



MAN INFRACONSTRUCTION LIMITED

(CIN: L70200MH2002PLC136849)

12th November, 2024

The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051, India
Symbol: MANINFRA

The Corporate Relationship Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001
Scrip Code: 533169

Sub.: Man Infraconstruction Limited- "Investor Presentation – Q2 & H1 FY25".

Dear Sir/Madam,

Please find attached "Investor Presentation – Q2 & H1 FY25" for your information and records. The same shall also be uploaded on the Company's website.

Request you to take the same on your records.

Thanking you,

Yours faithfully,
For **Man Infraconstruction Limited**

Durgesh Dingankar
Company Secretary
Membership No.: F7007



Encl: As above

L I V E B E T T E R

12th Floor, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai - 400 089, India

T +91 22 4246 3999 | **E** office@maninfra.com | **W** www.miclgroup.com | www.maninfra.com



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MAN INFRACONSTRUCTION LIMITED
INVESTOR PRESENTATION – Q2 & H1 FY25
November 2024



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BUILT WITH ETHICS,
LED WITH PASSION,
FOCUSED ON VALUE CREATION

ESTABLISHING LANDMARKS

60

YEARS OF EXPERIENCE IN
CONSTRUCTION ACROSS THE
COUNTRY

10+

YEARS OF EXPERIENCE IN
REAL ESTATE DEVELOPMENT

50+

MN SQ. FT. OF REAL ESTATE AND
INFRA. CONSTRUCTION DELIVERED

~800

WORKFORCE
EMPLOYMENT

4,275+

HAPPY
FAMILIES



PROVEN EXECUTION CAPABILITIES

EPC BUSINESS



60 years of experience in infrastructure development and real estate



Developed 8 major ports across India – Navi Mumbai, Chennai, Gujarat – Pipava, Mundra and Kochi



Built over 200 hectares of ports, with another 100+ hectares under execution



Acted as EPC contractor for leading infrastructure companies and real estate developers



Specialized in engineering ports infrastructure and other infrastructure projects



Involved in building few of the India's high-rise residential towers, mass housing societies, and township projects

REAL ESTATE BUSINESS



Built a niche in the field of redevelopment projects

- Cluster, Private society, MHADA and SRA



Delivered high-rises in record time of less than 3.5 – 4 years

- Atmosphere O2, Mulund West (47 Storeys – 2 towers)
- Aaradhya Highpark, Nr. Dahisar – (30 Storeys – 6 towers)
- Aaradhya EastWind, Vikroli – (34 Storeys)



Established strong presence in MMR in a short span of 10 years

- Central, Eastern, Western suburbs & now in South Mumbai



Building India's one of the tallest iconic residential towers

- Aaradhya Awaan, Tardeo (1,000+ Feet)



Upcoming in most sought after locations

- **Marine Lines, Pali Hill, BKC, Vile Parle (W) & Goregaon (W)**
- Focusing on luxury to Uber-luxury projects

EXCELLENCE IN DELIVERY

1

BEFORE TIME COMPLETION

Track record of **delivering all 19 Projects Before Time**

Delivered 2.8 mn. sq. ft. of carpet area till date

Completed projects at least 6 months to 24 months before scheduled date

2

NEGLIGIBLE INVENTORY IN COMPLETED (OC RECEIVED) PROJECTS

Nearly 90% of the inventory is sold out before receipt of OC in all the projects

3



DIVERSIFIED BUSINESS VERTICALS

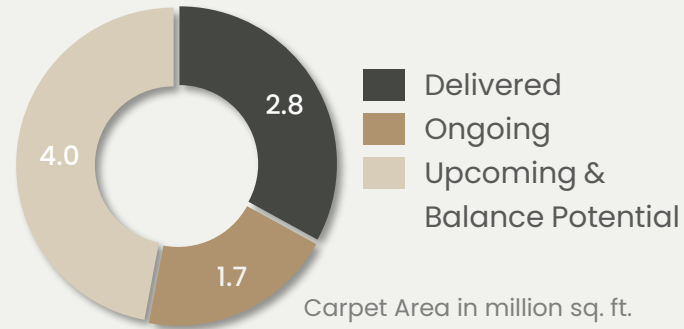
5.7 mn. sq. ft. Projects – REAL ESTATE PORTFOLIO

~1.7 Mn. Sq. ft.

of Ongoing projects

~4.0 Mn. Sq. ft.

of upcoming projects and balance potential



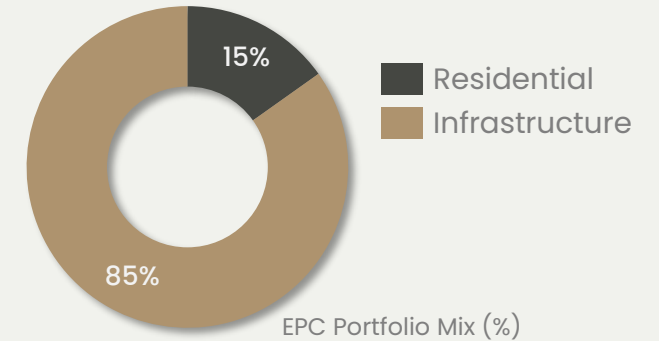
Rs. 653 cr. Order book – EPC PORTFOLIO

~110 hectares

of ongoing ports & infra projects

~3.2 Mn. Sq. ft.

of ongoing residential & Govt. projects



- Rs. 7,650+[^] crore of total sales till date
- Delivered 19 projects, all before time
- Commitment to quality and timely delivery
- Partnering with leading architects and consultants
- In-house construction capabilities ensuring timely completion and maximizing returns

- Rich experience in civil construction of port infrastructure, Residential, Commercial, Industrial & Institutional Buildings
- Completed 200 hectares+ of ports & infra development
- Constructed 25 mn sq. ft of Residential & Commercial building
- Efficient project monitoring and cost control

[^] Includes sales of all MICL group companies in real estate including JV/Associates/DM

BUILDING - THE FUTURE IN MUMBAI

<p>1 AARADHYA AVAAN Tardeo</p> <p>Building one of India's tallest residential towers with height of over 1,000 ft.</p> <ul style="list-style-type: none"> • Carpet area: 6.5 lakh sq. ft • Sales Potential Rs. ~3,000 cr. 	<p>2 AARADHYA ONEPARK Ghatkopar (E)</p> <p>Developing first of its kind 12,000+ sq mt gated community, a cluster of 10 societies</p> <ul style="list-style-type: none"> • Carpet area: 4.3 lakh sq. ft • Sales Potential Rs. ~1,200 cr. 	<p>3 PROJECT AT Goregaon (W)</p> <p>Developing one of the largest redevelopment projects on a 10 acre land parcel in western suburbs of Mumbai</p> <ul style="list-style-type: none"> • Carpet area: 17.5 lakh sq. ft • Sales Potential Rs. ~4,000 cr 	<p>4 PROJECT AT Marine Lines</p> <p>Building India's one of the tallest residential towers surpassing ~800 ft. of height, offering a sea-facing view to select few.</p> <ul style="list-style-type: none"> • Carpet area: ~5.3 lakh sq. ft • Sales Potential Rs. ~2,100 cr
<p>5 PROJECT NEAR Dahisar</p> <p>Aaradhya Parkwood</p> <ul style="list-style-type: none"> • Carpet area: 5.3 lakh sq. ft • Sales Potential Rs. ~900+ cr. <p>Dahisar Phase 3 Balance Potential</p> <ul style="list-style-type: none"> • Carpet area: ~9.5 lakh sq. ft 	<p>6 PROJECT AT VILE PARLE</p> <ul style="list-style-type: none"> • Carpet area: ~3.5 lakh sq. ft • Sales Potential Rs. ~1,200 cr 	<p>7 PROJECT AT PALI HILL Bandra West</p> <ul style="list-style-type: none"> • Carpet area: ~0.5 lakh sq. ft • Sales Potential Rs. ~500 cr <p>8 PROJECT AT BKC</p> <ul style="list-style-type: none"> • Carpet area: ~1.5 lakh sq. ft • Sales Potential Rs. ~750+ cr 	<p>9 PROJECT AT NAHUR, Mulund West</p> <p>Atmosphere Tower G</p> <ul style="list-style-type: none"> • Carpet area: ~3.2 lakh sq. ft • Sales Potential Rs. ~750 cr

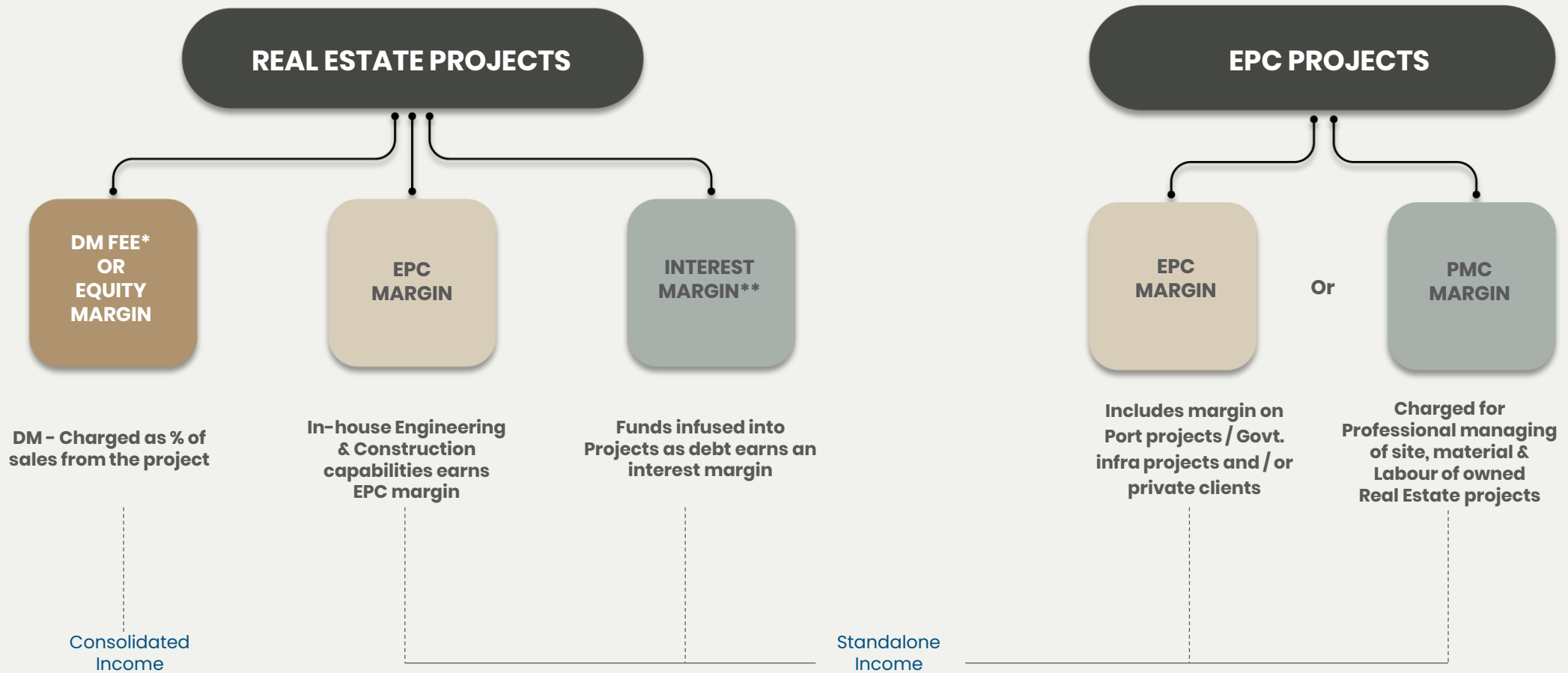
Real Estate Portfolio:

5.7 Mn. Sq. ft.*
RERA Carpet Area

~17.5 Mn. Sq. ft.*
Construction Area

* Includes area of ongoing, upcoming and balance potential

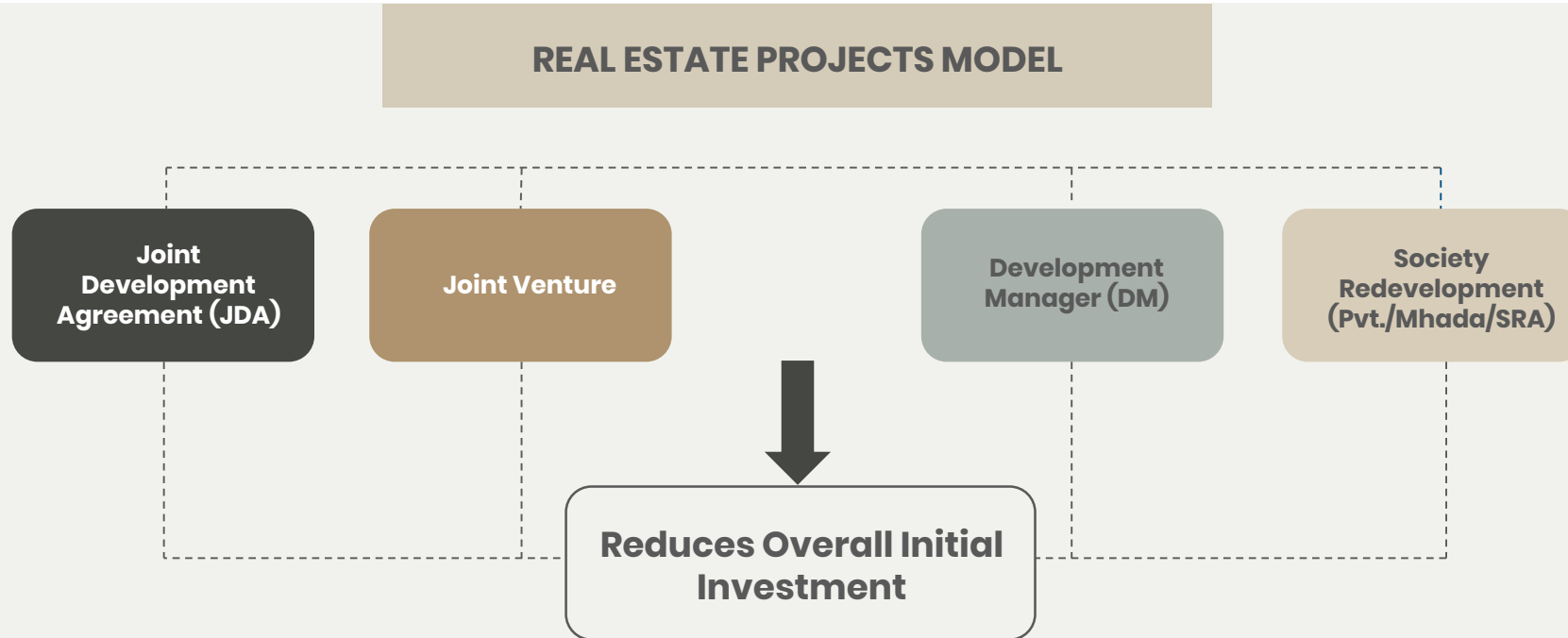
BUSINESS MODEL - TWO SEGMENTS BUT MULTIPLE STREAMS OF INCOME



*DM - Development Management Fee

** Income earned as interest from loans given to real estate project SPV's reflects as other income in the financial statements

ASSET LIGHT BUSINESS MODEL EXPLAINED



1. Sales for projects executed under subsidiaries gets reflected in consolidated revenue in the financial statements
2. Sales for projects executed under DM Model, is not reflected in consolidated Revenue and only DM Fee adds to Topline and PBT
3. Sales for Projects executed through JV/Associates, is not reflected in consolidated Revenue and only Share of Profit adds to PAT
4. Income earned as interest from loans given to real estate project SPV's reflects as other income in the financial statements

Currently, MICL's Portfolio has a higher share of projects being executed through JV / DM model

REAL ESTATE PROJECTS: OUR BUSINESS MODEL

ONGOING PROJECTS

Project Name	Location	MICL Group's Stake	Model	Total Carpet Area	Total Sales Potential	Sales / DM Fees Recognition	Real Estate Projects Income Streams		EPC Project Income Streams	
				(Lakh sq. ft.)	(Rs. Cr)		DM Fee	Equity Margin	EPC Margin	PMC Margin
Aaradhya OnePark	Ghatkopar, East	60.00%	Subsidiary	~4.3	~1,200+	✓	-	✓	-	-
Aaradhya Parkwood - Tower C & D	Near Dahisar	99.99%	Subsidiary	~3.0	~525+	✓	-	✓	-	-
Atmosphere Tower G	Mulund	30.00%	JV	~3.2	~750+	-	-	✓	✓	✓
Aaradhya Avaan	Tardeo, Mumbai	99.99%	DM	~6.5	~3,000+	DM Fee	✓	-	-	✓
Total				~17.0	~5,475+					

REAL ESTATE PROJECTS: OUR BUSINESS MODEL

UPCOMING PROJECTS

Project Name	Location	MICL Group's Stake	Model	Total Carpet Area	Total Sales Potential	Sales / DM Fees Recognition	Real Estate Projects Income Streams		EPC Project Income Streams
				(Lakh sq. ft.)	(Rs. Cr)		DM Fee	Equity Margin	PMC Margin
Aaradhya Parkwood* – Tower A & B	Near Dahisar	99.99%	Subsidiary	~2.3	~400+	✓	-	✓	-
Dahisar Phase 3 Balance Potential	Near Dahisar	99.99%	Subsidiary	~9.5	~1,800+	✓	-	✓	-
Royal Netra[§]	Goregaon West	33.32%	JV	~17.5	~4,000+	-	-	✓	✓
Artek CHSL[§]	BKC, Bandra East	34.00%	JV	~1.5	~750+	-	-	✓	✓
Virgo CHSL[§]	Pali Hill, Bandra West	34.00%	JV	~0.5	~500+	-	-	✓	✓
Marine Lines[§]	Marine Lines	100.00%	DM	~5.3	~2,100+	DM Fee	✓	-	✓
Vile Parle[§]	Vile Parle	50.00%	DM	~3.5	~1,150+	DM Fee	✓	-	✓
Total				~40.1	~10,700+				

Note: All projects are in Mumbai (MMR) and are at various stages of approvals and implementation

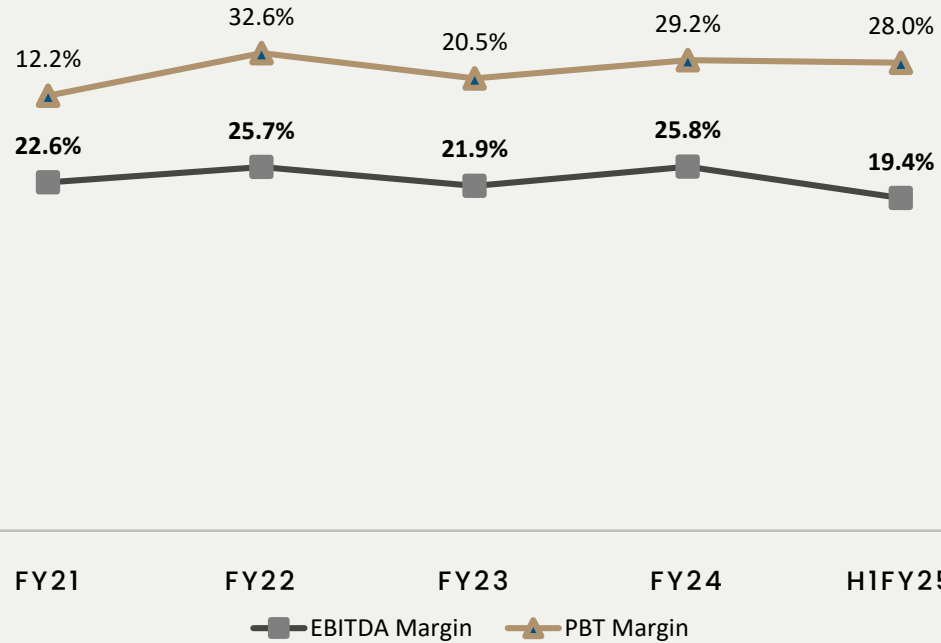
* Includes 2 towers A & B, which are yet to be launched

§ Names of these projects are only for reference

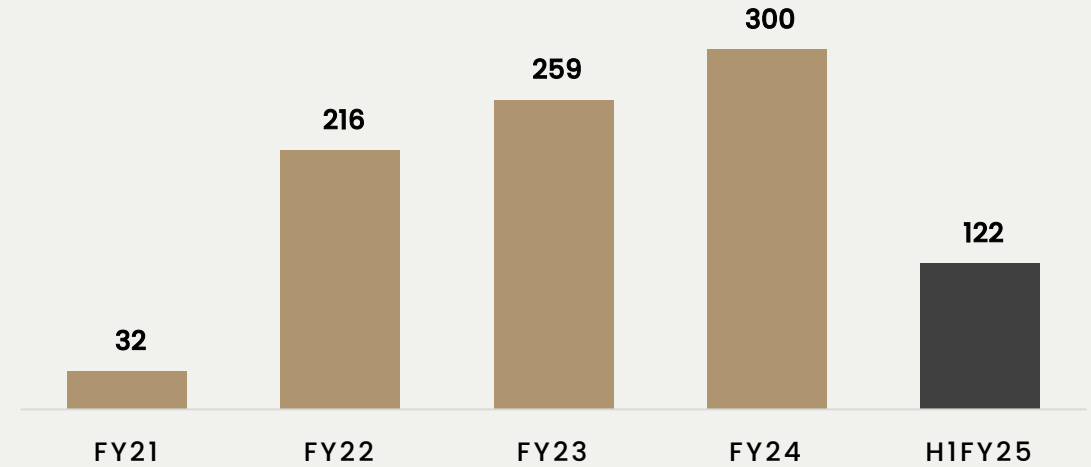
STRONG FOCUS ON PROFITABILITY

Consolidated financials – Amount in (Rs. Cr)

EBITDA MARGIN and PBT MARGIN



NET PROFIT

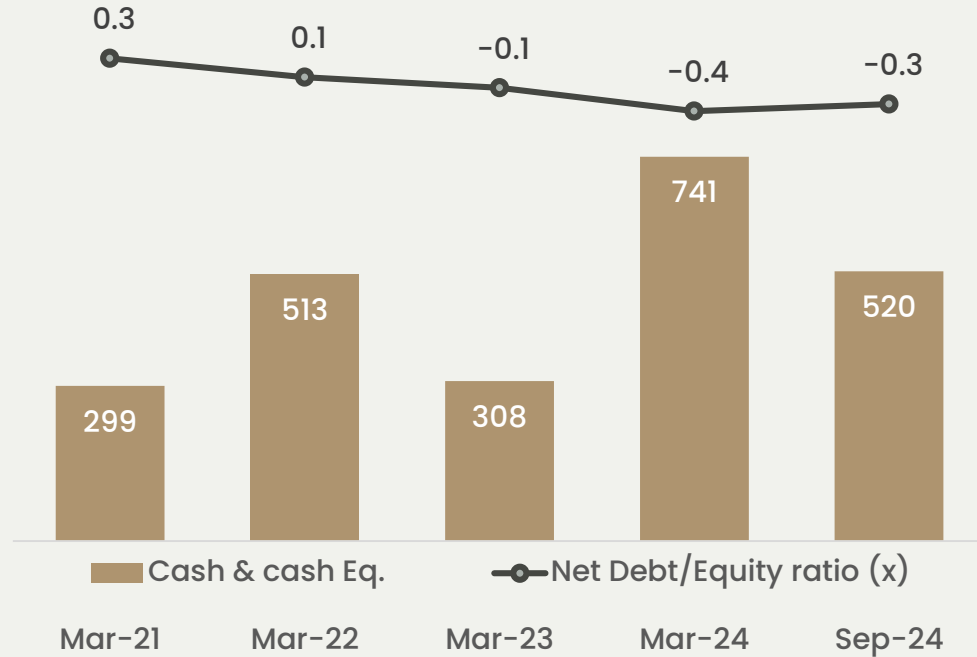


Strong Focus on Margins as well as Profitability

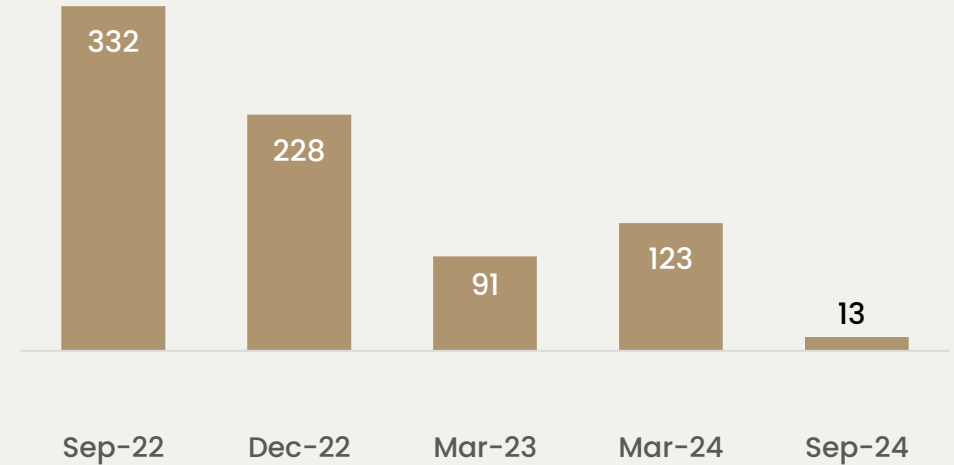
MAINTAINING BALANCE SHEET STRENGTH

Consolidated financials – Amount in (Rs. Cr)

NET CASH POSITIVE BALANCE SHEET



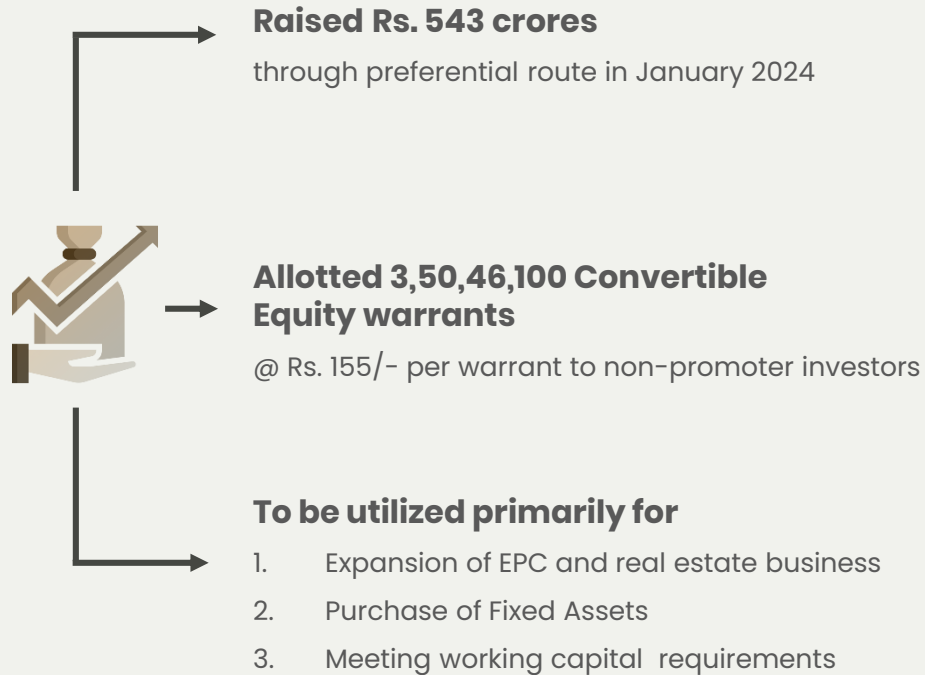
SIGNIFICANT SECURED DEBT REDUCTION



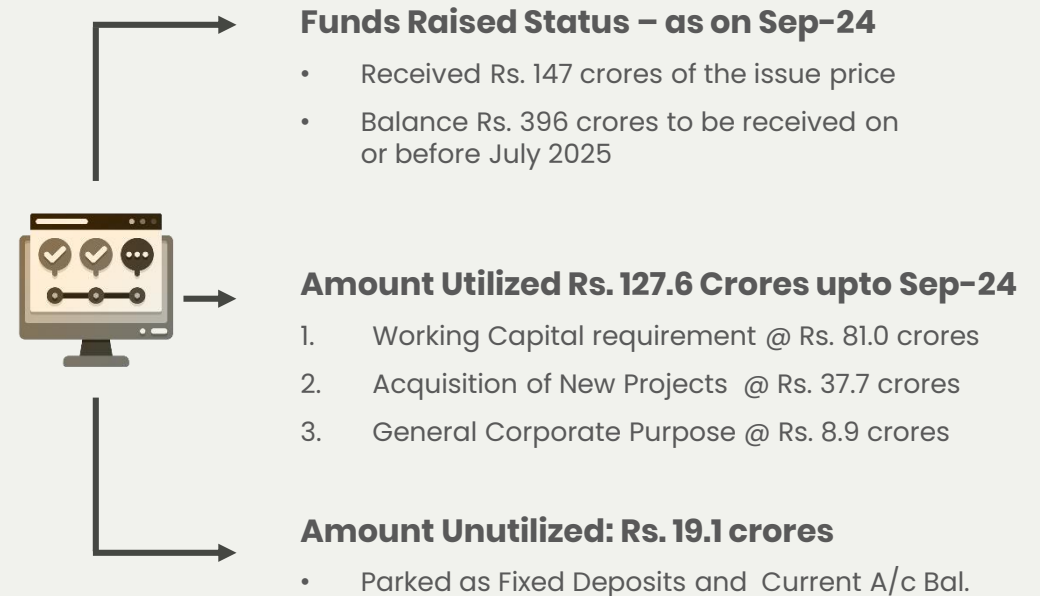
Maintaining Financial Prudence with Low Debt and High Liquidity

SIGNIFICANT MOVE TOWARDS GROWTH: FUTURE READY

FUND RAISE DETAILS



STATUS



WELL-POSITIONED FOR FUTURE GROWTH

Funds Raised

Rs. 543 Cr.*
via preferential route

Real Estate Sales Visibility**

~15,000 Rs. Cr.

Real Estate projects pipeline

**5.7 mn sq. ft.
Carpet Area**

EPC Order Book

Rs. 653 Cr.

Debt Status

**Net Cash
Positive**

Liquidity Levels

Rs. 520 Cr.

Credit Rating Upgrade

CARE A+, Stable
For LT facilities

Investments in Subsidiary Real Estate Projects

Rs. 1,040+ Cr.^

Consolidated financials as on Sep-24

Consolidated financials as on Sep-24

Upgraded from CARE A, Positive
Outlook on Oct-24

* Out of Rs. 543 crore of fund raise, company has received Rs. 147 crore till Sep-24

**Includes estimated sales from Ongoing Inventory, Upcoming and Balance potential projects

^Includes investment by MICL in form of Equity & Loan in our real estate projects

Note: All the nos. stated above are as on Sep-24

WAY FORWARD



Expansion Strategy

- **Real Estate**
 - Establishing presence in western suburbs of Mumbai, MMR and South Mumbai
 - Growth through Asset Light model – JV / JDA / DM
 - Expanding premium to ultra luxury portfolio
 - Expand presence in USA markets
- **EPC orders**
 - Continue bidding in Infra & Govt. sector



Higher Revenue Visibility

- **Expecting potential increase in real estate revenue** from ongoing & upcoming projects
- **Real Estate sales visibility of RS. 15,000 cr.**
- **EPC Order book of Rs. 653 Cr** as on Sep-24
- Launch of new real estate projects is likely to add PMC margin



Global (USA) Expansion

- Expanded Real Estate business in Miami, Florida, USA
- Strategic tie-up with local partners and reputed brand partners – ‘Marriott’ Group



Maintain strong liquidity & profitability

- Focus to be Net Cash positive & maintain high liquidity levels
- Focus on healthy bottom line

PERFORMANCE
SNAPSHOT



KEY HIGHLIGHTS Q2FY25

Operational Update

SALES PERFORMANCE Q2 & H1 FY25

- **Strong Sales Growth:**

- ❑ Achieved ₹209 crore in sales for Q2FY25
- ❑ **Sales for H1FY25 have reached ₹900 crore, compared to ₹235 crore in H1FY24**

- **Surge in Collections driven by delivery of multiple projects in H1FY25:**

- ❑ Achieved ₹383 crore in Q2FY25
- ❑ **Cumulative collections for H1FY25 stand at ₹670 crore, surpassing ₹465 crore in H1FY24**

- **Rise in Sales Volume (Carpet area sold):**

- ❑ Achieved sale volume of 0.78 lakh sq. ft. in Q2FY25
- ❑ Sales in H1FY25, grew to 3.2 Lakh sq. ft. compared to 0.9 lakh in H1FY24

Impressive Delivery Performance

- ❑ Successfully delivered luxury residential project - 'Aaradhya Evoq' at Juhu within 2.5 years of its launch
- ❑ Secured OC for Tower F (Residential Tower) and 'Gateway' (Commercial Tower) of Atmosphere O2 Project at Mulund West

Atmosphere O2 Project

OC Received and Nearly 100% sold out



Elevated Community Lifestyle at Atmosphere O2

- Atmosphere O2 project by MICL Group in Mulund West, Mumbai, launched in Nov 2019
- Nearly achieved full sales, with total collections of ~Rs. 1,490 Cr out of an estimated revenue potential of Rs. 1,650 Cr
- Spanning ~7.2 lakh sq. ft. of RERA carpet area and 18.6 lakh sq. ft. of construction area
- Three 47-storey residential towers and one 18-storey commercial tower
- Completed ahead of schedule, with occupancy certificates received for all towers
- Offers a sought-after gated community experience with a variety of lifestyle amenities

AMENITIES



Luxurious Swimming Pool



Kids' Play Area



Mini - Theatre



Gymnasium

Aaradhya Evoq Project

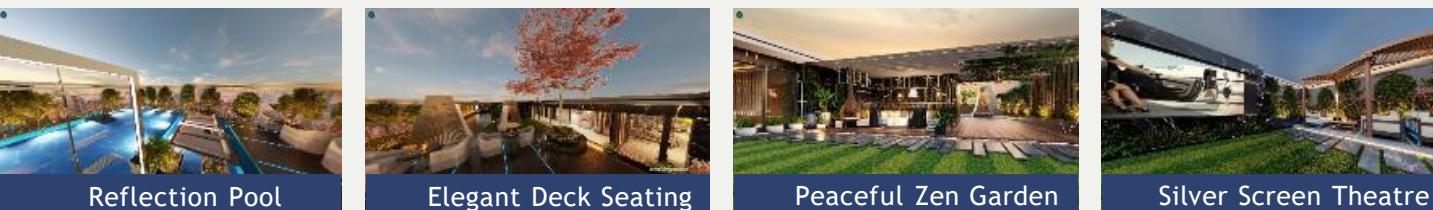
OC Received and Nearly 85% sold out



Timeless Elegance in Mumbai's Coveted Locale

- Luxurious standalone residential tower in Juhu, completed within 2.5 years of launch.
- Nearly 85% of the 60,000 sq. ft. carpet area sold, with a revenue potential of ~Rs. 250 Cr and made total collections of Rs. ~190 Cr.
- Features lavish 3 and 4 BHK residences with stunning views and an elegant facade.
- Offers over 21 premium amenities across ~10,000 sq. ft., catering to luxury urban living

AMENITIES



Reflection Pool

Elegant Deck Seating

Peaceful Zen Garden

Silver Screen Theatre

NEW DEVELOPMENT SECURES COMMENCEMENT CERTIFICATE for VILE PARLE PROJECT



Mumbai
Vile Parle - West



Ultra-Luxury
Redevelopment
Project



3.5 L sq. ft.
Indicative carpet
saleable area



Rs. ~1,200 Cr
Indicative
Topline



DM Model

Project Details:

- ✓ **First cluster development in Vile Parle West to be developed by MICL Group**
- ✓ **Scale:** 3-acre development on Swami Vivekanand Road, featuring 10 residential towers (15 storeys each)
- ✓ **Configuration:** Spacious Residences of 2, 3 & 4 BHK
- ✓ **Project to be launched soon after securing the necessary RERA approvals**
- ✓ **Delivery:** Expected in 4-5 Years from Launch
- ✓ **Projected PBT:** ~ Rs. 200 Crore from DM Fees, PMC Fee on Construction and Interest Income

NEW ACQUISITION DURING THE YEAR: PROJECT ACQUIRED NEAR BKC

Acquired in Jun-24



Mumbai
BKC



Ultra-Luxury
Redevelopment
Project



1.5 L sq. ft.
Indicative carpet
saleable area



Rs. 750+ Cr
Indicative
Topline



34% Equity

Project Details:

- ✓ **Prime Location:** BKC, Kalanagar area
- ✓ **Configuration:** Ultra-Luxury Residences of 3 & 4 BHK
- ✓ **Launch:** Expected in FY25 during festive period
- ✓ **Delivery:** Expected in 3 Years from Launch
- ✓ **Redevelopment Project of** Artek CHSL

Aaradhya OnePark Project

Achieved 50% Sales Milestone in just 6 months of Launch



Launched in Jan-24



Innovative Community Living Concept

- Ultra-Luxurious project in Ghatkopar East, launched in Jan -24
- Achieved nearly 50%* of the total estimated sales potential of Rs. 1,200 Cr
- Saleable carpet area of ~4.3 lakh sq. ft.
- Configuration of 3, 4 and 5 BHK residences
- Boasts over 50 lifestyle amenities and thematic landscapes

* As on Sep-24

REAL ESTATE: ONGOING PROJECTS UPDATE

As on Sep-24

Sr. No.	Project Name	Location	MICL Group Stake	Type	Model	Total Units	Units Sold In Q2FY25	Total Units Sold	Total Units Unsold	RERA Carpet area*	Area Sold in Q2Y25	Total Area sold	Total Area Unsold	Date of Completion ^{\$}
			(%)			(nos.)	(nos.)	(nos.)	(nos.)	(sq ft.)	(sq ft.)	(sq ft.)	(sq ft.)	
1	Aaradhya Parkwood - Tower C&D	Near Dahisar	99.99%	2 Residential towers	Own	546	16	392	154	3,01,329	9,612	2,11,519	89,810	Dec-28
2	Aaradhya One Park	Ghatkopar East	60.00%	11 Residential towers	Own	246 [^]	20	98	148	4,29,400 [^]	27,342	2,14,639	2,14,761	Jul-28
	Sub-total					792	36	490	302	7,30,729	36,954	4,26,158	3,04,571	
3	Atmosphere Tower - G	Mulund	30.00%	1 Residential Tower	JV	436	13	199	237	3,17,390	8,858	1,43,009	1,74,381	Dec-26
	Sub-total					436	13	199	237	3,17,390	8,858	1,43,009	1,74,381	
4	Aaradhya Avaan	Tardeo	99.99%	2 Residential towers	DM	325	4	31	294	6,55,396	5,798	55,530	5,99,866	Dec-29
	Sub-total					325	4	31	294	6,55,396	5,798	55,530	5,99,866	
	Total Ongoing (A)					1,553	53	720	833	17,03,515	51,610	6,24,697	10,78,818	
	Total Completed (B)					4,345	29	4,276	69	28,16,066	25,781	27,74,593	41,473	
	Total (A+B)					5,898	82	4,996	902	45,19,581	77,391	33,99,290	11,20,291	

Note: All projects are based in Mumbai, MMR
 * Includes Balcony Area wherever applicable
 ^ Area and Units updated
 \$ As per RERA

REAL ESTATE: UPCOMING PROJECTS PORTFOLIO

As on Sep-24

Sr. No.	Project Name	Location	MICL Group Stake	Type	MICL's Model	Total Units	RERA Carpet area [^]	Expected Launch Date*
			(%)			(nos.)	(sq ft.)	
1	Aaradhya Parkwood - Tower A & B	Near Dahisar	99.99%	2 Residential Towers	Subsidiary	455	2,30,136	FY25
2	Dahisar Phase 3 Balance Potential	Near Dahisar	99.99%	-	Subsidiary	-	~9,50,000	-
3	Royal Netra^{\$}	Goregaon West	33.32%	Mix	JV	-	~17,50,000	-
4	Artek CHSL^{\$}	BKC, Bandra East	34.00%	Residential	JV	-	~1,50,000	FY25
5	Virgo CHSL^{\$}	Pali Hill, Bandra West	34.00%	Residential	JV	-	~50,000	FY26
6	Marine Lines^{\$}	Marine Lines	100.00%	Residential	DM	-	~5,30,000	FY25
7	Vile Parle^{\$}	Vile Parle	50%	Residential	DM	-	~3,50,000	FY25
	Total						40,10,136	

* Subject to change as per market conditions and approvals from concerned authorities

[^] Subject to change as per design and final approvals

^{\$} Names of these projects are only for reference

REAL ESTATE: COMPLETED PROJECTS SYNOPSIS

As on Sep-24

Sr. No.	Projects	Towers	Type	Location	Model	Total Units	Units Sold	Units Unsold	Total Carpet Area	Carpet Area Sold	Carpet Area Unsold	Completed time before scheduled Date	Project Completion Timeline
1	Aaradhya OneEarth	Tower E, F, G, H & I	Residential	Ghatkopar east	Own	325	324	1	3,23,370	3,22,859	511	14 Months	Sep-20 - Jan-24
2		Tower D	Residential		Own	45	45	-	31,998	31,998	-	7 Months	Sep-20 - Aug-23
3		Tower A & C	Residential		Own	140	140	-	1,09,567	1,09,567	-	14 Months	Sep-20 - Jan-23
4		Aarahya Square (Tower B)	Commercial		Own	57	57	-	29,513	29,513	-	20 Months	Jan-21 - Jan-23
					Sub-Total	567	566	1	4,94,448	4,93,937	511		
5	Aaradhya Highpark	(Tower E&F)	Residential	Mira Road East (Near Dahisar)	Own	468	468	-	2,21,460	2,21,460	-	21 months	Aug-21 - Mar-24
6		(Tower A,B,C & D)	Residential		Own	833	822	11	4,17,518	4,13,432	4,086	16 Months	Oct-18 - Nov-22
7		Aaradhya Primus	Commercial		Own	26	26	-	11,170	11,170	-	4 Months	Oct-18 - Nov-22
					Sub-Total	1,327	1,316	11	6,50,148	6,46,062	4,086		
8	Aaradhya Evoq	-	Residential	Juhu	Own	29	25	4	60,065	50,855	9,210	20 Months	Apr-22 - Sep-24
9	Aaradhya Eastwind	-	Residential	Vikroli east	Own	164	164	-	1,02,484	1,02,484	-	17 Months	Mar-19 - Jul-22
10	Aaradhya Signature	-	Residential	Sion West	Own	27	27	-	32,590	32,590	-	9 Months	Oct-15 - Apr-18
11	Aaradhya Residency	-	Residential	Ghatkopar West	Own	46	46	-	30,210	30,210	-	6 Months	Oct-15 - May-17
12	Aaradhya Nalanda	-	Residential	Ghatkopar east	Own	10	10	-	8,405	8,405	-	9 Months	Aug-15 - Oct-16
13	Aaradhya Saphalya	-	Residential	Ghatkopar east	Own	5	5	-	4,244	4,244	-	10 Months	Feb-15 - May-16
					Sub-Total	281	277	4	2,37,998	2,28,788	9,210		
14	Atmosphere O2	Tower D, E, F	Residential	Mulund West (Nahur)	JV	830	786	44	5,85,730	5,61,862	23,868	26 Months	Nov-19 - Sep-24
15	Gateway	-	Commercial		JV	361	353	8	1,37,427	1,34,627	2,800	26 Months	Mar-21 - Jul-24
16	Atmosphere	Tower A, B and C	Residential	Mulund West (Nahur)	JV	721	720	1	5,17,775	5,16,777	998	7 Months	Jan-15 - Feb-19
17	Insignia	-	Residential	Vile Parle West	JV + DM	41	41	-	33,916	33,916	-	19 Months	Feb-21 - May-23
18	Aaradhya Nine	-	Residential	Ghatkopar east	JV	155	155	-	1,09,062	1,09,062	-	10 Months	Mar-17 - Dec-19
19	Aaradhya Tower	-	Residential	Ghatkopar east	JV	48	48	-	46,994	46,994	-	1 Months	Mar-13 - May-15
					Sub-Total	2,156	2,103	53	14,30,904	14,03,238	27,666		
					Total	4,331	4,262	69	28,13,498	27,72,025	41,473		

Negligible unsold inventory upon OC and Track Record Of Delivering All Projects Before Time

BUILDING OUR INTERNATIONAL PRESENCE

Ongoing Project

551 Bayshore



Location: Fort Lauderdale, Florida, USA

Type: Residential

Size: 83 Luxury residence units with saleable area of ~2,21,000 sq. ft.

Project launched in FY24
– 1st branded project of 'Marriott International'

Membership Interest: 25%

Note: Membership interest represents stake of MICL Global Inc which is a 100% subsidiary of Man Infraconstruction Limited

Upcoming Projects

New Residential projects

1. Location: Coconut Grove, Miami, Florida, USA

Size: Saleable area of ~ 10,000 sq. ft.

Membership Interest: 25%

2. Location: Brickell, Miami, Florida, USA

Size: 51 Luxury residence units

Saleable area of ~ 40,000 sq. ft.

Membership Interest: 40%

Completed Project

3090 McDonald Avenue



Location: Coconut Grove, Florida

Type: New Residential Project

Size: : Saleable area of ~6,000 sq. ft.

Status: Project completed – Secured OC in Jan-24

Membership Interest: 100%

ONGOING EPC PROJECTS - 3.2 MN. SQ. FT.

INFRASTRUCTURE

~0.8 Mn. sq. ft. of Construction Work

- Govt. Residential: PCMC - Charholi



~110 Hectares - Ports - BMCT



Actual Shot

Bmct Port - Phase 2, Nhava Sheva, Navi Mumvai

RESIDENTIAL

~2.4 Mn. sq. ft. of Construction Work

- Atmosphere O2 (Tower G)*
- Aaradhya Aavaan**



Atmosphere O2



Aaradhya Aavaan

* Includes PMC Fees in Tower G

** Includes PMC contract of Aaradhya Aavaan

COMPANY FINANCIALS



Q2 & H1 FY25 CONSOLIDATED FINANCIAL HIGHLIGHTS

Particulars (Rs. Crs.)	Q2 FY25	Q2 FY24	Q1 FY25	H1FY25	H1FY24	FY24
Revenue from operations	230.3	215.3	341.6	571.9	725.0	1,263.5
Real Estate	154.7	93.4	226.5	381.3	226.9	526.7
EPC	75.6	121.9	115.1	190.7	498.1	736.7
Other Income	29.7	27.6	26.8	56.5	41.7	96.8
Total Income	260.0	242.9	368.4	628.4	766.6	1,360.2
Total Expense	202.8	150.3	258.1	460.8	550.9	937.1
EBITDA excluding Other Income	27.6	65.0	83.5	111.1	174.1	326.4
EBITDA Margin (%)	12.0%	30.2%	24.5%	19.4%	24.0%	25.8%
Depreciation and Amortisation Expense	2.0	2.3	1.9	3.9	4.7	10.0
Finance Cost	3.1	6.5	3.9	7.0	15.7	35.1
Share of profit / (loss) of JV	10.9	-0.9	8.7	19.6	1.4	19.2
Profit before Tax	63.0	82.9	113.2	176.2	196.6	397.2
Tax	15.8	17.8	28.8	44.6	44.5	93.9
Profit After Tax	47.2	65.1	84.4	131.6	152.2	303.3
Non Controlling Interest	2.7	-4.5	6.9	9.6	0.1	2.9
Profit After Tax after Non-Controlling Interest	44.5	69.7	77.5	122.0	152.1	300.4
PAT Margins (%)	17.1%	28.7%	21.0%	19.4%	19.8%	22.1%

HISTORICAL FINANCIAL HIGHLIGHTS - CONSOLIDATED

Profit & Loss Statement (Rs. Crs.)	H1FY25	FY24	FY23	FY22	FY21
Revenue from Operations	571.9	1,263.5	1,890.3	961.5	427.2
Other Income	56.5	96.8	47.9	201.2	24.9
Total Income	628.4	1,360.2	1,938.3	1,162.7	452.1
Total Expense	460.8	937.1	1,476.4	714.0	330.6
EBITDA excluding Other Income	111.1	326.4	413.9	247.5	96.6
EBITDA %	19.4%	25.8%	21.9%	25.7%	22.6%
Depreciation and Amortisation Expense	3.9	10.0	11.2	9.3	9.2
Finance Costs	7.0	35.1	58.4	61.8	58.4
Share of profit / (loss) from JV / Associates	19.6	19.2	4.8	1.3	1.2
Profit before Tax	176.2	397.2	397.0	378.9	55.1
Tax	44.6	93.9	108.1	80.4	21.8
Profit After Tax	131.6	303.3	289.0	298.5	33.3
Non Controlling Interest	9.6	2.9	30.4	82.2	1.3
Profit After Tax after Non-Controlling Interest	122.0	300.4	258.6	216.4	32.0
PAT Margins (%)	19.4%	22.1%	13.3%	18.61%	7.1%

Particulars (Rs. Crs.)	As on Sep-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Equity Share Capital	74.4	74.3	74.3	74.3	49.5
Other Equity	1,505.9	1,389.2	1,015.1	785.3	625.3
Equity attributable to Subsidiaryers of Man Infraconstruction Ltd.	1,580.3	1,463.4	1,089.4	859.6	674.8
Non Controlling Interest	57.8	53.2	55.8	70.2	18.7
Total Equity	1,638.1	1,516.7	1,145.2	929.8	693.5
Secured Borrowings	13.3	123.3	91.2	403.9	368.1
Other Borrowings	5.1	7.6	114.7	153.4	138.4
Total Borrowings	18.4	130.9	205.9	557.3	506.5

Particulars (Rs. Crs.)	As on Sep-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Total Cash & Cash Equivalent	519.8	741.1	308.1	513.4	299.5

Q2 & H1 FY25 STANDALONE FINANCIAL HIGHLIGHTS

Particulars (Rs. Crs.)	Q2 FY25	Q2 FY24	Q1 FY25	H1FY25	H1FY24	FY24
Revenue from operations	70.6	113.1	107.6	178.2	475.7	708.3
Other Income	26.5	10.8	16.5	43.0	18.7	96.5
Total Income	97.1	123.9	124.1	221.2	494.4	804.8
Total Expense	56.6	61.5	70.3	126.9	344.6	548.5
EBITDA excluding Other Income	14.0	51.6	37.3	51.3	131.1	159.8
EBITDA Margin (%)	19.8%	45.6%	34.7%	28.8%	27.6%	22.6%
Depreciation and Amortisation Expense	1.8	1.6	1.6	3.4	3.2	7.0
Finance Cost	1.1	1.0	1.1	2.2	2.0	5.0
Profit before Tax	37.6	59.8	51.1	88.7	144.5	244.3
Tax	7.9	15.0	12.9	20.8	36.4	48.8
Profit After Tax	29.7	44.8	38.2	67.9	108.2	195.5
PAT Margins (%)	30.6%	36.2%	30.8%	30.7%	21.9%	24.3%

HISTORICAL FINANCIAL HIGHLIGHTS – STANDALONE

Profit & Loss Statement (Rs. Crs.)	H1FY25	FY24	FY23	FY22	FY21
Revenue from Operations	178.2	708.3	797.8	236.6	119.6
Other Income	43.0	96.5	83.2	75.3	113.8
Total Income	221.2	804.8	881.0	311.9	233.4
Total Expense	126.9	548.5	660.9	175.5	115.9
EBITDA excluding Other Income	51.3	159.8	136.9	61.1	3.7
EBITDA %	28.8%	22.6%	17.2%	25.8%	3.1%
Depreciation and Amortisation Expense	3.4	7.0	6.7	4.8	6.5
Finance Costs	2.2	5.0	4.6	0.4	1.2
Profit before Tax	88.7	244.3	208.8	131.2	109.8
Tax	20.8	48.8	42.8	25.6	17.4
Profit After Tax	67.9	195.5	166.0	105.6	92.4
PAT Margins (%)	30.7%	24.3%	18.8%	33.9%	39.6%

Particulars (Rs. Crs.)	As on Sep-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Equity Share Capital	74.4	74.3	74.3	74.3	49.5
Other Equity	1,387.4	1,325.5	1,061.9	929.8	881.2
Total Equity	1,461.9	1,399.8	1,136.1	1,004.0	930.7
Secured Borrowings	3.2	8.6	10.8	0.0	0.0
Other Borrowings	0	0.0	0.0	0.0	0.0
Total Borrowings	3.2	8.6	10.8	0.0	0.0

Particulars (Rs. Crs.)	As on Sep-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Total Cash & Cash Equivalents	306.1	487.9	173.8	171.8	191.4
Loans given and Equity investment in Real estate Projects	1,043.7	836.2	749.7	767.4	538.2

THANK YOU

INVESTOR RELATIONS

Company: MICL

Name: Mr. Yashesh Parekh

Tel: +91-8108321555

Email: Yashesh@maninfra.com

Go India Advisors

Name: Mrs. Sheetal Khanduja

Tel: +91-9769364166

Email: sheetal@goindiaadvisors.com



MAN INFRACONSTRUCTION LIMITED