

Ref No.: ADL/SE/26-27/12

Date: May 27, 2026

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, 2026

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, 2026.

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



Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964





ARKADE

FAMILY FIRST

INVESTOR PRESENTATION

Q4 & FY26

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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

FY26 has been a year of steady and resilient performance for Arkade Developers, driven by disciplined execution, sustained demand across key MMR micro-markets, and our continued focus on operational excellence. Our performance reflects the growing strength of the Arkade brand and our unwavering commitment to delivering high-quality developments that create long-term value for customers and stakeholders alike.

During the year, we further strengthened our project pipeline and expanded our presence across strategic locations within the Mumbai Metropolitan Region, while maintaining a prudent and balanced financial approach. The positive response across our projects reinforces our confidence in the long-term growth potential of the MMR real estate market, supported by infrastructure-led development, improving connectivity, and increasing preference brand preference.

With a strong pipeline, healthy balance sheet, and focus on timely execution, we believe Arkade Developers is well-positioned to sustain its growth momentum and capitalize on emerging opportunities across the region. Going forward, we remain committed to calibrated expansion, customer-centric development, and delivering sustainable long-term value.





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.

40+

YEARS
OF LEGACY

32

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 MARCH '26
PROMOTER & GROUP:- 71.14%



Representative Image



Artist's Impression

VALUE PROPOSITION



Leading MMR
Developer with
Inhouse Project
Management

Well-spread out
Portfolio of Greenfield
and Redevelopment
Projects



Asset Light
Model and
Low 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
• Arkade Eden

GOREGAON
• Arkade Adornia
• Arkade Aspire

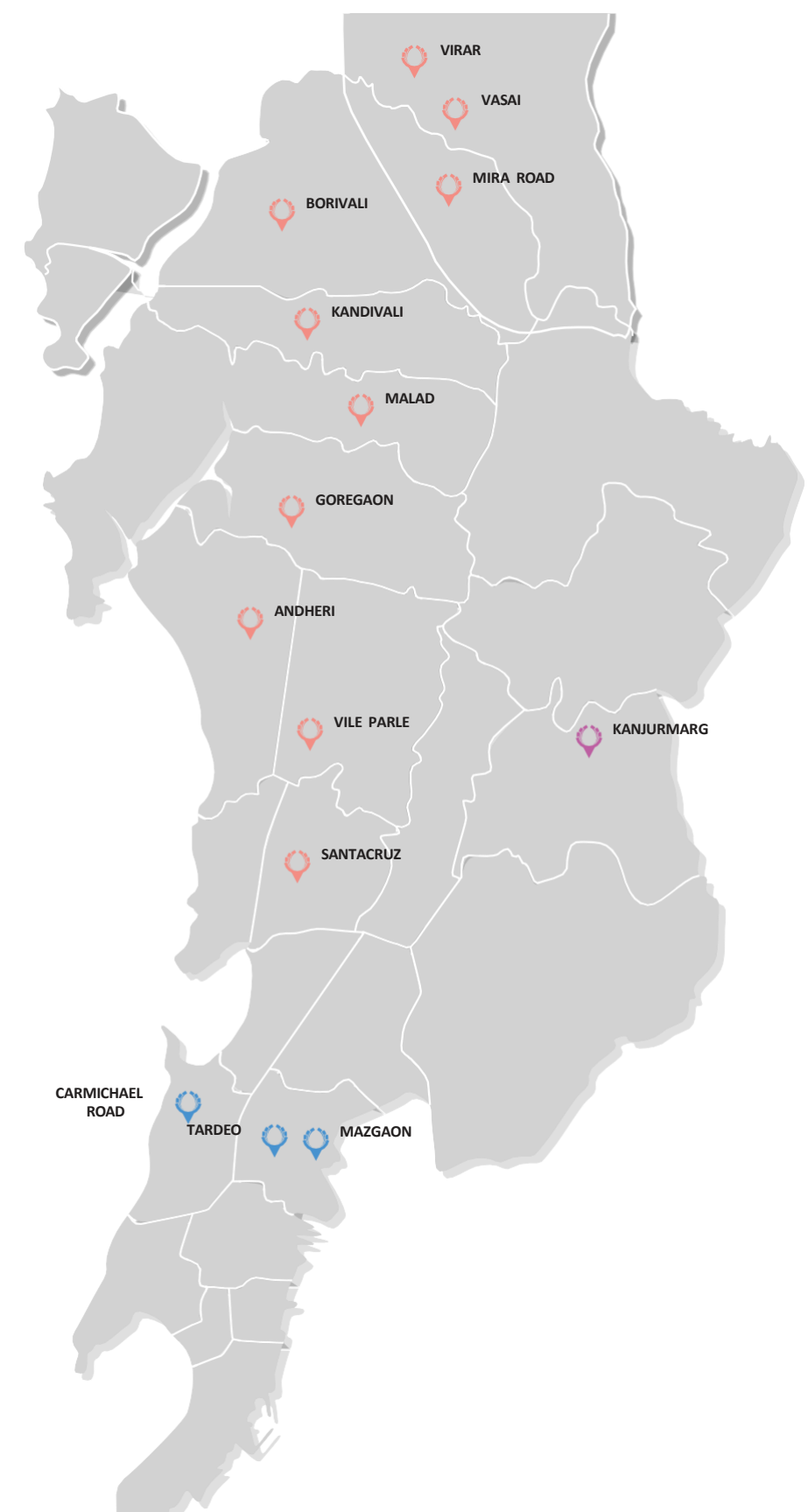
VILE PARLE
• Jeevan Sarita
• Om Kushal
• Mahant
• New Bharat Villa
• Darshan by Arkade

SANTACRUZ
• Arkade Aura

ANDHERI
• Arkade Prime

EASTERN SUBURBS

KANJURMARG
• Arkade Earth



PORTFOLIO- ONGOING PROJECT STATUS (In Crs)

PROJECT NAME	NATURE OF DEVELOPMENT	PLOT SIZE (SQ MTRS)	SALEABLE CARPET AREA (SQ.FT.)	EXPECTED COMPLETION DATE*	TOTAL PROJECTED REVENUE	DETAILS OF SALE		REVENUE RECOGNITION	
						SOLD	UNSOLD	RECOGNISED	TO BE RECOGNISED
Arkade Eden, Malad (W)	Society Redevelopment	3,101	49,981	Mar'26**	150	122	28	103	47
Arkade Pearl, Vile Parle (E)- I	Society Redevelopment	3,333	60,332	Dec'26	250	222	28	185	65
Arkade Pearl, Vile Parle (E)- II	Society Redevelopment	820	14,813	June'27	65	20	45	7	58
Arkade Vistas, Goregaon (E)	Society Redevelopment	3,354	71,800	Dec'27	207	175	32	81	126
Arkade Views, Goregaon (E)	Society Redevelopment	1,133	10,160	Dec'27	35	32	3	16	19
Arkade Evoke, Goregaon (W)	Society Redevelopment	4,640	66,933	Jun'29	215	43	172	-	215
Arkade Rare, Bhandup (W)	Greenfield	11,967	3,13,070	Dec'28	760	434	327	215	545
Arkade Nest, Mulund (W)	Greenfield	8,327	2,49,163	Jun'27	630	415	215	235	395
Total		36,675	836,252		2,312	1,464	848	842	1,470

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

*RERA timeline

**Completed ~9 Months before RERA deadline

PORTFOLIO - UPCOMING PROJECTS

PROJECTS NAME	LOCATION	CATEGORY	NATURE OF DEVELOPMENT	PLOT SIZE (SQ.MTRS)	SALEABLE CARPET AREA (SQ.FT.)	PROJECTED TURNOVER (`CR)
Filmistan	Goregaon (W)	Premium	Greenfield	16,648	8,87,548	3,500
Thane	Thane	Premium	Greenfield	25,260	9,26,459	1,900
Woollen Mills	Bhandup	Premium	Greenfield	14,364	4,26,000	1,000
Anand Nagar	Dahisar (E)	Premium	Society Redevelopment	23,513	6,76,000	1,700
Satya Shripal	Borivali (W)	Premium	Society Redevelopment	7,084	2,39,100	800
Rani Sati	Malad (W)	Premium	Society Redevelopment	6,337	2,11,940	725
Nutan Ayojan	Malad (W)	Premium	Society Redevelopment	6,650	2,33,000	740
Jumbo Darshan	Andheri (E)	Premium	Society Redevelopment	5,700	1,04,100	385
Apna Ghar	Andheri (W)	Premium	Society Redevelopment	7,381	92,815	375
Jal Ratna	Goregaon (W)	Premium	Society Redevelopment	4,620	86,810	350
Maheshwari Niwas	Santacruz (W)	Premium	Society Redevelopment	2,244	41,140	210
Ashok Nagar	Kandivali (E)	Premium	Society Redevelopment	12,140	3,25,000	1100
TOTAL				1,31,941	42,49,912	12,785

PORTFOLIO - ONGOING PROJECTS

WESTERN SUBURBS

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

KANDIVALI BORIVALI

- Satya Shripal
- Ashok Nagar

MALAD

- Nutan Ayojan
- Rani Sati

GOREGAON

- Filmistan
- Jal Ratna

ANDHERI

- Apna Ghar
- Jumbo Darshan

SANTACRUZ

- Maheshwari Niwas

EASTERN SUBURBS

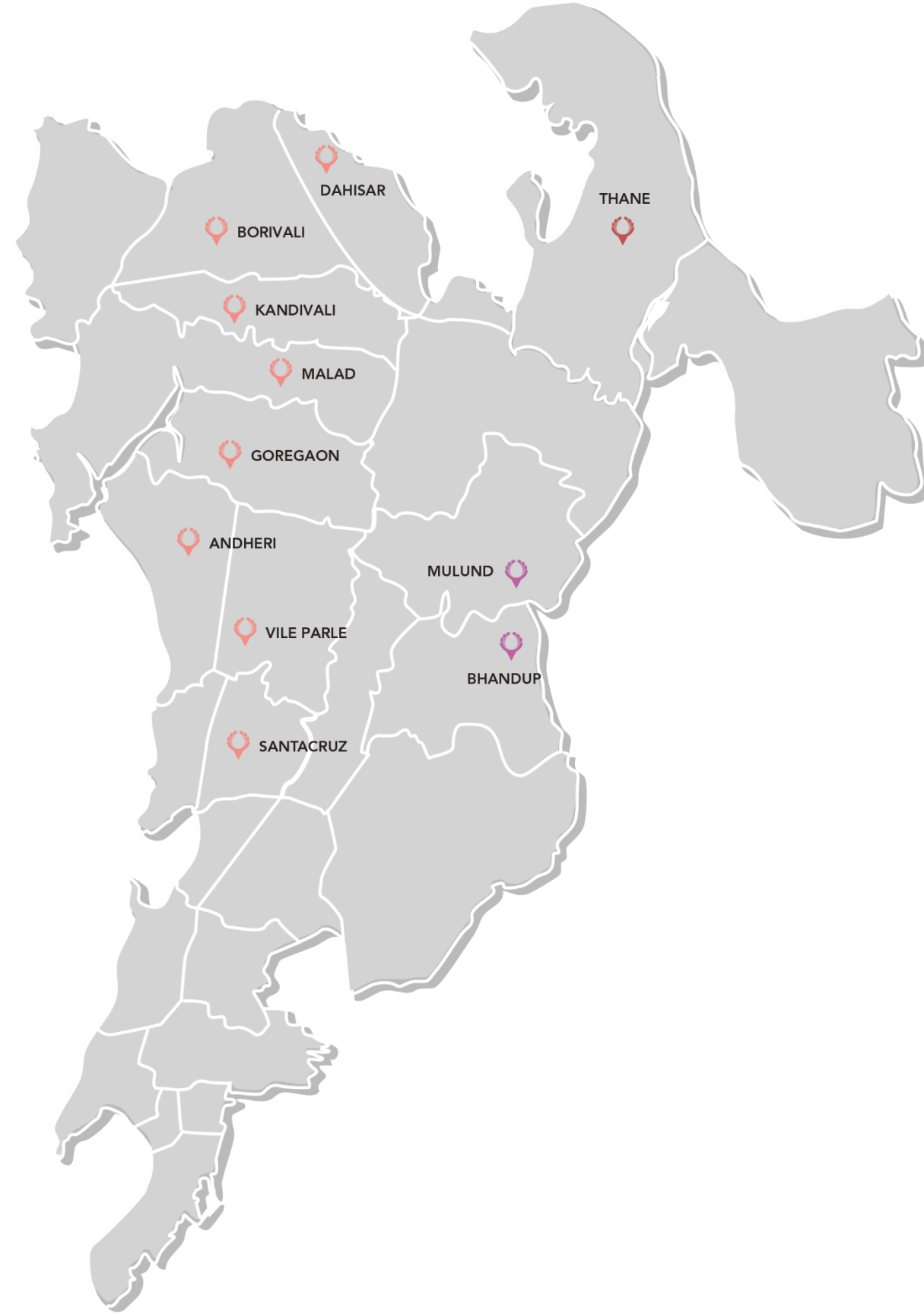
BHANDUP

- Woollen Mills

CENTRAL SUBURBS

THANE

- Kasarvadavali

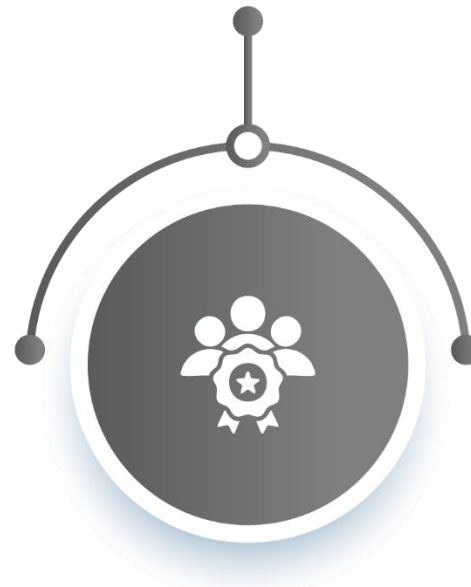


IN-HOUSE CAPABILITIES (CORE TEAM)



Construction & Engineering
Architecture & Design
Estimation & Costing
Contracts & Procurement
QA/QC Systems
CRM
Sales & Marketing

COLLABORATIONS (EXTERNAL EXPERTS)



Design Architects
Landscape Architects
Lighting Consultants
Structural Consultants

OUTCOME



Scalable & Future-Ready

DELIGHTFUL ON-SITE
CUSTOMER INTERACTIONS



Crafting lasting impressions through personalized tours and warm hospitality.

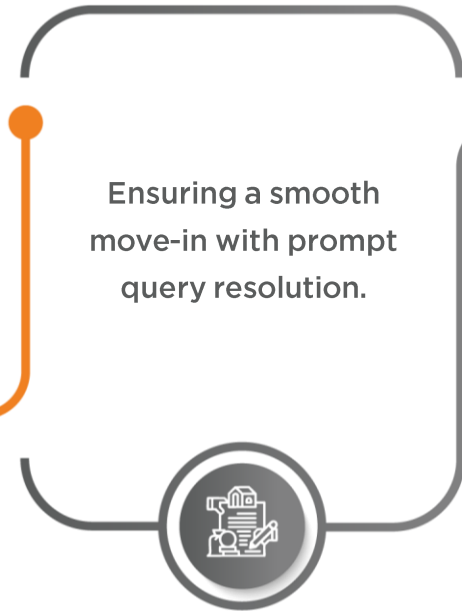


EFFORTLESS BOOKING &
EXPERT HANDHOLDING

CONSISTENT POST-PURCHASE
ENGAGEMENT



Delighting customers with timely updates and consistent care.



COMPREHENSIVE POST
POSSESSION SUPPORT

ENRICHING LOYALTY
& REFERRAL EXPERIENCE



Honouring lasting bonds through our 'Family First Circle' loyalty program.

A SEAMLESS JOURNEY, BACKED BY WELL-ESTABLISHED SYSTEMS & PROCESSES.

PERFORMANCE HIGHLIGHTS



Artist's Impression



BUSINESS DEVELOPMENT



FINANCIAL & OPERATIONAL SNAPSHOT



OPERATIONAL HIGHLIGHTS



FINANCIAL HIGHLIGHTS

NEW ACQUISITIONS & LAUNCH IN FY26

FILMISTAN

Location:
Goregaon (W)

GDV:
3,500 CR

Plot Area:
4.2 Acres

THANE

Location:
Kasarvadavali

GDV:
1,900 CR

Plot Area:
6.5 Acres

WOOLLEN MILLS

Location:
Bhandup

GDV:
1,000 CR

Plot Area:
3.5 Acres

JALRATNA

Location:
Goregaon (W)

GDV:
350 CR

Plot Area:
1.1 Acres

NEW LAUNCH ARKADE
EVOKE

Location:
Goregaon (W)

GDV:
215 CR

Plot Area:
1.1 Acres

ASHOK NAGAR

Location:
Kandivali (E)

GDV:
1100 CR

Plot Area:
3 Acres

PROJECT COMPLETED IN FY26



ARKADE EDEN
MALAD WEST

OC RECEIVED

IN 27 MONTHS

FIRST CC
DATE : 5th JAN 2024

FULL OC
DATE : 31st MAR 2026

Architect's Impression

Architect's Impression

QUARTERLY SNAPSHOT – Q4 FY26

₹ 199 CR

REVENUE

₹ 38 CR

EBITDA

₹ (109) CR

NET PROFIT

₹ 303 CR

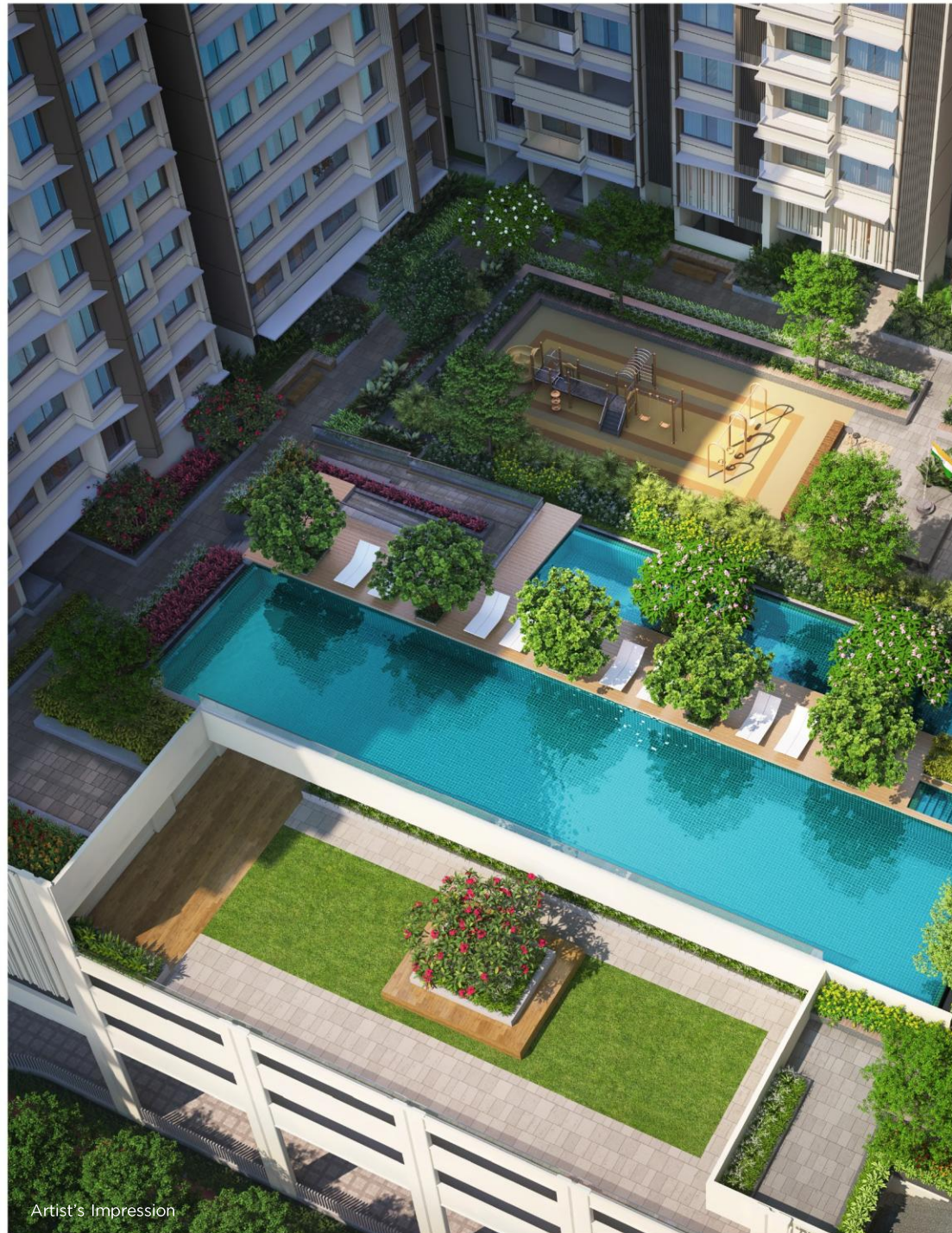
PRE-SALES

₹ 195 CR

COLLECTIONS

1,10,000 sq.ft.

CARPET AREA SOLD



Artist's Impression

TWELVE MONTH SNAPSHOT – FY26

₹ 828 CR

REVENUE

₹ 189 CR

EBITDA

₹ 5 CR

NET PROFIT

₹ 901 CR

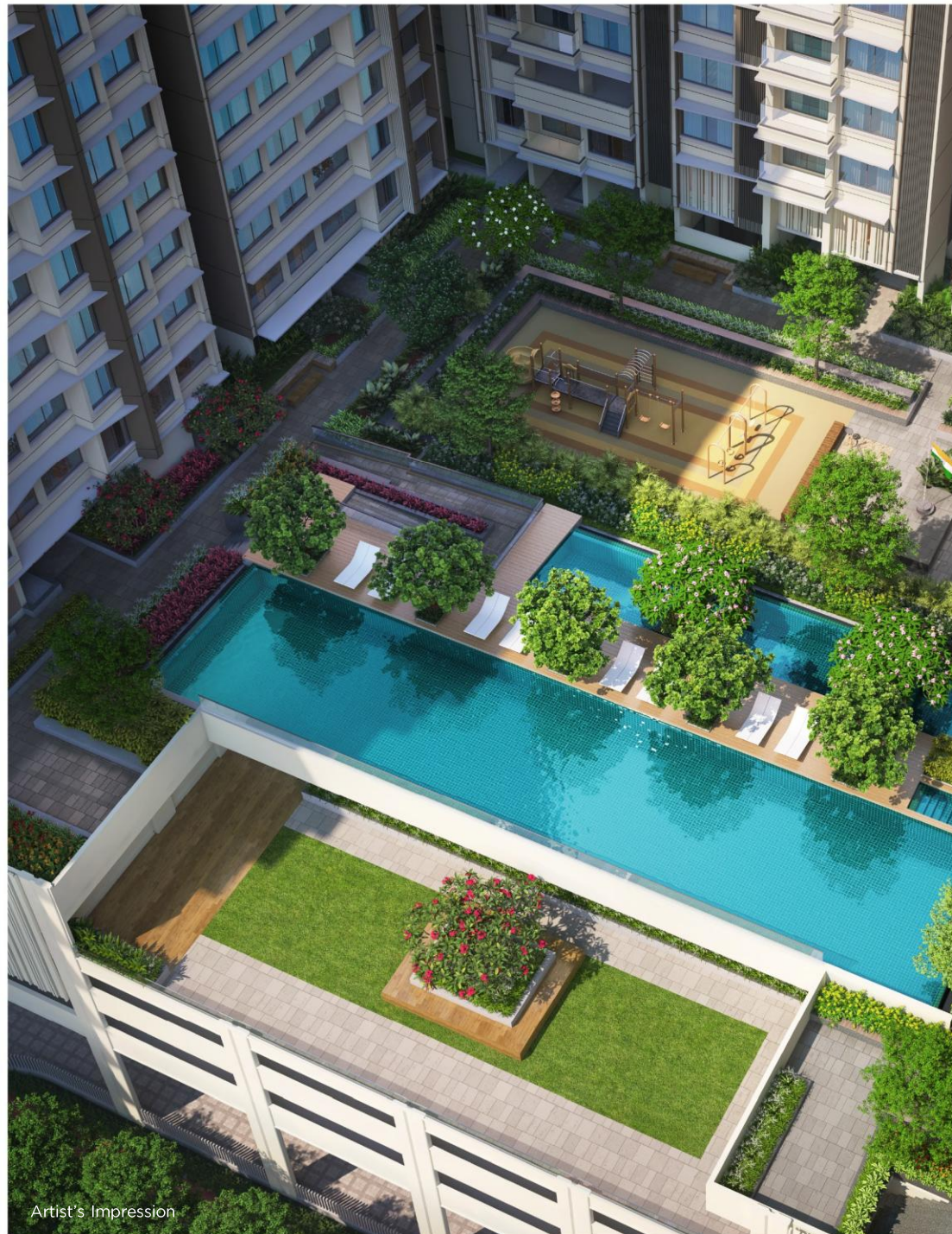
PRE-SALES

₹ 728 CR

COLLECTIONS

3,15,000 SQ.FT.

CARPET AREA SOLD



Artist's Impression

OPERATIONAL HIGHLIGHTS

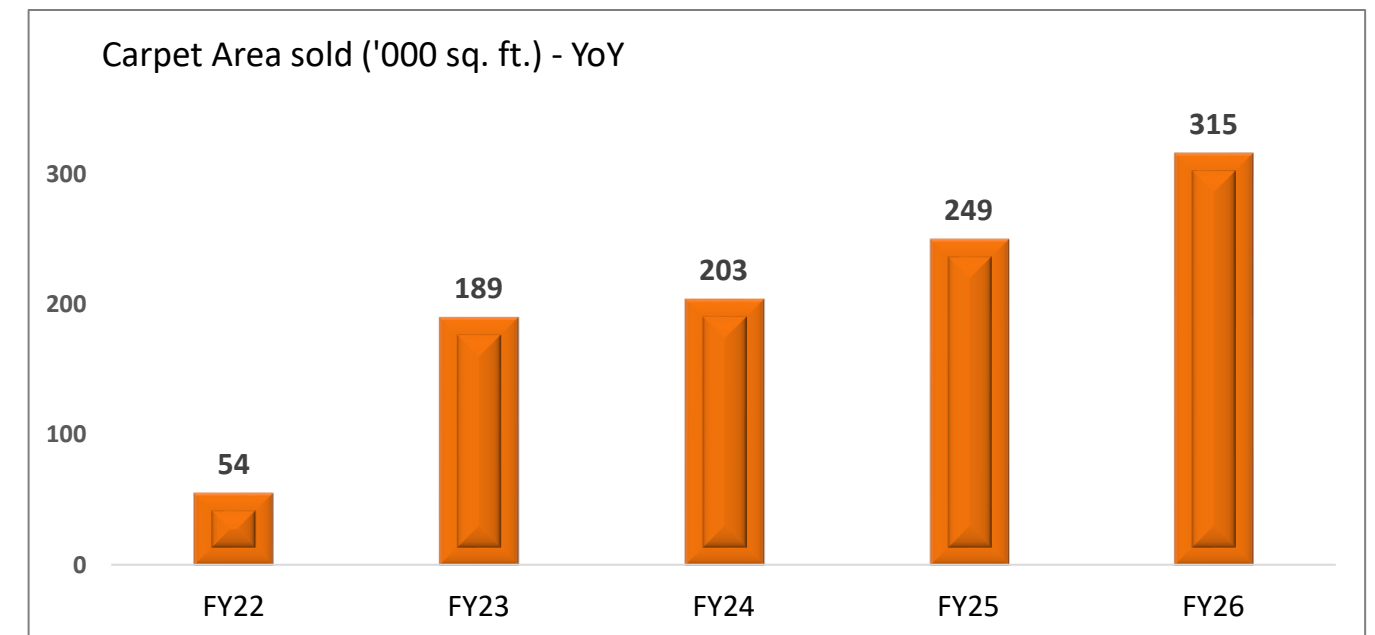
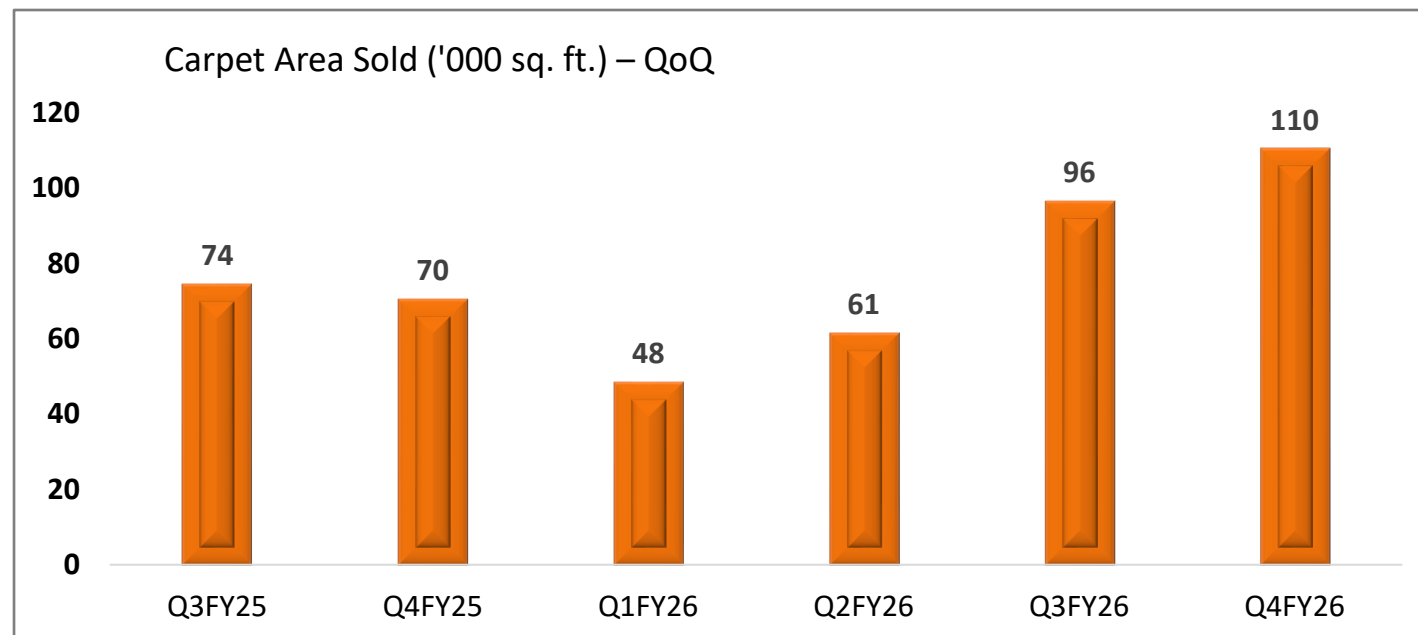
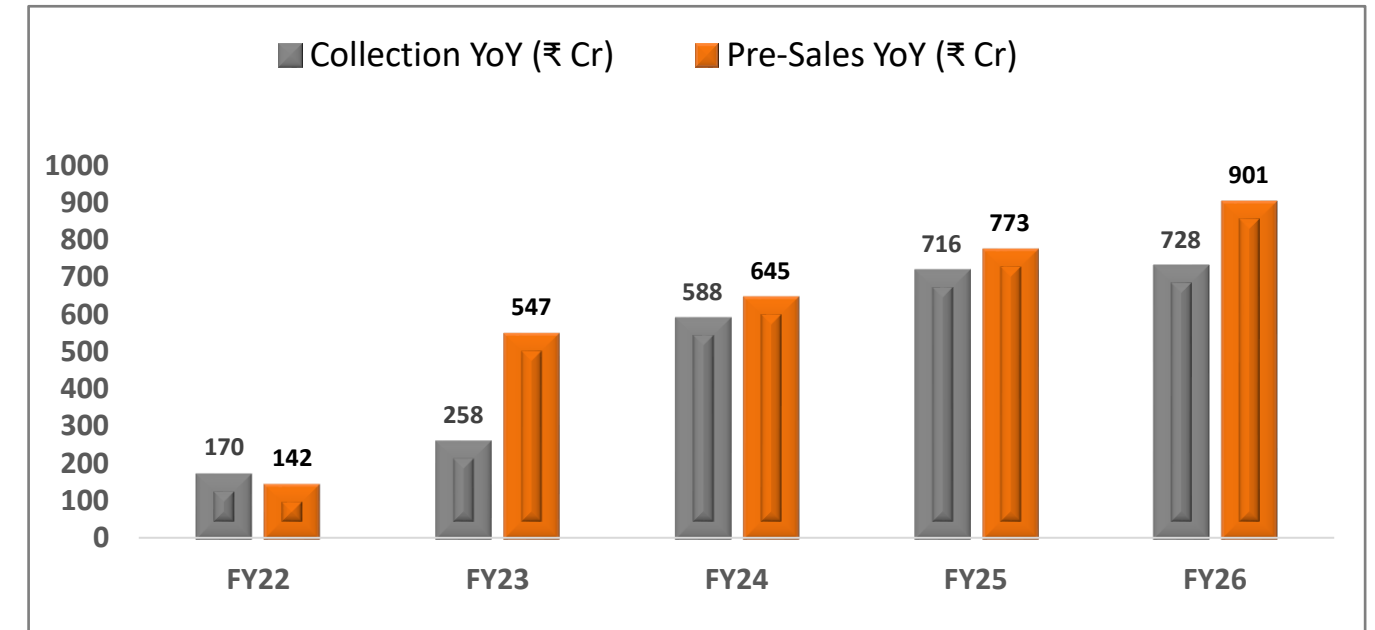
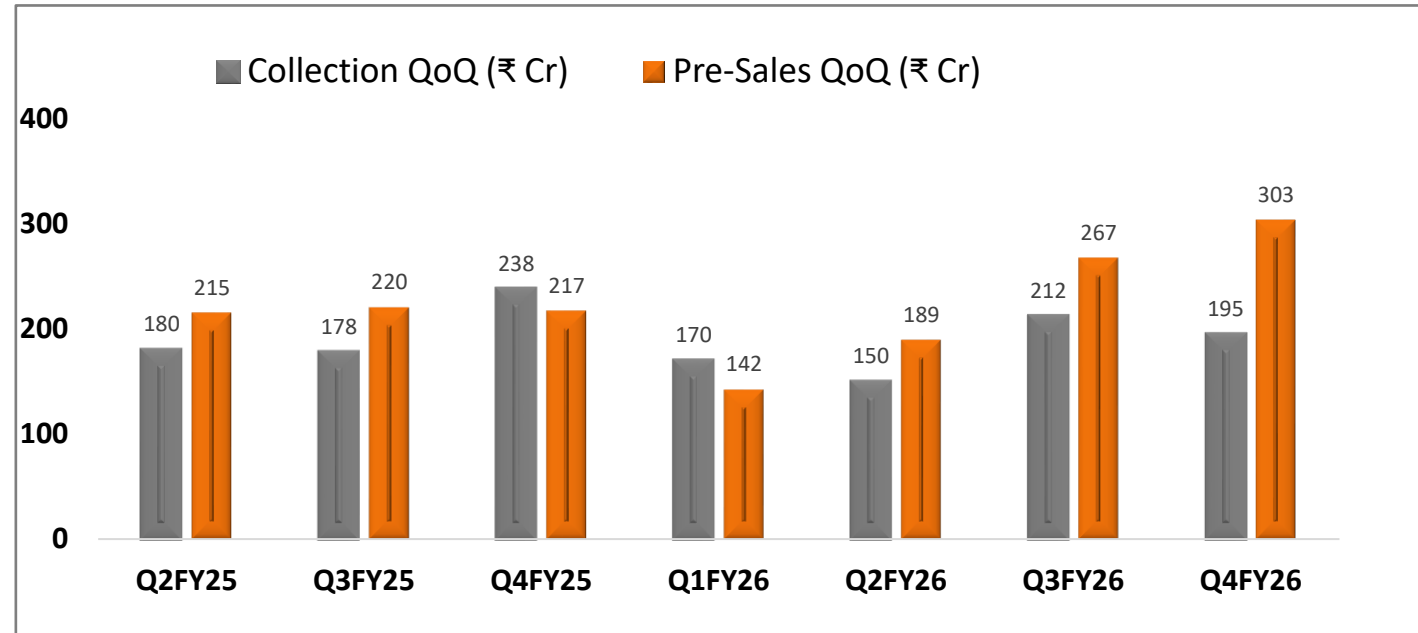
QUARTER ENDED 31ST MAR '26

PARTICULARS	Q4 FY26	Q4 FY25	% YoY	Q3 FY26	% QoQ
Pre-Sales Value (₹Cr)	303	217	40.0%	267	13.6%
Collection (₹ Cr)	195	238	-18.1%	212	-8%
Area Sold ('000 Sq. Ft.)	110	70	57.5%	96	15.0%

TWELVE MONTHS ENDED 31ST MAR '26

PARTICULARS	FY26	FY25	% YoY
Pre-Sales Value (₹Cr)	901	773	16.7%
Collection (₹ Cr)	728	716	1.7%
Area Sold ('000 Sq. Ft.)	315	249	26.6%

OPERATIONAL HIGHLIGHTS



QUARTERLY AND TWELVE MONTHS ENDED FINANCIAL HIGHLIGHTS

Rs in crores

PARTICULARS	Q4FY26	Q4FY25	% YoY	Q3FY26	% QoQ	FY26	FY25	% YOY
Revenue	199	134	48.3%	199	-0.1%	828	695	19.2%
Gross Profit	58	60	-3.7	71	-18.4%	252	264	-4.5%
GP Margin (%)	29%	44.7%		35.6%		30.4%	38.0%	
EBITDA	38	44	-14.6%	54	-29.2%	189	206	-8.2%
EBITDA Margin (%)	19.4%	33.8%		27.4%		23.2%	30.2%	
Net Profit	(109)	33	--	40	--	5	157	-96.5%
Net Profit Margin (%)		24.7%		20.2%		0.7%	22.6%	

In FY 26, Arkade Developers completed the strategic acquisition of “Filmistan Private Limited”, a marquee and high-value property located in the premium residential micro-market of Goregaon West, off S.V. Road, Mumbai. The acquisition represents a landmark transaction for the Company, given the property’s unique heritage, historical significance, and prime location advantages.

The transaction comprised two distinct components:

a) Outright acquisition of land:

Arkade Developers acquired the underlying land parcel from Aspen Properties and Kamanwala Housing for a consideration of INR 165 Crore, which was fully paid in January 2025. Consequently, the ownership of the land now vests directly with Arkade Developers.

b) Acquisition of tenancy rights through Filmistan Private Limited:

Filmistan Private Limited held tenancy and operating rights related to the Filmistan Studios property, which historically had been utilized for movie shoots, advertising productions, and allied entertainment activities. These tenancy rights were valued at approximately INR 182.60 Crore. Pursuant to the transaction, Filmistan Private Limited became a wholly owned subsidiary of Arkade Developers.

Subsequently, to simplify the holding structure and consolidate complete ownership rights directly under Arkade Developers, the tenancy rights were demerged from Filmistan Private Limited and transferred directly to Arkade Developers.

As a result of this restructuring exercise, the tenancy rights recorded in Filmistan Private Limited have been written off/adjusted, resulting in a one-time exceptional accounting impact of INR 182.17 Crore in the consolidated financial statements for the period.

This acquisition was highly competitive due to the rarity and strategic importance of the asset. The Company intends to develop a landmark uber-luxury residential project.

The proposed development is expected to significantly strengthen Arkade Developers' positioning in the luxury residential segment and serve as a benchmark for the Company's future premium developments.

Based on current estimates and subject to final approvals, plans, and design configurations:

Expected Gross Development Value (GDV): approximately INR 3,500 Crore

Estimated cumulative bottom-line contribution over the next 3–5 years: INR 1,000–1,200 Crore

This project is expected to become one of the Company's flagship developments and a defining milestone in Arkade Developers' long-term growth trajectory.

LEADERSHIP TEAM & ESG



LEADERSHIP TEAM



CORPORATE SOCIAL
RESPONSIBILITY



SUSTAINABILITY
CERTIFICATIONS

Representative Image



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.



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 old 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.



NATIONAL ASSOCIATION OF BLIND (NAB)

We are proud to partner with National Association of the Blind (NAB) to contribute towards children’s education with every home purchased. This initiative reflects our commitment to giving back and creating positive change



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)	FY23	FY24	FY25	FY26
Total Income	224.0	635.7	694.6	828.2
Income From Operations	220.2	634.7	683.1	816.4
Total Expenditure	159.9	467.3	477.0	627.3
EBITDA	60.3	167.4	206.1	189.1
EBITDA Margin	27.4%	26.4%	30.2%	23.2%
Depreciation	0.3	1.1	4.9	10.2
EBIT	63.9	167.3	201.2	178.9
Interest	1.3	3.1	1.8	0.9
Other Income	8.1	2.0	12.0	12.1
Profit Before Tax & Exceptional Item	66.8	165.1	211.4	190.1
Exceptional Item	--	--	--	182.2
Tax	16	42.3	54.5	2.6
Profit After Tax	50.8	122.8	156.9	5.3
PAT Margin	23.1%	19.3%	22.6%	0.6%
Basic EPS (₹ Per Share)	3.3	8.1	9.25	0.29

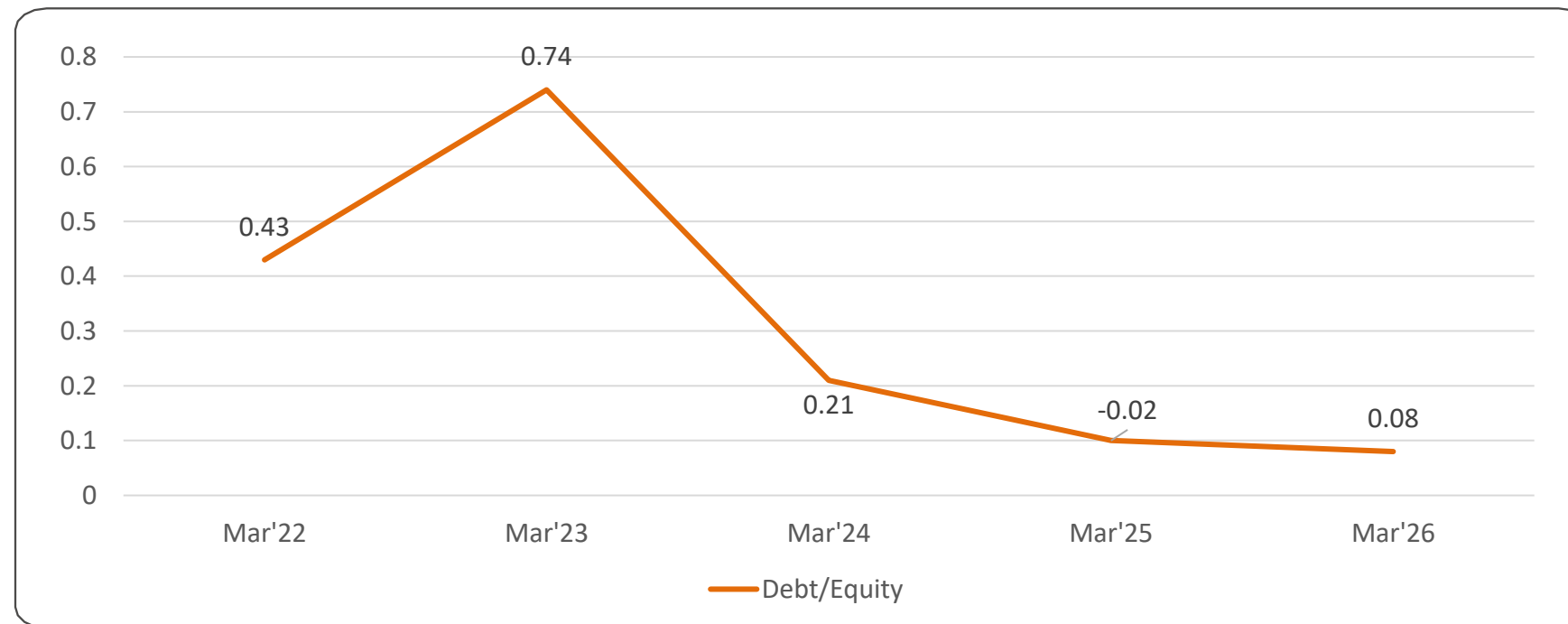
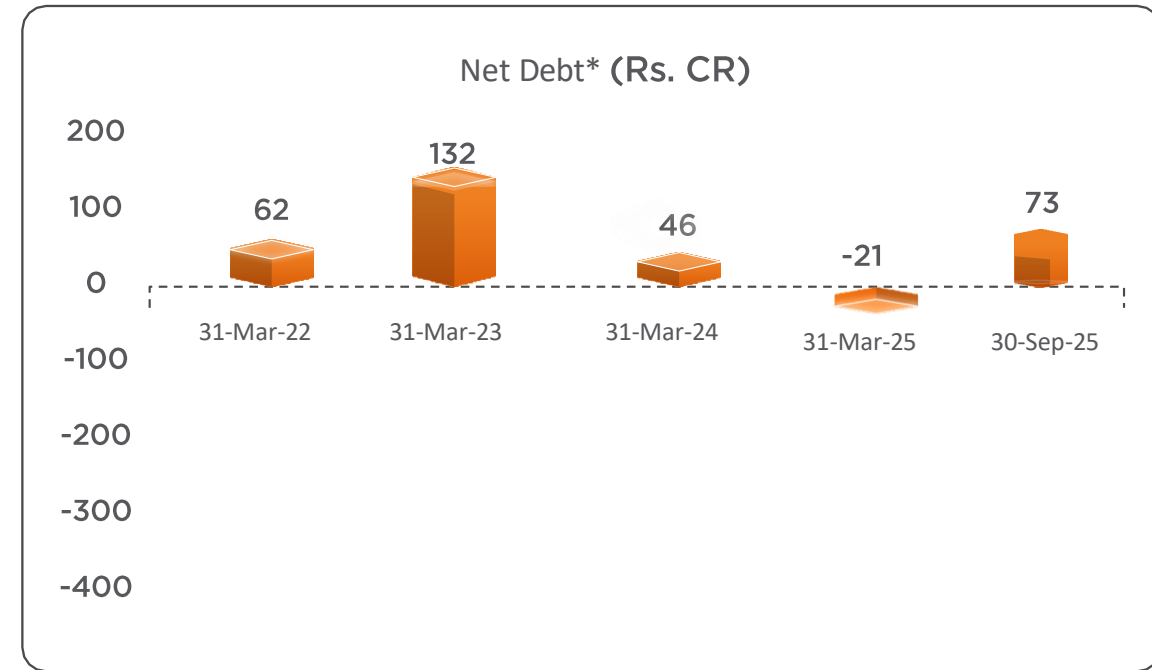
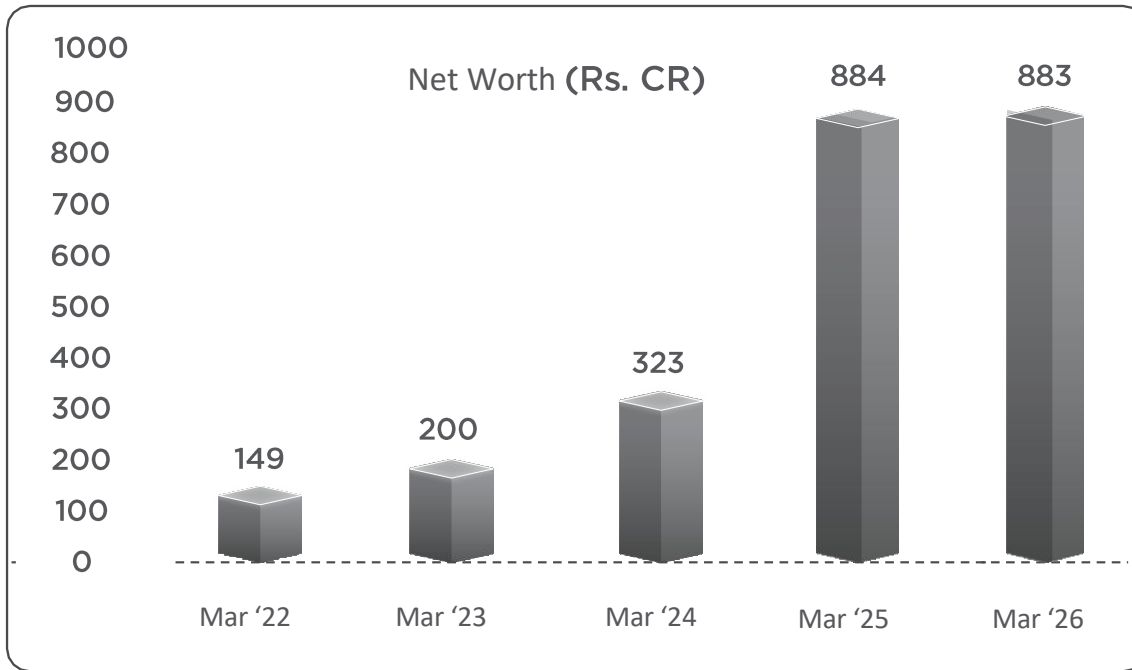
CONSOLIDATED BALANCE SHEET

PARTICULARS (₹ CR)	31 st Mar '23	31 st Mar '24	31 st Mar '25	31 st Mar '26
PPE and Intangible Assets	1.9	11.8	16.5	45.4
Investments	17.0	18.1	138.4	74.0
Other Non-current Assets	8.5	7.3	9.9	20.1
Inventories	500.5	487.9	906.1	910.1
Trade Recievables	3.7	8.1	34.8	24.1
Other Current Assets	23.7	41.8	144.9	53.6
Total Assets	555.4	575.0	1,250.6	1,127.2
Equity Share Capital	2.0	152.0	185.7	185.7
Other Equity	198.3	171.4	698.2	696.5
Total Equity	200.4	323.6	883.9	882.2
Long Term Borrowings	78.8	29.0	74.9	92.3
Other Non-current Liabilities	1.1	2.7	2.7	6.4
Short-term Borrowings	70.2	40.4	38.3	5.8
Trade Payables	23.5	38.3	45.9	43.7
Other Current Liabilities	181.4	141.0	204.9	96.9
Total Equity & Liabilities	555.4	575.0	1,250.6	1,127.2

ABRIDGED CASHFLOWS

Particular (₹ CR)	FY 23	FY 24	FY 25	FY 26
Opening Balance - A	2.4	16.6	23.0	-3.5
Operating Activities				
Net Collections	258.0	588.8	716.0	728.0
Construction Cost	-136.1	-210.6	-444.5	-324.4
Other Expenses & Taxes	-42.7	-82.2	-109.5	-71.6
Operating Cashflow - B	79.2	295.2	162.0	331.9
Financing/Investing				
Borrowings/(Investments)	102.1	-105.1	-213.8	176.8
Investment Income/(Expense)	-1.3	-9.7	1.1	-7.5
Net IPO Funds	-	-3.4	407.0	-0.7
Dividend Payout	-	-	-	-3.6
Financing/ Investing Cashflow - C	100.9	-118.1	194.3	165.1
Land/Acquisitions/TDR/Approvals				
Land Cost	-94.7	-114.3	-176.9	-186.2
Tenancy Rights				-182.6
TDR/Premium/Approval	-71.2	-56.4	-206.0	-109.1
Land/Acqi./TDR/Approval Cashflow- D	-165.9	-170.6	-382.9	-475.9
Closing Balance (A+B+C+D)	16.6	23.0	-3.5	17.5

Note: Above details are provided for better understanding of the cashflows of the company and are not prepared in accordance with any Accounting standards. The numbers are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by management.



Strategically Maintained Minimal Debt Levels

Not Annualised

* Net of Cash, cash equivalents and bank balances



THANK YOU

Company:

Arkade Developers Ltd.

Mr. Samshet Shetye CFO

samshet@arkade.in

<https://arkade.in>