

KBC Global Limited

(Previously known as Karda Constructions Limited)

Registered Office : 2nd Floor, Gulmohar Status, Above Business Bank, Samarth Nagar, Nashik, MH - 422005.

Corporate Office : Saikrupa Commercial Complex, Tilak Road, Muktidham, Nashik Road, Nashik - 422 101.

Phone : 0253 - 2465436 / 2351090, **Fax :** 0253 - 2465436, **Mail :** admin@kardaconstruction.com,

Visit us : www.kardaconstruction.com, **CIN No. :** L45400MH2007PLC174194



Date: 27.10.2021

To, The Manager The Listing Compliance National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051	To, The Manager Department of corporate Services, BSE LIMITED P. J. Towers, Dalal Street, Mumbai - 400 001.
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NSE SYMBOL: KARDA

BSE Scrip Code: - 541161

Sub: Intimation under Regulation 30 of the Securities and Exchange Board of India Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir,

Please find the press release on operational updates for quarter and year ended on September 30, 2021 enclosed herewith.

Kindly take the same on records.

For **KBC Global Limited**

A handwritten signature in blue ink, appearing to read 'Mayura Marathe', is written over a horizontal line.



Mayura Marathe
Company Secretary & Compliance Officer
Mem No: ACS-44678



KBC GLOBAL LIMITED

CIN: L45400MH2007PLC174194

Registered Office: 2nd Floor, Gulmohar Status, Above Business Bank, Samarth Nagar, Nashik-5

Q2 FY22 – Earnings Update

Revenue from Operations reported at **Rs. 172.62 Mn in Q2** and **Rs. 352.77 Mn for H1 FY22**

EBITDA stands at **Rs. 95.10 Mn in Q2** and **Rs. 212.05 Mn for H1 FY22**

PAT at **Rs. 44.87 Mn in Q2** and **Rs. 106.10 Mn for H1 FY22**

Nashik, 26th October, 2021: KBC Global Limited (Previously known as Karda Constructions Limited)(the company), a leading real estate developer, in its board meeting held on 25th October 2021 has inter-alia considered and approved the Unaudited Financial Results of the Company for the Second Quarter Ended on 30th September 2021 as one of its agenda.

Financial Statement Highlights for Q2 FY22 v/s Q2 FY21

Particulars (INR MN)	Q2 FY 22	Q2 FY 21
Revenue from Operations	172.62	202.29
Other Income	38.93	14.06
Total Revenue	211.56	216.34
Total Expenses	150.76	190.14
EBITDA	95.10	55.09
EBITDA Margin (%)	44.95%	25.46%
Depreciation	0.31	0.27
Finance Cost	34.00	28.61
PBT with Exceptional Item	60.79	26.20
Exceptional Items	-	-
PBT	60.79	26.20
Current Tax	15.65	4.76
Deferred Tax	0.07	0.41
Tax	15.72	5.17
PAT	45.08	21.03
Other comprehensive profit / loss	-0.20	-0.20
Net PAT	44.87	20.83
PAT Margin %	21.31%	9.72%
Diluted EPS	0.07	0.03

Financial Performance Comparison – Q2 FY22 v/s Q2 FY21

- Revenue from Operations has **marginally degrown** from Rs. 202.29 Mn in Q2 FY21 to Rs. 172.62 Mn in Q2 FY22.
- The EBITDA has **increased by 72.64%** from Rs. 55.09 Mn in Q2 FY 21 to Rs. 95.10 Mn in Q2 FY22 led by the introduction of a new revenue segment of “Business Support Services” to the real estate sector.
- Net profit has increased by **115.42%** from Rs. 20.83 Mn in Q2 FY21 to Rs. 44.87 Mn in Q2 FY22.
- PAT margins has increased to **21.31%** in Q2 FY22 from **9.72%** in Q2 FY21.

Financial Statement Highlights for H1 FY22 v/s H1 FY21

Particulars (INR MN)	H1 FY 22	H1 FY 21
Revenue from Operations	352.77	364.41
Other Income	61.66	29.63
Total Revenue	414.43	394.04
Total Expenses	267.12	344.89
EBITDA	212.05	111.80
EBITDA Margin (%)	51.17%	28.37%
Depreciation	0.60	0.52
Finance Cost	64.13	62.13
PBT with Exceptional Item	147.32	49.15
Exceptional Items	-	-
PBT	147.32	49.15
Current Tax	40.68	10.23
Deferred Tax	0.14	0.44
Tax	40.82	10.67
PAT	106.50	38.48
Other comprehensive profit / loss	-0.41	-0.41
Net PAT	106.10	38.07
PAT Margin %	25.70%	9.77%
Diluted EPS	0.17	0.06

Financial Performance Comparison – H1 FY22 v/s H1 FY21

- Revenue from Operations has **marginally degrown** from Rs. 364.41 Mn in Q2 FY21 to Rs. 352.77 Mn in Q2 FY22
- The EBITDA has **increased by 89.68%** from Rs. 111.80 Mn in H1 FY21 to Rs. 212.50 Mn in H1 FY22 and a **gain in the EBITDA margins from 28.37% in H1 FY21 to 51.17% in H1 FY22** mainly driven by additional margin contribution from the new revenue segment of “Business Support Services” to the real estate sector.
- Net profit stood at **Rs. 106.10 Mn in H1 FY22, compared to Rs. 38.48 Mn in H1 FY21** recorded a growth of **178.65%**

- Current Asset stood at **Rs. 2690.22 Mn in H1 FY22, compared to Rs. 2646.61 Mn in H1 FY21**
- Long term borrowing stood at **Rs. 224.64 Mn in H1 FY22, compared to Rs. 224.88 Mn in H1 FY21** and Short term borrowing at **Rs. 373.55 Mn in H1 FY22, compared to Rs. 217.09 Mn in H1 FY21**
- Finance Cost has **increased by 3.22% from Rs. 62.13 Mn in H1 FY21 to Rs. 64.13 Mn in H1 FY22** on account of increase in the long term & short-term borrowing

Segmental Revenue

Particulars (INR Mn)	Quarter Ended			Half Year Ended		
	30-Sep-21	30-Sep-20	% Change	30-Sep-21	30-Sep-20	% Change
Segment Revenue						
*Real Estate	136.10	173.79	-21.69%	243.66	279.39	-12.79%
Civil Contracting Business	36.53	28.50	28.17%	109.11	85.02	28.33%
Total Segment Revenue	172.62	202.29	-14.66%	352.77	364.41	-3.19%

*Revenue from real estate segment includes revenue from newly added segment of business support services

Commercial Updates

- Company had fixed the 'Record Date' i.e. Friday, August 13, 2021 to determine eligible shareholders entitled to Bonus Shares in the proportion of 4:1 i.e. 4(Four) Bonus Equity Share for every 1 (One) fully paid-up Equity Share.
- Company had fixed the 'Record Date' i.e. Friday, August 13, 2021 to determine eligible shareholders entitled to Sub-division of equity shares with face value of ₹2/- each into Two (2) equity shares of face value of ₹1/- each
- Company had recommended final dividend of **Rs. 0.05** per equity share with face value of Rs. 2 each for FY 2020-21. The total dividend for the year (including interim) is **Rs. 0.10** per equity shares.

Management Comments

Commenting on the performance of Q2 FY22, Mr. Naresh Karda, Chairman & Managing Director, said "With the reopening of the Indian economy post the 2nd Covid Lockdown in Q2 FY22 and with increasing vaccination drive and good governance, we are on the recovery path. In line with PM's Vision of "Housing for all by 2022" there is a boost in the affordable housing segment of the country. India's real estate sector is likely to witness better sales from Q2 FY22 and consequently Company has witnessed growth in the segment it operates. Company has currently 19 projects under construction consisting of Residential, Residential cum Commercial & Commercial in Greater Nashik and has 8 projects comprising of civil contract across in Maharashtra and Goa State. Even though our Revenue from operations has slightly degrown from ₹202.29 Mn in Q2 FY21 to ₹172.62 Mn in Q2 FY22, our EDITDA and PAT margins expanded significantly by **72.64%** and **115.42%** respectively from **₹55.09 Mn & ₹21.03 Mn in Q2 FY21** to **₹95.10 Mn & ₹44.87 Mn in Q2 FY22**. This has been majorly contributed by addition of a new segment of "**Business Support Services**" which has a higher

margin. This segment consists of company rendering consultancy and business advisory services in the real estate sector using our existing expertise and resources in this business.

Management Guidance

The civil contracting division, the revenue contribution of which has increased to almost 30% from only under 5% in three years, is an important component of company's overall business due to the opportunities that exist in the market and its ability to de-risk the company's business model. The company currently has 19 under construction and planned real estate projects in Greater Nashik while in the civil contract segment, it has 8 projects across locations such as Nashik, Pune, Shahpur, Buldhana and Goa. These projects will be the key drivers of revenue and earnings growth over the next couple of years with incremental contribution from potential new project launches.

The management expects the revenue to grow at **15-20%** for the year FY22, mainly on the account of additional construction projects under-taken and with strong civil contracts orderbook position. Whereas the EBIDTA margin to improve by **100bps**, due to increase in the project mix and operational efficiency in FY22.

About KBC Global Limited (previously known as Karda Constructions Limited)

With over **two and a half decades** experience in Nashik, **KBC Global Limited** was founded and promoted by **Mr. Naresh Karda — Chairman & Managing Director in 2007**. The company has a **competitive advantage as a leading player in affordable and mid-income housing segment** in its home turf. The **joint development route will allow the company to conceptualize and launch projects more quickly and allocate greater bandwidth to project execution**. The Company has established its brand name as "Hari" for all its project and has a strong recall factor in the Greater Nashik market. In its **26 years of operating history**, the Karda Group has **successfully delivered over 1.4 Mn sq. ft** of developed area. The Company was awarded for the **"Iconic Budget Home" by Times Realty in 2019** and also awarded for **"The Most Preferred Real Estate Company", of Nashik at the event "My Maharashtra Awards-2019"**. Ongoing & upcoming projects comprise of **2.45 Min Sq. ft. over 19 + projects** in the real estate segment over the next few years.

For further information on the Company, please visit www.kardaconstruction.com

Mayura Marathe (Company Secretary)

KBC Global Limited
(previously known as Karda
Constructions Limited)

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