



Quarterly Investment Update

Q1 2026



Real Estate Fund – Debt

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Investment Manager

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Dear Investor,

We are pleased to share with you the quarterly update on Arnya Real Estate Fund – Debt (the “Fund”) for the quarter ending Mar-26.

Macro-economic Overview

Overall, India’s long-term growth outlook remains stable, underpinned by strong domestic fundamentals despite evolving global uncertainties.

Despite the external headwinds, India’s real GDP growth is expected to remain resilient at 6.9% for FY27, supported by strong domestic drivers even as the external sector weighs on overall momentum.

Ongoing geopolitical tensions in West Asia is driving volatility in oil prices and disrupting global supply chains, thereby exerting upward pressure on inflation.

The Indian rupee has depreciated by ~4% against the U.S. dollar so far in 2026, following a 4.7% decline last year. Continued currency pressure could lead to meaningful FX pass-through to retail inflation, adding to near-term price risks.

In its latest MPC meeting, the RBI maintained the repo rate at 5.25%, reinforcing stability in lending rates. This is critical for sustaining affordability among first-time homebuyers and existing homeowners, thereby supporting housing demand. The RBI’s stance underscores a calibrated approach that prioritizes stability while keeping growth momentum intact.

Real Estate Industry Overview

Demand in residential segment remained stable in Q1 2026 with sales of ~1.1 lakh units across the top 7 cities without much change on q-o-q and y-o-y basis. The sector witnessed new supply of ~87,000 units.

Quarterly absorption trends varied across cities with Bengaluru NCR and Pune witnessing a growth of more than 10% each whereas Hyderabad, MMR and Kolkata witnessed moderate decline in sales.



While overall volumes remained largely stable, the premium segment continued to see strong demand. Homes priced above INR 1.5 crore registered ~19% growth in absorption, with their share in total absorption increasing from ~31% to ~39% over the past year. This shift reflects a growing inclination among buyers to upgrade, supported by improved financial capacity and a preference for high-quality, amenity-led developments. Demand remains concentrated in urban centres with strong employment outlooks.

The residential market is expected to remain stable, supported by steady demand and disciplined supply. Home prices are likely to rise gradually, reflecting sustained demand and a clear preference for premium housing. Stable borrowing costs is expected to support affordability and boost demand for mid-segment housing.

India’s office market entered 2026 on a strong note, with Grade A leasing across the top 7 cities reaching ~18.3 mn sq ft in Q1 2026, marking a healthy ~15% YoY growth. The sustained momentum reflects resilient occupier sentiment, supported by continued expansion of GCCs, diversified demand across sectors, and a clear preference for high-quality office spaces despite global uncertainties. Bengaluru and Hyderabad led leasing activity during the quarter, together accounting for ~50% of total absorption. Other key markets, including Mumbai, Pune, Delhi NCR, and Chennai, also witnessed steady traction, each recording leasing volumes in the range of ~2–3 mn sq ft. The sector remains well-positioned for sustained growth, supported by strong demand fundamentals and a healthy leasing pipeline.

Fund Update

During Q1 2026, the Fund made an additional investment totaling INR 150 Cr across Bengaluru & Hyderabad. Details of the same have been captured in this update.

Further, we are actively evaluating 3 opportunities across Mumbai, Pune, and Hyderabad. We remain focused on identifying projects that align with our strategy of delivering strong, risk-adjusted returns.

Other Updates at AMC Level

We are pleased to announce that we have achieved a first close of over INR 1,000 crore in under 3 months for our second fund, Arnya Real Estate Fund – Equity.

We are committed to bring innovative offerings for esteemed investors to deliver superior risk adjusted returns.

We value your continued support and cooperation.

Best Wishes,

Sharad Mittal

Founder and CEO

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Particulars	Details
Fund Size	INR 1,000 Cr
Fund Raised	INR 538 Cr
First Close Date	27th Sept, 2024
Number of Investments	8
Amount Committed	INR 310.2 Cr
Amount Disbursed	INR 300.2 Cr
Drawdown	75%

Investment Snapshot

(Amount in INR Cr)

#	Inv. Date	Developer	Location	Committed Amount	Invested Amount	Capital Divested	Income Received	Total Receipts	Exit IRR	Exit MOIC
1	Oct-24	Gami Group	Navi Mumbai	35.1	35.1	-	5.95	5.95	-	-
2	Apr-25	Casagrand Group	Bengaluru	50.1	50.1	-	1.8	1.8	-	-
3	Aug-25	Vaishnavi Group	Bengaluru	25	25	-	2.88	2.88	-	-
4	Sep-25	MAIA Estates	Bengaluru	50	40	-	0.95	0.95	-	-
5	Nov-25	Kumar Corp	Pune	20	20	-	1.12	1.12	-	-
6	Jan-26	Casagrand Group	Bengaluru	50	50	-	2.24	2.24	-	-
7	Feb-26	Vertex Vega	Hyderabad	30	30	-	0.79	0.79	-	-
8	Mar-26	Aratt Group	Bengaluru	50	50	-	1.12	1.12	-	-
Total				310.2	300.2	-	16.85	16.85	-	-

Distributions Made

(Amount in INR Cr)

Payout	Date	Return of Capital	Income Distributed	Total Amount Distributed (Gross)
Compensatory Contribution -1	Apr-25	Nil	0.05	0.05
Compensatory Contribution -2	July-25	Nil	0.19	0.19
Compensatory Contribution -3	Oct-25	Nil	0.54	0.54
Compensatory Contribution -4	Jan-26	Nil	0.47	0.47
Compensatory Contribution -5	Apr-26	Nil	5.78	5.78
1 st	Jan-25	Nil	1.19	1.19
2 nd	Apr-25	Nil	0.96	0.96
3 rd	July-25	Nil	2.61	2.61
4 th	Oct-25	Nil	1.43	1.43
5 th	Jan-26	Nil	3.59	3.59
6 th	Ap-26	Nil	6.87	6.87
Total			23.68	23.68

S No.	Location	Type of Project	Estimated Investment Amount	Estimated Timeline	Target IRR
1	MMR	Residential Apartments	INR 100 Cr	May-2026	~20%
2	Pune	Residential Apartments	INR 42 Cr	April-2026	~20%
3	Hyderabad	Residential Apartments	INR 150 Cr	June-2026	~20%

Gami Group

Investment Highlights

City	Navi Mumbai
Development Type	Residential Apartments
Deal Type	Land Acquisition Funding
Total Land Area	~0.98 acre
Carpet Area	~1.7 lakh sq ft
Amount Committed	Up to INR 45 Cr
Date of First Disbursement	23 rd October, 2024
Amount Disbursed	INR 35.1 Cr
Investment Structure	Debt structure with coupons and redemption premium
Target Gross IRR	~20.5%



Developer Overview

- Gami Group was founded in 2000 by Mr. Ambalal Gami. The group operates primarily in the Navi Mumbai micro-market
- The group has delivered 23 residential projects spanning over **2.3 mn sq ft** of saleable area in Navi Mumbai
- Further, developing 8 projects comprising **~1.0 mn sq ft** of saleable area which are at various stage of construction

Project Overview

- A residential-cum-retail project located at **Kopar Khairane, Navi Mumbai**.
- The project is being developed over **~0.98 acre** land parcel which is allotted by CIDCO on a **60-year lease**.
- Project comprises **RERA carpet area of ~1.7 lakh sq ft** split into **~1.4 lakh sq ft residential** and **~0.3 lakh sq ft high street retail**.

Project Update

- Lease deed has been registered and mortgage created in favor of the Fund
- Environmental Clearance received from SEACC received during the quarter. Approval for commencement of construction is expected in Q2 2026

Casagrand Premier Builder Ltd.

Investment Highlights

City	Bengaluru
Development Type	Residential Apartments
Deal Type	Land Acquisition Funding
Total Land Area	~10 acre
Carpet Area	~9.45 lakh sq ft
Amount Committed	Up to INR 73 Cr
Date of First Disbursement	9 th April, 2025
Amount Disbursed	INR 50.1 Cr (Apr-25) INR 50 Cr (Jan-26)
Investment Structure	Debt structure with coupons and redemption premium
Target Gross IRR	~19.44%



Developer Overview

- Casagrand was incorporated in 2003 by Mr. Arun MN. The group is the largest developer with over **20%** share in annual absorption in Chennai residential real estate market and has a footprint in Bengaluru, Hyderabad, Coimbatore and Dubai
- The group has delivered **106** projects with **~23 mn sq ft** including 6 projects in Bengaluru spanning over 1 mn sq ft
- Currently, the group has **51** on-going projects spanning over **~35 mn sq ft**
- The holding company is expected to launch its IPO at a valuation of **~INR 11,000 Cr** in H2 2025

Project Overview

- The residential project located off **Kanakpura road, on Holiday Village Road, Bengaluru**
- The project is proposed to be developed over **~10 acre** land parcel with saleable area of **~9.45 lakh sq ft** and 591 units

Project Update

- All NOCs in place including Environmental Clearance has been obtained
- Building Plan approval is expected during Q2 2026
- Project is expected to be launched in Q2 2026

Vaishnavi Group

Investment Highlights

City	Bengaluru
Development Type	Residential Villas
Deal Type	JD Deposit & Pre- Approval Funding
Total Land Area	~19.3 acres
Carpet Area (Developer's Share)	~3.5 lakh sq ft
Amount Committed	Up to INR 25 Cr
Date of First Disbursement	30 th August, 2025
Amount Disbursed	INR 25 Cr
Investment Structure	Debt structure with coupons
Target Gross IRR	~18.5%



Developer Overview

- Vaishnavi Group was incorporated in 1998 by Mr. C.N. Govindaraju and is well-established in the Bengaluru market
- The group has delivered 23 residential projects in Bengaluru spanning **~7 mn sq ft**
- Currently, the group has 2 ongoing residential projects spanning **~8.8 lakh sq ft**
- The group also has 24 completed non-residential projects spanning **~5 mn sq ft** and 3 ongoing non-residential projects spanning **~9.2 lakh sq ft**

Project Overview

- The residential villa project located in **Dommasandra, Bengaluru**
- The project is proposed to be developed over **~19.3 acres of land** with saleable area of ~6.0 lakh sq ft and 108 units
- The project will be developed under area sharing joint development agreement (JDA) with a ratio of **58.75(Developer) : 41.25 (Landowner)**
- Developer's share of saleable area is estimated at **~3.52 lakh sq ft** (64 units)

Project Update

- Approval and project launch expected in Q2 2026



MAIA Group

Investment Highlights

City	Bengaluru
Development Type	Residential Apartments
Deal Type	JD Deposit & Pre- Approval Funding
Total Land Area	~3.65 acres
Carpet Area (Developer's Share)	~4.70 lakh sq ft
Amount Committed	Up to INR 50 Cr
Date of First Disbursement	25th September, 2025
Amount Disbursed	INR 20 Cr
Investment Structure	Debt structure with coupons and redemption premium
Target Gross IRR	~20.5%



Developer Overview

- MAIA Estates was founded in 2016 by Mr. Mayank Ruia and operates primarily in the luxury segment in the Bengaluru market.
- The group has delivered 2 residential projects in Bengaluru spanning **~5.8 lakh sq ft**
- Currently, the group has 2 ongoing projects spanning **~6.3 lakh sq ft**
- The group also has 4 upcoming projects spanning **~27.2 lakh sq ft** expected to be launched by 2026

Project Overview

- The residential project located in **Basavangudi, Bengaluru**
- The project is proposed to be developed over **~3.65 acres of land** with saleable area of **~5.9 lakh sq ft** and 128 units.
- The project will be developed under area sharing joint development agreement (JDA) with area sharing ratio of **79 (Developer) : 21 (Landowner)**
- Developer's share of saleable area is estimated at **~4.7 lakh sq ft** (101 units)

Project Update

- All approvals including RERA received and Project launched in Q1 2026



Kumar Properties

Investment Highlights

City	Pune
Development Type	Residential Apartments
Deal Type	Pre-approval funding
Total Land Area	Project 1 - ~1.73 acres
Carpet Area	Project 1 - ~2.7 lakh sq ft
Amount Committed	Up to INR 20 Cr
Date of First Disbursement	21 st November, 2025
Amount Disbursed	INR 20 Cr
Investment Structure	Debt structure with coupons
Target Gross IRR	~20.6%



Developer Overview

- Kumar Corp was founded in 2017 by Mr. Hitesh Jain and operates primarily in Pune residential market
- The group has delivered 11 residential projects spanning **~3 mn sq ft**, primarily in Pune
- Currently, the group has 19 ongoing projects spanning **~5.7 mn sq ft**
- The group also has 14 upcoming projects spanning **~5.2 mn sq ft**

Project Overview

- The residential project located in **Hadapsar, Pune**
- The project is proposed to be developed over **~1.73 acres of land** with saleable area of **~2.7 lakh sq ft** and 224 units.
- The project has a proposed structure of G+15 floors

Project Update

- Approval is in process and Project is expected to be launched by Q3, 2026

Vertex Vega Group

Investment Highlights

City	Hyderabad
Development Type	Residential Apartments
Deal Type	Pre-approval funding
Total Land Area	~2.15 acres
Carpet Area (Developer's Share)	~ 9.87 lakh sq ft
Amount Committed	Up to INR 30 Cr
Date of First Disbursement	25 th February, 2026
Amount Disbursed	INR 30 Cr
Investment Structure	Debt structure with coupons
Target Gross IRR	~20.4%



Developer Overview

- Vertex Vega Group was founded in 1994 by Mr. VV Varma and operates primarily in Andhra Pradesh and Telangana residential market
- The group has delivered 23 residential projects spanning **~8 mn sq ft (incl. ~4 mn plotted development)**, primarily in Andhra Pradesh & Telangana
- Currently, the group has 6 ongoing projects spanning **~5.2 mn sq ft of which ~3.8 mn is residential apartments**
- The group also has 5 upcoming projects spanning **~4 mn sq ft**

Project Overview

- The residential project located in **Nallagandla, Hyderabad**
- The project is proposed to be developed over **~2.15 acres of land** with a total saleable area of **~11.22 lakh sq ft** and 536 units of which Developer's share is ~9.87 lakh and 472 units
- The project has a proposed structure of G+45 floors
- The developer is providing additional security of ~33 acres of land parcel situated in Gummadidala which is estimated to be valued at ~INR 80 Cr

Project Update

- Application for approvals initiated. Project launch expected in Q1 2027.

Aratt Group

Investment Highlights

City	Bengaluru
Development Type	Residential Apartments
Deal Type	Pre-approval funding
Total Land Area	~9.7 acres
Saleable Area	~8.72 lakh sq ft
Amount Committed	Up to INR 50 Cr
Date of First Disbursement	16 th March, 2026
Amount Disbursed	INR 50 Cr
Investment Structure	Debt structure with coupons
Target Gross IRR	~20.6%



Developer Overview

- Aratt Group – founded in 2000 by Mr. Tony Vincent and operates primarily in Bengaluru residential market
- The group has delivered 36 residential projects spanning **~7 mn sq ft**, in Bengaluru
- Currently, the group has 6 ongoing projects spanning **~2.8 mn sq ft**
- The group also has 6 upcoming projects spanning **~2 mn sq ft**
- In addition, the group has **5 hospitality projects** under the name Ayatana

Project Overview

- The residential project located in **Yelahanka, Bengaluru**
- The project is proposed to be developed over **~9.7 acres of land** with saleable area of **~8.7 lakh sq ft** and 623 units.
- The project has a proposed structure of 11-12 towers with 2B+G+4 floors

Project Update

- Project approval and launch expected in Q1 2027

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Real Estate Fund – Debt