Brahmaputra Infrastructure Ltd.

Registered Office: Brahmaputra House, A-7, Mahipalpur (NH 8-Mahipalpur Crossing), New Delhi-110037
Phones: 91-11-42290200 (50 Lines) Fax: 91-11-41687880, 26787068
E-mail: delhi@brahmaputragroup.com web: www.brahmaputragroup.com
CIN:L55204DL1998PLC095933

To,
The Manager, Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400 001

Scrip Code: 535693

Sub: Submission of Investor Presentation on Un-audited Financial Results for the Quarter ended June 30, 2026

Ref: Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation on the Un-audited Financial Results of Brahmaputra Infrastructure Limited ("the Company") for the quarter ended June 30, 2026.

The aforesaid Investor Presentation is also being uploaded on the website of the Company at www.brahmaputragroup.com.

You are requested to take the same on your record and disseminate the information to all concerned.

Thanking you,

Yours faithfully,
For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

Digitally signed by RAKTIM ACHARJEE
DN: c=IN, postalCode=793004, st=MEGHALAYA, street=KENCHE'S TRACE ,EAST KHASI HILLS,LABAN ,793004, l=EAST KHASI HILLS, o=Personal, serialNumber=f983caa2ab95150a6842d996f66464192beff622cd32b28ffe84675fad9835e6, pseudonym=1c096bb16de747b6b1fb2fca2592d4fa, 2.5.4.20=a0e836d975f5018e8d6532da3c34cdb8bbdd5bffbfce46988156af344292bb7c, email=RAKTIMACHARJEE@GMAIL.COM, cn=RAKTIM ACHARJEE
Date: 2026.08.15 07:20:43 +05'30'

Rakim Acharjee
Whole Time Director
Din : 06722166

Brahmaputra Infrastructure Limited

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

INVESTOR PRESENTATION Q1FY27

BIL | BRAHMAPUTRA INFRASTRUCTURE LIMITED / MAY 2026

Important Information

This presentation has been prepared by Brahmaputra Infrastructure Limited (the “Company”) solely for information purposes and does not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

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.

IN THIS PRESENTATION

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

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 Q1FY27

Order Wins During the Quarter

- **₹114 Cr** railway project secured through **SB BIL JV (L1)** from **North Central Railway**, expanding the Company's footprint in Central India.
- **₹82 Cr** railway infrastructure project secured through **NCDC–Brahmaputra JV (L1)** from **Northeast Frontier Railway**, reinforcing its leadership in the Northeast.
- **₹70 Cr** long-term **Operation & Maintenance** contract for the **NH-502A corridor** in Mizoram, providing stable annuity-like revenues over five years.
- **₹26 Cr** highway maintenance contract from **NHIDCL**, further strengthening the Company's road asset maintenance portfolio.

	Revenue	EBITDA	PAT	EPS
Q1FY27	Rs 108 Cr	Rs 23 Cr	Rs 16 Cr	Rs 5.68
YoY	▲ 18% YoY	▲ 4% YoY	▲ 10% YoY	▲ 10% YoY
FY26	Rs 365 Cr	Rs 83 Cr	Rs 60 Cr	Rs 21
YoY	▲ 51% YoY	▲ 72% YoY	▲ 101% YoY	▲ 101% YoY

Order Inflow

till June,2026

Rs 300 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."

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

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

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

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

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

06 — FY23
GEOGRAPHIC EXPANSION

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

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

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.

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 :

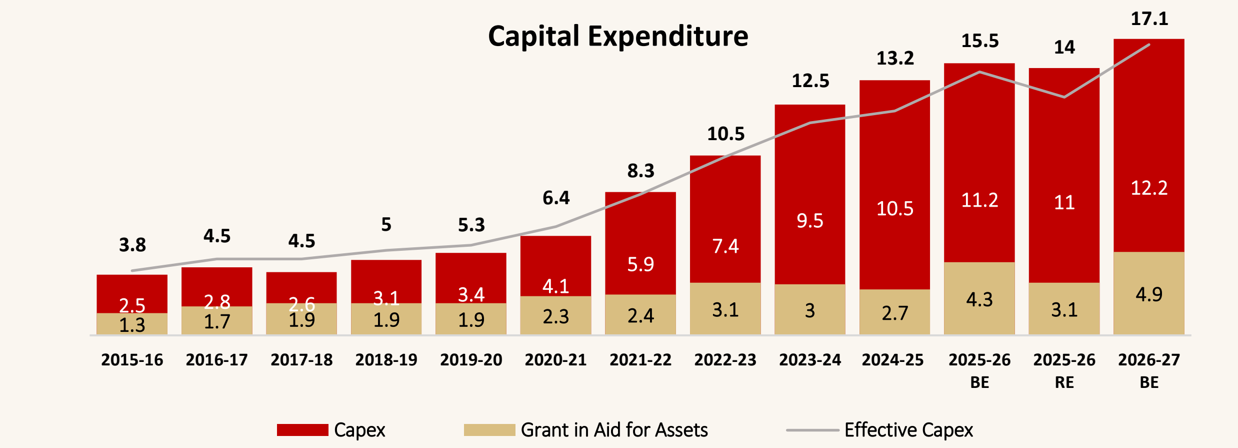
Infrastructure Risk Guarantee Fund introduced to provide partial credit guarantees, enhancing lender confidence and improving access to financing for infrastructure projects.

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.

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.

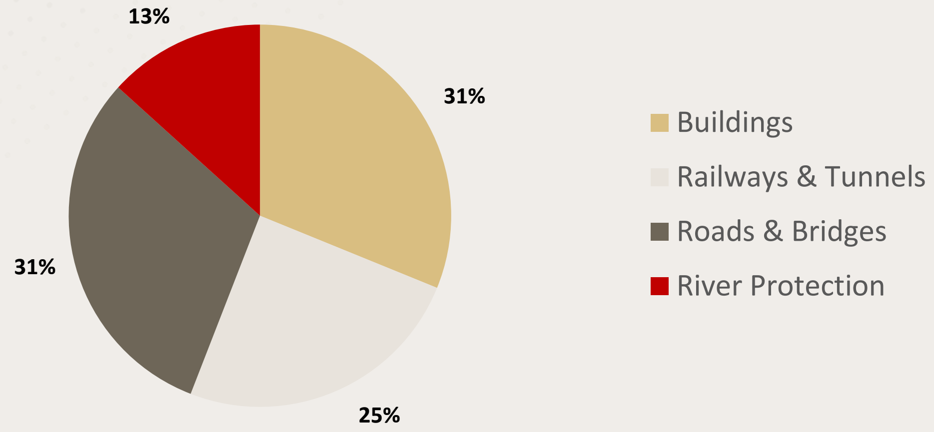
TECHNICAL CLIMATE INFRA
Flood control, riverbank, climate-resilient design.

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

Financial *Performance*

Multi-year revenue visibility *across four segments*

Order Book as on 30th June 2026 is 1600 Cr+



Segment	Amount (in INR crs)
Buildings	504
Railways & Tunnels	400
Roads & Bridges	498
River Protection	215
Total	**1617**

01 New Order Wins – Rs 430 Cr in last five and half months

02 Executable order Book – Rs 890 Cr in 18 Months

03 Average Completion Time : 18 to 30 Month

04 Tenders under Evaluation and in pipeline - 2500 Crores

New Order Wins till July, 2026

	Projects	Awarding Entity	State	Time Period	Value (in cr.)
01	**Joint Venture entity NCDC-Brahmaputra JV, has been declared L-1**	NF Rly	ASSAM	18 months	**81.98**
02	**Short Term Maintenance Contract at Selected Locations between Km 0.00 to Km 65.00 of Pailapool – Hangrum**	NHIDCL	ASSAM	12 months	**25.78**
03	**Joint Venture entity SB BIL JV, has been declared L-1**	NC Rly	MP	18 months	**114.24**
04	**Operation and maintenance of NH-502A corridor over a length of 87.18 km**	MoRT&H	MIZORAM	60 months	**70.18**
	TOTAL				**292.18**

Standalone 1QFY27 P&L

Particulars	1QFY27	1QFY26	Y-o-Y	4QFY26	Q-o-Q	FY26	FY25	Y-o-Y
Net Sales	93	92	2%	92	2%	365	242	51%
COGS	67	66	1%	61	10%	259	174	49%
Other Income	3	1	392%	2	17%	4	5	(20%)
EBITDA	22	22	3%	18	21%	83	49	72%
EBITDA Margin (%)	24%	24%	13 bps	20%	371 bps	23%	20%	280 bps
Depreciation	0.33	0.34	(3%)	0.34	(3%)	1	2	(9%)
Finance Costs	5	4	5%	4	33%	17	20	(13%)
PBT	20	17	14%	17	18%	69	32	117%
Tax (including deferred tax)	4	2	48%	2	77%	9	2	374%
PAT (attributable to Owner)	16	15	8%	15	10%	60	30	101%
PAT Margins	17%	16%	102 bps	16%	130 bps	16%	12%	405 bps

** Numbers are rounded off to the nearest digits*

Consolidated 1QFY27 P&L

Rs Cr

Particulars	1QFY27	1QFY26	Y-o-Y	4QFY26	Q-o-Q	FY26	FY25	Y-o-Y
Net Sales	108	92	18%	92	18%	365	242	51%
COGS	81	66	23%	61	34%	259	174	49%
Other Income	3	1	392%	2	17%	4	5	(20%)
EBITDA	23	22	4%	18	22%	83	49	72%
EBITDA Margin (%)	21%	24%	(288 bps)	19%	159 bps	23%	20%	280 bps
Depreciation	0.33	0.34	(3%)	0.35	(6%)	1	2	(9%)
Finance Costs	5	4	5%	4	32%	17	20	(13%)
PBT	20	17	15%	17	20%	69	32	117%
Tax (including deferred tax)	4	2	51%	2	80%	9	2	374%
PAT (attributable to Owner)	16	15	10%	15	12%	60	30	101%
PAT Margins	15%	16%	(118 bps)	10%	484 bps	16%	12%	405 bps

** Numbers are rounded off to the nearest digits*

Consolidated Historical Income Statement

Rs Cr

Particulars	FY22	FY23	FY24	FY25	FY26	Q1FY27
Net Sales	160	179	220	242	365	108
COGS	113	126	142	174	259	81
Other Income	2	0	1	5	4	3
EBITDA	29	36	42	49	83	23
EBITDA Margin (%)	18%	20%	19%	20%	23%	21%
Depreciation	3	2	2	2	1	0.33
Finance Costs	20	23	23	20	17	5
PBT	9	11	19	32	69	20
Tax (including deferred tax)	4	1	2	2	9	4
PAT (attributable to Owner)	5	11	17	30	60	16
PAT Margins	3%	6%	8%	12%	16%	15%

** Numbers are rounded off to the nearest digits*

Standalone - Balance Sheet

Rs Cr

Liabilities	FY22	FY23	FY24	FY25	FY26
Total Equity	**145**	**156**	**256**	**286**	**345**
Share Capital	29	29	29	29	29
Other Equity	116	126	227	257	316
Non-Controlling Interest	0	0	0	0	0
Non-Current Liabilities	**105**	**113**	**272**	**236**	**192**
Borrowings	38	36	104	73	23
Other Financial Liabilities	30	31	118	105	111
Other Non-Current Liabilities	8	11	16	23	24
Current Liabilities	**326**	**329**	**189**	**177**	**179**
Borrowings	177	180	111	106	104
Trade Payables	20	14	39	60	57
Other Current Liabilities	129	135	39	11	18
Total Liabilities and equity	**575**	**597**	**717**	**698**	**717**

Assets	FY22	FY23	FY24	FY25	FY26
Non-Current Assets	**215**	**244**	**456**	**489**	**466**
Property, Plant and Equipment	22	21	20	20	20
Capital WIP	0	0	0	0	0
Investment in Property	57	56	64	62	86
Other Non-Current Assets	136	167	372	407	360
Current Assets	**360**	**352**	**261**	**210**	**251**
Inventories	217	178	108	94	102
Debtors	29	43	35	27	19
Cash Eq. and Bank	4	12	17	29	20
Loans	-	-	53	-	-
Other Current Assets	110	119	48	59	110
Total Assets	**575**	**597**	**717**	**698**	**717**

Consolidated - Balance Sheet

Rs Cr

Liabilities	FY22	FY23	FY24	FY25	FY26
Total Equity	**165**	**151**	**256**	**286**	**345**
Share Capital	29	29	29	29	29
Other Equity	136	121	226	257	316
Non-Controlling Interest	0	0	0	0	0
Non-Current Liabilities	**105**	**116**	**238**	**236**	**192**
Borrowings	38	39	104	73	23
Other Financial Liabilities	30	31	118	105	111
Other Non-Current Liabilities	37	46	16	58	59
Current Liabilities	**328**	**330**	**223**	**177**	**179**
Borrowings	178	293	127	106	104
Trade Payables	21	14	39	60	57
Other Current Liabilities	129	23	57	11	18
Total Liabilities and equity	**598**	**597**	**717**	**699**	**717**

Assets	FY22	FY23	FY24	FY25	FY26
Non-Current Assets	**236**	**244**	**390**	**489**	**466**
Property, Plant and Equipment	22	21	20	20	20
Capital WIP	0	0	0	0	0
Investment in Property	57	56	55	62	86
Other Non-Current Assets	157	167	315	407	360
Current Assets	**362**	**352**	**327**	**210**	**251**
Inventories	220	178	174	94	102
Debtors	30	43	35	27	19
Cash Eq. and Bank	1	12	17	29	20
Loans	0	0	0	0	0
Other Current Assets	111	119	101	60	110
Total Assets	**598**	**597**	**717**	**699**	**717**

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.

FOUR PILLARS · THE PATH TO FY30

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 22%+

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%

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 2027**
Lunch Phase
Phase 1 · Shopping Mall Plaza

PHASE ROADMAP

Phase 1	Phase 2	Phase 3	Phase 4-5
Shopping Mall Plaza Retail Outlet	**Commercial**	**Commercial**	**Luxury Homes**
Flagship retail destination. Grand launch FY 2027.	Expanded commercial & retail zones generating yield	Final commercial block. Rental income active by FY 29.	Exclusive ultra-luxury residences. Details at project launch
COMMERCIAL	COMMERCIAL	COMMERCIAL	RESIDENTIAL

PROJECTED ANNUAL RENTAL YIELD

₹30 Cr+

From commercial phases - commencing FY 2029

01 **FY 27**
Phase 1 launch

02 **FY 29**
Yield generation begins

03 **Final Phase**
Luxury residential

Annexure

A sample of execution · nationally significant

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

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

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+	100+	5
OUTLETS	BRAND ENTRANTS	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	100 +	~10K
DEVELOPED	MANUFACTURING UNITS	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	200	3.43 acre
G+11 TOWERS	RESIDENCES	SITE AREA

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

LOCATION
GUWAHATI, ASSAM

An annuity asset hidden inside an EPC company

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*

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
3/4 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.***

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