



MAN INFRACONSTRUCTION LIMITED

(CIN: L70200MH2002PLC136849)

6th August, 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.: Press Release on the Un-audited Financial Results for the quarter ended 30th June, 2024.

Dear Sir/Madam,

Further to our letter dated 11th July, 2024 intimating you of the Un-audited Financial Results for the quarter ended 30th June, 2024 along with the Limited Review Reports, please find enclosed press release on the Un-audited Financial Results for the quarter ended 30th June, 2024.

You are requested to take the same on record.

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



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"MICL Group Reports Significant Surge in Bookings and Strong PBT Margins in Q1FY25"

Mumbai, August 6, 2024: Man Infraconstruction Limited (MICL), one of the leading construction and real estate development companies headquartered in Mumbai, has announced its impressive results for Q1FY25.

- **MICL reports strong bookings in Q1FY25, reaching Rs. 691 crores of sales value compared to annual sales value of Rs.744 crores in FY24**
- **MICL achieves consolidated PBT margins of 30.7% in Q1FY25 compared to 21.7% in Q1FY24**

Q1FY25 Key Highlights:

- **Acquisition of Ultra-Luxury Residential Project:**
 - **Strategically located at BKC**, this project spanning a total construction area of ~5.0 lakh sq. ft. with a carpet area of ~1.5 lakh sq. ft. for sale is set to become a landmark project in Mumbai's foremost commercial district.
 - **The project is estimated to be launched in FY25** with plans to deliver within three years from the launch date
- **Achieves significant sales milestone – 'Aaradhya OnePark' Project located in Ghatkopar East, reaches ~50% Sales within 6 months of Launch**
- **Secured OC for "Gateway"** - The commercial tower of Atmosphere O2 project, located in Mulund West, **which got delivered within 3.5 years** from launch. The Atmosphere O2 project with a total revenue potential of ~Rs. 1,650+ crores, is almost sold out.
- **Expecting delivery of 2 Projects by Q2FY25** – 'Aaradhya Evoq' located in Juhu & 'Tower F' of Atmosphere O2 where a significant inventory is sold out
- **The company achieves 99% inventory sell-out across its completed projects resonating strong brand presence of MICL in Mumbai City**



A look at the Company's Performance during the quarter – Q1FY25

- Total income stands at Rs. 368.4 crores
- PBT stands at Rs. 113.2 crores
- Increase in PBT Margin to **30.7% in Q1FY25 vs 21.7% in Q1FY24**
- PAT stands at Rs. 77.5 crores
- **Continues to be Net-Debt Free** with cash and bank balance of Rs. 487 crores at consolidated levels providing considerable strength for future growth
- MICL's total investments **surpasses 1,000 crores in its Real Estate Projects**
- Achieved Cash flow from Operations of Rs. 321 crores during Q1FY25

Key Operational Highlights for Q1FY25

Carpet Area	Sales	Collection
2.4 Lakh Sq. ft.	Rs. 691 crores	Rs. 286 crores

Reflecting on a healthy performance during Q1FY25, Mr. Manan Shah, Managing Director of Man Infraconstruction Limited, said, "We have witnessed good demand across our portfolio in both newly launched and completed projects. We achieved sales of Rs. 691 crores in the first quarter of FY25, marking the highest quarterly sales in our real estate journey. Our 'Aaradhya OnePark' project in Ghatkopar East achieving ~50% sales within just six months of launch is a testament to our market strength. Additionally, the acquisition of an ultra-luxury residential project at BKC, have expanded our ultra-luxury portfolio and strengthened our presence in Mumbai. As we move forward, we have a real estate portfolio of 6.1 million sq. ft., and we are excited about our healthy launch pipeline in FY25, which we believe will continue to meet the market demand and enhance our growth trajectory. **At MICL, the best is yet to come.**"

MICL has prestigious projects in Mumbai (MMR) in its kitty.

Ongoing Projects

- **Aaradhya Awaan, Tardeo** – One of India's tallest residential towers with a height of 306 meters and revenue potential of over Rs. 3,000 crores
- **Aaradhya OnePark, Ghatkopar (E)** - Developing first-of-a-kind 12,000+ sq mt gated community, a cluster of 10 societies and a revenue potential Rs. 1,200 crores, with ~50% sold out



- **Aaradhya Evoq, Juhu** - Revenue Potential of Rs. ~250+ crores with ~80% sold out
- **Atmosphere O2 Project at Nahur, Mulund West** - Revenue potential of Rs. ~1,650 crores with the project almost sold out and Atmosphere 'Tower G' has a Revenue Potential of Rs. 750 crores
- **Aaradhya Parkwood near Dahisar** - Revenue potential of Rs. ~900+ crores with ~70% sold out from the launched inventory

Upcoming Projects

- **Project at Goregaon (W)** - Developing one of the largest redevelopment projects on a 10-acre land parcel in western suburbs of Mumbai having a revenue potential of Rs. ~4,000 crores
- **Project Near Marine Lines** – Building India's one of the tallest residential towers surpassing ~800 ft. of height, offering a sea facing view to select few having a revenue potential of over Rs. ~2,100 crores
- **Project at BKC, Kalanagar** - Revenue potential of Rs. ~750+ crores
- **Project at Pali Hill Bandra West** - Revenue potential of Rs. ~500 crores
- **Project at Vile Parle (W)** - ~3.5 lakh sq. ft. of carpet area for sale
- **Project near Dahisar (Phase 3)** - Balance Potential of ~9.5 lakh sq. ft. of carpet area

Contact Details:

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About Man Infraconstruction Limited

ManInfra (NSE - MANINFRA, BSE – 533169) is headquartered in Mumbai having two business verticals viz., EPC (Engineering, Procurement and Construction) and Real Estate Development. ManInfra has five decades of experience in EPC business and strong execution capabilities in Ports, Residential, Commercial & Industrial and Road construction segments with projects spanning across India. As a Real Estate Developer, ManInfra Group has delivered multiple Residential projects in Mumbai and is recognized for its superior quality construction and timely project delivery. The Company has extensive experience in construction management and has inherent skills and resources to develop and deliver Real estate projects. For more information, please visit www.maninfra.com

Safe Harbor

Any forward-looking statements about expected future events, financial and operating results of the Company are based on certain assumptions which the Company does not guarantee the fulfilment of. These statements are subject to risks and uncertainties. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include a downtrend in the industry, global or domestic or both, significant changes in political and economic environment in India or key markets abroad, tax laws, litigation, labour relations, exchange rate fluctuations, technological changes, investment and business income, cash flow projections, interest, and other costs. The Company does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.