



February 10, 2026

To, The Department of Corporate Services, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai-400001  <b>Scrip Code: 539042</b>	To, The General Manager-Listing Department The National Stock Exchange of India Limited Exchange Plaza, 5th Floor Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051  <b>Symbol:AGIIL</b>
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Dear Sir/ Madam,

**Sub: Submission of Investor Presentation for the Quarter and nine months ended 31.12.2025**

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation of Quarter and nine months ended December 31,2025.

This is for your information and record.

Thanking you,

Yours faithfully,  
For AGI Infra Limited

Aarti Mahajan  
(Company Secretary &  
Compliance Officer)

**AGI INFRA LIMITED**

CIN:L45200PB2005PLC028466

SCO 1-5, Urbana, Jalandhar Heights-II, Jalandhar-144022, Punjab

Phone: 91351-91351 | 0181-2921991 | info@agiinfra.com | www.agiinfra.com

# AGI

## AGI INFRA LIMITED



**Builders & Developers**

(A Renowned name in Affordable & Premium Group Housing.)



# DISCLAIMER

This presentation by AGI Infra Limited ("Company") is intended solely for informational purposes and does not constitute an offer, solicitation, or recommendation to buy, sell, or subscribe to any securities of the Company. Potential investors are advised that investing in the Company's securities involves inherent risks. To understand the risks associated with investing, investors should carefully review the "Risk Factors" section in the Prospectus.

The Company's securities, if offered, will be issued solely through a statutory offering document containing detailed information about the Company, its financials, and other relevant disclosures. This presentation has been prepared based on information deemed reliable by AGI Infra Limited, but the Company does not make any express or implied representation or warranty regarding the accuracy, completeness, or fairness of the information contained herein. Reliance on this presentation's contents is not advised as it may not contain all pertinent details, and the Company expressly disclaims liability for any omissions or inaccuracies.

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Third-party forward-looking statements or projections included in this presentation are not endorsed by the Company, which assumes no responsibility for the accuracy of such statements.



# ABOUT US

AGI Infra Limited is a leading real estate development and construction company in Punjab, known for its unwavering commitment to quality, innovation, and customer satisfaction. Headquartered in Jalandhar, with a strong presence in Ludhiana and other parts of Punjab, AGI Infra has emerged as a trusted name in the Punjab real estate market.

**20+**

Years of  
Experience

**10000+**

Happy  
Families

**25**

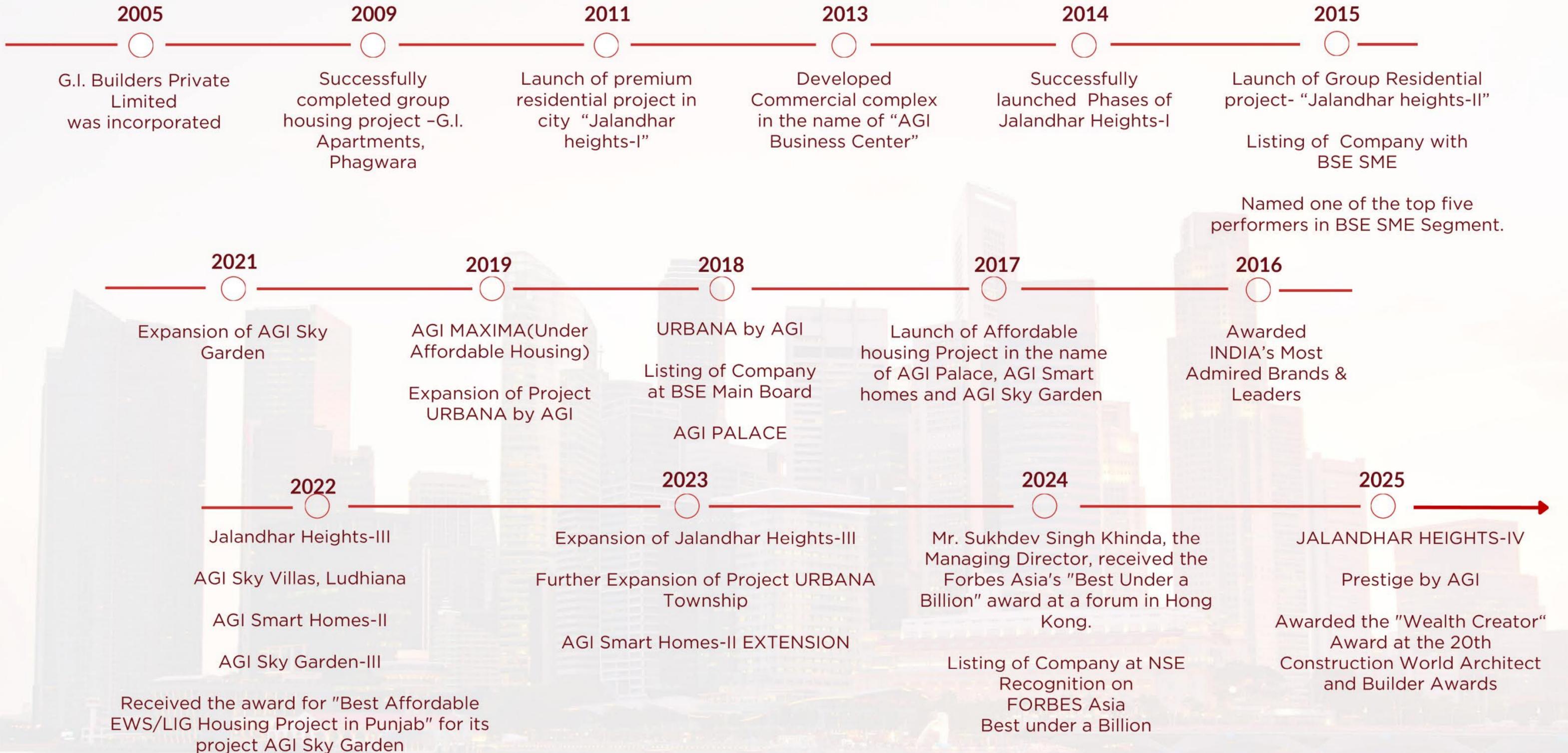
Projects in  
Punjab

**15mn**

Sq.ft. Area  
Constrected



# MILESTONES



# Key Performance Indicators as on 31.12.2025



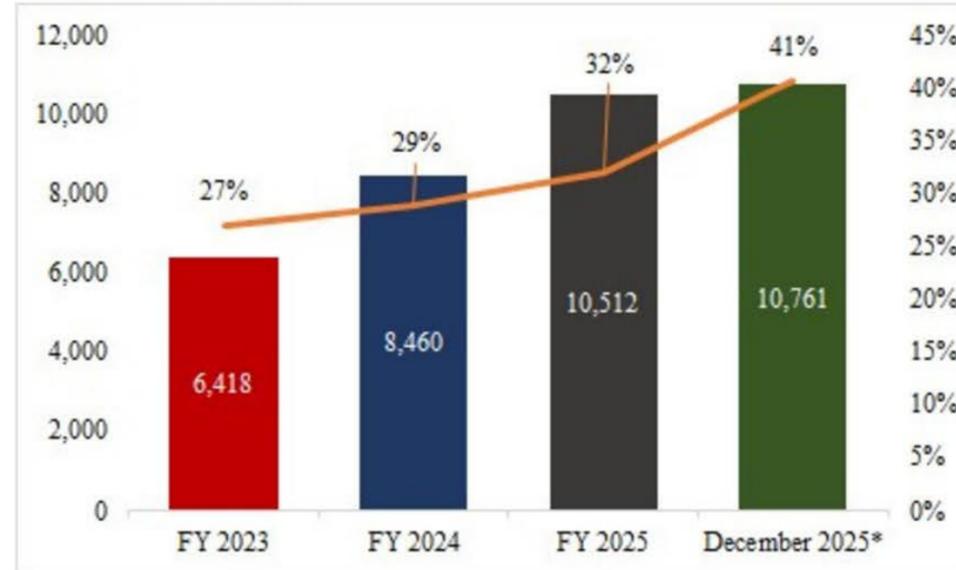
## Revenue

₹ in Lakh



## EBITDA

₹ in Lakh / Margin



## PAT

₹ in Lakh / Margin



• 9 months ended December 2025



# FINANCIAL PERFORMANCE as on 31.12.2025

(₹ in lakh unless stated otherwise)

Particulars	FY 2023	FY 2024	FY 2025	9 months ended December 2025
Revenue from Operations	24,111	29,233	32,487	26,441
Total income	24,752	30,139	33,745	27,012
Profit/ (loss) before tax	5,396	6,568	7,415	8,214
Profit/ (loss) after Tax for the Year / Period	4,812	5,210	6,667	6,817
PAT Margin (%)	19%	17%	20%	26%
EBITDA	6,418	8,460	10,512	10,761
EBITDA Margin (%)	27%	29%	32%	41%
Total Equity(Shareholder funds)	17,242	22,465	29,480	36,302
Net Debt	4,897	13,768	13,742	14,478
Net Debt to equity ratio (Number of times)	0.28	0.61	0.47	0.39
Total assets	75,918	107,952	119,638	126,454



## FINANCIAL PERFORMANCE for the Quarter Ended as on 31.12.25

(₹ in lakh unless stated otherwise)

	Particulars	31.12.2025	30.09.2025	31.12.2024
	Revenue from Operations	8750	8530.33	9140.87
	Total income	8943.36	8713.78	9393.27
	Profit/ (loss) before tax	3115.97	2671.83	2310.18
	Profit/ (loss) after Tax for the Year / Period	2610.56	2204.83	1906.3
	PAT Margin (%)	30%	26%	21%
	EBITDA	3987.96	3545.85	3121
	EBITDA Margin (%)	46%	41.56%	34%

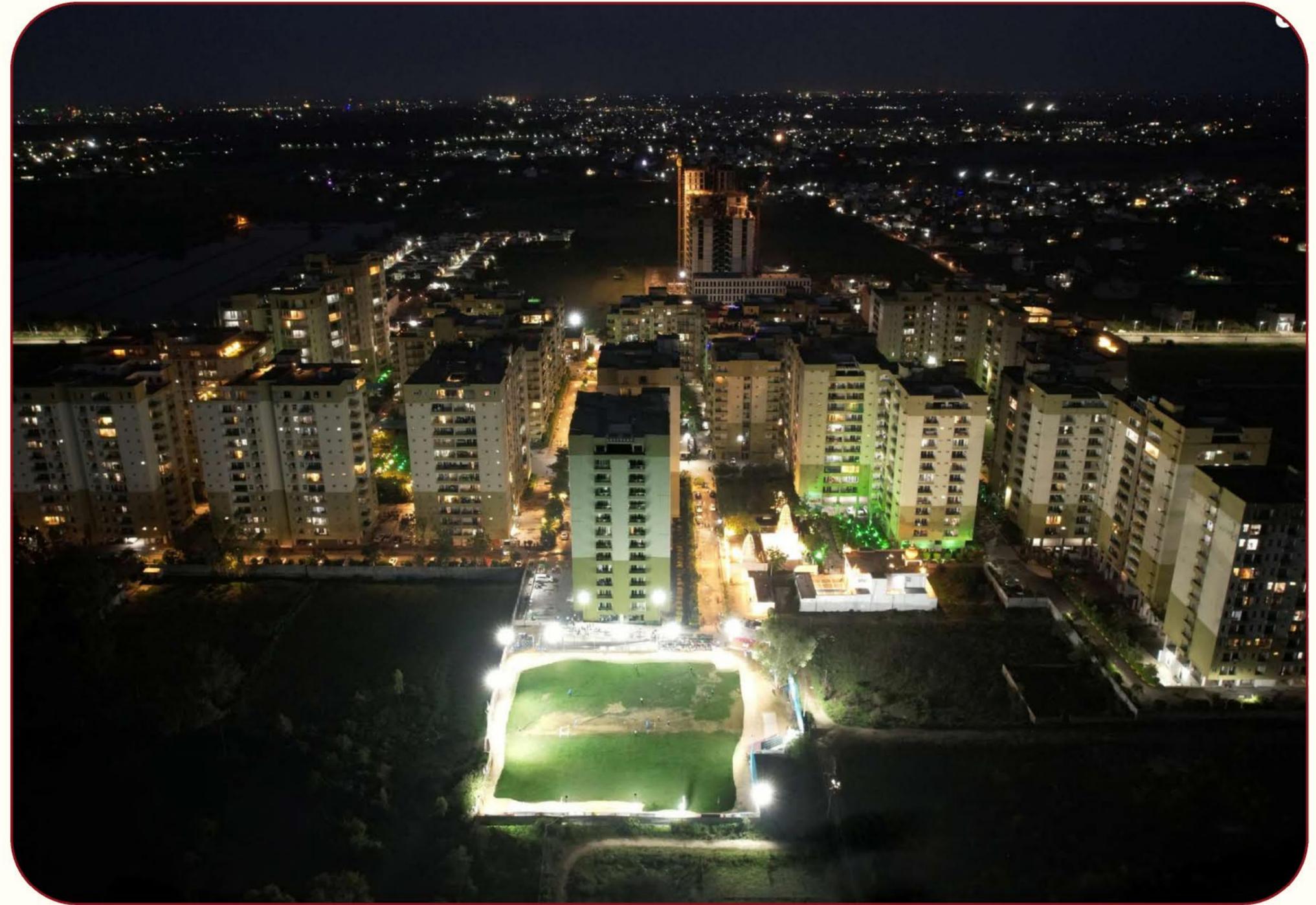
# PROJECT PORTFOLIO



	TOTAL SALEABLE AREA	No. OF PROJECT	PREMIUM & LUXURY HOUSING	AFFORDABLE HOUSING	OFFICE SPACE	RETAIL SPACE
<b>COMPLETED PROJECTS</b>	<b>95,18,616</b>	<b>10</b>	<b>74,00,236</b>	<b>19,98,280</b>	<b>Nil</b>	<b>1,20,100</b>
			<i>Sq. ft.</i>	<i>Sq. ft.</i>	<i>Sq. ft.</i>	<i>Sq. ft.</i>
			<b>77.74%</b>	<b>20.99%</b>	<b>0.0%</b>	<b>1.27%</b>
<b>ONGOING PROJECTS</b>	<b>1,27,80,504</b>	<b>10</b>	<b>87,54,320</b>	<b>38,24,000</b>	<b>1,20,032</b>	<b>82,152</b>
			<i>Sq. ft.</i>	<i>Sq. ft.</i>	<i>Sq. ft.</i>	<i>Sq. ft.</i>
			<b>68.49%</b>	<b>29.92%</b>	<b>0.94%</b>	<b>0.65%</b>
<b>UPCOMING PROJECTS</b>	<b>1,07,00,000</b>	<b>5</b>	<b>96,00,000</b>	<b>Nil</b>	<b>5,50,000</b>	<b>5,50,000</b>
			<i>Sq. ft.</i>	<i>Sq. ft.</i>	<i>Sq. ft.</i>	<i>Sq. ft.</i>
			<b>89.72%</b>	<b>0.0%</b>	<b>5.14%</b>	<b>5.14%</b>

# COMPLETED PROJECTS

We have delivered  
10 completed projects as of  
December 2025 with a total  
Saleable Area of  
95,18,616 sq. ft.



## JALANDHAR HEIGHTS-I



**COMPLETED PROJECTS**

**JALANDHAR HEIGHTS-II**

COMPLETED PROJECTS



JALANDHAR HEIGHTS-III

**COMPLETED PROJECTS**

**AGI**



**AGI SMART HOMES-I**

# COMPLETED PROJECTS



## AGI PRIDE

**COMPLETED PROJECTS**

**AGI**



**AGI MAXIMA**



AGI BUSINESS CENTRE

**COMPLETED PROJECTS**



**AGI SKY GARDEN**

**COMPLETED PROJECTS**



**AGI PALACE**

**COMPLETED PROJECTS**

**AGI**



**URBANA BY AGI**

# COMPLETED PROJECTS as on 31.12.2025



Sr. No.	Project name	Total Saleable Area (in sq. ft.)	Area sold (in sq. ft.)	No. of flats/ units	Year of Completion
1	Jalandhar Heights -I	2073650	2018580	1064	2014
2	Jalandhar Heights -II	2164810	2072070	1108	2021
3	AGI Smart Homes	459200	439400	560	2019
4	AGI Sky Garden	1044680	982020	1274	2023
5	AGI Business Centre	43500	42450	69	2018
6	AGI Pride (Rented)	76600	-	-	2021
7	AGI Smart Homes- Maxima	494400	463800	432	2022
8	AGI Palace	324000	324000	106	2022
9	Urbana By AGI	2211176	2211176	352	2023
10	Jalandhar Heights-III	626600	393880	356	2025
	<b>Total</b>	<b>9518616</b>	<b>8947376</b>	<b>5321</b>	

# ONGOING PROJECTS

We are developing **10** ongoing projects as of December 2025 with a total Saleable Area of **1,27,80,504 sq. ft.**



**AGI SKY VILLAS**



**JALANDHAR HEIGHTS 3 (EXTENSION)**



URBANA TOWNSHIP

ONGOING PROJECTS



URBANA SQUARE



**ONGOING PROJECTS**

**AGI SMART HOMES-II**

ONGOING PROJECTS



AGI SMART HOMES-II (EXTENSION)

ONGOING PROJECTS



AGI SKY GARDEN-II

**ONGOING PROJECTS**

**AGI**



**AGI SKY GARDEN-III**



**ONGOING PROJECTS**

**JALANDHAR HEIGHTS-IV**

ONGOING PROJECTS



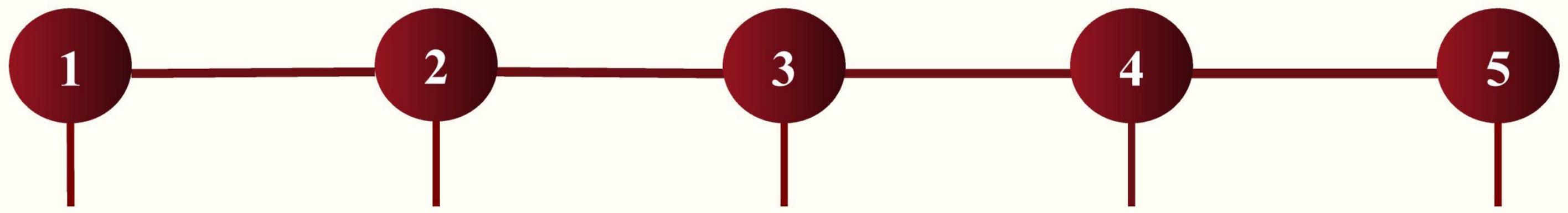
PRESTIGE BY AGI

# ONGOING PROJECTS as on 31.12.2025



Sr. No.	Project name	Location	Total Saleable Area (in sq. ft.)	As a % of completion	Area sold(in sq. ft.) (registered units)	Total No. of Units/ Flats	Estimated month/year of completion
1	Urbana Township (Independent Units)	Jalandhar	16,24,320	10%	6,98,300	188	Dec 2028
2	Urbana Square	Jalandhar	2,02,184	25%	1,14,860	360	Jan 2029
3	AGI Sky Garden-II	Kapurthala	7,00,900	85%	5,95,500	572	Sept 2026
4	AGI Sky Garden-III	Kapurthala	3,08,100	60%	2,49,600	240	Mar 2027
5	Jalandhar Heights-III EXT	Jalandhar	13,30,000	40%	11,44,568	396	Mar 2030
6	AGI Smart Homes-II	Jalandhar	14,86,600	70%	9,99,900	1,150	Mar 2027
7	AGI Smart Homes-II EXT	Jalandhar	4,13,400	20%	3,51,000	368	Mar 2029
8	AGI Sky Villas	Ludhiana	28,00,000	70%	15,23,920	815	Dec 2028
9	Jalandhar Heights-IV	Jalandhar	30,00,000	10%	6,33,900	1,052	Dec 2030
10	Prestige BY AGI	Jalandhar	9,15,000	5%	2,78,200	713	Dec 2030
	<b>Total</b>		<b>1,27,80,504</b>		<b>65,89,748</b>	<b>5,854</b>	

# ESTIMATED YEAR OF COMPLETION



**2026**

**AGI Sky Garden-II**

**2027**

**AGI Sky Garden-III  
AGI Smart Homes-II**

**2028**

**Urbana Township  
AGI Sky Villas**

**2029**

**Urbana Square  
AGI Smart Homes-II  
EXT**

**2030**

**Jalandhar Heights-III EXT  
Jalandhar Heights-IV  
Prestige BY AGI**

# UPCOMING PROJECTS as on 31.12.2025

Sr. No.	Project	Location	Total Saleable Area (in sq. ft.)	Total No. of Units/flats	As a % of Ownership	Estimated month/year of completion
1	Utopia By AGI	New Chandigarh	25,00,000	661	100%	March 2031
2	AGI Gateway	Ludhiana	40,00,000	1200	100%	June 2032
3	Gateway By AGI	Jalandhar	22,00,000	1100	100%	March 2031
4	Commercial Project	Jalandhar	11,00,000	24 Floors	100%	June 2031
5	AGI Greencrest	Jalandhar	9,00,000	350	100%	Dec 2031
	<b>Total</b>		<b>1,07,00,000</b>	<b>3311 Flats &amp; 24 Floors</b>		

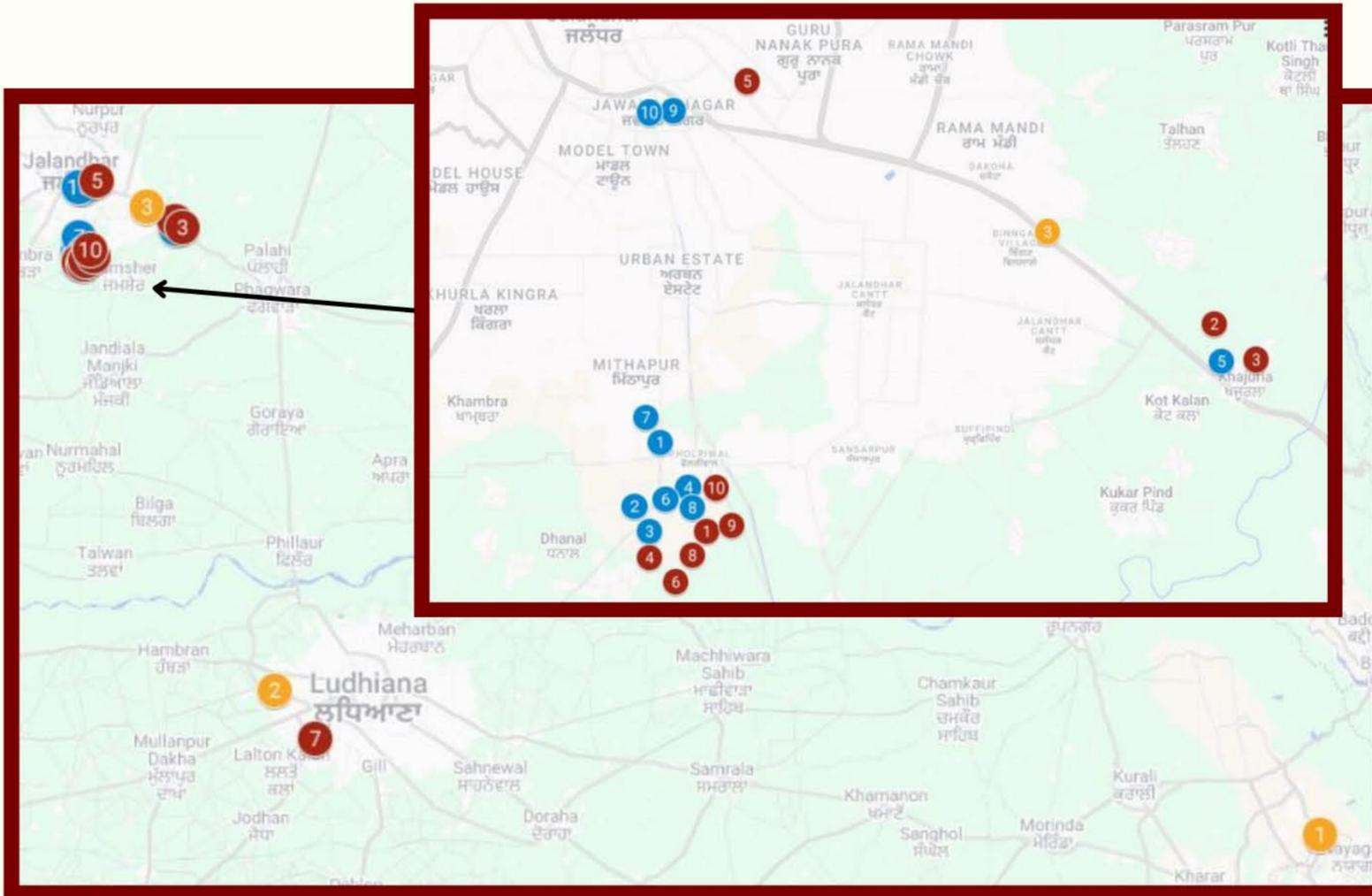
# LAND RESERVES as on 31.12.2025



Sr. No.	Location	Company's stake in the land	Plot Area (square feet)	Plot Area (acres)
1	Village Palheri Sas Nagar, Chandigarh	100%	457,380	11
2	Village Bhagat Majra, New Chandigarh	100%	251,776	6
3	Akalgarh & Lalton Kalan	100%	1,263,240	29
4	Village Daad & Sunet, Ludhiana	100%	261,360	6
5	Village Kadianwali, Jalandhar	100%	1,089,000	25
6	Village Khazurla, Distt. Kapurthala	100%	871,200	20
7	Village Chitewani, Jalandhar	100%	272,250	6
8	Village Pholriwal, Jalandhar	100%	1,586,890	36
9	Village Barring & Dhannowali Jalandhar	100%	217,800	5
10	Village Jagral, Jalandhar	100%	653,400	15
11	Village chananpur, Jalandhar	100%	217,800	5
	<b>Total</b>		<b>7,142,096</b>	<b>164</b>

In addition, our company has purchased FAR 625000 SQFT

# CURRENT PROJECT PORTFOLIO ACROSS PUNJAB AGI



By FY31,

Saleable Area  
13 mn. sq. ft.

PAT Margin (%)  
Around 20%

## Completed Projects

1. Jalandhar Heights -I
2. Jalandhar Heights -II
3. AGI Smart Homes
4. AGI Sky Garden
5. AGI Business Centre
6. AGI Pride
7. AGI Smart Homes-  
Maxima
8. AGI Palace
9. Urbana By AGI
10. Jalandhar Heights-III

## Ongoing Projects

1. Urbana Township
2. Urbana Square
3. AGI Sky Garden-II
4. AGI Sky Garden-III
5. Jalandhar Heights-III EXT
6. AGI Smart Homes-II
7. AGI Smart Homes-II EXT
8. AGI Sky Villas
9. Jalandhar Heights -IV
10. Prestige BY AGI

## Upcoming Projects

1. Utopia By AGI
2. AGI Gateway
3. Gateway By AGI
4. Commercial Project
5. AGI Greencrest

# PROJECT DETAILS as on 31.12.2025



With a robust pipeline of ongoing projects, we continue to build world- class homes.

Project name	Ongoing Project				Proposed Timeline	
	As a % of ownership	Total Saleable Area (in sq. ft.)	As a % of completion	Area sold in sq. ft. (registered units)	Unsold Area (in Sq. ft)	Estimated month/year of completion
Urbana Township (Independent Units) - Jalandhar	100%	16,24,320	10%	6,98,300	9,26,020	Dec 2028
Urbana Square - Jalandhar	100%	2,02,184	25%	1,14,860	87,324	Jan 2029
AGI Sky Garden-II - Kapurthala	100%	7,00,900	85%	5,95,500	1,05,400	Sept 2026
AGI Sky Garden-III - Kapurthala	100%	3,08,100	60%	2,49,600	58,500	Mar 2027
Jalandhar Heights-III EXT Jalandhar	100%	13,30,000	20%	1,144,568	1,85,432	Mar 2030
AGI Smart Homes-II - Jalandhar	100%	14,86,600	70%	9,99,900	4,86,700	Mar 2027
AGI Smart Homes-II EXT - Jalandhar	100%	4,13,400	20%	3,51,000	62,400	Mar 2029
AGI Sky Villas - Ludhiana	100%	28,00,000	60%	1,523,920	12,76,080	Dec 2028
Jalandhar Heights-IV - Jalandhar	100%	30,00,000	10%	6,33,900	23,66,100	Dec 2030
Prestige By AGI - Jalandhar	100%	9,15,000	5%	2,78,200	6,36,800	Dec 2030
<b>Ongoing Project</b>		<b>1,27,80,504</b>		<b>6,589,748</b>	<b>61,90,756</b>	
Completed Project	100%	95,18,616	100%	89,47,376	5,71,240	
Ongoing Project	100%	1,27,80,504	51%	65,89,748	61,90,756	
Upcoming Project	100%	1,07,00,000	0%	-	1,07,00,000	

# OUR LEADERSHIP

Our managing director, Mr. Sukhdev Singh Khinda, has an experience of more than 2 decades in the field of real estate and construction. He started his career in the field of finance after completing his Masters in Commerce from GNDU, while also pursuing a degree under the Institute of Cost and Works. Pursuant to obtaining an experience of almost 2 decades in the field of finance, he began his next journey in real estate and construction business.

Under his leadership, AGI Infra Limited has delivered multiple projects in the state of Punjab and such projects are a testimonial of Mr. Singh's foresight and proactiveness in the real estate research and technology. Owing to the remarkable imprint that the Company has been creating in the field of real estate, Mr. Singh has also been awarded with an Honorary Doctorate Degree in Real Estate by the University of Maryland.

Among many other achievements of the Company under Mr. Singh's leadership, the latest milestone has been featuring in the Forbes Asia Best Under a Billion list.

**Sukhdev Singh Khinda**  
**Managing Director**



## Global & National Recognition

**Featured in Forbes' Best Under a Billion (Asia-Pacific) (2023–24)**

*Ranked among Top 200 companies out of 20,000 contenders*

## Sustainability & Certifications

**Member, Indian Green Building Council (IGBC) – Membership No. IGBC-CS-2874**

**ISO 9001:2008 Certified – Residential & Commercial Construction**

**Jalandhar Heights-II – IGBC Silver Rating (Green Homes)**

**AGI Sky Garden – Best Affordable EWS/LIG Housing Project, Punjab**

## Key Awards & Industry Recognitions

**Top 5 Performers in BSE SME Segment (FY 2014–15)**

**Achievers of the North – Times of India (2015)**

**Best Admired Developer (Residential), Punjab – Asia Service Quality Awards (2016)**

**Most Trusted Real Estate Developer (Punjab) – NBSL Awards (2017)**

**Most Affordable Residential Developer in Punjab – Business Leaders' Summit & Awards (2017)**

**India's Most Admired Brands & Business Leaders – Elite 50, White Page International (2016–17)**

**World's Greatest Brands – Asia One (2018–19, Real Estate Category)**

**Real Estate Icon for Customer Satisfaction – News18 Punjab (2024)**

**Atal Achievement Award – Outstanding Contribution to Real Estate (2023)**

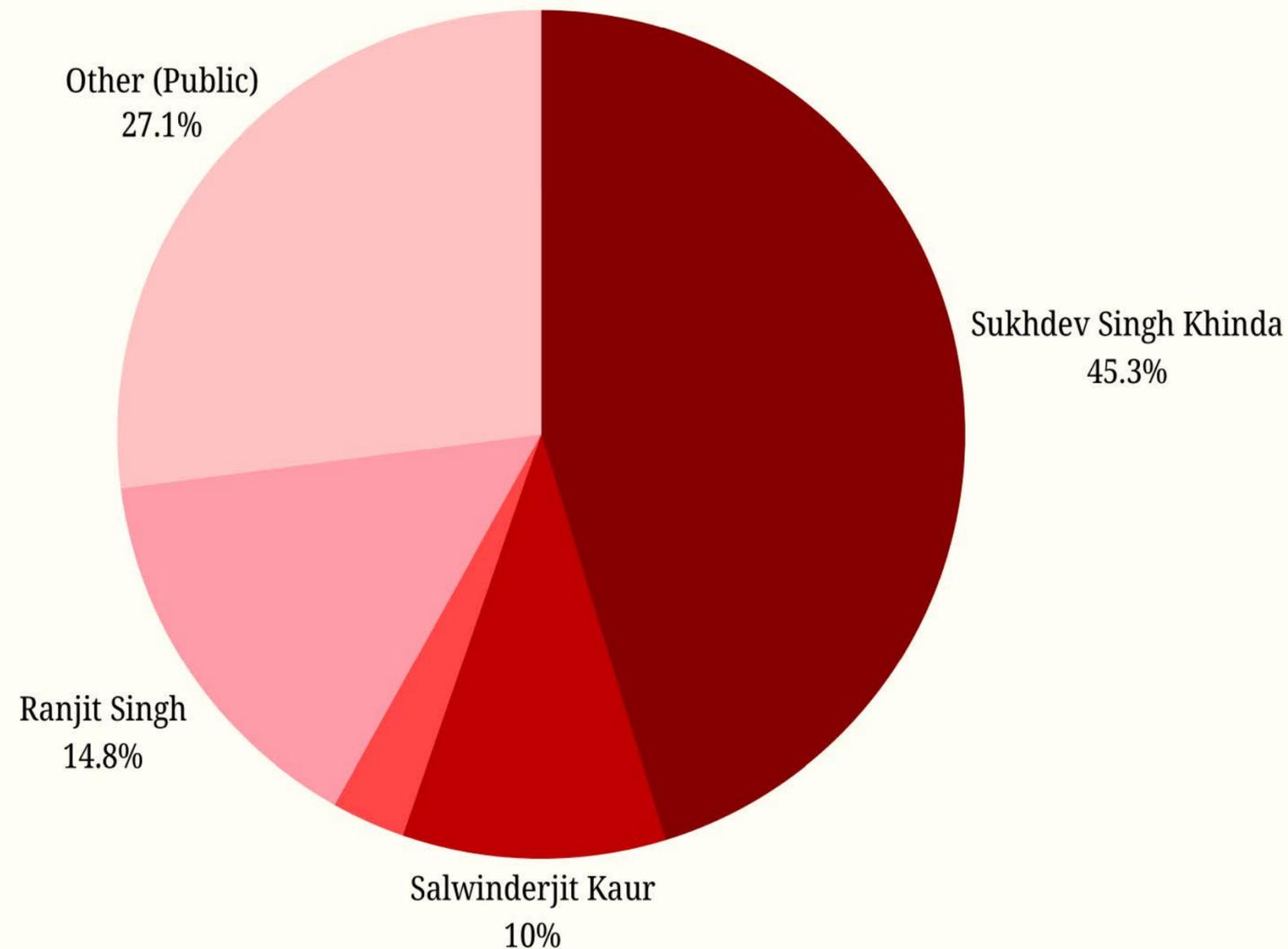
**India Wealth Creator's Award – Construction World Architect & Builders Awards (2025)**



# SHAREHOLDING PATTERN



Name	No. of Shares
Sukhdev Singh Khinda	5,53,03,200
Salwinderjit Kaur	1,22,50,000
Abhijeet Singh Khinda	900
Bikramjit Singh	34,30,000
Ranjit Singh	1,81,30,000
Other (Public)	3,30,53,100
<b>Total</b>	<b>12,21,67,200</b>





# AGI

## AGI INFRA LIMITED

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