



MAN INFRACONSTRUCTION LIMITED

12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai - 400089. India
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Date: 23rd May, 2019

To,
The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

To,
The Corporate Relationship Department
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400 001

CM Quote: MANINFRA - EQ

Script Code: 533169 (MANINFRA)

Dear Sir / Madam,

Sub: Man Infraconstruction Limited-“Investor Presentation-FY 2019”

Dear Sir/Madam,

Please find attached the “Investor Presentation-FY2019” 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



Encl.: as above



CONSTRUCTION



REAL ESTATE

MAN INFRACONSTRUCTION LIMITED

ABOUT COMPANY //

- Incorporated in 2002; **Man Infraconstruction Limited has two Business Verticals; EPC and Real Estate**
- Promoter **Mr. Parag Shah** has **25+ years** of industry experience
- **Vast expertise and experience in civil construction** of port infrastructure, Residential, Commercial, Industrial & Institutional Buildings across India
- **Delivered over 25 million sq.ft.** of construction area across segments; Executed Onshore **Port Infrastructure work for 7 Ports** in India
- Order Book of **Rs. 6,365 million** (As on 31st March, 2019)
- Recognized for its superior quality construction and timely project delivery; Man Group has **delivered 6 Residential projects in Mumbai**
- About **6 million sq. ft. of ongoing and upcoming** Residential Development Projects in Mumbai/MMR

EXPERIENCED MANAGEMENT //



PARAG SHAH
Managing Director
& Promoter

- Promoter of Man Infraconstruction Limited; he has experience of over 25 years in the construction industry
- Under his leadership, the Company won the prestigious contract for construction of the first private port in India at Nhava Sheva, JNPT



MANAN SHAH
Joint Managing Director
& Promoter

- Young and Dynamic; he drives the Real Estate Business Development & Marketing
- With passion for design and eye for detail, he is deeply involved in the design & planning of the projects
- He has tremendous foresight which enables him to take strategic decisions at every stage of the Company's development



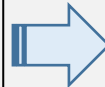
SUKETU SHAH
Executive Director

- Leads the project execution team with a technical eye towards detail and successful engineering and resource planning
- Associated with the Company for more than 25 years; his leadership skills have enabled the company to execute complex projects successfully

PROFESSIONAL & INDEPENDENT BOARD //

Berjis Desai

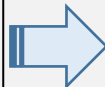
Non-Executive Chairman &
Independent Director



A Master of Law from the University of Cambridge, he is an independent legal counsel engaged in Private Client Practice. Retired as Managing Partner of J Sagar Associates, a National Law Firm; he guides the company towards strong corporate governance and culture of compliance

Kamlesh Vikamsey

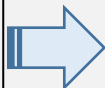
Independent Director



Former President of the Institute of Chartered Accountants of India and a Member of the Audit Advisory Committee to The United Nations and UNICEF; he guides the company in the areas of tax policies, audit & accounting

Dharmesh Shah

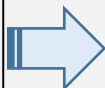
Independent Director



Guides the company in overall financial planning and asset allocation

Kavita Upadhyay

Independent Director



A Chartered Accountant, practicing in the name of Kavita B Upadhyay and Associates. She has over a decade of experience in the field of Accounting, Direct and Indirect Taxation, Transfer Pricing and Tax Compliance.

EPC DIVISION //



- Team Size of more than **450 employees**, Qualified and well-trained workforce
- Order Book of **Rs. 6,365 million** (As on 31st March, 2019)
- An **ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018** certified Company
- **Owned Plant & equipment** and **limited subcontracting** result in better execution
- Specialize in High-Rise, **significant investment** in Formwork systems like **MIVAN**
- Efficient **project monitoring and cost control**
- Commitment to **quality and timely delivery** resulting in repeat business from clients

MARQUEE CLIENTELE //

Excellent Client Relations with no Arbitration & no Litigation track record

DP WORLD

PSA
The World's Port of Call

Lifting Global Trade.
APM TERMINALS

TATAHOUSING

Sunteck

PARANJAPÉ
SCHEMES
The Spirit Of New India

NEELKANTH
Building Trust Since 1938

adani

DB REALTY
THE NEXT LEVEL

Godrej | PROPERTIES

Kohinoor

ELCOME
INTEGRATED SYSTEMS

VIRAJ
Viraj Profiles Limited

PIMPRI CHINCHWAD
MUNICIPAL CORPORATION

bharti
Airtel

GPI
GODFREY PHILLIPS
— INDIA LIMITED —

ACME
Housing happiness, since 1976

rohan
Lifescapes

SIMPLEX
INFRASTRUCTURES LTD.

praj
Innovate • Integrate • Deliver

COMPLETED RESIDENTIAL PROJECTS //

..... to name a few



Godrej Anandam City, Nagpur



Atmosphere, Mulund, Mumbai



Tata Housing, Mulund, Mumbai



Blue Ridge, Pune



Acme Ozone, Thane



Orchid Woods, Goregaon, Mumbai

COMPLETED PORT INFRASTRUCTURE PROJECTS //



**Nhava Sheva International
Container Terminal (NSICT),
Navi Mumbai**



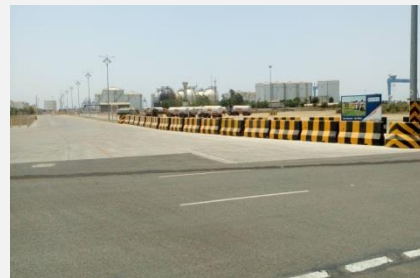
**Gateway Terminals of India
(GTI), Navi Mumbai**



**Bharat Mumbai Container
Terminal (BMCT) – PHASE 1,
Navi Mumbai**



**International Container
Transshipment Terminal
(ICTT), Kochi**



Port Pipavav, Gujarat



**Mundra International
Container Terminal (MICT),
Mundra**



**Chennai Container Terminal,
Chennai**

COMPLETED COMMERCIAL PROJECTS //

..... to name a few



Kohinoor Hospital
Kurla, Mumbai



**Kohinoor Commercial
Complex, Kurla, Mumbai**



**Godfrey Philips Factory
Building, Navi Mumbai**



**Airtel Switching & Data
Centre, Navi Mumbai**



**Viraj Steel
Section Rolling Mill, Boisar**



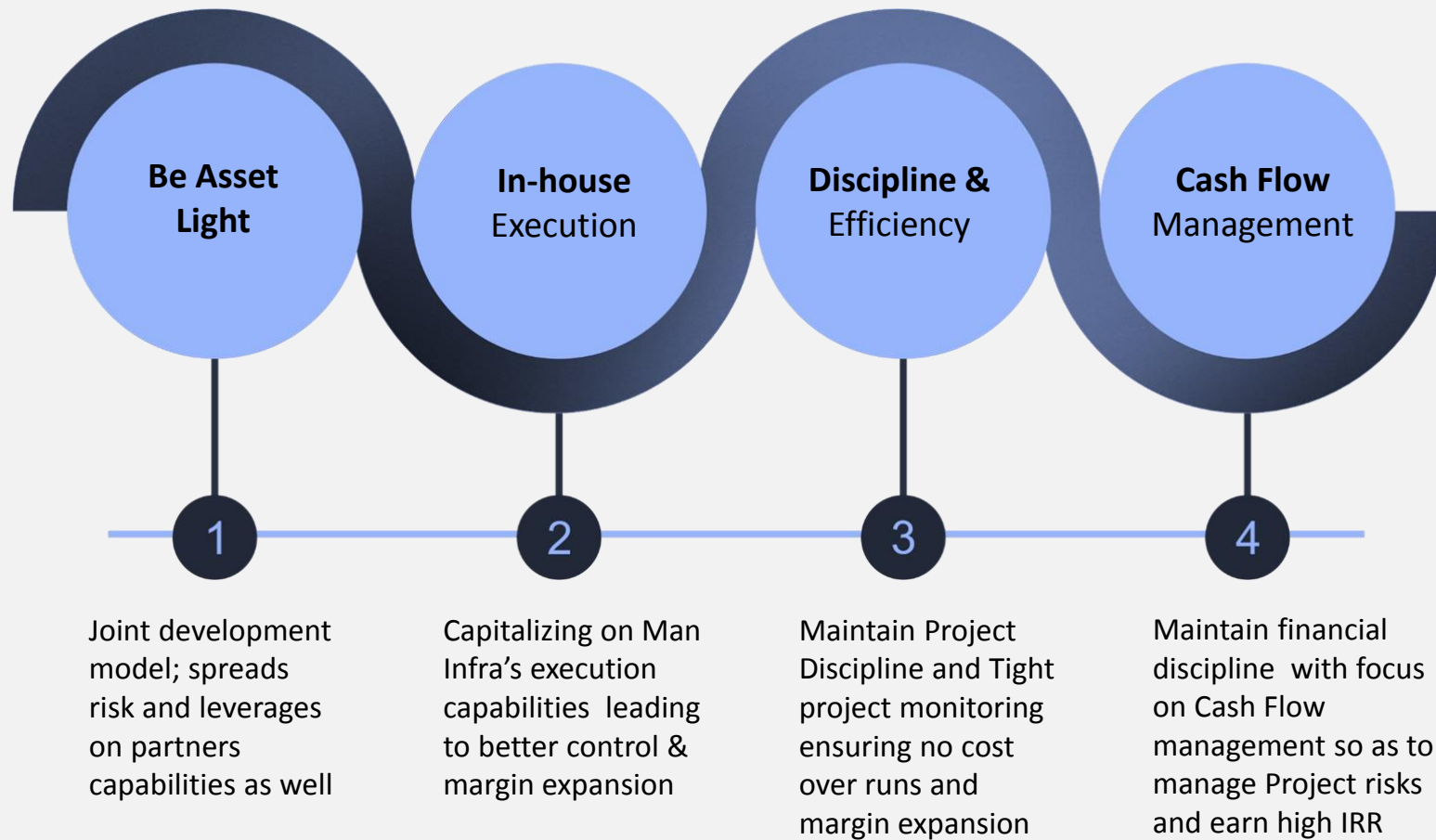
**Gigaplex I.T Park Tower, Navi
Mumbai**

REAL ESTATE DIVISION //



- Proven track record of quality and timely delivery; **6 Residential projects delivered - all before the scheduled delivery date.**
- The Group **launched** 4 towers from total 6 towers of Phase 1 of the Project '**Aaradhya HighPark**' near Dahisar, Thane in October 2018. The project received an overwhelming response.
- **Completed execution** and received Occupation certificate for **Phase 1 of the project 'Atmosphere'** in February 2019.
- Launched project '**Aaradhya Eastwind**' in **March 2019** having an approximate Saleable area of **169,000 Sq.ft.** 'Aaradhya Eastwind' is a **34 storey Residential tower located in Vikhroli, Mumbai**
- MICL Group has **invested over Rs. 5,363 million in own Real Estate** Development Projects as on 31st March, 2019
- About **6 million sq. ft. of ongoing and upcoming Residential Development Projects**

REAL ESTATE CORE PRINCIPLES //



ONGOING & UPCOMING REAL ESTATE PROJECTS //

Project	Project Size Saleable Area (sq.ft.)	Location	Subsidiary/SPV	Man Infra's Stake in SPV	Project Status
Aaradhya Nine	1,75,000#	Ghatkopar, Mumbai	MICL Realty LLP	46.00%	Ongoing
Aaradhya Highpark – Phase 1	12,30,000#	Near Dahisar, Thane	Man Vastucon LLP	99.99%	Ongoing
Aaradhya EastWind	1,69,000#	Vikhroli, Mumbai	MICL Developers LLP	99.99%	Ongoing
Atmosphere – Phase II	14,45,000*	Mulund, Mumbai	Atmosphere Realty P.L.	17.50%	Upcoming
MHADA Redevelopment	10,00,000*	Ghatkopar, Mumbai	Man Realtors & Holdings P. Ltd.	66.00%	Upcoming
Aaradhya HighPark – Phase II and III	25,70,000*	Near Dahisar, Thane	Man Vastucon LLP	99.99%	Upcoming

Approximate, * Estimated

ONGOING REAL ESTATE PROJECTS //

aaradhya | nine
GHATKOPAR-EAST



Project: Aaradhya Nine

Location: Ghatkopar (East), Mumbai

Details: 3 buildings of 15 storey each

aaradhya
EASTWIND
MORE OF EVERYTHING



Project: Aaradhya EastWind

Location: Vikhroli, Mumbai

Details: 1 tower of 34 storey

aaradhya
HIGH PARK
BEYOND THE EXPECTED



Project: Aaradhya HighPark – Phase 1

Location: Near Dahisar, Thane

Details: 6 towers of 30 storey each

REAL ESTATE PROJECTS DELIVERED //

aaradhya|tower



Sal. Area : 75,200 Sq. ft

aaradhya|residency



Sal. Area : 48,000 Sq. ft

atmosphere
LIVE IT



Sal. Area : 855,000 Sq. ft



2015

2017

2019

2016

aaradhya|saphalya



Sal. Area : 6,800 Sq. ft

aaradhya|nalanda



Sal. Area : 13,450 Sq. ft

2018

aaradhya|signature
SION - WEST



Sal. Area : 51,000 Sq. ft

CONSOLIDATED FINANCIALS //

Particulars [Rs. million]	FY19*	FY18*	FY17*	FY16*	FY15
Total Income	4,028	6,957	4,992	2,630	3,449
Income from Operations	3,713	6,516	4,517	2,264	2,748
Other Income	315	441	475	366	701
EBITDA (excluding Other Income)	996	1,994	1,059	350	248
EBITDA Margin	26.8%	30.6%	23.4%	15.5%	9.0%
Profit After Tax (PAT)	418	665	530	176	474
PAT Margin	10.4%	9.6%	10.6%	6.7%	13.7%
Earning Per Share	1.69	2.69	2.14	0.71	1.92
Particulars [Rs. million]	FY19*	FY18*	FY17*	FY16*	FY15
Total Debt	4,502	4,365	2,956	2,830	1,580
Long Term Debt	4,028	3,888	2,485	2,314	1,103
Short Term Debt	474	477	471	516	477
Networth	6,940	6,884	6,544	6,011	6,371
Debt : Equity	0.65x	0.63x	0.45x	0.47x	0.25x

* Results for year ended on 31st March, 2019, year ended on 31st March, 2018, year ended on 31st March, 2017 and 31st March, 2016 are in compliance with Indian Accounting Standards (IND AS) while FY15 are as per Indian GAAP

STANDALONE FINANCIALS //

Particulars [Rs. million]	FY19*	FY18*	FY17*	FY16*	FY15
Total Income	2,740	2,831	2,250	2,642	2,654
Income from Operations	1,665	1,929	1,584	2,117	1,918
Other Income	1,075	902	666	525	736
EBITDA	408	177	284	211	111
EBITDA Margin	24.51%	9.2%	17.9%	10.0%	5.8%
Profit After Tax (PAT)	1,085	737	596	431	505
PAT Margin	39.6%	26.0%	26.5%	16.3%	19.0%
Earning Per Share	4.38	2.98	2.41	1.74	2.04
Dividend Per Share	1.26	0.54	0.54	1.53	0.27
Particulars [Rs. million]	FY19*	FY18*	FY17*	FY16*	FY15
Total Debt	104	-	-	-	32
Networth	8,061	7,280	6,832	6,233	6,308
Debt : Equity	0.01x	0.00x	0.00x	0.00x	0.00x

* Results for year ended on 31st March, 2019, year ended on 31st March, 2018, year ended on 31st March, 2017 and 31st March, 2016 are in compliance with Indian Accounting Standards (IND AS) while FY15 are as per Indian GAAP

STANDALONE FINANCIALS //

Particulars [Rs. million]	FY19*	FY18*	FY17*	FY16*	FY15*
Cash & Cash Equivalent + Mutual Funds	603	1,414	2,195	1,774	1,871
Loans (given to own Real Estate Projects)	5,363	4,239	2,727	1,876	1,567

...leading to generation of healthy other income

** Note: The above details are part of Standalone Financials*

WAY FORWARD //

EPC

Capture the Infra Growth Story

- Opportunity driven by Govt. schemes like PMAY to provide 'Housing for All'
- Investment of Rs. 1.42 trillion by 2035 under the Sagarmala Programme for modernisation of ports.
- Huge investment outlay for Roads, Highways & Bridges to support the growing urbanization.

REAL ESTATE

Expand Real Estate Outlay

- Seek Real Estate Opportunities in Mumbai through Asset Light Model to minimize risks, benefit from Partner Capabilities & develop multiple projects; aiding future growth.
- In-house construction capabilities ensuring timely completion and maximizing returns.

**THANK
YOU //**



**Corporate Office: Man Infraconstruction Limited,
12th Floor, Krushal Commercial Complex, GM Road,
Chembur (W), Mumbai – 400089**

T: +91 22 4246 3999

Construction: www.maninfra.com | Real Estate: www.miclgroup.in

For further information, please contact company:

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