MAN INFRACONSTRUCTION LIMITED

Investor Presentation

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Company Profile

- **Headquartered in Mumbai**, Man Infra is in **Civil Construction** business since 1964 and has forayed into **Real Estate Development**

- The Group has **successfully executed** construction of 5 private ports and **approximately 25 million sq. ft. of residential,** industrial and commercial **construction** pan India

- The Group is **currently executing** residential development / redevelopment projects with an approximate **saleable area of 2.5 million sq. ft.** in Mumbai currently.

- The **Promoters** of the Company, Mr. Parag Shah and family **hold 66% stake** between them

- An ISO 9001:2008**, ISO 14001:2004 and OSHAS 18001:2007** certified Company

Board of Directors

Berjis Desai
Non Executive Chairman & Independent Director

Managing Partner at J Sagar Associates; he guides the Company towards strong corporate governance, legal & statutory guidelines

Parag Shah
Managing Director

Leads the Group with extraordinary business acumen, enthusiasm, passion and ethical values and has strong industry experience

Manan Shah
Executive Director

Young, Dynamic & Enthusiastic person associated with Real Estate Business Development Activities.

Suketu Shah
Executive Director

Leads the execution with a technical eye towards detail and successful engineering and resource planning

Kamlesh Vikamsey
Independent Director

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

Sivaramakrishnan Iyer
Independent Director

An experienced Chartered Accountant; he is involved in financial reporting, audit and accounting practices

Rajiv Maliwal
SA1 Holding (Private Equity) Investor Director

Brings professional alliances, business development and investor fraternity outreach to the company

Dharmesh Shah
Independent Director

Helps the company with overall financial engineering and asset allocation

Shruti Udeshi
Non-Executive Director

Manages the Group's Investor Relations including forming company's investor relations program and maintaining the company's relation with the investment and analyst community.

Organizational Strength

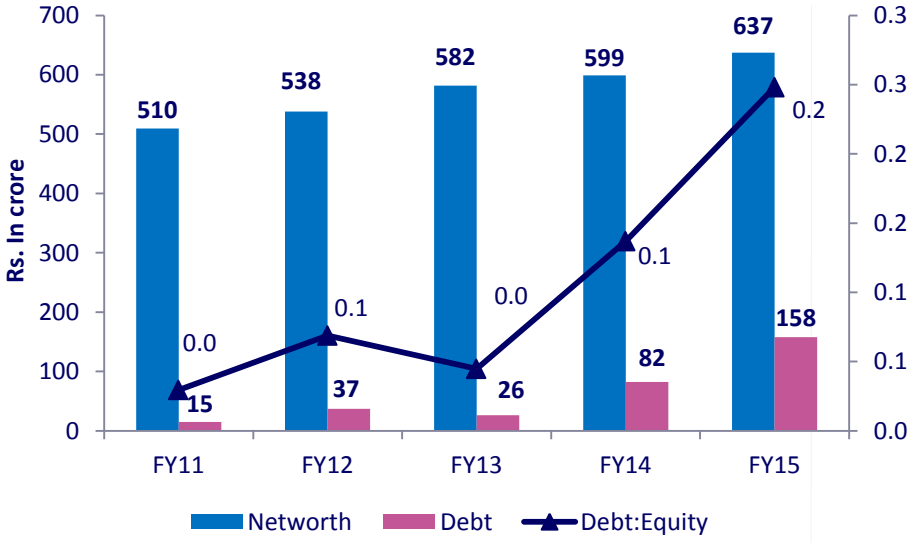
- Dedicated and professional **senior management with average 20+ years** of industry experience
- **Qualified and well-trained workforce** team of engineers, technical staff and project managers
- **Company owns most of the equipment** deployed on the projects
- Established track record and reputation of **timely and quality project execution**
- **Efficient project monitoring and cost control** with assistance on every level of construction
- Excellent **pre-qualification credentials**
- Excellent Client Relations with **No arbitration & No litigation** track record

Financial Strength

Strong Liquidity

- Strong balance sheet with networth of ₹ **637** crore (Consolidated) as at 31st March, 2015
- Zero Debt at Holding Company level
- One of the lowest Debt-equity Ratio (Consolidated) in the Industry
- Cash and Bank Balance of ₹ **136** crore (Consolidated) as at 31st March, 2015

Debt to Equity Ratio



Business Verticals

Construction

Port Infrastructure – Construction of onshore container terminals, Container Freight Station

Residential - High-rise buildings, Townships and Affordable Housing

Commercial / Industrial / Institutional - Shopping malls and multiplexes, Hospitals and schools, Industrial factories and workshops

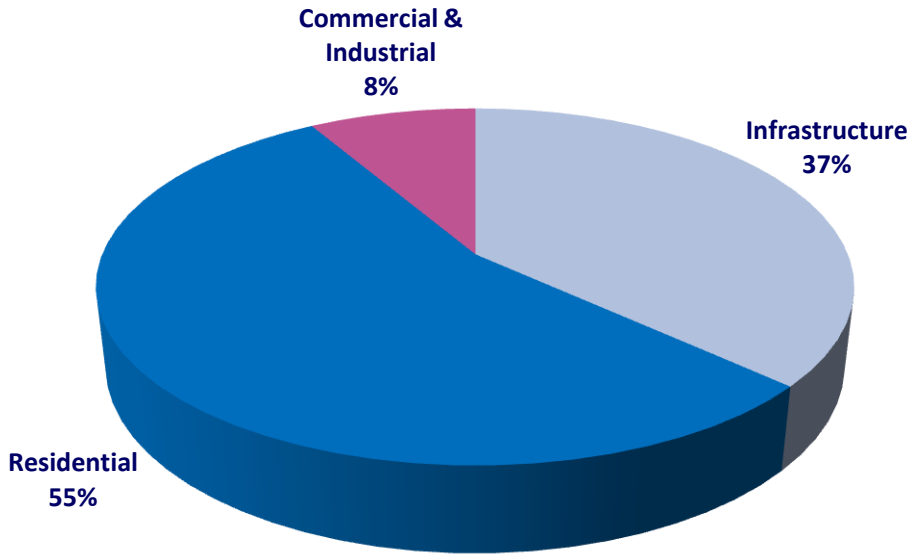
Roads - Earthwork & Paving, Sewerage & Storm water drainage

Asset Ownership

Real Estate Development - Development of luxury residential complexes, Large scale townships, Redevelopment projects

Order Book

Order Book (as on 31st March, 2015) – ₹ 286 crore



Marquee Clientele

Port Infrastructure & Roads

DP WORLD

PIPAVAV PORT

JNPT

Gateway Terminals India

NSICT

MICT

MAERSK

CENTURYPLY

Residential

TATA HOUSING

rohan Lifescapes

Godrej

DB REALTY

adani

NEELKANTH

Sunteck

Kohinoor

PARANJAPE SCHEMES
Paranjape Schemes (Construction) Limited
The Spirit Of New India

Commercial

VIRAJ
Viraj Profiles Limited

bharti Airtel

JSLA

ENAM
It's possible

PRAJ INDUSTRIES

CR ENGINEERING WORKS

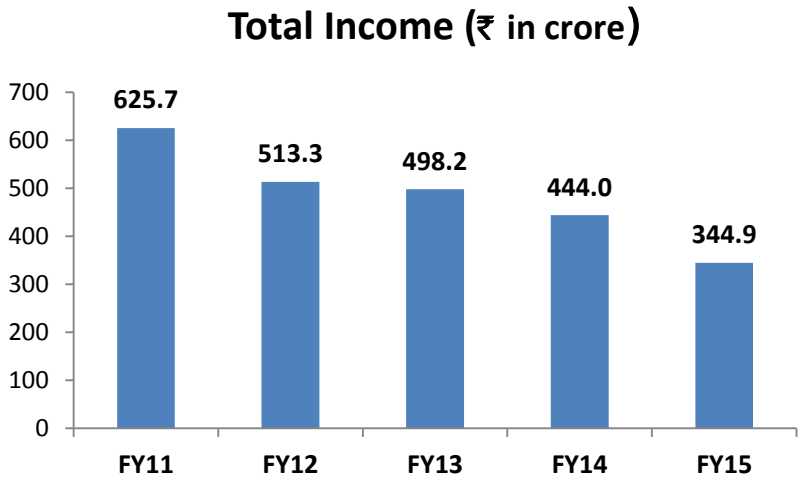
DB REALTY

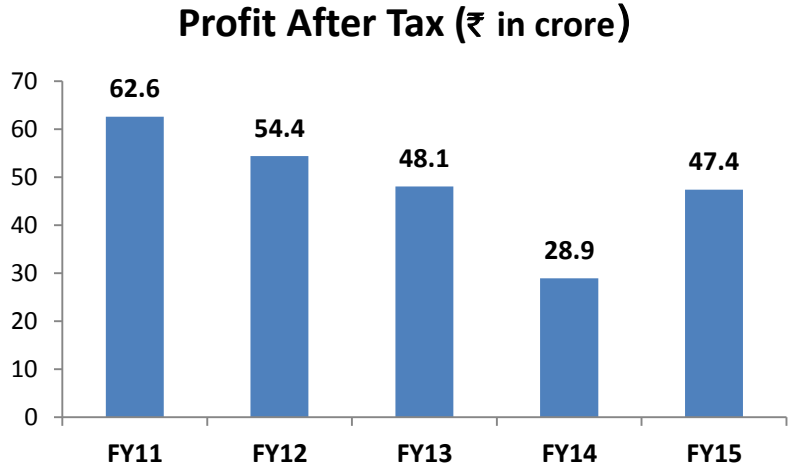
Kohinoor

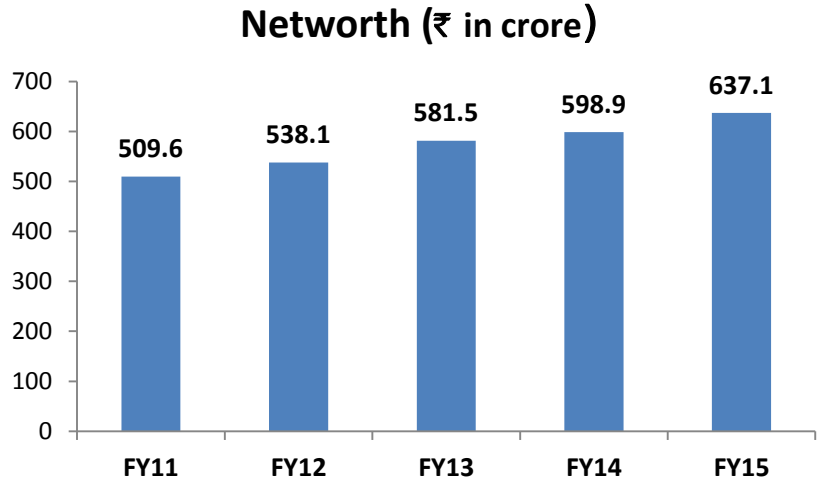
GPI
GODFREY PHILLIPS
INDIA LIMITED

- **Winner of TATA Housing's** Business Excellence Award in the **'Organizational Business Partnering'** category, 2012.
- **Winner of TATA Housing's** Business Excellence Award in the **'Organizational Business Partnering'** category, 2013.

Financial Overview (Consolidated) – 5 Year Highlights







Asset Ownership: *Moving up the value chain*

The Company is building Asset Ownership by undertaking Real Estate Development Projects along with pure EPC contracts

- **Well placed to enter the asset ownership** business which is a natural extension and in line with the aspiration to climb up the value chain

- **Sound liquidity position coupled with near zero debt status** places the Company in strong position to add Asset development projects in its portfolio without sacrificing margins or return on investment

- Man Infra's **construction and technical capabilities**, along with the reputation for **timely completion** of landmark projects gives the Company a significant edge in this industry

Real Estate Development Project - Completed

PROJECT : AARADHYA TOWER

Location : Ghatkopar East, Mumbai

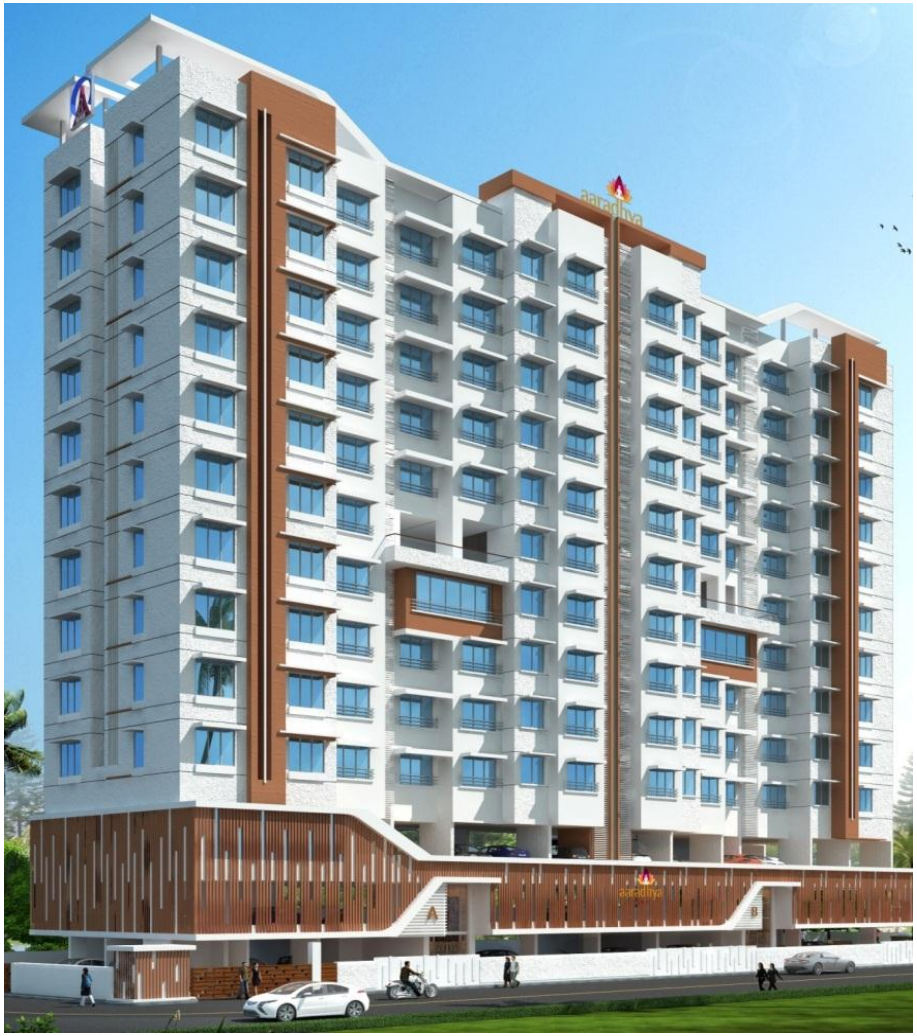
Type : 12 storey residential project

Total Saleable area : Around 75,500 sq. ft.

Developer : S. M. Developers (Man Infra's share : 50%)

Commencement Date: May 2013

Projected Completion : Completed



Real Estate Development Project - Ongoing

PROJECT : ATMOSPHERE

Location : Mulund West, Mumbai

Type : 7 towers of 36 storey Residential Project

Total Saleable area : Around 18 Lakh sq. ft.

Developer : Atmosphere Realty Pvt. Ltd.

(Man Infra's share : 17.5%)

Commencement Date: April 2015

Projected Completion: April 2021

Real Estate Development Project - Ongoing

PROJECT : AARADHYA SAPHALYA

Location : Ghatkopar East, Mumbai

Type : 13 storey residential project

Total Saleable area : Around 6,500 sq. ft.

Developer : Man Realtors and Holdings Pvt. Ltd.

(Man Infra's share : 100%)

Commencement Date: March 2015

Projected Completion : March 2017

Real Estate Development Project - Upcoming

PROJECT : MHADA Redevelopment Project

Location : Ghatkopar East, Mumbai

Total Saleable area : Around 310,000 sq. ft. (Additional around 155,000 sq. ft. under process)

Developer : Man Realtors and Holdings Pvt. Ltd. (Man Infra's share : 100 %)

Commencement Date: July 2015

Projected Completion : July 2019

Real Estate Development Project - Upcoming

PROJECT : AARADHYA SIGNATURE

Location : Sion West, Mumbai

Type : 19 storey residential project

Total Saleable area : Around 53,000 sq. ft.

Developer : Manmantra Infracon LLP (Man Infra's share : 60%)

Commencement Date: June 2015

Projected Completion : June 2017

Real Estate Development Project - Upcoming

PROJECT : AARADHYA RESIDENCY

Location : Ghatkopar West, Mumbai

Type : 14 storey residential project

Total Saleable area : Around 48,500 sq. ft.

Developer : Man Aaradhya Infraconstruction LLP

(Man Infra's share : 98%)

Commencement Date : June 2015

Projected Completion : June 2017

Real Estate Development Project - Upcoming

PROJECT : AARADHYA NALANDA

Location : Ghatkopar East, Mumbai

Type : 7 storey residential project

Total Saleable area : Around 14,000 sq. ft.

Developer : Man Realtors and Holdings Pvt. Ltd.

(Man Infra's share : 100 %)

Commencement Date: July 2015

Projected Completion : July 2017

Real Estate Development Projects - Summary

Project Name	Location	Estimated Saleable Area (in sq. ft.)	Commencement Date*	Completion Date*	Man Infra's Share
Aaradhya Tower	Ghatkopar (East)	75,500	May 2013^	Completed	50%
Atmosphere	Mulund (West)	18,00,000	April 2015^	April 2021	17.5%
Aaradhya Saphalya	Ghatkopar (East)	6,500	March 2015^	March 2017	100%
MHADA Redevelopment Project	Ghatkopar (East) In process	310,000 155,000 465,000	July 2015	July 2019	100%
Aaradhya Signature	Sion	53,000	June 2015	June 2017	60%
Aaradhya Residency	Ghatkopar (West)	48,500	June 2015	June 2017	98%
Aaradhya Nalanda	Ghatkopar (East)	14,000	July 2015	July 2017	100%
	Total Area	**24,62,500**			

**** Projected, ^ Actual***

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Disclaimer:

1. *Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local, political or economic developments, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Man Infraconstruction Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.*
2. *All renderings, plans, drawings, etc. are proposed and are artist's impression and not the actual representation of the building, landscaping, etc. and are subject to approval of concerned authorities. The developer reserves sole rights to amend specifications during development stages.*