Brahmaputra Infrastructure Ltd.

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Phones: 91-11-42290200 (50 Lines) Fax: 91-11-41687880, 26787068
E-mail: delhi@brahmaputragroup.com web: www.brahmaputragroup.com
CIN:L55204DL1998PLC095933

Date: 02.11.2026

To,

BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001
Scrip Code: 535693

Dear Sir / Madam,

Sub: **Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Investor Presentation**

Pursuant to Regulation 30 read with Part A of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please find enclosed herewith the Investor Presentation of Brahmaputra Infrastructure Limited ("the Company") on the for the quarter and half-year ended September 30, 2026.

Further, in compliance with Regulation 46 of the Listing Regulations, the Investor Presentation is also being uploaded on the website of the Company at www.brahmaputragroup.com

No unpublished price sensitive information is proposed to be shared during the interaction beyond what is contained in the enclosed presentation and other information already available in the public domain.

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

Raktim Acharjee
Whole Time Director
Din:06722166

Encl.: As above (Investor Presentation)

Brahmaputra Infrastructure Limited

Leading Infrastructure Player in
Northeast India, with Niche Engineering Expertise,
Positioned to Capture the Next Growth Phase

INVESTOR PRESENTATION Q2FY27



Important Information

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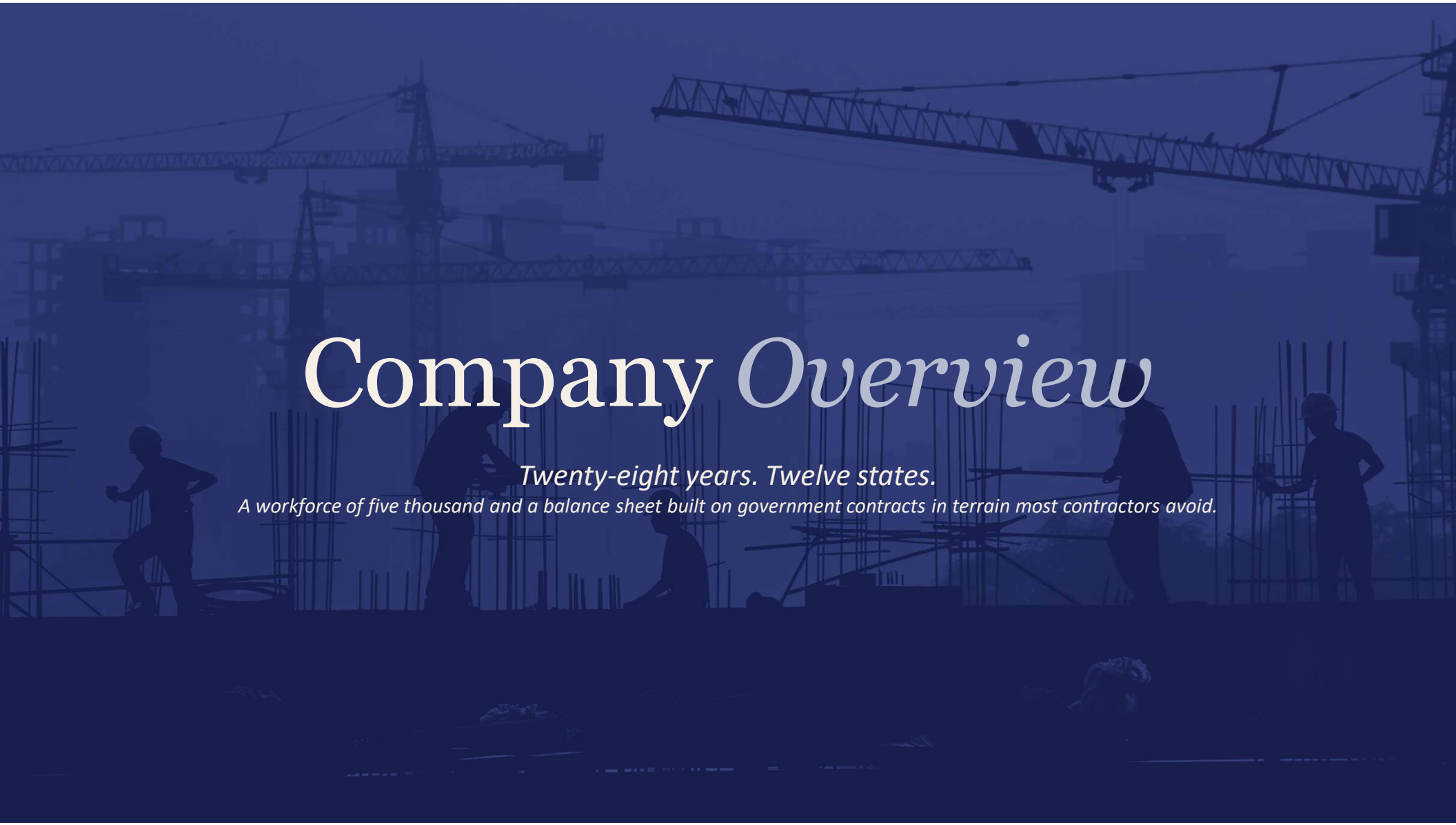
Certain matters discussed in this Presentation may contain statements regarding the Company's market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and world-wide, competition, the company's ability to successfully implement its strategy, the Company's future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cash flows, the Company's market preferences and its exposure to market risks, as well as other risks. The Company's actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.

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"A complex civil execution platform -
positioned where the country is choosing to spend next."

01	Company Overview	p.05
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Company *Overview*

Twenty-eight years. Twelve states.

A workforce of five thousand and a balance sheet built on government contracts in terrain most contractors avoid.

Twenty-eight years of *disciplined execution* - the kind that compounds

28+ Years of Proven Execution

Over two decades of delivering complex infrastructure projects across highways, railways, buildings, tunnels and river protection. Positioned at the Intersection of Northeast Infrastructure, Climate Resilience, Strategic Connectivity & Real Estate Value Creation.

Specialist in Flood Protection, Slope Stabilization and Protection

Deep expertise in executing projects across **hilly, riverine and seismic geographies**, creating high technical entry barriers for competitors.

Trusted Partner to Sovereign-Grade Clients

Long-standing relationships with marquee government and institutional clients including **NHAI, NHIDCL, MoRTH, Indian Railways, AAI and ADB**, ensuring strong execution credibility and payment security.

Strong Financial Growth (FY21–FY26 CAGR)

- Revenue CAGR: 31%
- EBITDA CAGR: 80%
- PAT CAGR: 192%

CUMULATIVE PROJECT VALUE	PROJECTS COMPLETED	STATES OPERATED IN	*CUMULATIVE WORKFORCE STRENGTH*
₹5,000+Cr	*100+*	*25+*	*5,000+*

Key highlights of Q2FY27

Order Wins During the Quarter

- **₹137.60 Cr** railway EPC project secured through **BIL–HBMCPL JV** (**L1**) from **NF Railway (Construction)** on the India–Bhutan Kokrajhar–Gelephu corridor.
- **₹89.73 Cr** major bridge over River Ravi secured through **BIL–GKCPL JV** (**L1**) from **PWD (B&R), Punjab** – LoA received on 08.10.2026.
- **₹78.09 Cr** Turga Pumped Storage tunnelling package secured as **sole bidder** (**L1**) from **WBSEDCL**, marking entry into pumped-storage hydro.
- **₹11.59 Cr** healthcare facility renovation contract secured through **Letter of Acceptance** (**LoA**) from **AHIDMS, Assam**.

Revenue

Q2FY27

Rs 118 Cr

▲ 31% YoY

H1FY27

Rs 226 Cr

▲ 24% YoY

EBITDA

Q2FY27

Rs 27 Cr

▲ 23% YoY

H1FY27

Rs 50 Cr

▲ 14% YoY

PAT

Q2FY27

Rs 20 Cr

▲ 37% YoY

H1FY27

Rs 37 Cr

▲ 23% YoY

EPS

Q2FY27

Rs 6.93

▲ 37% YoY

H1FY27

Rs 12.61

▲ 23% YoY

Order Inflow

Q2FY27 (Jul–Sep 2026)

Rs 317 Cr



Business *Overview*

OUR PURPOSE

To build BIL into a leading, trusted and execution-driven *infrastructure and real estate platform* across North, Northeast and Pan India

MEDIUM-TERM VISION — 3-5 YEARS

Strengthen core leadership across North & Northeast India

FOCUS AREAS

- Roads & Bridge construction
- Commercial & Mall developments
- Riverbank protection & flood control
- Real-estate maintenance & asset management
- Railway infrastructure
- New residential & commercial
- Institutional buildings
- Margin-focused order-book expansion

LONG-TERM VISION — 10-20 YEARS

Transform into a diversified Pan-India infrastructure platform

STRATEGIC PRIORITIES

- Pan-India expansion
- Subsidiary development for focused verticals
- Bangladesh & Bhutan corridor opportunities
- Large-scale urban & industrial projects
- Vertical integration across EPC value chain
- Institutional-grade governance
- Selective renewable-energy infrastructure
- Long-term leased real-estate assets

STRATEGIC OBJECTIVE

Expand order book · improve execution efficiency · strengthen recurring revenue · Launching New real estate projects

NORTH STAR

Flagship infrastructure & real-estate platform with sustainable capital allocation and financial discipline

A legacy spanning three generations

28 YEARS OF COMPOUNDING

"Twenty-eight years of patient execution – and the curve has finally turned."

1998
INCORPORATION
Founded with focus on Northeast civil-engineering execution.
01

2000s
EARLY GOVT CONTRACTS
Reputation built in difficult-terrain government works.
02

Mid-2010s
SPANISH GARDEN
1st Premium real estate program in Guwahati, revenue ₹ 178.58 cr
03

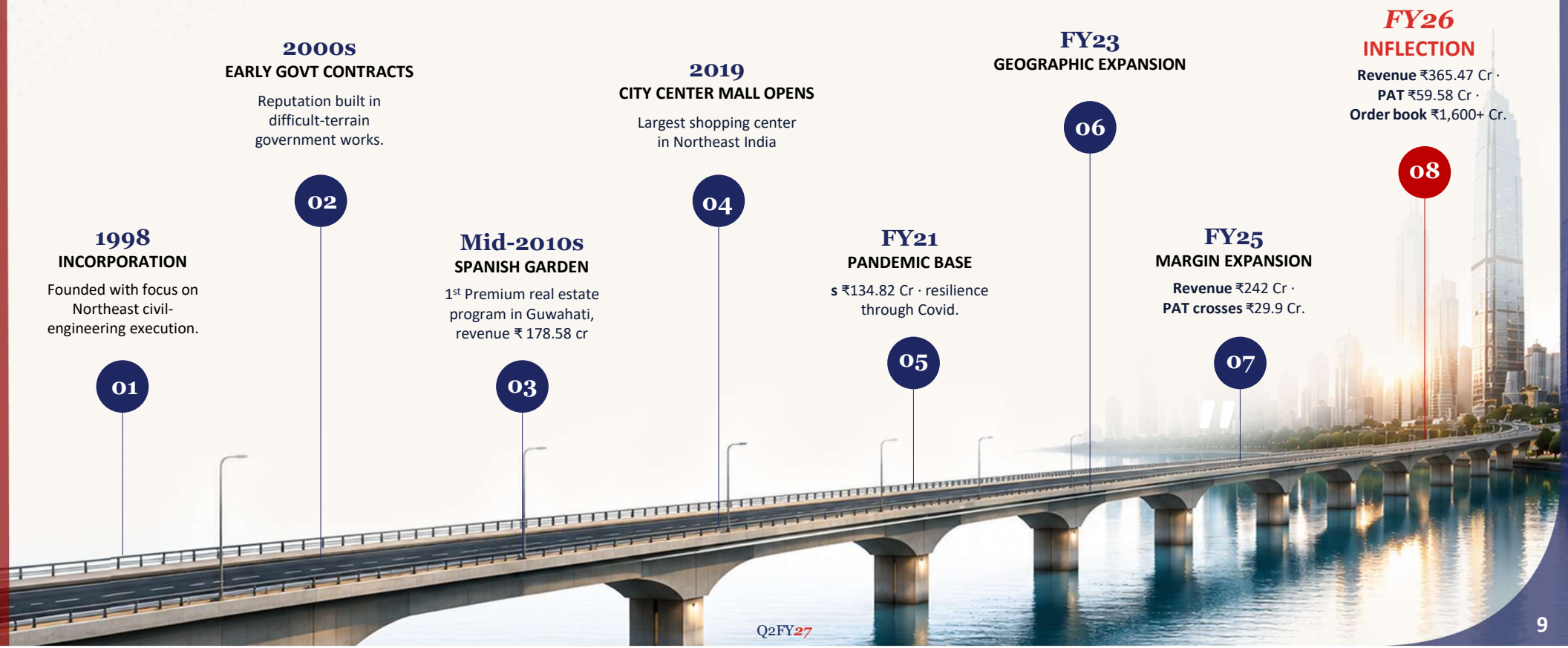
2019
CITY CENTER MALL OPENS
Largest shopping center in Northeast India
04

FY21
PANDEMIC BASE
s ₹134.82 Cr · resilience through Covid.
05

FY23
GEOGRAPHIC EXPANSION
06

FY25
MARGIN EXPANSION
Revenue ₹242 Cr ·
PAT crosses ₹29.9 Cr.
07

FY26
INFLECTION
Revenue ₹365.47 Cr ·
PAT ₹59.58 Cr ·
Order book ₹1,600+ Cr.
08



TWO VERTICALS – ONE ENGINEERING DNA

Business verticals



EPC

EXECUTION-LED GROWTH ENGINE

- Delivers complex infrastructure projects across roads, railways, tunnels, buildings and river protection.
- Long-standing relationships with Government & PSU clients.
- Robust **₹1,600+ Cr** order book providing multi-year revenue visibility.
- Specialized capabilities in difficult-terrain and climate-resilient infrastructure.

- Highways & Roads
- Airports
- Embarkment & Flood protections
- Bridges & Flyovers
- Tunnels
- Buildings

KEY PROJECTS

01	Bogibeel Rail-cum-Road Bridge Connectivity, Assam	India's longest rail-cum-road bridge Strengthening multimodal connectivity in Northeast India
02	Bairabi–Sairang Railway Line	Mizoram's first-ever rail line Executing multiple tall bridges and cut-and-cover tunnel sections bringing rail connectivity to Mizoram
03	Yamuna Expressway	One of India's first fully access-controlled expressways



REAL ESTATE

HIDDEN RECURRING-INCOME ENGINE INSIDE AN EPC COMPANY.

- Owns and develops premium commercial, industrial and residential assets
- Generates stable rental income and long-term capital appreciation
- Strategic portfolio comprising City Center Mall, Brahmaputra Industrial Park & Spanish Garden
- Growth focused on asset monetization and expansion through new developments

- Residential Township
- Industrial Parks
- Shopping Malls

KEY PROJECTS

01	City Centre Mall, Guwahati	Largest shopping center in Northeast India · 4.0 lakh sq ft
02	Brahmaputra Industrial Park	Largest privately developed industrial park in NE · 100 acres
03	Spanish Garden, Guwahati	Premium 5-tower residential landmark · 3.43 acres


Why Us

Five reasons BIL is a *unique infrastructure opportunity*

Positioned at the intersection of India's Northeast expansion, strategic connectivity, and climate-resilience spending

Niche Engineering Expertise :

Among the leading players in Northeast India, the company specializes in high-entry-barrier infrastructure segments with proven capabilities in slope stabilization, tunnelling, river protection, anti-erosion, hydraulic engineering, and geotechnical solutions

Hidden Real Estate Value :

Owns strategic real estate assets, including City Center Mall, a **100-acre Industrial Park**, and premium residential developments, providing recurring income and long-term monetization potential.

Strong Geographic Moat :

Northeast infrastructure specialist with **28 years** of execution expertise, a proven track record in difficult terrains, and an established presence across **12+ states.**

Positioned to Scale with Structural Tailwinds :

Well positioned to benefit from India's infrastructure expansion, driven by increasing investments in strategic connectivity, border infrastructure, and climate-resilient projects.

Financial Inflection Through Selective Bidding :

A disciplined bidding strategy focused on **high-margin, technically complex projects in cash-rich states and externally funded programs** ensures timely payments, superior cash flows, stronger profitability, sustained balance sheet strength and a robust ₹1,600+ Cr order book with multi-year revenue visibility.



WHERE EXECUTION CAPABILITY CREATES ENTRY BARRIERS

Niche Engineering Expertise

Complex infrastructure execution is *our competitive advantage*

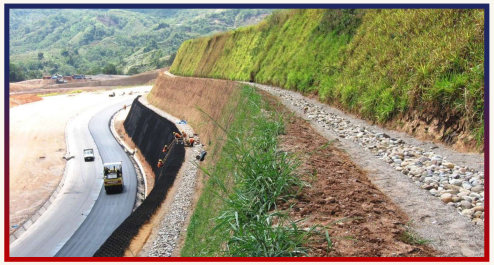
BIL competes in technically demanding infrastructure segments where execution capability and local understanding combine to keep new entrants out



CLIMATE & WATER

River & slope protection

01	— Anti-erosion works
02	— Riverbank protection
03	— Hydraulic engineering
04	— Climate-resilience infra



GEOGRAPHIC DIFFICULTY

Hilly-terrain infrastructure

01	— Mountain roads & bridges
02	— Tunnel infrastructure
03	— Difficult logistics
04	— Geotechnical works



STRATEGIC CONNECTIVITY

Railways & tunnels

01	— **Railway stations & tracks**
02	— **Cut & cover tunnels**
03	— **Bridge & viaduct works**
04	— **NE Frontier Railway projects**



PUBLIC BUILDINGS

Institutional buildings

01	— Medical colleges & universities
02	— Government complexes
03	— Airport terminals
04	— Defence & civic structures

Scaling the real-estate engine - *three deliberate moves*

ASSET-LIGHT EXPANSION — **STRATEGY 01**

Joint Development Agreements (JDAs) with landowners in Tier-2 cities - scaling the portfolio without heavy capital deployment

WHY IT MATTERS

Capital-efficient growth · Returns on invested capital scale faster than topline.

RETAIL-MALL REPLICATION — **STRATEGY 02**

WHY IT MATTERS

Proven format · Tier-2 NE retail demand is structurally under-served.



"By FY30, real-estate leasing and asset monetization will be a meaningful contributor - moving BIL from cyclical EPC margins to a hybrid recurring-income profile"

Positioned to Scale with Structural Tailwinds

Key Sectoral Updates

Government Infrastructure Push :

Record infrastructure outlay of ₹12.2 lakh crore (up from ₹11.2 lakh crore) reinforces the Government's continued focus on infrastructure-led economic growth.

Improved Financing Ecosystem :

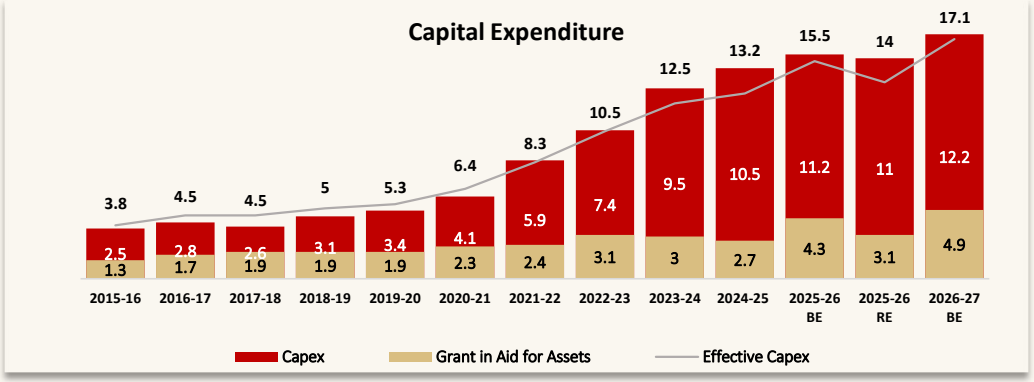
Infrastructure Risk Guarantee Fund introduced to provide partial credit guarantees, enhancing lender confidence and improving access to financing for infrastructure projects.

Opportunity in Roads & Highways :

Ministry of Road Transport & Highways receives an **8% YoY higher allocation of ₹3.09 lakh crore**, supporting sustained investments in roads, highways and connectivity projects.

PMGSY-IV: Next Phase of Rural Connectivity :

- With **~99% of sanctioned rural roads (~7.8 lakh km)** already completed, the focus is shifting towards **remote and technically challenging geographies**.
- **PMGSY-IV** envisages the construction of **~62,500 km of rural roads** during **FY25–FY29**, backed by an outlay of **₹70,125 crore**, along with faster approvals, digital bidding and viability gap funding.



Well-Placed to Capitalize on the Next Phase of Growth

Strategic Regional Presence :

Deep execution footprint across India's **North and Northeast**, aligned with the Government's long-term infrastructure and border connectivity agenda.

High Entry Barriers :

Specialized capabilities in **difficult-terrain and climate-resilient infrastructure**, backed by decades of on-ground execution experience.

Proven Execution Track Record :

Consistent delivery of complex EPC projects through strong engineering capabilities, execution discipline and effective project management.

INDIA'S NEXT INFRASTRUCTURE GROWTH ENGINE

Northeast India - *where the country is choosing to spend next*

GOVERNMENT FOCUS AREAS

UNNATI (2024)
Promotes industrialization and employment, accelerating infrastructure development across Northeast India.

NESIDS
₹3,400+ Cr sanctioned for water, power, connectivity, and tourism infrastructure, creating a strong EPC opportunity pipeline.

PM-DevINE
Focused investments in infrastructure and social development to bridge regional gaps and improve connectivity.

PM Gati Shakti
Integrated multi-modal infrastructure plan driving roads, rail, logistics, and freight connectivity across the region.

Bharatmala Pariyojana
Expansion of highways, economic corridors, and border roads to strengthen interstate and cross-border connectivity.

SARDP-NE
Development of **7,800+ km** of highways and state roads, enhancing regional and strategic connectivity.

STRATEGIC IMPORTANCE

01 Gateway to ASEAN markets

02 Bangladesh - Bhutan connectivity corridors

03 Defence & border infrastructure priority

04 Logistics & trade integration

A STRUCTURAL SHIFT

"The NE is no longer geographically peripheral - it is strategically central."

WHY BIL BENEFITS

NORTHEAST PRESENCE
Active across Assam, Meghalaya, Tripura, border states.

EXISTING REGIONAL RELATIONSHIPS
Long-standing ties with PSUs across **12+** NE states.

PROVEN DIFFICULT TERRAIN
Track record across hilly, riverine, climate-sensitive zones.

TECHNICAL CLIMATE INFRA
Flood control, riverbank, climate-resilient design.

LOCAL ECOSYSTEM
In-house engineering plus established local supply chain.

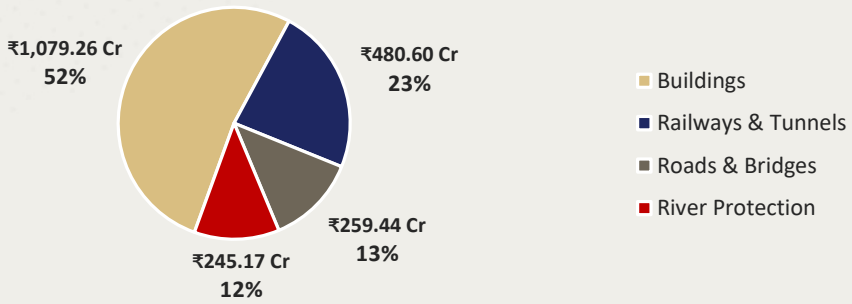


Financial *Performance*

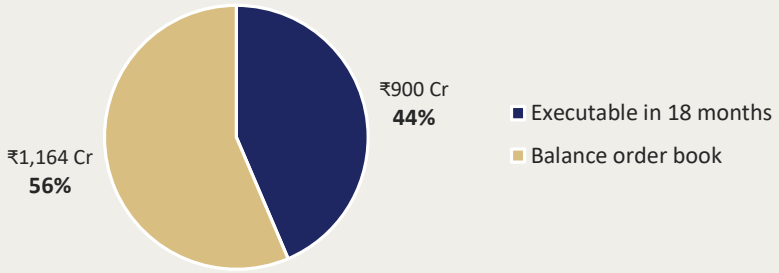
Multi-year revenue visibility *across four segments*

Order Book along with its Joint Operations is ~2,000 Cr PLUS

Order Book by Segment – ₹2,064.47 Cr



Execution Visibility – Next 18 Months



Segment	Amount (in INR crs)
Buildings	1079.26
Railways & Tunnels	480.60
Roads & Bridges	259.44
River Protection	245.17
Total	**2,064.47**

Secured Order Book vs Tender Pipeline (INR Cr)



01 **New Order Wins – Rs 317 Cr in Q2FY27**

02 **Executable order Book – Rs 900 Cr PLUS in 18 Months**

03 **Average Completion Time : 18 to 36 Month**

04 **Tenders under Evaluation and in pipeline - 2500 Crores**

New Order Wins during Q2FY27 (Jul – Sep 2026)

	Projects	Awarding Entity	State	Time Period	Value (in cr.)
01	**Kokrajhar–Gelephu new BG rail line (India–Bhutan): JV entity BIL-HBMCPL JV declared L-1**	NF Rly (Const.)	ASSAM	24 months	**137.60**
02	**Project road, Main Access Tunnel & Power House Adit for Turga Pumped Storage Project: declared L-1**	WBSEDCL	WEST BENGAL	18 months	**78.09**
03	**Repair and renovation of healthcare facilities: Letter of Acceptance received**	AHIDMS	ASSAM	12 months	**11.59**
04	**High-level major bridge over River Ravi at Makoura Pattan: JV entity BIL-GKCPL JV declared L-1 (LoA on 08.10.2026)**	PWD (B&R) Punjab	PUNJAB	24 months	**89.73**
	TOTAL				**317.01**

Standalone 2QFY27 P&L

Particulars	2QFY27	2QFY26	Y-o-Y	1QFY27	Q-o-Q	H1FY27	H1FY26	Y-o-Y
Net Sales	105	90	16%	93	12%	198	182	9%
COGS	74	64	14%	67	10%	141	130	8%
Other Income	1	1	45%	3	(68%)	3	1	211%
EBITDA	27	22	22%	22	21%	49	44	12%
EBITDA Margin (%)	26%	25%	119 bps	24%	202 bps	25%	24%	72 bps
Depreciation	0.33	0.34	(4%)	0.33	(1%)	0.66	0.67	(3%)
Finance Costs	4	5	(31%)	5	(22%)	8	10	(14%)
PBT	24	17	39%	20	20%	44	35	26%
Tax (including deferred tax)	4	3	67%	4	19%	8	5	58%
PAT (attributable to Owner)	20	15	34%	16	21%	36	30	21%
PAT Margins	19%	16%	255 bps	17%	135 bps	18%	16%	182 bps

** Numbers are rounded off to the nearest digits*

Consolidated 2QFY27 P&L

Rs Cr

Particulars	2QFY27	2QFY26	Y-o-Y	1QFY27	Q-o-Q	H1FY27	H1FY26	Y-o-Y
Net Sales	118	90	31%	108	9%	226	182	24%
COGS	87	64	35%	81	7%	168	130	29%
Other Income	1	1	45%	3	(68%)	3	1	211%
EBITDA	27	22	23%	23	22%	50	44	14%
EBITDA Margin (%)	23%	25%	(142 bps)	21%	242 bps	22%	24%	(209 bps)
Depreciation	0.33	0.34	(4%)	0.33	(1%)	0.66	0.67	(3%)
Finance Costs	4	5	(31%)	5	(22%)	8	10	(14%)
PBT	24	17	41%	20	21%	44	35	28%
Tax (including deferred tax)	4	3	65%	4	16%	8	5	58%
PAT (attributable to Owner)	20	15	37%	16	22%	37	30	23%
PAT Margins	17%	16%	80 bps	15%	179 bps	16%	16%	(15 bps)

** Numbers are rounded off to the nearest digits*

INFLECTION IN PLAIN SIGHT

Consolidated Historical Income Statement

Rs Cr

Particulars	FY22	FY23	FY24	FY25	FY26	H1FY27
Net Sales	160	179	220	242	365	226
COGS	113	126	142	174	258	168
Other Income	2	0	1	5	4	3
EBITDA	29	36	42	49	83	50
EBITDA Margin (%)	18%	20%	19%	20%	23%	22%
Depreciation	3	2	2	2	1	0.66
Finance Costs	20	23	23	20	17	8
PBT	9	11	19	32	69	44
Tax (including deferred tax)	4	1	2	2	9	8
PAT (attributable to Owner)	5	11	17	30	60	37
PAT Margins	3%	6%	8%	12%	16%	16%

** Numbers are rounded off to the nearest digits*

Standalone - Balance Sheet

Rs Cr

Liabilities	FY23	FY24	FY25	FY26	H1FY27
Total Equity	**156**	**256**	**286**	**345**	**381**
Share Capital	29	29	29	29	29
Other Equity	126	227	257	316	352
Non-Controlling Interest	0	0	0	0	0
Non-Current Liabilities	**113**	**272**	**236**	**192**	**184**
Borrowings	36	104	73	23	30
Other Financial Liabilities	31	118	105	111	113
Other Non-Current Liabilities	11	16	23	58	42
Current Liabilities	**329**	**189**	**177**	**179**	**161**
Borrowings	180	111	106	104	104
Trade Payables	14	39	60	57	41
Other Current Liabilities	135	39	11	18	16
Total Liabilities and equity	**597**	**717**	**698**	**717**	**726**

Assets	FY23	FY24	FY25	FY26	H1FY27
Non-Current Assets	**244**	**456**	**489**	**466**	**483**
Property, Plant and Equipment	21	20	20	20	19
Capital WIP	0	0	0	0	0
Investment in Property	56	64	62	86	86
Other Non-Current Assets	167	372	407	360	378
Current Assets	**352**	**261**	**210**	**251**	**243**
Inventories	178	108	94	102	87
Debtors	43	35	27	19	9
Cash Eq. and Bank	12	17	29	20	21
Loans	-	53	-	-	-
Other Current Assets	119	48	59	110	126
Total Assets	**597**	**717**	**698**	**717**	**726**

DE-LEVERAGED AND WELL-CAPITALISED

Consolidated - Balance Sheet

Rs Cr

Liabilities	FY23	FY24	FY25	FY26	H1FY27
Total Equity	**151**	**256**	**286**	**345**	**388**
Share Capital	29	29	29	29	29
Other Equity	121	226	257	316	352
Non-Controlling Interest	0	0	0	0	6
Non-Current Liabilities	**116**	**238**	**236**	**192**	**214**
Borrowings	39	104	73	23	60
Other Financial Liabilities	31	118	105	111	113
Other Non-Current Liabilities	46	16	58	58	42
Current Liabilities	**330**	**223**	**177**	**179**	**183**
Borrowings	293	127	106	104	105
Trade Payables	14	39	60	57	53
Other Current Liabilities	23	57	11	18	25
Total Liabilities and equity	**597**	**717**	**699**	**717**	**785**

Assets	FY23	FY24	FY25	FY26	H1FY27
Non-Current Assets	**244**	**390**	**489**	**466**	**522**
Property, Plant and Equipment	21	20	20	20	22
Capital WIP	0	0	0	0	0
Investment in Property	56	55	62	86	86
Other Non-Current Assets	167	315	407	360	413
Current Assets	**352**	**327**	**210**	**251**	**263**
Inventories	178	174	94	102	91
Debtors	43	35	27	19	15
Cash Eq. and Bank	12	17	29	20	23
Loans	0	0	0	0	0
Other Current Assets	119	101	60	110	133
Total Assets	**597**	**717**	**699**	**717**	**785**



Way *Forward*

A five-pillar strategy

to grow the EPC engine, scale recurring real-estate income, and convert FY26's inflection into a multi-year compounding profile.

How we *compound* from here

I
PILLAR - I

Revenue Scale-Up

Accelerating Revenue Growth

Focused on timely execution of a strong project pipeline, supported by disciplined project management and operational excellence to drive the next phase of growth.

FY27 REVENUE GUIDANCE

Margin Discipline

Maintaining superior profitability through selective project bidding, technical differentiation, and stringent cost discipline, while focusing on high-value projects.

EBITDA MARGIN 20%+

II
PILLAR - II



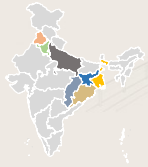
Building a Higher-Quality Order Book

Leveraging its niche engineering expertise, high entry barriers, and disciplined bidding approach, the Company is focused on securing high-margin EPC projects across core infrastructure segments to drive sustainable growth.

FY27 ORDER INFLOW TARGET
₹1,200 Cr

FY28 ORDER BOOK TARGET
₹2,500 Cr (approx.)

III
PILLAR - III



Pan-India expansion

Leveraging its strong leadership in Northeast India, the Company is strategically expanding into high-growth infrastructure markets across North and East India, including *West Bengal, Uttar Pradesh, Odisha, Punjab, Haryana, Delhi, Jharkhand, and Chhattisgarh.*

Supported by government-led initiatives such as **PM Gati Shakti** and the **National Infrastructure Pipeline**, this expansion is expected to diversify its geographic footprint, strengthen the order book, and establish BIL as a scalable national infrastructure player.

STATES ADDED
10 → 20

IV
PILLAR - IV

Recurring revenue engine

BIL's real estate portfolio currently generates **₹20 Cr** of recurring rental income, with a target to scale this to **₹60 Cr** by **FY29** through a new mall development and contractual rental escalations.

This asset-backed, virtually debt-free business is expected to enhance free cash flow and improve earnings stability.

RE CONTRIBUTION
25 - 30%

WAY FORWARD

New development in real estate sector · likely will launch in FY2027



New *Shopping Mall Plaza* & Residential Complex

A landmark mixed-use development · Commercial & Luxury Residential · Multi-Phase Rollout

PROJECT OVERVIEW

01 — **₹500 - 700 Cr**
Total Valuation
Approximate project value

02 — **4 - 5**
Total Phases
Complete development plan

03 — **FY 2028**
Lunch Phase
Phase 1 · Shopping Mall Plaza

PHASE ROADMAP

Phase 1
Shopping Mall Plaza Retail Outlet
Flagship retail destination. Grand launch FY 2027.
COMMERCIAL

Phase 2
Commercial
Expanded commercial & retail zones generating yield
COMMERCIAL

Phase 3
Commercial
Final commercial block. Rental income active by FY 29.
COMMERCIAL

Phase 4-5
Luxury Homes
Exclusive ultra-luxury residences. Details at project launch
RESIDENTIAL

PROJECTED ANNUAL RENTAL YIELD

₹30 Cr+
From commercial phases - commencing FY 2029

01 — **FY 28** — Phase 1 launch
02 — **FY 29** — Yield generation begins
03 — **Final Phase** — Luxury residential




Annexure

Marquee projects - *where India is building*



HIGHWAYS

Yamuna Expressway

Packages A-5 → B-3 · North India



BRIDGES·ROB

Tall Bridge

Bairabi–Sairang · Mizoram



BUILDINGS

New Secretariat

Govt. of Assam · Guwahati



TUNNELS·RAIL

BG Cut & Cover

NF Railway · Mizoram

A national footprint - built one project at a time

01 PROJECTS **100+**

02 VALUE **₹5,000 Cr**

03 STATES **25+**

EPC Portfolio - Highways & Railways

Highways & Railways - *Delivered*

Roads & Bridges



Yamuna Expressway
North India · Completed



NH-31, Assam
North east · Completed



NH- 15, ROB Amritsar, Punjab
Completed

Railways & Tunnels



Six Tunnels, Boddavara, Odisha
North east- Ongoing



Jiribam- Tupul, Imphal, Manipur
North east- Completed



Rangia Bridge, Assam
North east · Completed

EPC Portfolio - Institutional buildings

Institutional buildings - *Civic, built to last*



Assam Skilled University
Ongoing



DDA Mega Housing Project, New Delhi
Completed



Legislative Complex, Jammu
Completed



Gandhi Nagar Railway Station, Jaipur
Ongoing



Tezpur Medical College, Assam
Completed



New Secretariat Complex, Guwahati, Assam
Completed

EPC Portfolio - Geotechnical & Hydraulic Engineering

River & slope protection - *Our defensible niche*



PGA Anti-Erosion Works
Ongoing



Golaghat & Sibsagar Anti-Erosion Works, Assam
Ongoing



Riverbank Protection, Lakhimpur, Assam
Ongoing



Riverbank Protection, Dibrugarh, Assam
Ongoing



Slope Protection (Hilly Areas), Mizoram
Completed



P1 & P2 Riverbank Protection, Palasbari, Assam
Completed

REAL ESTATE

Three Flagship Assets - Northeast India

Embedded value across retail, industrial, and residential



GUWAHATI, ASSAM

City Center *Mall*

Largest Mall in Northeast India

Retail, F&B and entertainment destination spanning **4.5 lakh sq ft** - anchor for **70+ Brands** entering the Northeast for the first time. PVR multiplex, food court & **~ 480** parking bays.

200+ OUTLETS | **100+** BRAND ENTRANTS | **5** PVR SCREENS



GAURIPUR, ASSAM

Brahmaputra *Industrial Park*

Largest private industrial park

A **200-acre** industrial ecosystem on the north bank of the Brahmaputra - **70+** factories and warehouses anchoring MNC investment and supporting **~ 10, 000** jobs across the region.

100 acres DEVELOPED | **100 +** MANUFACTURING UNITS | **~10K** JOBS SUPPORTED



R. G. BARUAH RD. GUWAHATI

Spanish *Garden*

Largest residential landmark

Premium residential-cum-commercial development designed by Hafeez Contractor - **5G+11 towers** with **3/4 BHK homes and 4/5 BHK** penthouses set on a **3.43-acre** landscaped campus.

5 G+11 TOWERS | **200** RESIDENCES | **3.43 acre** SITE AREA

RETAIL FLAGSHIP .I OF III



LOCATION
GUWAHATI, ASSAM

An annuity asset hidden inside an EPC company

City Centre *Mall*

The largest shopping center in Northeast India - a premium retail destination anchoring Guwahati.

01 **TOTAL AREA**
4.5 Lakh sq.ft.

02 **RETAIL OUTLETS**
150+

03 **PARKING LOTS**
800+

04 **PVR SCREENS**
5

Anchored by leading brands *- Shoppers Stop, PVR Cinemas, Calvin Klein, Dyson - and now home to 70+ brands that entered the Northeast market through this venue*

INDUSTRIAL FLAGSHIP – II OF III



LOCATION
GAURIPUR, ASSAM

Brahmaputra Industrial Park

The largest privately developed industrial park in Northeast India - ecosystem asset compounding occupancy

01 **TOTAL AREA**
100 Acres

02 **MANUFACTURING UNITS**
100+

03 **PARKING LOTS**
15K+

04 **DIRECT + INDIRECT JOBS**
~10K

An industrial ecosystem on the northern bank of the Brahmaputra at Gauripur - one that drew MNCs into the Northeast and now anchors three decades of compounding occupancy

RESIDENTIAL FLAGSHIP – II OF III

Spanish Garden

Designed by Hafeez Contractor - the benchmark for luxury living in Northeast India

01 **TOTAL AREA**
3.34 Acres

02 **TOWERS**
05

03 **LUXURY RESIDENCES**
200+

04 **Configuration**
¾ BHK + PENTHOUSES

Five G+11 towers *at* ***R.G. Baruah Road, Guwahati*** *- with clubhouse, swimming pool, gymnasium, landscaped greens, jogging track, and integrated retail. A landmark of Guwahati's premium residential market*



LOCATION
GAURIPUR, ASSAM

Government & Institutional relationships

Trusted partner to *government agencies and PSUs*

Every active contract on BIL's order book is with a sovereign or sovereign-grade counterparty - a structural advantage in payment reliability and project visibility

MoRTH Ministry of Road Transport & Highways *01*	**NHAI** National Highways Authority of India *02*	**NHIDCL** National Highways & Infra Dev. Corp. *03*	**NE Frontier Railway** Indian Railways · NE *04*	**Northern Railway** Indian Railways · N *05*	**Land Port Authority** Border & trade infrastructure *06*
IIT Guwahati Premier institutional client *07*	**East Coast Railway** Indian Railways · E *08*	**WRD** Water Resources Dept. *09*	**FREMAA** Flood & River Erosion Mgmt. *10*	**CWC** Central Warehousing Corp. *11*	**IIT Guwahati** Premier institutional client *12*
PWD Assam Public Works Dept. *13*	**PWD Punjab** Public Works Dept. *14*	**PWD J&K** Public Works Dept. *15*	**Ajmer Dev. Auth.** Urban development *16*	**ADB** Asian Development Bank *17*	**Nat. Health Mission** Health infrastructure *18*
AAI Airport Authority of India *19*	**DDA** Delhi Development Authority *20*	**TCIL** Telecom Consultants India *21*			

"And many more - relationships built over 28 years" ...

A strong, experienced board

behind every project - KEY MANAGEMENT PERSONNEL



JOINT MANAGING DIRECTOR

Mr. Sanjay Kumar Mozika

30+ years in infrastructure



JOINT MANAGING DIRECTOR

Mr. Umang Prithani

10+ years in construction



WHOLE-TIME DIRECTOR & CFO

Mr. Raktim Acharjee

30+ years in finance & real estate

OTHER BOARD MEMBERS & SENIOR LEADERSHIP

INDEPENDENT DIRECTOR

Ms. Anju Kumari

Strategic advisory

INDEPENDENT DIRECTOR

Mr. Vikash Keshri

Finance & Banking

INDEPENDENT DIRECTOR

Mr. Lalit Kumar

Legal & Governance

Thank you

We look *forward* to building ***together.***

REGISTERED OFFICE :

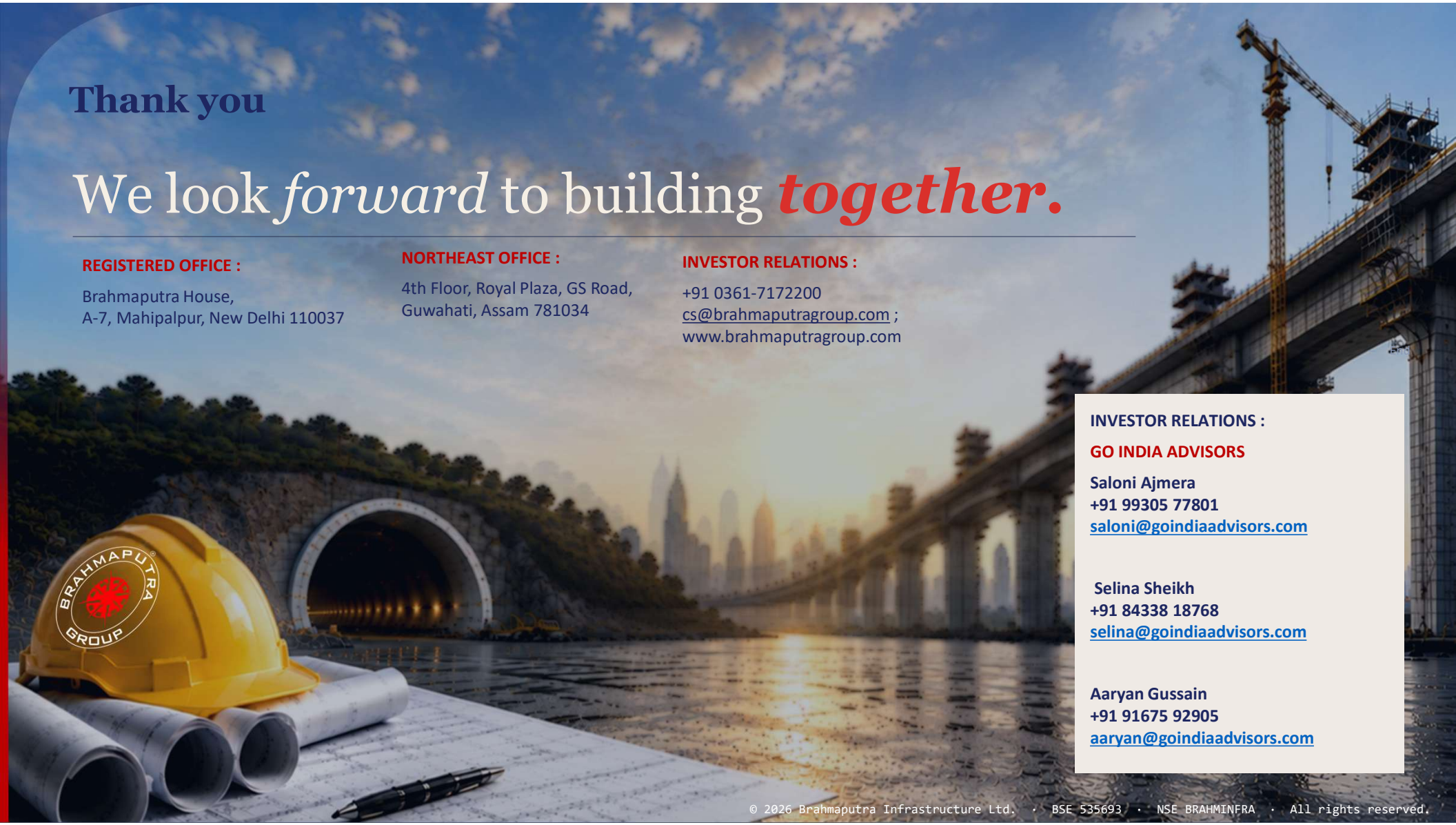
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