



MAN INFRACONSTRUCTION LIMITED

12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai - 400089. India
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Date: 10th February, 2021

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

Scrip Code: 533169 (MANINFRA)

Dear Sir / Madam,

Sub: **Man Infraconstruction Limited-“Investor Presentation - 9MFY21”**

Dear Sir/Madam,

Please find attached the “Investor Presentation - 9MFY21” 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 about 30 years of industry experience
- Leadership of young and dynamic **Managing Director, Mr. Manan Shah**
- **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. 8,729 million** (As on 31st December, 2020)
- Recognized for its superior quality construction and timely project delivery; Man Group has **delivered 7 Residential projects in Mumbai**
- About **2.3 million sq. ft. (Carpet area)** of ongoing and upcoming Residential Development Projects in Mumbai/MMR
- An **ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018** certified Company

EXPERIENCED MANAGEMENT //



PARAG SHAH Non-executive Chairman & Promoter

Promoter of Man Infraconstruction Limited; Mr. Shah has 30 years of experience in the construction industry. He led the Company as a Managing Director before handing over reins to his son Mr. Manan Shah in year 2019. Under his leadership, the Company won the prestigious contract for construction of the first private port in India at Nhava Sheva, JNPT. He continues to guide and provides overall strategic direction to the Company.



MANAN SHAH
Managing Director

- At the helm, he leads the EPC and Real Estate Business Development. Joining the Company in 2013, he was instrumental in growing the Group's Real Estate Business
- His tremendous foresight enables him to take strategic decisions at every stage of the Company's development



SUKETU SHAH
Joint Managing Director

- Leads the project execution team with a technical eye towards detail, 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

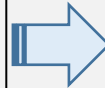


ASHOK MEHTA
Finance Director

- A qualified Chartered Accountant, he has over 35 years of experience both in India and abroad in finance, accounts, systems and commercial aspects of the business in trading and manufacturing organizations.
- He oversees all finance and accounting operations of the Company

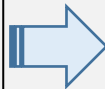
PROFESSIONAL & INDEPENDENT BOARD //

Berjis Desai
Independent Director



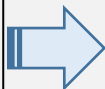
A Master of Law from the University of Cambridge, he is an independent legal counsel engaged in Private Client Practice. Retired as Managing Partner of J Sagar Associates, a National Law Firm; he guides the company towards strong corporate governance and culture of compliance

Kamlesh Vikamsey
Independent Director



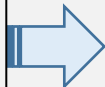
Former President of the Institute of Chartered Accountants of India and a Member of the Audit Advisory Committee to The United Nations and UNICEF; he guides the company in the areas of tax policies, audit & accounting

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 //



- Order Book of **Rs. 8,729 million** (As on 31st Dec, 2020) – Residential (65%), Infrastructure & Govt. Sector (33%) and Commercial (2%)
- New orders worth **Rs. 1,422 million** received in Residential and Infrastructure Segments during nine months ending December'2020

KEY STRENGTHS :

- Team Size of about **480 employees**, Qualified and well-trained workforce
- **Owned Plant & equipment** and **limited subcontracting** result in better execution
- Experience in executing high-rise buildings and mass housing developments; **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

TATA HOUSING

Sunteck

PARANJPE
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**



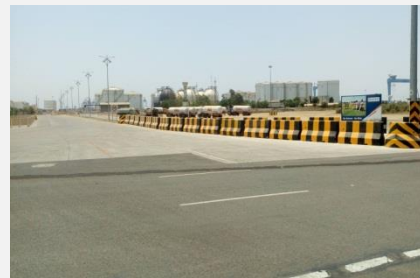
**Gateway Terminals of India
(GTI), Navi Mumbai**



**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



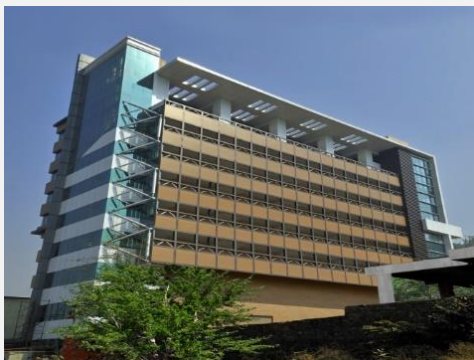
Kohinoor Hospital, Mumbai



Kohinoor Commercial Complex, Mumbai



Godfrey Philips Factory Building, Navi Mumbai



Airtel Switching & Data Centre, Navi Mumbai



Viraj Steel Section Rolling Mill, Boisar



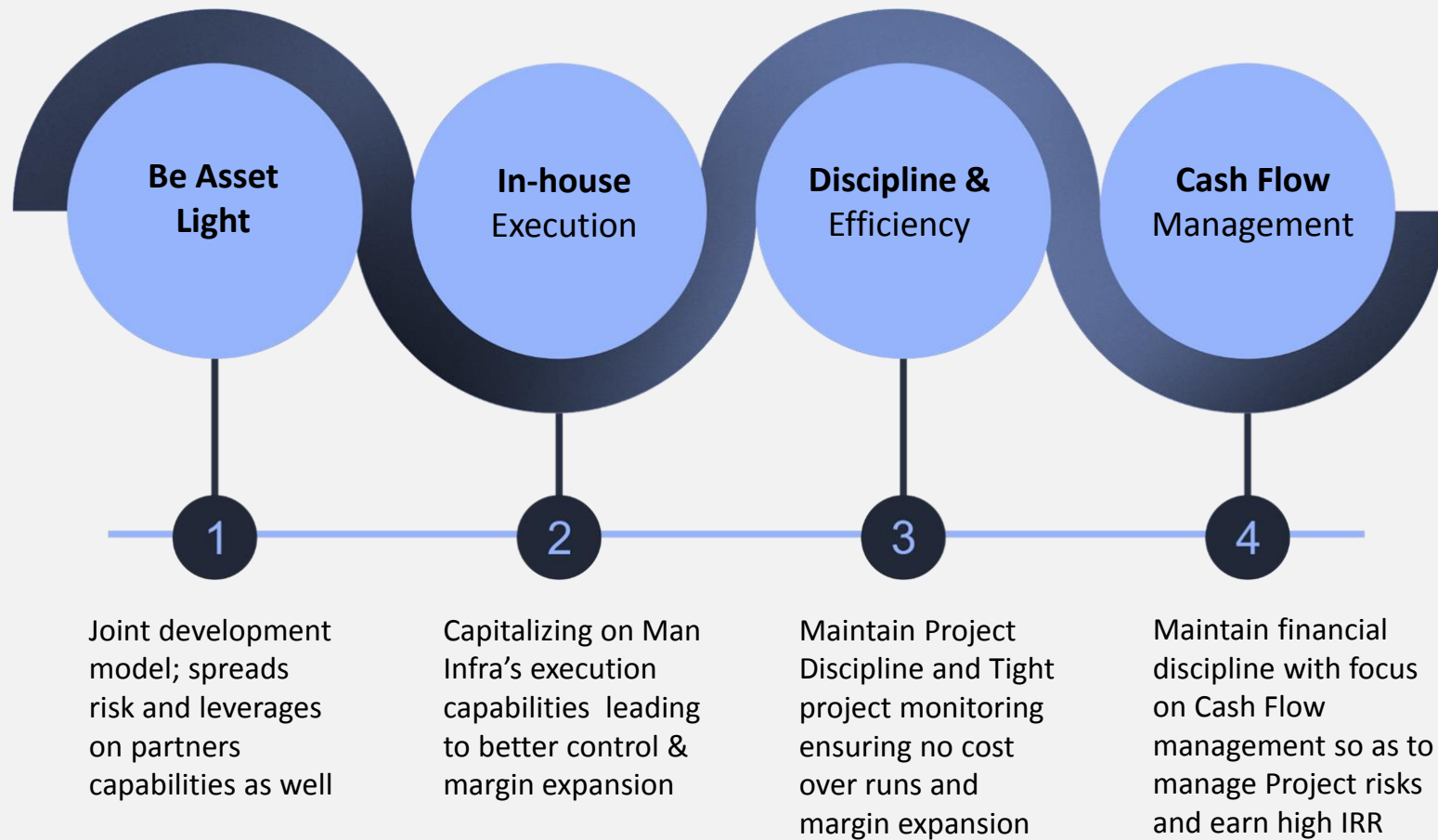
Gigaplex I.T Park Tower, Navi Mumbai

REAL ESTATE DIVISION //



- Proven track record of quality and timely delivery; **7 Residential projects delivered - all before the scheduled delivery date.**
- **Project 'Aaradhya One Earth'** - MHADA Redevelopment project in Ghatkopar East, Mumbai was **launched in September 2020; 304 units have been booked in total**
- **3rd Residential Tower in Phase II of project Atmosphere was launched for booking on 1st February, 2021; Overall 337 units in 3 Residential Towers & 1 Commercial Tower have been booked**
- **Approximately 89%** inventory of 4 towers from total 6 towers of **Phase 1** of Project '**Aaradhya HighPark**' **have been sold;** Towers E and F planned to be launched shortly.
- Man Infra (through its SPVs) has invested **approximately Rs. 5,277 million in own Real Estate Development Projects** as on 31st December, 2020.
- About **2.3 million sq. ft.** (Carpet area) of **ongoing and upcoming Residential Development Projects.**

REAL ESTATE CORE PRINCIPLES //



ONGOING/UPCOMING REAL ESTATE PROJECTS //

Ongoing: Opened for Booking, Upcoming : To be Launched, ~Approximate Area

Project	Status	Total Units	No. of Units Sold	Total Carpet Area (sq.ft.)	Carpet Area Sold (sq.ft.)	% Sold	Subsidiary/SPV	Stake in SPV	
Aaradhya One Earth	Ongoing	438	304	386,982	276,102	71%	Man Realtors & Holdings P. Ltd.	62.79%	
	Upcoming ~	76	-	109,000	-	-			
	Total – One Earth	514	304	495,982	276,102				
Aaradhya HighPark (Phase 1) #	Ongoing	840	770	420,418	374,920	89%	Man Vastucon LLP	99.99%	
	Upcoming ~	470	-	218,000	-	-			
	Total – HighPark	1,310	770	638,418	374,920				
Aaradhya Eastwind	Ongoing	164	84	102,484	51,997	51%	MICL Developers LLP	99.99%	
Atmosphere (Phase II) #	Ongoing	1,178	337	715,990	215,600	30%	Atmosphere Realty P.L.	17.50%	
Insignia	Upcoming	<i>Estimated carpet area of 3.75 Lakh Sft to be developed in Phases</i>						Man Chandak Realty LLP	50.00%

Aaradhya HighPark has an estimated future potential of approx. 19.0 Lakh Sft Carpet Area;

Atmosphere Phase II has an Estimated future potential of approx. 1.5 Lakh Sft Lakh Carpet Area

AARADHYA ONE EARTH//



Project: Aaradhya One Earth

Location: Ghatkopar East, Mumbai

Details: 7 Residential towers of 16 floors (6 towers launched) & 2 Commercial towers of 14 and 13 floors respectively (1 tower launched)

AARADHYA HIGHPARK – PHASE 1//

aaradhya
HIGHPARK
BEYOND THE EXPECTED



Project: Aaradhya HighPark - Phase 1

Location: Near Dahisar, Thane

Details: 6 Residential towers of 30 floors (4 towers launched) & 1 Commercial Building of 4 floors

AARADHYA EASTWIND//



Project: Aaradhya EastWind

Location: Vikhroli, Mumbai

Details: 1 Residential tower of 34 floors

ATMOSPHERE – PHASE 2//



Atmosphere O2



The Gateway

Project: Atmosphere - Phase 2

Location: Mulund, Mumbai

Details: 3 Residential towers of 47 floors & 1 Commercial tower of 18 floors

REAL ESTATE PROJECTS DELIVERED //

aaradhya|tower



Carpet Area : 46,900 Sq.ft.

aaradhya|residency



Carpet Area : 30,200 Sq.ft.

atmosphere
live it



Carpet Area : 517,700 Sq.ft.



2015

2017

2019

2016

aaradhya|signature
SION - WEST

2018

2020

aaradhya|saphalya



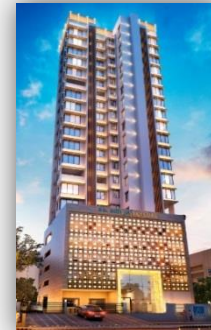
Carpet Area : 4,200 Sq.ft.

aaradhya|nalanda



Carpet Area : 8,400 Sq.ft.

aaradhya|signature
SION - WEST



Carpet Area : 32,500 Sq.ft.

aaradhya|nine
GHATKOPAR - EAST



Carpet Area : 109,000 Sq.ft.

STANDALONE FINANCIALS //

Particulars [Rs. million]	9MFY21	FY20	FY19	FY18	FY17
Total Income	1,429	2,033	2,740	2,831	2,250
Income from Operations	678	1,070	1,665	1,929	1,584
Other Income	751	963	1,075	902	666
EBITDA (excluding Other Income)	1	(18)	408	177	284
EBITDA Margin	1.4%	-	24.5%	9.2%	17.9%
Profit After Tax (PAT)	604	687	1,085	737	596
PAT Margin	42.3%	35.8%	39.6%	26.0%	26.5%
Earning Per Share	2.44	2.78	4.38	2.98	2.41
Dividend Per Share	0.90	0.55	1.26	0.54	0.54

Particulars [Rs. million]	9MFY21	FY20	FY19	FY18	FY17
Total Debt	-	-	104	-	-
Networth	9,209	8,607	8,061	7,280	6,832
Debt : Equity	0.00x	0.00x	0.01x	0.00x	0.00x

Note: Above Results are in accordance with Indian Accounting Standards (IND AS)

STANDALONE FINANCIALS //

Particulars [Rs. million]	9MFY21	FY20	FY19	FY18	FY17
Cash & Cash Equivalent + Mutual Funds	1,684	610	603	1,414	2,195
Loans (given to SPVs for own Real Estate Projects)	5,277	5,211	5,363	4,239	2,727

...leading to generation of healthy other income

Note: The above details are part of Standalone Financials

CONSOLIDATED FINANCIALS //

Particulars [Rs. million]	9MFY21	FY20	FY19	FY18	FY17
Total Income	2,336	2,942	4,028	6,957	4,992
Income from Operations	2,177	2,670	3,713	6,516	4,517
Other Income	159	272	315	441	475
EBITDA (excluding Other Income)	574	(27)	997	1,994	1,059
EBITDA Margin	26.4%	-	26.8%	30.6%	23.4%
Profit After Tax and Minority Int.	165	(71)	418	665	530
PAT Margin	7.1%	-	10.4%	9.6%	10.6%
Earning Per Share	0.67	(0.29)	1.69	2.69	2.14

Particulars [Rs. million]	9MFY21	FY20	FY19	FY18	FY17
Total Debt	4,498	3,964	4,502	4,365	2,956
Long Term Debt	3,440	3,632	4,028	3,888	2,485
Short Term Debt	1,058	332	474	477	471
Networth	6,816	6,698	6,940	6,884	6,544
Debt : Equity	0.66x	0.59x	0.65x	0.63x	0.45x

Note: Above Results are in accordance with Indian Accounting Standards (IND AS)

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**

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

For further information, please contact company:

**Investor Relations : Ms. Shruti Udeshi
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