

24th January, 2025

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

To,
National Stock Exchange of India Limited
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 titled as “Arvind SmartSpaces enters Mumbai Metropolitan Region (MMR) with a ~Rs. 1,500 crore horizontal township project”.

We are attaching herewith a copy of Media Release dated 24th January, 2025, being issued by the Company titled as **“Arvind SmartSpaces enters Mumbai Metropolitan Region (MMR) with a ~Rs. 1,500 crore horizontal township project”.**

You are requested to bring this to the notice of all concerned.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above

#DESIGNEDTOINSPIRE

Arvind Smartspaces Limited :

Regd. Office: 24, Government Servant Society, Near Municipal Market, Off C.G. Road, Navrangpura, Ahmedabad. 380009, India.
Tel. : +91 79 68267000 | **Web.:** www.arvindsmartspaces.com | **CIN :** L45201GJ2008PLC055771

Arvind SmartSpaces enters Mumbai Metropolitan Region (MMR) with a ~Rs. 1,500 crore horizontal township project

Adds Joint development project of ~92 acre in Mumbai 3.0

January 24, 2025: Arvind SmartSpaces Limited (ASL), one of India's leading real estate development company, today announced that it has signed an agreement for a large horizontal multiuse project in Mumbai Metropolitan Region (MMR), with a total estimated area of ~92 acre and a top-line potential of ~Rs. 1,500 crore. This project is located near Khopoli, Mumbai 3.0 and is the company's first project in the MMR region. The project is signed under joint development model (70.5% Revenue share) enabling low capital intensity and higher returns.

Mumbai 3.0 is emerging as a prime destination for horizontal developments, including plots and villas, driven by transformative infrastructure projects like Atal Setu and JNPT Port that are reshaping the entire Mumbai Metropolitan Region (MMR). Further, the upcoming Navi Mumbai International Airport, Virar-Alibaug Multimodal Corridor, Mumbai-Pune-MTHL Interchange, and other critical infrastructure enhancements are set to significantly boost connectivity, linking Mumbai 3.0 to key economic hubs and reducing travel times.

The project is envisaged to be the first large-scale horizontal project in the vicinity with amenities likely to include a golf course and a large clubhouse. Contemporary horizontal development effectively addresses the desire for smart, secure, luxurious living while also fostering a sense of community. Key features of this development shall include a deep focus on design, modern amenities, uncrowded recreational facilities, premium customisations and vast green landscapes - all conforming to the buyers' emerging need to pursue a superior lifestyle.

Commenting on this development, Mr. Kamal Singal, Managing Director and CEO, Arvind Smartspaces said, "We are happy to announce our entry into the Mumbai real estate market, marking a significant milestone in our growth journey. We are confident of the large opportunity the MMR plotted/villa market presents and look forward to bring our horizontal value proposition there.

Entering MMR reinforces our strategy of balanced geographic diversification across Gujarat, Karnataka and Maharashtra. We look forward to delivering a landmark project in Mumbai that resonates with our brand values of design, quality, and value creation. This project will play a seminal role in ASL's MMR journey as well as the region's horizontal development landscape.

With this acquisition the cumulative new business development topline potential stands at ~Rs. 2,500 Cr for the current year to date. In the coming quarters, we also look forward to add more projects in MMR and rest of our target markets including Ahmedabad and Bengaluru."

About Arvind Smartspaces:

Built on ~120 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 78 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, Bangalore 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 further information, please contact:

Mitanshu Shah
Chief Financial Officer
T – 079 68267000
Email – mitanshu.shah@arvind.in

Vikram Rajput
Head – Investor Relations
Mobile - +91 96079 96930
Email – vikram.rajput@arvind.in