



MAN INFRACONSTRUCTION LIMITED

(CIN: L70200MH2002PLC136849)

3rd February, 2025

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 – Q3 9m FY25".

Dear Sir/Madam,

Please find attached "Investor Presentation – Q3 9m 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

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MAN INFRACONSTRUCTION LIMITED
INVESTOR PRESENTATION – Q3 & 9m FY25
February 2025



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INDEX

Group Overview	04
Business Model	10
Performance Snapshot	20
Company Financials	31



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 – 3 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 Avaan, 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

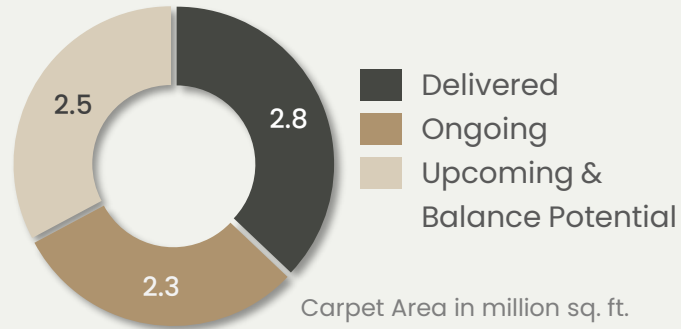
4.8 mn. sq. ft. Projects – REAL ESTATE PORTFOLIO

~2.3 Mn. Sq. ft.

of Ongoing projects

~2.5 Mn. Sq. ft.

of upcoming projects and balance potential



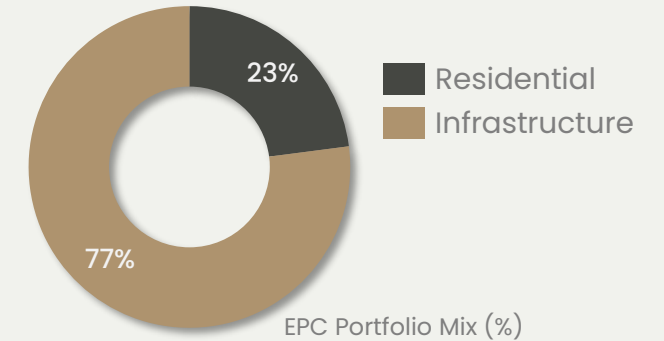
₹627 cr. Order book – EPC PORTFOLIO

~110 hectares

of ongoing ports & infra projects

~3.8 Mn. Sq. ft.

of ongoing residential projects



- ₹8,260+[^] 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 ~₹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 ~₹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 ~₹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 ~₹2,100 cr
<p>5 AARADHYA PARKWOOD Dahisar</p> <ul style="list-style-type: none"> • Carpet area: 5.3 lakh sq. ft • Sales Potential ~₹900+ cr. 	<p>6 JADEPARK VILE PARLE</p> <ul style="list-style-type: none"> • Carpet area: ~3.5 lakh sq. ft • Sales Potential ~₹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 ~₹500 cr 	<p>9 Atmosphere Tower G Nahur, Mulund West</p> <ul style="list-style-type: none"> • Carpet area: ~3.2 lakh sq. ft • Sales Potential ~₹750 cr
<p>8 PROJECT AT BKC</p> <ul style="list-style-type: none"> • Carpet area: ~1.6 lakh sq. ft • Sales Potential ~₹800 cr 			

Real Estate Portfolio: **4.8 Mn. Sq. ft.***
RERA Carpet Area

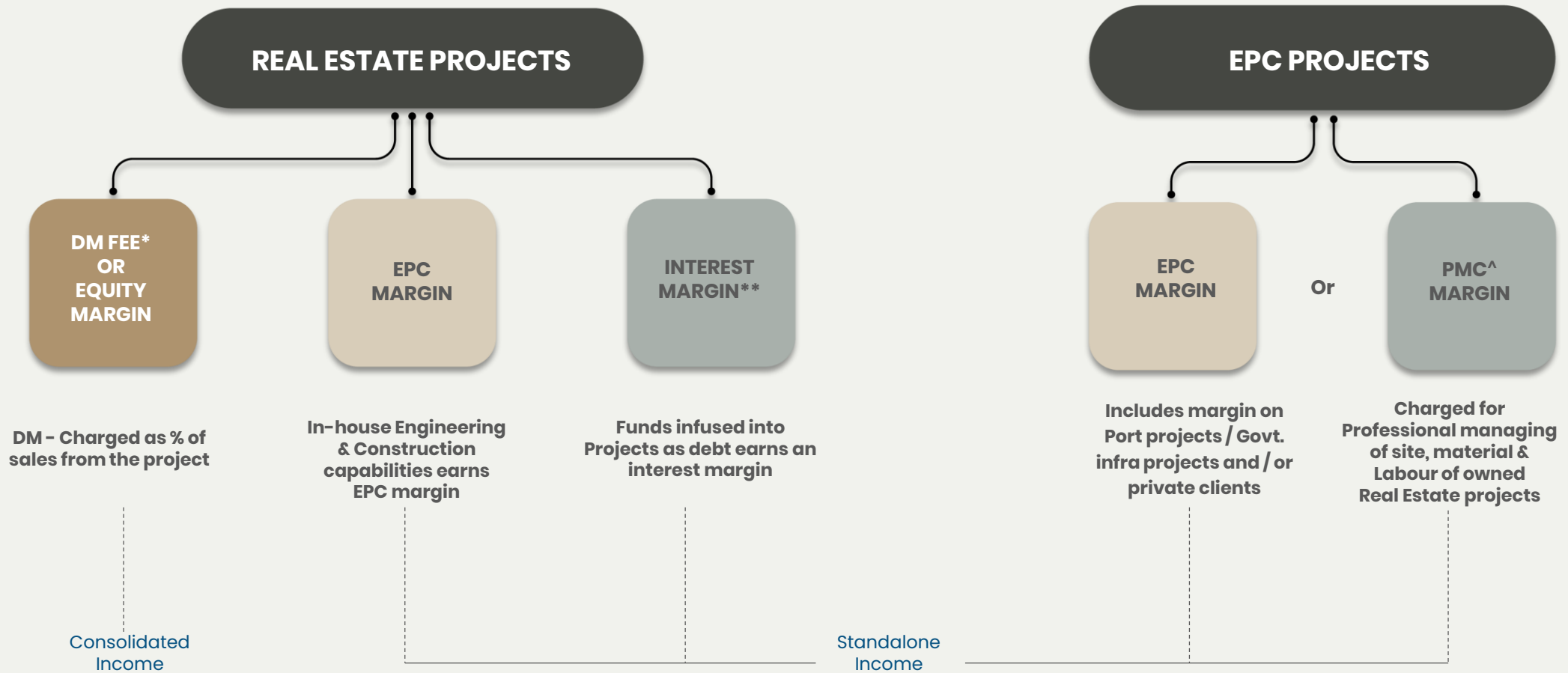
~15.0 Mn. Sq. ft.*
Construction Area

* Includes area of ongoing and upcoming projects

Business Model



BUSINESS MODEL - TWO SEGMENTS BUT MULTIPLE STREAMS OF INCOME

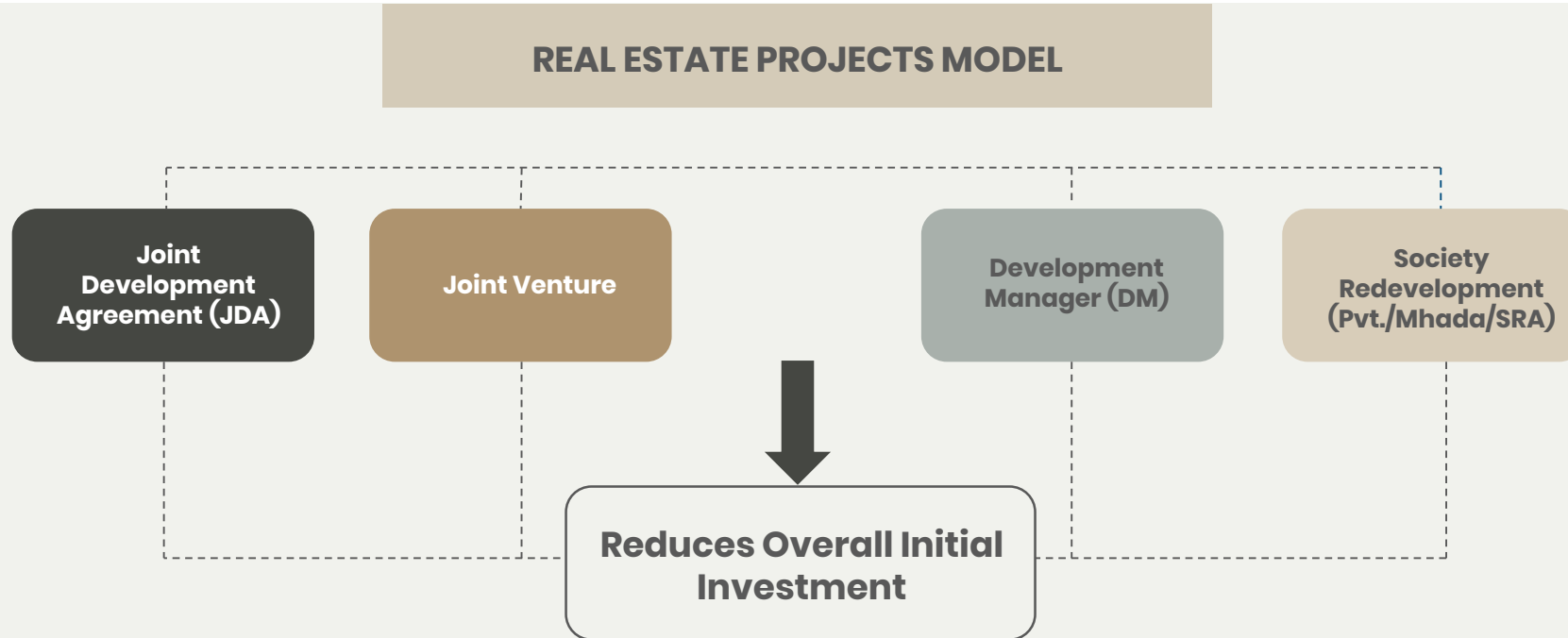


*DM - Development Management Fee

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

^ PMC Fee - Professional Management and Consultancy Fee

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 (Lakh sq. ft.)	Total Sales Potential (₹ Cr.)	Sales / DM Fees Recognition	Real Estate Projects Income Streams		EPC Project Income Streams	
							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	✓	-	-	✓
Aaradhya Parkwood* - Tower A & B	Near Dahisar	99.99%	Subsidiary	~2.3	~400+	✓	-	✓	-	-
JadePark*	Vile Parle	50.00%	DM	~3.5	~1,200	DM Fee	✓	-	-	✓
Total				~22.8	~7,075+					

Note: All projects are in Mumbai (MMR)

* Launched in Q4-FY25

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.)	(₹ Cr.)		DM Fee	Equity Margin	PMC Margin
Royal Netra^{\$}	Goregaon West	33.32%	JV	~17.5	~4,000+	-	-	✓	✓
Artek CHSL^{\$}	BKC, Bandra East	34.00%	JV	~1.6 [#]	~800+ [#]	-	-	✓	✓
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	✓	-	✓
Total				~24.9	~7,400+				

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

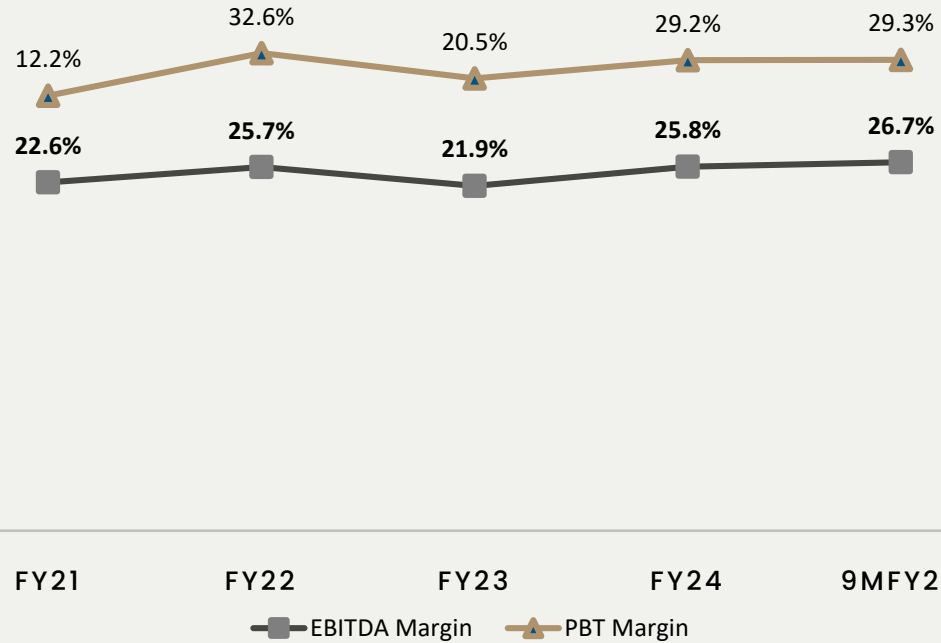
^{\$} Names of these projects are only for reference

[#] Carpet area for sale updated from 1.5 lakh sq. ft. to 1.6 lakh sq.ft. and est. sales updated from ₹750+ cr. to ₹800+ cr.

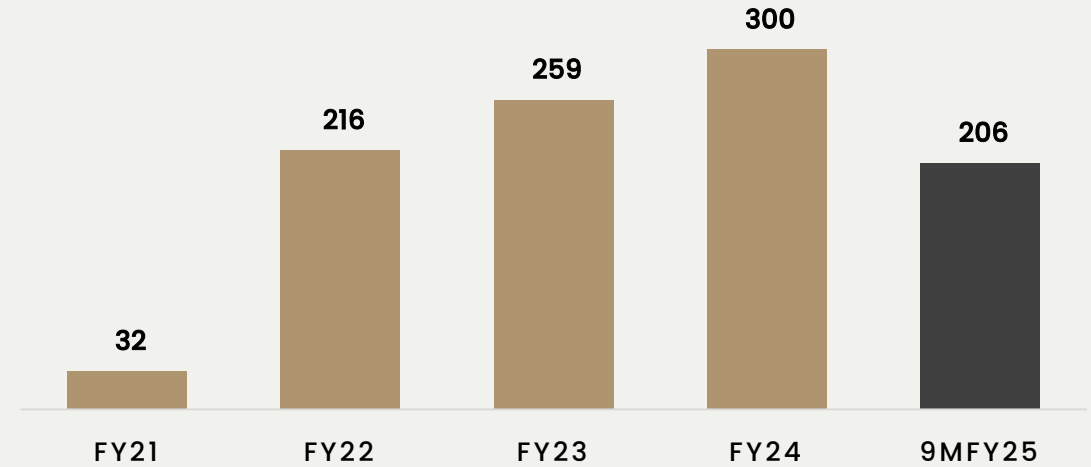
STRONG FOCUS ON PROFITABILITY

Consolidated financials – Amount in (₹ Cr)

EBITDA MARGIN and PBT MARGIN



NET PROFIT



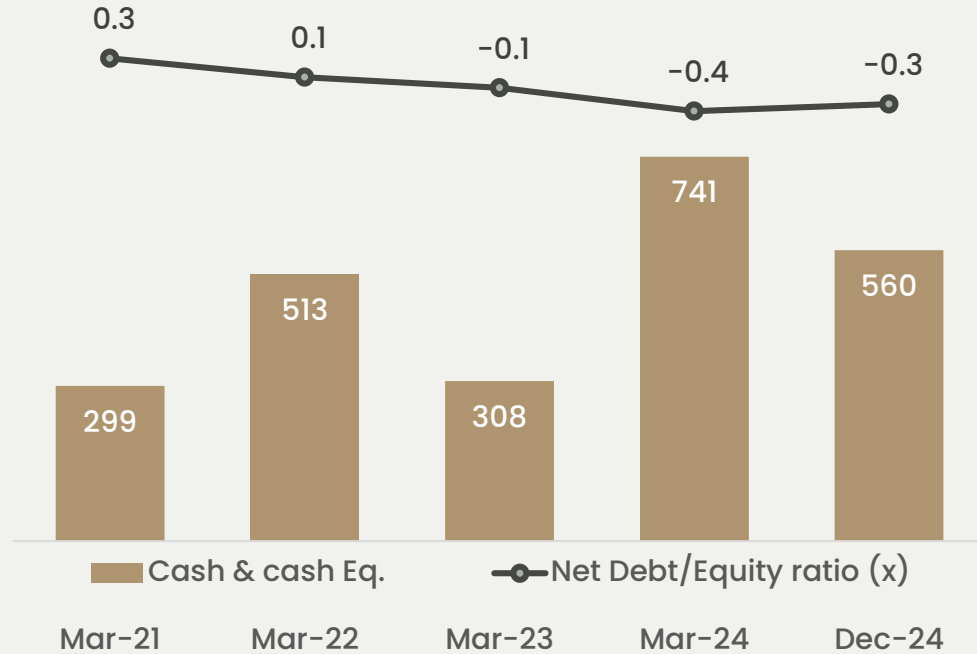
Strong Focus on Margins as well as Profitability

Note:
 EBITDA Margin does not include other Income
 PBT Margin includes share of Net profit / (Loss) from JV/Associates
 Net Profit is after Non-Controlling Interest

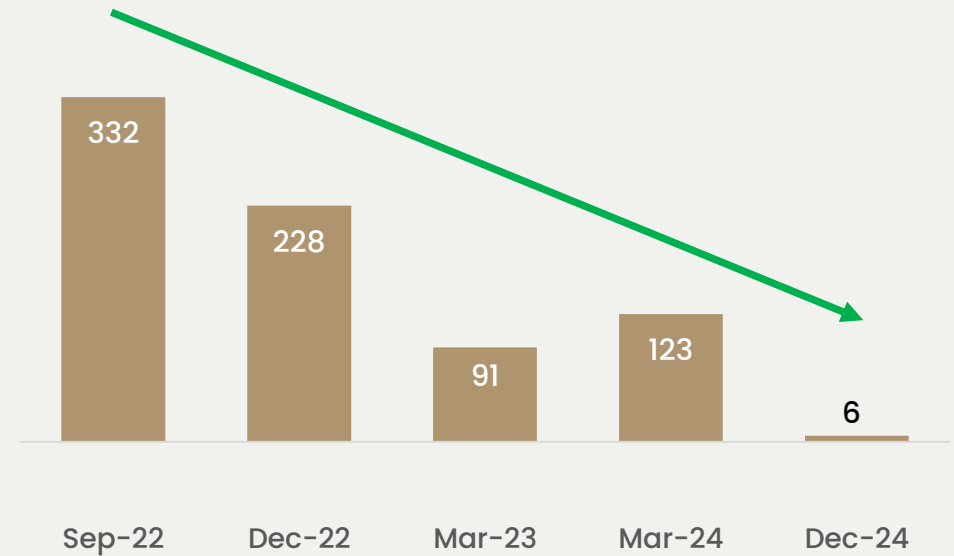
MAINTAINING BALANCE SHEET STRENGTH

Consolidated financials – Amount in (₹ Cr)

NET CASH POSITIVE BALANCE SHEET



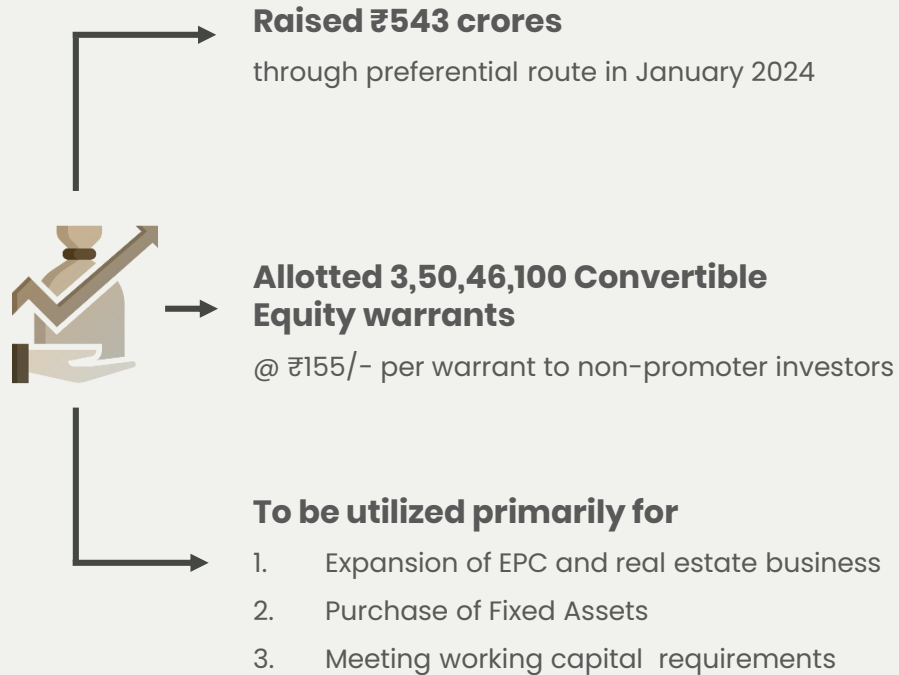
SIGNIFICANT SECURED DEBT REDUCTION



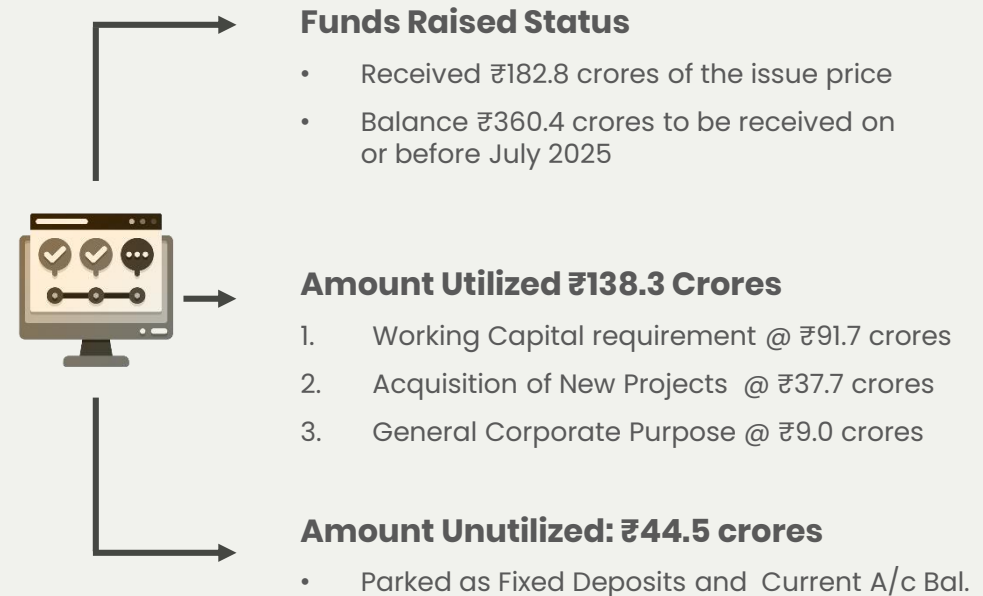
Maintaining Financial Prudence with Low Debt and High Liquidity

SIGNIFICANT MOVE TOWARDS GROWTH: FUTURE READY

FUND RAISE DETAILS



STATUS as on Dec-24



WELL-POSITIONED FOR FUTURE GROWTH

Funds Raised

₹543 Cr.*
via preferential route

Real Estate Sales Visibility**

~₹13,000 Cr.

Real Estate projects portfolio

**4.8 mn sq. ft.
Carpet Area**

EPC Order Book

₹627 Cr.

Debt Status

**Net Cash
Positive**

Liquidity Levels

₹560 Cr.

Credit Rating Upgrade

CARE A+, Stable
For LT facilities

Investments in Subsidiary Real Estate Projects

₹1,018 Cr.^

Consolidated financials as on Dec-24

Consolidated financials as on Dec-24

Upgraded from CARE A, Positive
Outlook on Oct-24

* Out of ₹ 543.2 crore of fund raise, company has received ₹ 182.8 crore till Dec-24
 **Includes estimated sales from unsold inventory of Completed, Ongoing and Upcoming projects
 ^Includes investment by MICL in form of Equity & Loan in our real estate projects
 Note: All the nos. stated above are as on Dec-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 ~₹13,000 cr.**
- **EPC Order book of ₹627 Cr** as on Dec-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 Q3 & 9mFY25

Operational Update

SALES PERFORMANCE Q3 & 9m FY25

- **Phenomenal sales growth driven by project at Ghatkopar and Tardeo:**
 - ❑ Achieved ₹608 crores in sales for Q3FY25
 - ❑ **Sales for 9mFY25 soared to ₹1509 crores vs. ₹353 crores in 9mFY24, marking MICL's highest sales ever in history**
- **Surge in Collections in 9mFY25:**
 - ❑ Achieved ₹304 crores in Q3FY25
 - ❑ **Cumulative collections for 9mFY25 stand at ₹974 crore, compared to ₹821 crore in 9mFY24**
- **Rise in Sales Volume (Carpet area sold):**
 - ❑ Achieved sale volume of 1.4 lakh sq. ft. in Q3FY25
 - ❑ **Sales in 9mFY25 grew to 4.6 Lakh sq. ft. compared to 1.4 lakh sq. ft. in 9mFY24**

Impressive Delivery Performance – 9mFY25

- ❑ Successfully delivered luxury residential project - 'Aaradhya Evoq' at Juhu in Q2'25 within 2.5 years of its launch
- ❑ Secured OC in Q2'25 for Tower F (Residential) and 'Gateway' (Commercial) of Atmosphere O2 Project at Mulund West

KEY HIGHLIGHTS Q3 & 9mFY25

New Developments during the year



Strategic Realignment of Portfolio, sharpening focus on Luxury projects

- MVLLP^s relinquished the development rights of balance 9.2 lakh sq.ft. carpet area in Dahisar - Phase 3 project
- Set to positively impact the cash flow, reduce costs and overall improve profitability of the project.



2 New Projects launched in Q4FY25

Witnesses solid traction on its launch

- **JadePark:** An ultra-luxurious project on S.V. Road with est. sales of ~₹1,200 cr. set to become one of the Largest Cluster Layouts in Vile Parle West
- **Aaradhya Parkwood:** Launch of 2 new towers with est. sales of ~₹400 cr. having spacious 1 and 2 BHK launched near Dahisar



Order Book Update

- MICL secures PMC Contract of Vile Parle Project to build 14.3 lakh sq. ft. of construction, featuring 10 residential towers and 4 rehab towers over 4 years



MICL Global – Acquisition of 2 new projects in Miami, Florida USA

- Residential Project with a saleable area of ~8,000 sq. ft.
- Residential Project with saleable area of ~41,000 square feet

Robust Delivery OC Received ahead of schedule

Aaradhya Evoq – Fully Sold Out



- Luxurious standalone residential tower in Juhu featuring lavish 3 and 4 BHK residences
- ~60,000 sq. ft. Carpet Area having revenue potential of ~Rs. 250 Cr and total collections received of Rs. ~214 Cr. as on Dec-24
- **Project fully sold out as on date**
- Delivered in Sep-25, project completed within 2.5 years of launch

Atmosphere O2 – Nearly 100% Sold Out



- A sought-after gated community experience by MCL Group in Mulund West, Mumbai, launched in Nov 2019
- Nearly achieved full sales, with total collections of ~Rs. 1,620+ Cr out of an estimated revenue potential of Rs. 1,675+ Cr
- Spanning ~7.2 lakh sq. ft. of RERA carpet area with three 47-storey residential towers (D, E & F) and one 18-storey commercial tower
- Completed ahead of schedule, with OC received for all towers

NEW DEVELOPMENT

Launched JadePark Project in Vile Parle West*



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
- ✓ **Delivery:** Expected around 4 Years from Launch

*Project launched in Jan-2025 (Q4-FY25)

NEW ACQUISITION DURING THE YEAR: PROJECT ACQUIRED NEAR BKC

Acquired in Jun-24



Mumbai
BKC



Ultra-Luxury
Redevelopment
Project



1.6 L sq. ft.
Indicative carpet
saleable area



Rs. 800+ 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

REAL ESTATE: ONGOING PROJECTS UPDATE

As on Dec-24

Sr. No.	Project Name	Location	MICL Group Stake	Type	Model	Total Units	Units Sold In Q3FY25	Units Sold as on Dec-24	Units Unsold	Total Carpet area*	Area Sold in Q3FY25	Area sold	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	Subsidiary	546	12	404	142	3,01,329	7,306	2,18,825	82,504	Dec-28
2	Aaradhya One Park	Ghatkopar East	60.00%	11 Residential towers	Subsidiary	246	5	103	143	4,30,168	6,492	2,21,131	2,09,037	Jul-28
	Sub-total					792	17	507	285	7,31,497	13,798	4,39,956	2,91,541	
3	Atmosphere Tower – G	Mulund	30.00%	1 Residential Tower	JV	441	17	216	225	3,20,360	12,299	1,55,308	1,65,052	Dec-26
4	Aaradhya Awaan	Tardeo	99.99%	2 Residential towers	DM	325	50	81	244	6,55,396	1,02,352	1,57,882	4,97,514	Dec-29
(A)	Total Ongoing as on Dec-24					1,558	84	804	754	17,07,253	1,28,449	7,53,146	9,54,107	
5	Aaradhya Parkwood Tower A & B	Near Dahisar	99.99%	2 Residential Towers	Subsidiary	455	-	-	455	2,30,492 [^]	-	-	2,30,492 [^]	Dec-28
6	JadePark	Vile Parle	50.00%	10 Residential Towers	DM	269	-	-	269	3,47,190	-	-	3,47,190	Dec-29
(B)	New Launches in Q4FY25					724	-	-	724	5,77,682	-	-	5,77,682	
(C)	Total Ongoing till date					2,282	84	804	1,478	22,84,935	1,28,449	7,53,146	15,31,789	
(C)	Total Completed					4,332	24	4,286	46	28,13,875	15,868	27,87,893	25,982	
	Total (A+B)					6,628	108	5,090	1,524	50,98,810	1,44,317	35,41,039	15,57,771	

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

REAL ESTATE: UPCOMING PROJECTS PORTFOLIO

As on Dec-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	Royal Netra^{\$}	Goregaon West	33.32%	Mix	JV	-	~17,50,000	-
2	Artek CHSL^{\$}	BKC, Bandra East	34.00%	Residential	JV	-	~1,60,000	FY26
3	Virgo CHSL^{\$}	Pali Hill, Bandra West	34.00%	Residential	JV	-	~50,000	FY26
4	Marine Lines^{\$}	Marine Lines	100.00%	Residential	DM	-	~5,30,000	FY26
	Total						24,90,000	

* 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 Dec-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	0	31,998	31,998	0	7 Months	Sep-20 - Aug-23
3		Tower A & C	Residential		Own	140	140	0	1,09,567	1,09,567	0	14 Months	Sep-20 - Jan-23
4		Aarahya Square (Tower B)	Commercial		Own	57	57	0	29,513	29,513	0	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	0	2,21,460	2,21,460	0	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	0	11,170	11,170	0	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	26	3	60,065	53,630	6,435	20 Months	Apr-22 - Sep-24
9	Aaradhya Eastwind	-	Residential	Vikroli east	Own	164	164	0	1,02,484	1,02,484	0	17 Months	Mar-19 - Jul-22
10	Aaradhya Signature	-	Residential	Sion West	Own	27	27	0	32,590	32,590	0	9 Months	Oct-15 - Apr-18
11	Aaradhya Residency	-	Residential	Ghatkopar West	Own	46	46	0	30,210	30,210	0	6 Months	Oct-15 - May-17
12	Aaradhya Nalanda	-	Residential	Ghatkopar east	Own	10	10	0	8,405	8,405	0	9 Months	Aug-15 - Oct-16
13	Aaradhya Saphalya	-	Residential	Ghatkopar east	Own	5	5	0	4,244	4,244	0	10 Months	Feb-15 - May-16
					Sub-Total	281	278	3	2,37,998	2,31,563	6,435		
14	Atmosphere O2	Tower D, E, F	Residential	Mulund West (Nahur)	JV	831	804	27	5,86,107	5,73,205	12,902	26 Months	Nov-19 - Sep-24
15	Gateway	-	Commercial		JV	361	358	3	1,37,427	1,36,377	1,050	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	0	33,916	33,916	0	19 Months	Feb-21 - May-23
18	Aaradhya Nine	-	Residential	Ghatkopar east	JV	155	155	0	1,09,062	1,09,062	0	10 Months	Mar-17 - Dec-19
19	Aaradhya Tower	-	Residential	Ghatkopar east	JV	48	48	0	46,994	46,994	0	1 Months	Mar-13 - May-15
					Sub-Total	2,157	2,126	31	14,31,281	14,16,331	14,950		
					Total	4,332	4,286	46	28,13,875	27,87,893	25,982		

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 ~ 8,000 sq. ft.

Membership Interest: 25%

2. Location: Brickell, Miami, Florida, USA

Size: 51 Luxury residence units

Saleable area of ~ 41,000 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 - 3.8 MN. SQ. FT.

INFRASTRUCTURE

~110 Hectares - Ports - BMCT



Bmct Port - Phase 2,
Nhava Sheva, Navi Mumvai



RESIDENTIAL

~3.8 Mn. sq. ft. of Construction Work*



AARADHYA AVAAN
TARDEO



JADEPARK
VILE PARLE



Atmosphere Tower G
Nahur, Mulund W

* Order Book includes PMC contract of Aaradhya Avaan, JadePark and Atmosphere Tower G

COMPANY FINANCIALS



Q3 & 9m FY25 CONSOLIDATED FINANCIAL HIGHLIGHTS

Particulars (Rs. Crs.)	Q3 FY25	Q3 FY24	Q2 FY25	9mFY25	9mFY24	FY24
Revenue from operations	242.3	241.8	230.3	814.3	966.7	1,263.5
Real Estate	156.2	127.8	154.7	537.5	354.7	530.4
EPC	86.1	114.0	75.6	276.8	612.0	733.1
Other Income	32.7	19.6	29.7	89.1	61.2	96.8
Total Income	275.0	261.3	260.0	903.4	1,028.0	1,360.2
Total Expense	135.7	139.1	202.8	596.6	690.0	937.1
EBITDA excluding Other Income	106.6	102.7	27.6	217.7	276.7	326.4
EBITDA Margin (%)	44.0%	42.5%	12.0%	26.7%	28.6%	25.8%
Depreciation and Amortisation Expense	2.1	2.6	2.0	6.0	7.3	10.0
Finance Cost	2.6	7.4	3.1	9.6	23.2	35.1
Share of profit / (loss) of JV	-45.7	11.1	10.9	-26.1	12.5	19.2
Profit before Tax	88.9	123.4	63.0	265.1	320.0	397.2
Tax	4.9	36.9	15.8	49.5	81.3	93.9
Profit After Tax	84.0	86.5	47.2	215.7	238.7	303.3
Non Controlling Interest	0.3	3.5	2.7	9.9	3.6	2.9
Profit After Tax after Non-Controlling Interest	83.8	83.0	44.5	205.8	235.1	300.4
PAT Margins (%)	30.5%	31.8%	17.1%	22.8%	22.9%	22.1%

HISTORICAL FINANCIAL HIGHLIGHTS - CONSOLIDATED

Profit & Loss Statement (Rs. Crs.)	9mFY25	FY24	FY23	FY22	FY21
Revenue from Operations	814.3	1,263.5	1,890.3	961.5	427.2
Other Income	89.1	96.8	47.9	201.2	24.9
Total Income	903.4	1,360.2	1,938.3	1,162.7	452.1
Total Expense	596.6	937.1	1,476.4	714.0	330.6
EBITDA excluding Other Income	217.7	326.4	413.9	247.5	96.6
EBITDA %	26.7%	25.8%	21.9%	25.7%	22.6%
Depreciation and Amortisation Expense	6.0	10.0	11.2	9.3	9.2
Finance Costs	9.6	35.1	58.4	61.8	58.4
Share of profit / (loss) from JV / Associates	-26.1	19.2	4.8	1.3	1.2
Profit before Tax	265.1	397.2	397.0	378.9	55.1
Tax	49.5	93.9	108.1	80.4	21.8
Profit After Tax	215.7	303.3	289.0	298.5	33.3
Non Controlling Interest	9.9	2.9	30.4	82.2	1.3
Profit After Tax after Non-Controlling Interest	205.8	300.4	258.6	216.4	32.0
PAT Margins (%)	22.8%	22.1%	13.3%	18.61%	7.1%

Particulars (Rs. Crs.)	As on Dec-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Equity Share Capital	75.1	74.3	74.3	74.3	49.5
Other Equity	1,628.4	1,389.2	1,015.1	785.3	625.3
Equity attributable to Subsidiaryers of Man Infraconstruction Ltd.	1,703.4	1,463.4	1,089.4	859.6	674.8
Non Controlling Interest	63.2	53.2	55.8	70.2	18.7
Total Equity	1,766.6	1,516.7	1,145.2	929.8	693.5
Secured Borrowings	5.9	123.3	91.2	403.9	368.1
Other Borrowings	6.2	7.6	114.7	153.4	138.4
Total Borrowings	12.1	130.9	205.9	557.3	506.5

Particulars (Rs. Crs.)	As on Dec-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Total Cash & Cash Equivalent	560.4	741.1	308.1	513.4	299.5

Q3 & 9m FY25 STANDALONE FINANCIAL HIGHLIGHTS

Particulars (Rs. Crs.)	Q3 FY25	Q3 FY24	Q2 FY25	9mFY25	9mFY24	FY24
Revenue from operations	85.7	111.3	70.6	263.9	586.9	708.3
Other Income	31.0	13.0	26.5	74.0	31.6	96.5
Total Income	116.7	124.2	97.1	337.9	618.6	804.8
Total Expense	65.8	92.6	56.6	192.8	437.2	548.5
EBITDA excluding Other Income	19.9	18.6	14.0	71.2	149.7	159.8
EBITDA Margin (%)	23.2%	16.8%	19.8%	27.0%	25.5%	22.6%
Depreciation and Amortisation Expense	1.9	1.8	1.8	5.3	5.0	7.0
Finance Cost	0.8	1.4	1.1	3.0	3.4	5.0
Profit before Tax	48.1	28.4	37.6	136.8	173.0	244.3
Tax	9.0	7.7	7.9	29.7	44.1	48.8
Profit After Tax	39.1	20.8	29.7	107.1	128.9	195.5
PAT Margins (%)	33.6%	16.7%	30.6%	31.7%	20.8%	24.3%

HISTORICAL FINANCIAL HIGHLIGHTS – STANDALONE

Profit & Loss Statement (Rs. Crs.)	9mFY25	FY24	FY23	FY22	FY21
Revenue from Operations	263.9	708.3	797.8	236.6	119.6
Other Income	74.0	96.5	83.2	75.3	113.8
Total Income	337.9	804.8	881.0	311.9	233.4
Total Expense	192.8	548.5	660.9	175.5	115.9
EBITDA excluding Other Income	71.2	159.8	136.9	61.1	3.7
EBITDA %	27.0%	22.6%	17.2%	25.8%	3.1%
Depreciation and Amortisation Expense	5.3	7.0	6.7	4.8	6.5
Finance Costs	3.0	5.0	4.6	0.4	1.2
Profit before Tax	136.8	244.3	208.8	131.2	109.8
Tax	29.7	48.8	42.8	25.6	17.4
Profit After Tax	107.1	195.5	166.0	105.6	92.4
PAT Margins (%)	31.7%	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	75.1	74.3	74.3	74.3	49.5
Other Equity	1,462.0	1,325.5	1,061.9	929.8	881.2
Total Equity	1,537.1	1,399.8	1,136.1	1,004.0	930.7
Secured Borrowings	0	8.6	10.8	0.0	0.0
Other Borrowings	0	0.0	0.0	0.0	0.0
Total Borrowings	0	8.6	10.8	0.0	0.0

Particulars (Rs. Crs.)	As on Dec-24	As on Mar-24	As on Mar-23	As on Mar-22	As on Mar-21
Total Cash & Cash Equivalents	400.1	487.9	173.8	171.8	191.4
Loans given and Equity investment in Real estate Projects	1,018.3	836.2	749.7	767.4	538.2

THANK YOU

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MAN INFRACONSTRUCTION LIMITED