVE BY ARKADE DEVELOPERS

THE SAJJAN JAIN SUPPORT TRUST

A CSR initiative by Arkade Developers, the Sajjan Jain Support Trust is committed to uplifting communities in need by providing access to education & healthcare. Through variety of initiatives, including partnerships with leading NGOs, we focus on delivering essential resources that empower individuals and families. From education to healthcare and beyond, we strive to create lasting positive change, ensuring progress for all.

TATA MEMORIAL HOSPITAL

The “Care per Sq.Ft.” initiative by Arkade supports the treatment of cancer patients at Tata Memorial Hospital. Under this programme, an amount equivalent to 1sq.ft. for each flats sold is contributed towards supporting cancer patients at Tata Memorial Hospital (TMH). This commitment aligns with Arkade’s mission to make a meaningful impact on society.



CARE PER SQ. FT.

ARKADE GROUP INITIATIVE



DESIRE SOCIETY

(Care and Support to disadvantaged children emphasizing on HIV+ve victims)

Contributing to the cause with donations and various volunteer engagement activities, CSR support includes painting work for the center, providing extra tuitions for 8th/9th/10th-grade students, and organizing yoga sessions.

APNA GHAR ASHRAM

(Providing shelter to destitute individuals facing homelessness, illness & abandonment)

Contributing to the cause through donations to support their programs.



BAL ASHA TRUST

(Support & care for the vulnerable children)

Dedicated to providing abandoned children with a safe home and extending support to any child in need.



FINANCIALS



CONSOLIDATED
PROFIT & LOSS



CONSOLIDATED
BALANCE SHEET



DEBT PROFILE

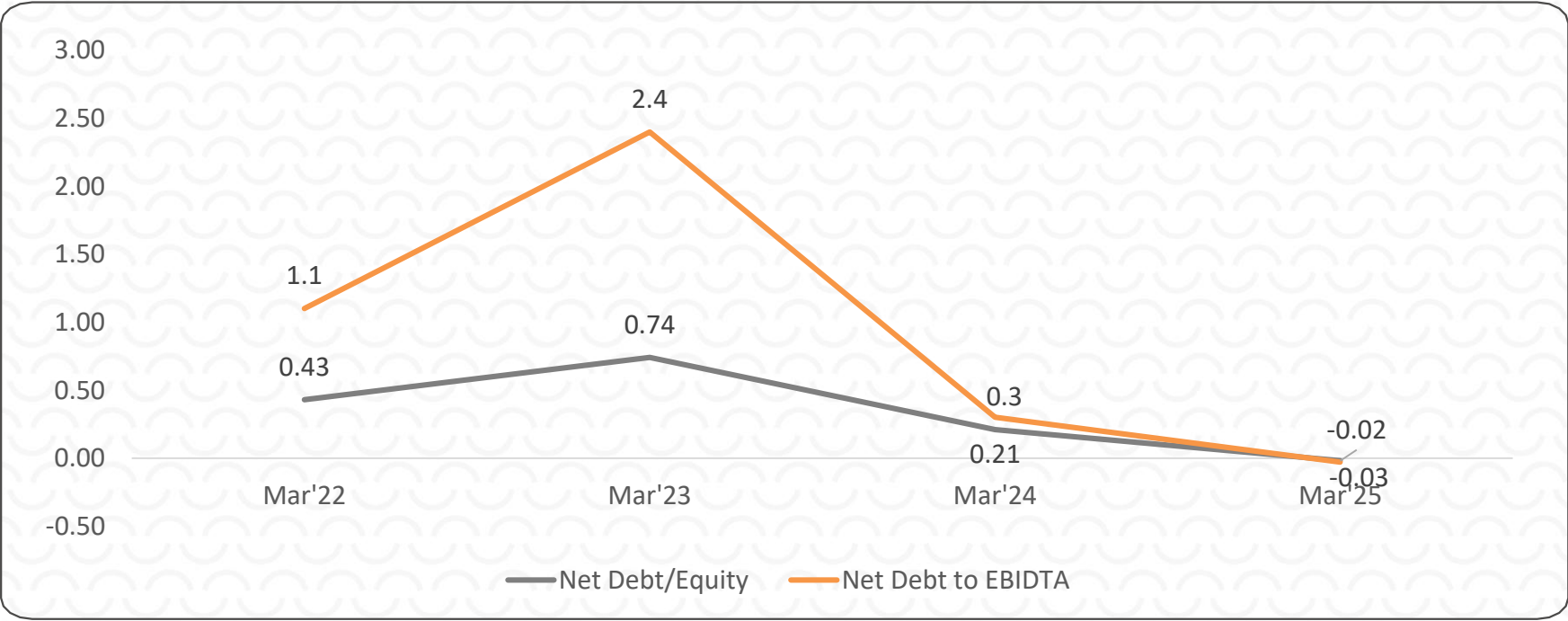
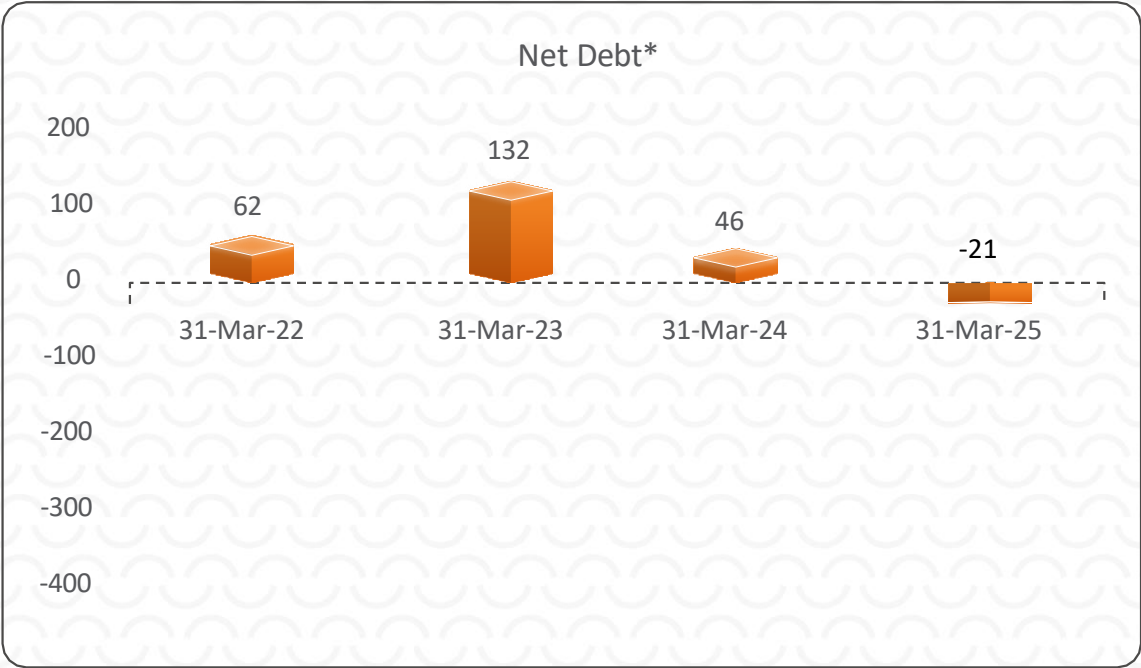
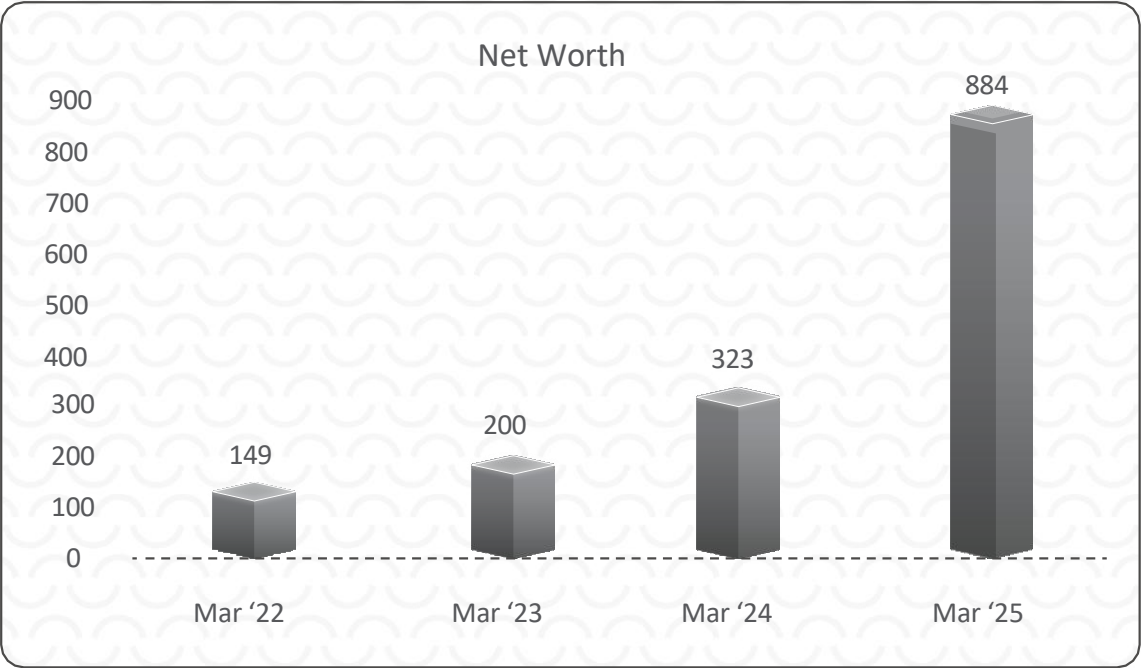
CONSOLIDATED PROFIT AND LOSS ACCOUNT

PARTICULARS (₹ CR)	FY22	FY23	FY24	FY25
Income From Operations	228.9	220.2	634.7	683.1
Total Income	237.2	224.0	635.7	694.6
Total Expenditure	174.5	159.9	467.3	477.0
EBITDA	54.5	60.3	167.4	206.1
EBITDA Margin	23.8%	27.4%	26.3%	29.6%
Depreciation	0.1	0.3	1.1	4.9
EBIT	62.6	63.9	167.3	201.2
Interest	4.3	1.3	3.1	1.8
Other Income	8.2	3.9	1.0	11.5
Profit/(Loss) From Associates	7.3	4.2	1.0	0.5
Profit Before Tax	65.6	66.8	165.1	211.4
Tax	14.7	16.0	42.3	54.5
Profit After Tax	50.8	50.8	122.8	156.9
PAT Margin	22.2%	23.1%	19.3%	22.6%
Basic EPS (₹ Per Share)	3.3	3.3	8.1	9.25

CONSOLIDATED BALANCE SHEET

PARTICULARS (₹ CR)	31 st Mar '22	31 st Mar '23	31 st Mar '24	31 st Mar '25
Property, Plant & Equipment	1.8	1.9	11.8	16.5
Investments	16.4	17.0	18.1	18.2
Other Non-current Assets	1.4	8.5	7.3	9.9
Inventories	299.0	500.5	487.9	906.1
Trade Recievables	5.3	3.7	8.1	34.8
Other Current Assets	46.1	23.7	41.8	265.1
Total Assets	370.0	555.4	575.0	1,250.6
Equity Share Capital	2.0	2.0	152.0	185.7
Other Equity	147.5	198.3	171.4	698.2
Total Equity	149.3	200.4	323.6	883.9
Long Term Borrowings	1.2	78.8	29.0	74.9
Other Non-current Liabilities	0.9	1.1	2.7	2.7
Short-term Borrowings	63.2	70.2	40.4	38.3
Trade Payables	13.7	23.5	38.3	45.9
Other Current Liabilities	141.6	181.4	141.0	204.9
Total Equity & Liabilities	370.0	555.4	575.0	1,250.6

DEBT PROFILE



Strategically maintained minimal debt levels

* Net of Cash, cash equivalents and bank balances



THANK YOU

Company:

Arkade Developers Ltd.

Mr. Samshet Shetye CFO

samshet@arkade.in

<https://arkade.in>

Investor Relations Advisors:

Adfactors PR Pvt.Ltd.

Rahul Trivedi / Shruti Jain

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