



MEGHNA INFRACON INFRASTRUCTURE LIMITED

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To,
The General Manager,
Dept. of Corporate Services,
BSE Limited P.J. Tower,
Dalal Street,
Mumbai – 400 001.

Date:26.05.2026

Sub.: Meghna Infracon Infrastructure Limited- "Investor Presentation - Q4 & FY26".

Dear Sir/Madam,

Please find attached "Investor Presentation - Q4 & FY26" 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 Meghna Infracon Infrastructure Limited

Sudhir Singh
Company Secretary & Compliance Officer

Meghna

Infracon Infrastructure Ltd.

Investor Presentation | Q4 & FY26



Disclaimer

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Table of Contents

01 Company Overview

02 Operational Highlights

03 Financial Highlights

04 Project Portfolio

05 Way Ahead



Company Overview



About Us



Trusted Legacy

- Built on strong promoter expertise and governance standards
- Publicly listed platform with transparent operations



Design-Led Development

- Premium positioning with emphasis on architecture & lifestyle
- Low-density, high-value developments



Capital Efficient Model

- Balanced mix of owned developments and partnerships
- Scalable platform with controlled leverage



Execution Driven

- Speed, precision, and cost discipline at core
- Proven ability to unlock value from land parcels



Future Ready Growth

- Robust pipeline aligned with premium housing demand
- Well-positioned to capture sectoral tailwinds



Micro-Market Leadership

- Deep focus on high-demand urban clusters
- Strong understanding of local demand-supply dynamics

50+
Years of
Experience

01 lac+
Sq ft
Delivered

01
Projects completed

1000 cr
Current GDV

Key Milestones

2025 (Current)

- Robust pipeline of ongoing and upcoming projects
- Focus on scalable growth and capital efficiency
- Positioned to benefit from strong demand in Mumbai real estate

2020 – 2022

- Launched key residential projects
- Established partnerships with architects and consultants
- Focus on premium and mid-premium housing segment

2016

- Strategic entry into real estate sector
- Launch of Meghna Realty brand
- Shift in business focus towards development

2023 – 2024

- Expansion of project pipeline
- Strengthened brand positioning in Western suburbs
- Improved execution speed and operational efficiency

2017 – 2019

- Initial land acquisitions in Mumbai
- Strengthened presence in Andheri & Goregaon micro-markets
- Built core team and execution capabilities

Pre-2016

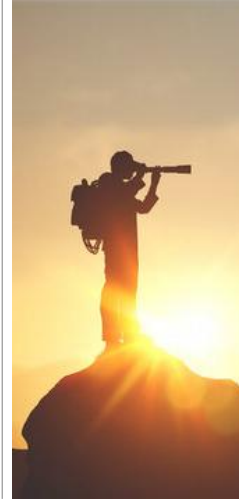
- Operated as Naysaa Securities Limited
- Listed entity with established governance framework



Our Values

VISION

To lead with impact, set new benchmarks of excellence, and shape industries while contributing meaningfully to societal progress.

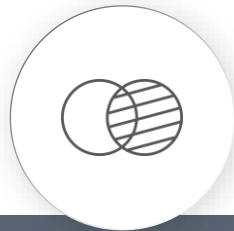


MISSION

To deliver forward-thinking solutions and exceptional experiences that create enduring value for stakeholders, partners, and communities



Excellent Construction



Transparency



Customer First Approach



Timely Delivery

Key Strengths

Proven Execution & Market Leadership

- 50+ years of promoter experience in real estate
- Delivered 1.2+ million sq. ft. across Mumbai
- Deep presence in high-demand micro-markets: Goregaon, Andheri, Versova, Kandivali
- Strong track record in land-scarce, high-absorption locations



Visible Growth Pipeline (Prime Mumbai Focus)

- Ongoing projects ensuring steady cash flow visibility (24–36 months):
 - Riviera (Goregaon West)
 - Shree Pranam (Versova)
 - Rivaan (Goregaon West)
- Entry into South Mumbai luxury redevelopment
- Expanding into higher-margin premium segment



Asset-Light, High-Return Business Model

- Redevelopment-led strategy → lower capital intensity vs. greenfield
- Debt-light balance sheet (D/E ~0.27) with strong financial flexibility
- Industry-leading returns:
 - ROE ~52%
 - ROCE ~54%
- Efficient capital allocation driving superior profitability



Differentiated Leadership Vision

- Focus on customer-centric residential design
- Positioning homes as “Sanctuaries of Strength” aligned with modern urban families



Operational Highlights



Operational Highlights – Q4 FY26

Company Snapshot

Projects **05**

Total Units **252**

Redeveloped Area
140,925 Sq. Ft.

FY26 Revenue
Rs. 46.2 Cr.

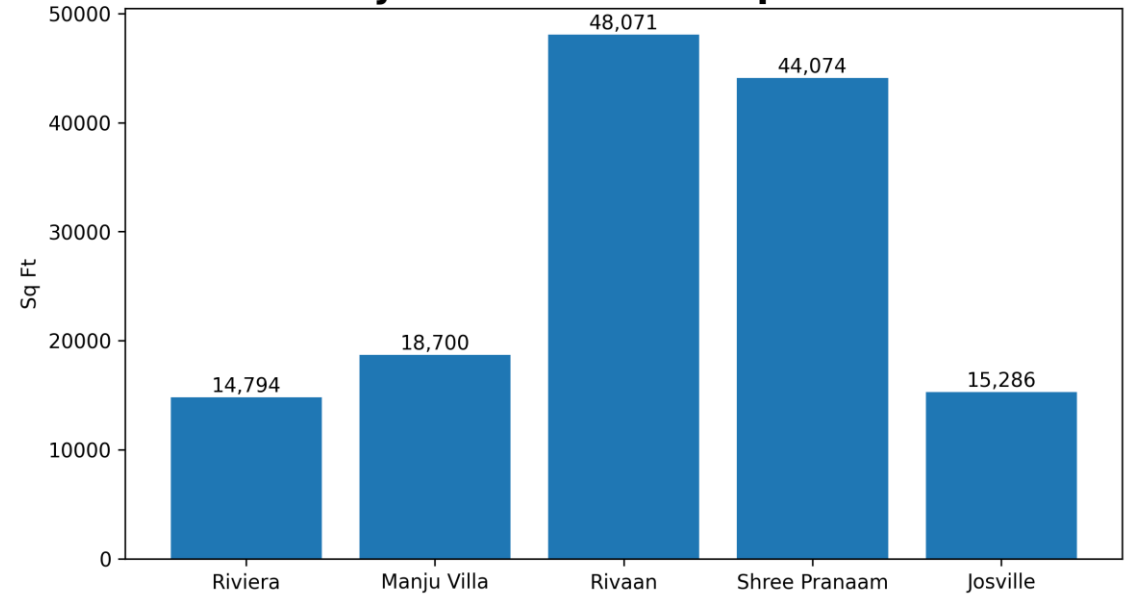


Key Operational Highlights-FY26

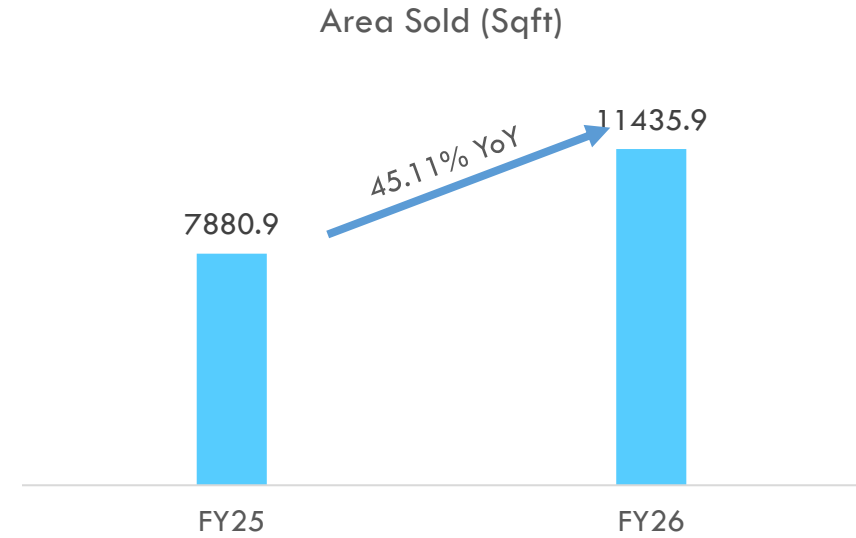
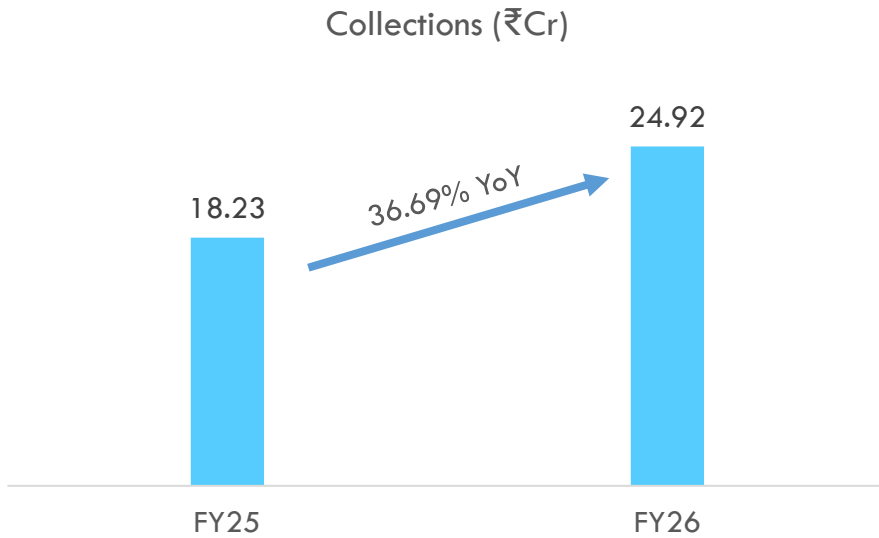
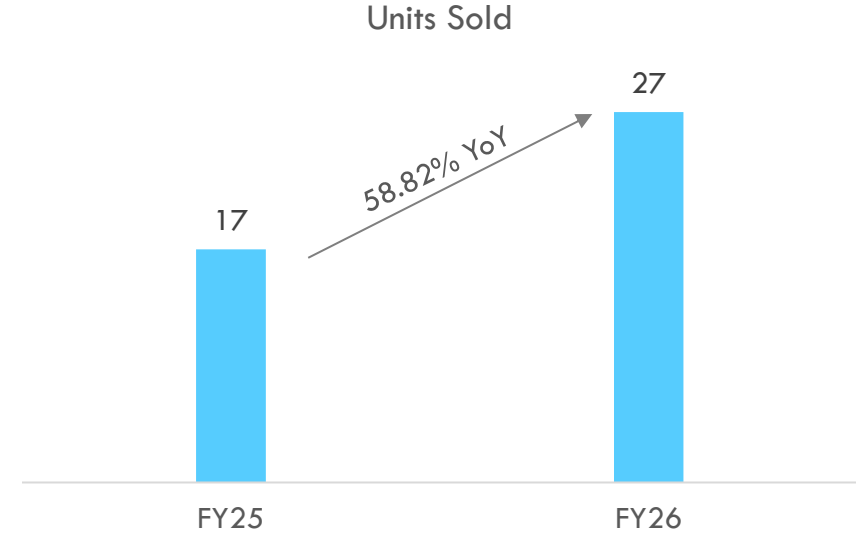
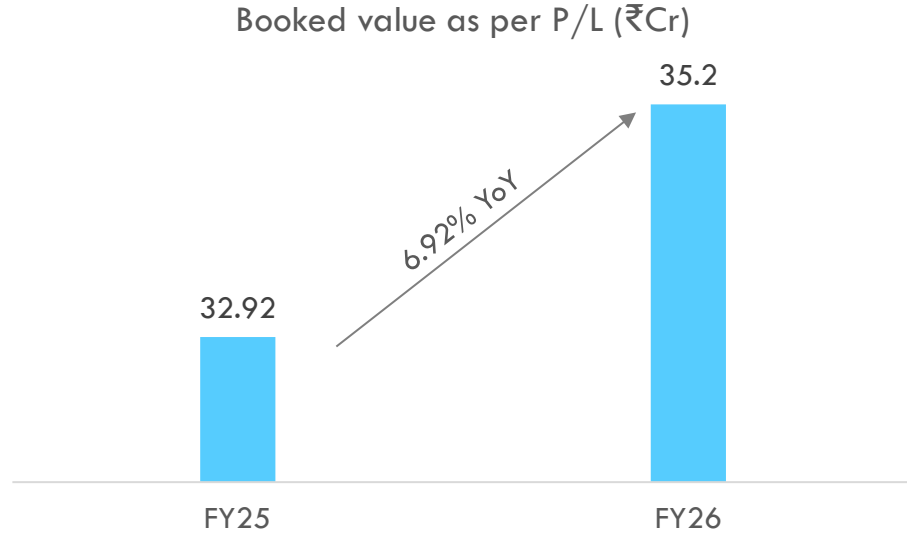
OPERATIONAL HIGHLIGHTS

LARGEST PROJECT RIVAAN	HIGHEST UNITS 112
TOP MARGIN FY25 49.45%	FY26 NET PROFIT Rs. 5.59 Cr.

Project-wise Redeveloped Area



Key Operational Metrics– FY26

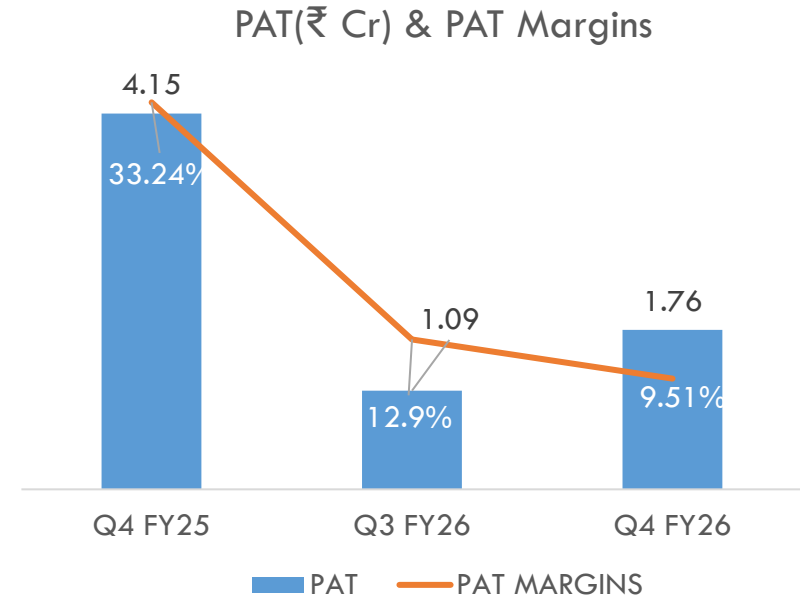
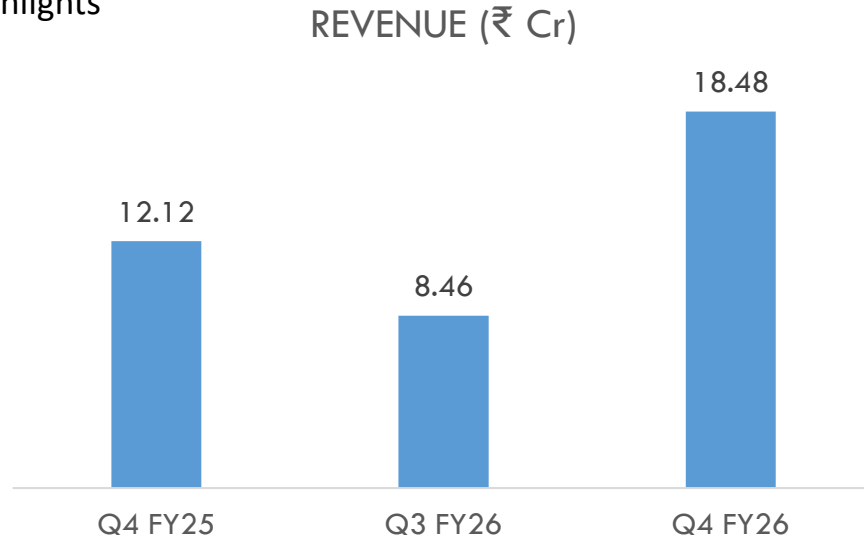


Financial Highlights

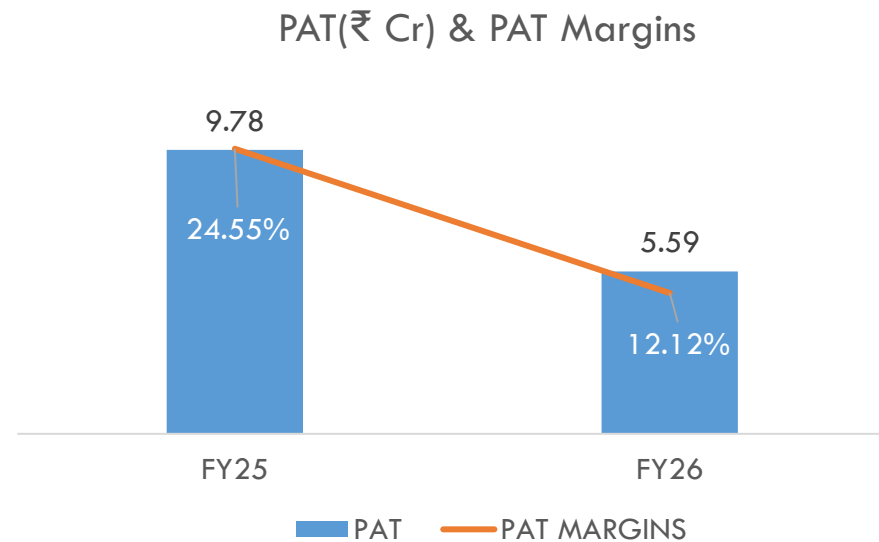
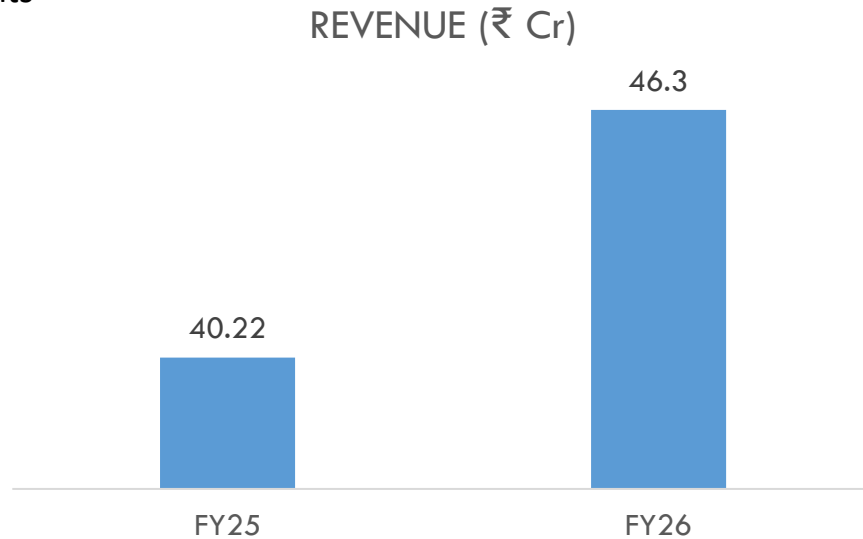


Financial Highlights – Q4 & FY26

Q4 FY26 Highlights

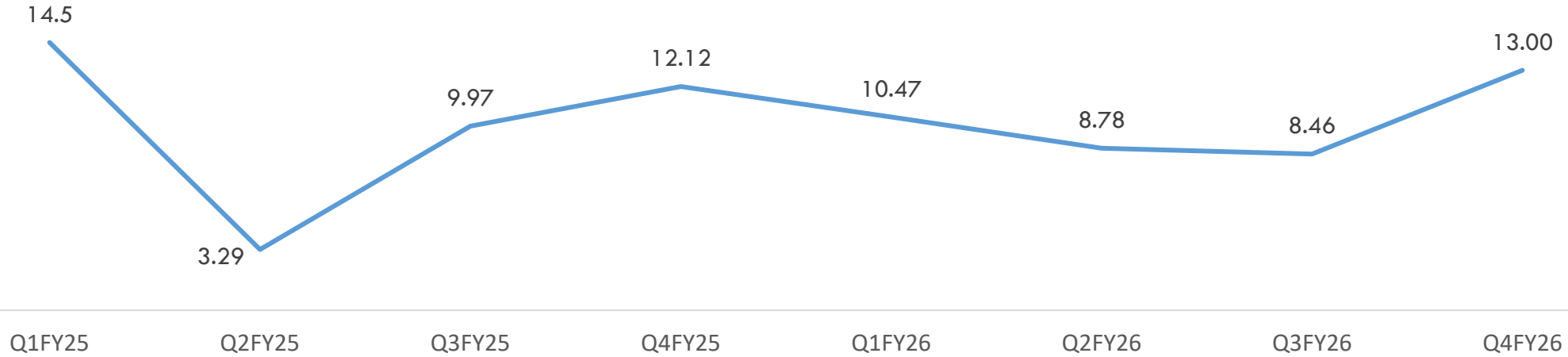


FY26 Highlights

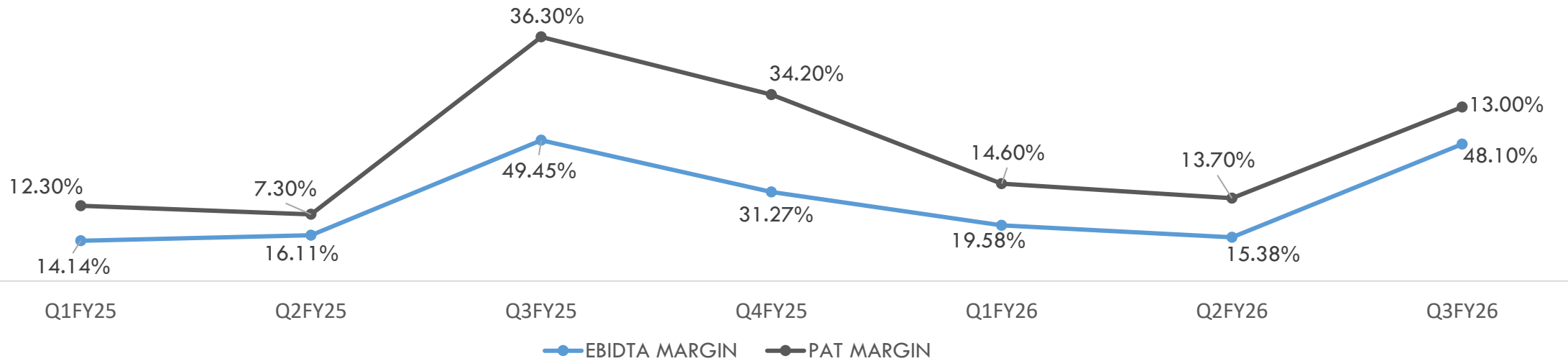


Financial Highlights – Quarterly Snapshot

Quarterly Revenue Trend (₹ Cr)



Profitability Margins



Profit & Loss Statement – Q4 & FY26

Particulars (₹ Cr)	Q4 FY26	Q4 FY25	YoY (%)	Q3 FY26	FY25	FY26	YoY (%)
Revenue from Operation	18.48	12.12	52.47%	8.46	39.88	46.20	15.84%
Total Expenses	15.97	8.43		4.64	29.03	36.77	
EBITDA	2.83	4.03	-29.77%	4.11	11.69	10.34	-3.26%
EBITDA Margins (%)	15.31%	33.25%	-1794 bps	48.58	29.31%	22.38%	-693 bps
Finance cost	0.08	0.01		0.08	0.47	1.62	
Depreciation	0.16	0.09		0.15	0.18	0.54	
Other Income	0.06	0.25		0.04	0.35	0.12	
PBT	2.57	3.93	-34.60%	3.87	11.20	9.56	-14.64%
Tax	0.81	(0.22)		2.78	1.29	1.11	
PAT	1.76	4.15	57.59	1.09	9.79	5.60	-42.8%
PAT Margins (%)	9.52%	34.24%	-2472 bps	12.88%	24.55%	12.12%	-1243 bps
Basic EPS (₹)	0.92	3.61		0.44	8.50	2.48	

Project Portfolio



Ongoing Projects

Sr. No	Particulars	Location	Total Area In sq ft	Total Estimated GDV (₹ Cr)
1	Riviera	Goregaon(w)	30,000	29.4
2	Manju Villa	Goregaon(w)	30,000	29.4
3	Rivaan	Goregaon(w)	1,00,000	73.5
4	Shree Pranaam	Versova	1,00,000	114
5	Josville	Santacruz (w)	30,000	36.39
	TOTAL		2,90,000	282.69

Upcoming Projects

Sr. No	Particulars	Location	Total Area in sq ft	Total Estimated GDV (₹ Cr)
1	Bharti	Bandra (W)	85,000	283.5
2	Viram	Juhu	45,000	102.6
3	Meghna-One (IT PARK)	Thane	2,56,000	273
4	Bole Smruti	Dadar(Shivaji park)	32,300	114
5	Jai Murli CHS	Khar (w)	45,000	68
6	Ganesh Krupa	Andheri(w)	1,00,000	160
7	Shiv Giri	Andheri(w)	1,20,000	180
8	Jai Pathik	Goregaon(w)	32,000	60
9	Naval	Goregaon(w)	1,00,000	120
10	Feroze	Andheri(E)	99,200	240
11	Akruli	Kandivali (E)	5,00,000	550
	Total		14,14,500	2151.1

Historical Financials



Profit & Loss Statement

Particulars (₹ Cr)	FY25	FY26
Revenue from Operation	39.88	46.20
Total Expenses	29.03	36.77
EBITDA	11.85	11.72
EBITDA Margins (%)	29.71%	25.37%
Finance Cost	0.47	1.62
Depreciation	0.18	0.54
Other Income	0.35	0.12
PBT	11.20	9.56
Tax	1.29	1.11
PAT	9.79	5.60
PAT Margins (%)	24.55%	12.12%
Basic EPS (₹)	8.50	2.48

Balance Sheet Statement

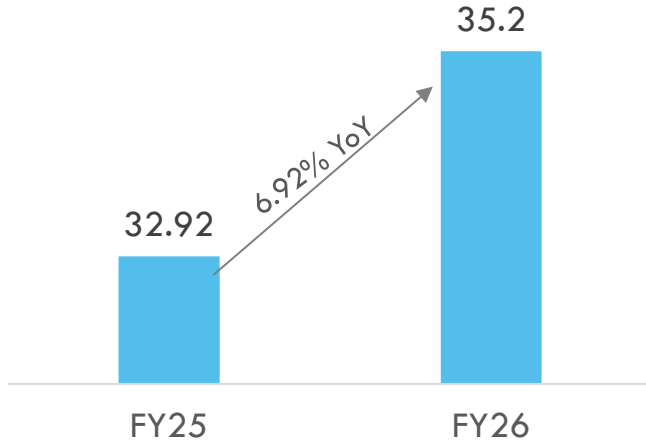
Particulars (₹ Cr)	FY25	FY26
Total Equity Funds	9.98	26.89
Non-current Liability		
Long Term Borrowing	3.14	1.29
Other Non-current Liability	-	-
Total Non-current Liabilities	3.14	1.29
Current Liabilities		
Short Term Borrowings	0.14	21.14
Trade Payables	7.16	1.73
Other Current Liabilities	13.20	5.34
Total Current Liabilities	21.93	29.52
Total Equity & Liabilities	35.06	57.71
Non-current Assets		
PPE	0.95	1.56
Other Non-current Assets	0.14	0.14
Total Non-current Assets	1.77	2.45
Current Assets		
Inventories	21.90	34.30
Other Current Assets	0.54	0.42
Total current Assets	33.29	55.26
Total Assets	35.06	57.71

Cash flow Statement

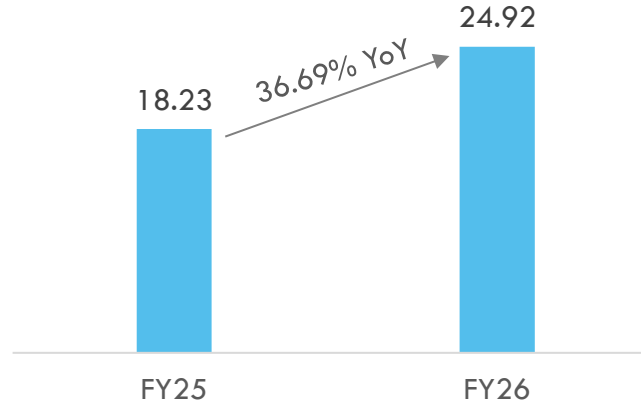
Particulars (₹ Cr)	FY25	FY26
CFO	18.26	(24.75)
CFF	(1.88)	(1.12)
CFI	(16.08)	30.20

Key Ratios

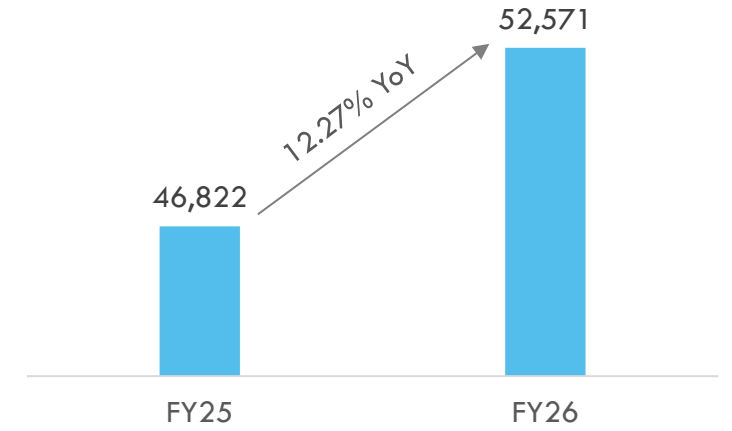
Booked value as per P/L (₹ Cr)



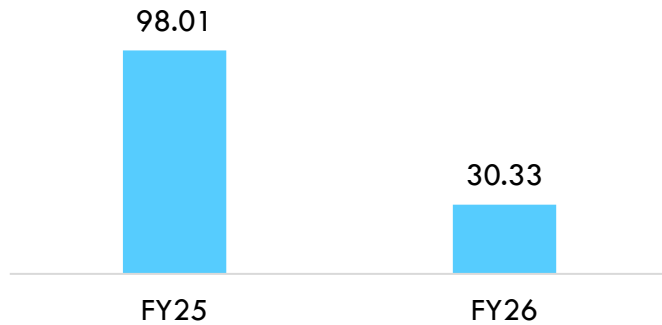
Collections (₹ Cr)



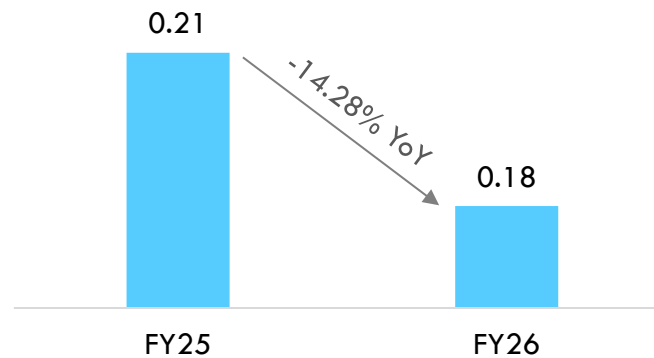
Average Realization (₹ Lakhs)



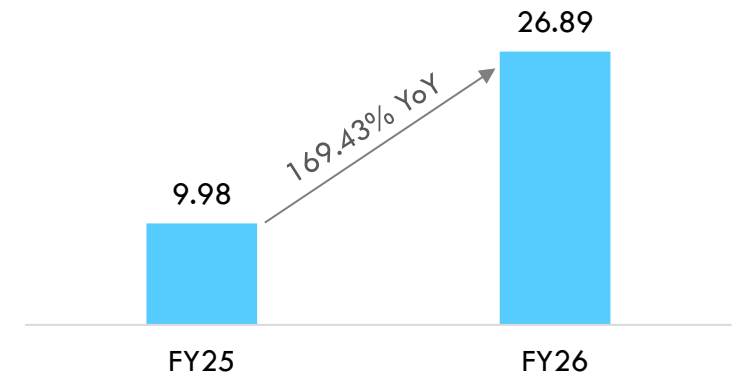
ROE & ROCE (%)



Net Debt to Equity (x)



Networth (₹ Cr)



Way Ahead



Way Ahead

Brand Evolution – “Sanctuaries of Strength”

- Transition to lifestyle-led, aspirational living
- Focus on smart & sustainable features

Scalable Redevelopment Engine

- Asset-light redevelopment model driving high IRR & fast turnaround
- Strong launch visibility with rolling pipeline additions
- Targeting 3–5 new projects annually

Operational Excellence

- 15–20% faster execution via advanced construction technologies
- Improved cash flow cycles & project delivery timelines
- High governance standards as a listed entity



Strategic Market Expansion

- Entry into South Mumbai (Dadar/Prabhadevi)
- Strengthening core clusters: Goregaon, Andheri, Versova
- Expanding into high-yield luxury micro-markets

Financial Strength & Capital Efficiency

- Low leverage (D/E ~0.27) enabling growth flexibility
- Disciplined capital allocation with strong balance sheet

Thank you

Investor Relation Advisors

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Meghna Infracon Infrastructure Ltd.

