



NESCO LIMITED
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17 November 2021

BSE Limited
Department of Corporate Services
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National Stock Exchange of India Limited
5th Floor, Exchange Plaza,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400051

Scrip Code : 505355

Symbol : NESCO

Sub : Investor Presentation

Dear Sir,

Please find attached the Presentation made to the Analyst / Institutional Investors.

This is for your information and record.

Thanking you

Yours faithfully,

For Nesco Limited

A handwritten signature in blue ink, appearing to read 'Jinal J. Shah'.

Jinal J. Shah
Company Secretary and
Compliance Officer



Encl : As above

Disclaimer

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Performance

Rs. in millions		FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	H1 2021-22
Revenues	Nesco IT Park	1,419	1,454	1,370	2,142	2,460	1260
	Bombay Exhibition Centre	1,328	1,297	1,560	1,586	60	38
	Indabrator	339	264	325	233	261	173
	Nesco Foods	56	204	341	357	130	64
	Investments & others	430	361	330	425	646	229
	Total Revenues	3,572	3,580	3,926	4,743	3,557	1,764
Total Operating Expenses		996	1,034	1,282	1,535	1,054	574
EBDITa		2,575	2,546	2,644	3,207	2,502	1,189
<i>EBDITa Margin</i>		<i>72%</i>	<i>71%</i>	<i>67%</i>	<i>68%</i>	<i>70%</i>	<i>67%</i>
Depreciation and amortization expense		81	110	119	224	257	136
EBITa		2,494	2,435	2,526	2,983	2,245	1,053
<i>EBITa Margin</i>		<i>70%</i>	<i>68%</i>	<i>64%</i>	<i>63%</i>	<i>63%</i>	<i>60%</i>
Finance costs		50	56	47	60	82	42
Profit Before Tax		2,444	2,379	2,479	2,923	2,163	1,011
<i>Profit Before Tax (% to Revenue)</i>		<i>68%</i>	<i>66%</i>	<i>63%</i>	<i>62%</i>	<i>61%</i>	<i>57%</i>
Tax		745	592	675	584	439	148
<i>Tax Rate</i>		<i>30.5%</i>	<i>24.9%</i>	<i>27.2%</i>	<i>20.0%</i>	<i>20.3%</i>	<i>14.6%</i>
Profit After Tax		1,699	1,787	1,804	2,339	1,724	863
Total Other Comprehensive Income		(1)	1	1	(2)	(7)	0
Net Profit After Tax		1,697	1,788	1,805	2,337	1,717	864
<i>Basic & Diluted EPS</i>		<i>24.12</i>	<i>25.36</i>	<i>25.61</i>	<i>33.19</i>	<i>24.48</i>	<i>6.00</i>
<i>Return on Avg. Equity (RoE)</i>		<i>22.2%</i>	<i>19.2%</i>	<i>16.6%</i>	<i>18.5%</i>	<i>11.9%</i>	<i>11.1%</i>

CashFlow and Balance Sheet

Cash Flow (Rs. in millions)	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	HY 21-22
Profit before change in operating assets/liab	2,106	2,147	2,356	2,145	1,596	932
Increase/(Decrease) in operating assets/liab	96	(139)	118	507	48	178
Income Tax paid	(683)	(574)	(766)	(569)	(346)	(238)
Cash generated from operations	1,520	1,435	1,708	2,084	1,298	871
Fixed Assets (Net) - (Addition) / Reduction	(1,552)	(1,373)	(1,499)	(570)	(576)	(1,411)
Investments (Net) - (Addition) / Reduction	(7)	125	(49)	(1,001)	(749)	778
Others (Net)	29	17	(3)	(2)	-	-
Dividend paid (including tax)	(144)	(187)	(195)	(467)	-	(211)
Net Cash Flow invested/used	(1,675)	(1,418)	(1,746)	(2,040)	(1,325)	(844)
Balance Sheet (Rs. in millions)	Mar-17	Mar-18	Mar-19	Mar-20	Mar-21	Jun-21
Property, plant and equipment	1,878	2,285	2,148	7,736	7,564	7,877
Capital work-in-progress	2,623	3,564	5,071	13	507	1,457
Other non current assets	4,627	4,716	5,565	7,239	8,028	6,924
Current Assets	1,187	1,178	703	1,109	2,119	2,694
Total - Assets	10,316	11,743	13,488	16,097	18,218	18,952
Equity - Issued Capital	141	141	141	141	141	141
Equity - Reserves and Others	8,365	9,946	11,564	13,434	15,151	15,804
Total Equity	8,506	10,087	11,705	13,575	15,292	15,945
Total Non-current Liabilities	1,198	421	876	1,513	1,700	1,859
Total Current Liabilities	611	1,235	907	1,009	1,226	1,149
Total - Equity and Liabilities	10,316	11,743	13,488	16,097	18,218	18,952

Capacity - Existing



Nesco IT Park		
Particulars	Tower 03	Tower 04
Client Floors (No.)	11.00	13.00
Units Leasable (No.)	11.00	39.00
Units Contracted (No.)	9.75	34.00
Area - Chargeable (Sqm)	62,301.00	103,379.00
Area - leased (Sqm)	49,082.00	89,653.00
Clients	MSCI, HSBC, PwC, Here Solutions, Integreon, Endurance, Ericsson	KPMG, BlackRock, Here Solutions, Framestore, ISS Governance, Priceline, PlayGames, WeWorks, IndiaFirst Life,

Bombay Exhibition Center		
Particulars	Area (Sq. Mtr)	Status (on 16Nov21)
Hall 01	19,100	Available
Hall 02	7,400	MCGM
Hall 03	11,800	MCGM
Hall 04	10,800	MCGM
Hall 05	4,500	MCGM
Dining Bay 03	1,000	Available
Grande Hall	2,000	Available
Hall 06 (temp)	9,000	Available
Hall 07 (temp)	6,000	Available
Total Area	71,600	

Goregaon Land - Potential

Area (Square Meter)	IT Park	BEC	Others	Total
Plot Area	1,46,259	75,786	26,310	2,48,354
Potential - FSI Area	5,92,348	4,09,244	-	10,01,592
Potential - Chargeable Area	7,10,817	4,09,244	-	11,20,062
Potential - Built up Area	11,25,461	8,59,413	-	19,84,874
Existing - BUA	2,33,649	72,000	-	3,05,649
Existing - BUA / to be retained	2,32,256	-	-	2,32,256
Potential BUA / Future Development	8,93,205	8,59,413	-	17,52,618
Note - Area calculations are basis conservative approach under provisions of DCPR 2034 and Maharashtra IT/ITeS Policy 2015				



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Maharashtra, India

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