Ref No: MSAFE/SE/2026-27/45 Date: 05.09.2026

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai - 400001

BSE Scrip Code: 544695

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

Dear Sir/Ma'am,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the presentation of Msafe Equipments Limited ("the Company") to be made during the Investors/Analysts event titled **"Alpha Ideas SME Stars-2026 Edition"** scheduled for 06th September, 2026 from 09:00 AM onwards (IST).

This intimation is also being upload on Company's website and can accessed at https://msafegroup.com/investors.

Kindly take the said documents on your records and acknowledge receipt of the same.

Thanking You
For Msafe Equipments Limited

RENUKA UNIYAL
Digitally signed by RENUKA UNIYAL
Date: 2026.09.05 18:04:25 +05'30'

Renuka Uniyal
Company Secretary & Compliance Officer
M No. A71663

MSAFE

PROTECT THE PEOPLE

Innovating Safety
Building Recurring Growth

Investor Presentation

www.msafegroup.com

Disclaimer

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Msafe Equipments – A Scaffolding & Access Solutions Provider

- Msafe Equipments, a Delhi-based Safety Equipment company with manufacturing operations located in Greater Noida, Uttar Pradesh.
- Engaged in the **manufacturing, sale, and rental of scaffolding and access equipment.**
- Operates an **asset-backed rental model, enabling recurring revenue through multiple rental cycles.**
- Served **2,500+ customers** in a year across infrastructure, construction, industrial maintenance, and commercial projects.

- Product portfolio includes:

Aluminium Scaffolding Systems

Mild Steel (MS) Scaffolding

FRP Ladders

30-60%
Rental Yield Scaffolding

39.71%
Operating Margin in Q1 FY27

46%
Rental segment contribution in Q1FY27

21 Warehouses
PAN India

36.27%
ROE in FY26

24.32%
ROCE in FY26

80% +
Existing Capacity Utilization

Nearly 2x
Capacity Expansion Underway

INDIA ALUMINIUM SCAFFOLDING MARKET

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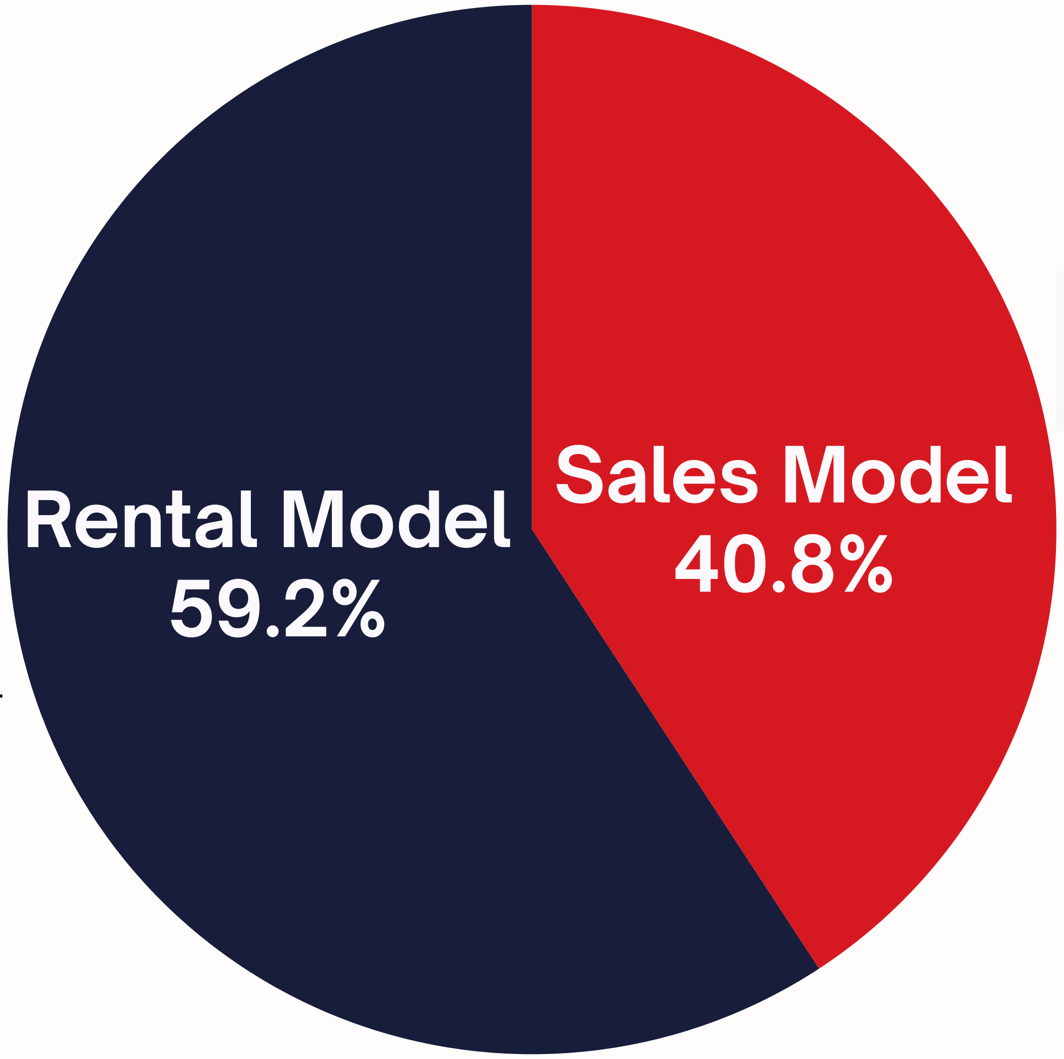
Rental-led growth with Aluminium scaffolding market expanding at ~10.25% CAGR through 2030

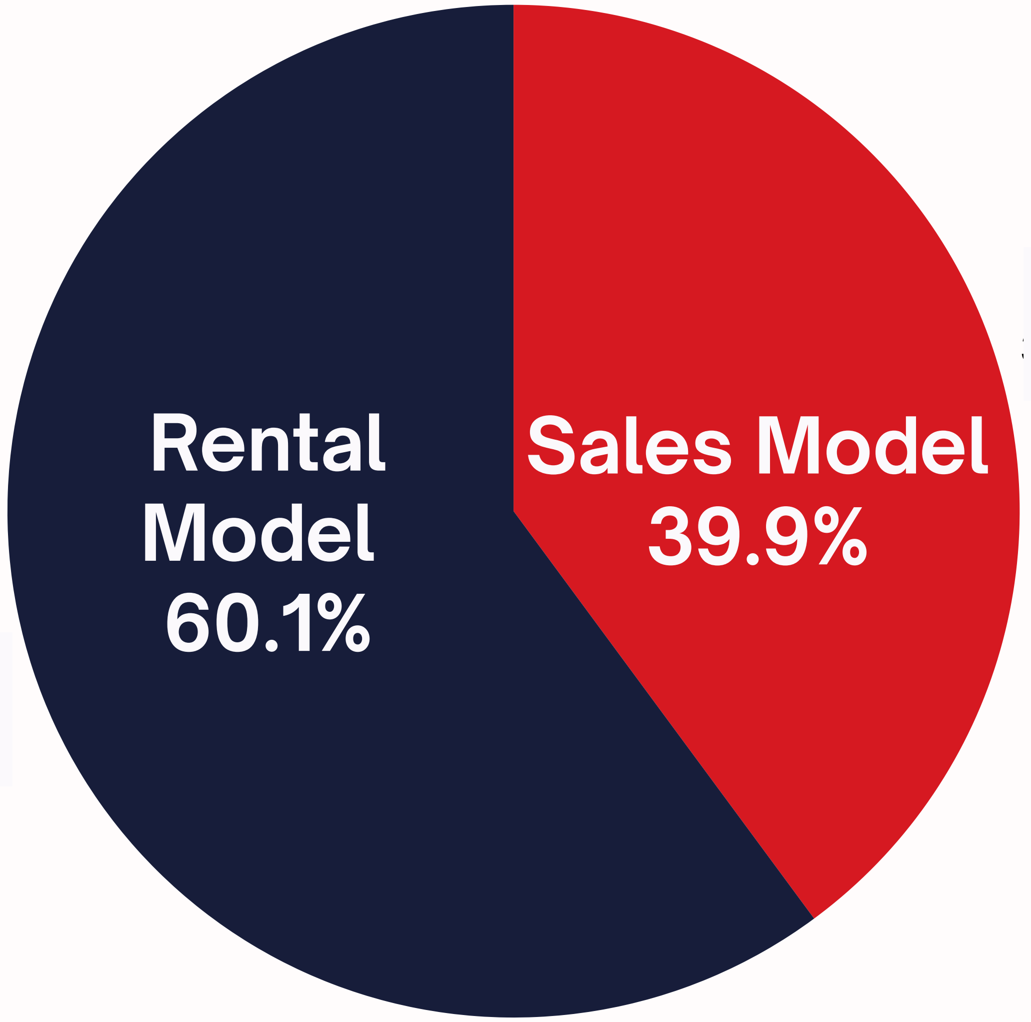


2024
Market Size ₹1,298.48 Cr

Overall
~10.25% CAGR (P)

Rental
~10.54% CAGR (P)

Sale
~9.85% CAGR (P)

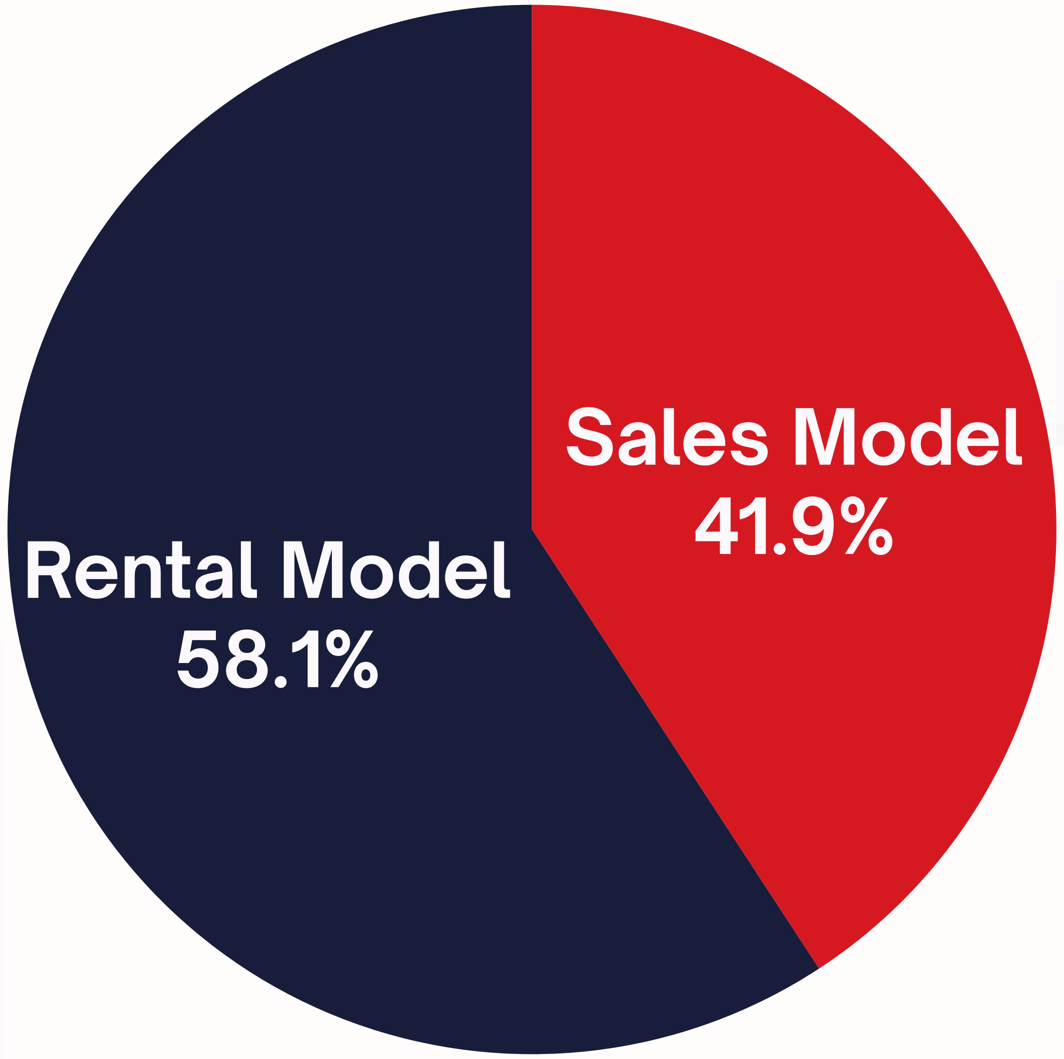


2030 P
Market Size ₹2,333.80 Cr

Source: Industry Report for India Scaffolding and Ladders Market, dated August 11, 2025 ("Mordor Report"), prepared and issued by Mordor Intelligence Private Limited

INDIA STEEL SCAFFOLDING MARKET

Rental remains dominant as the Steel scaffolding market grows at ~10.19% CAGR through 2030

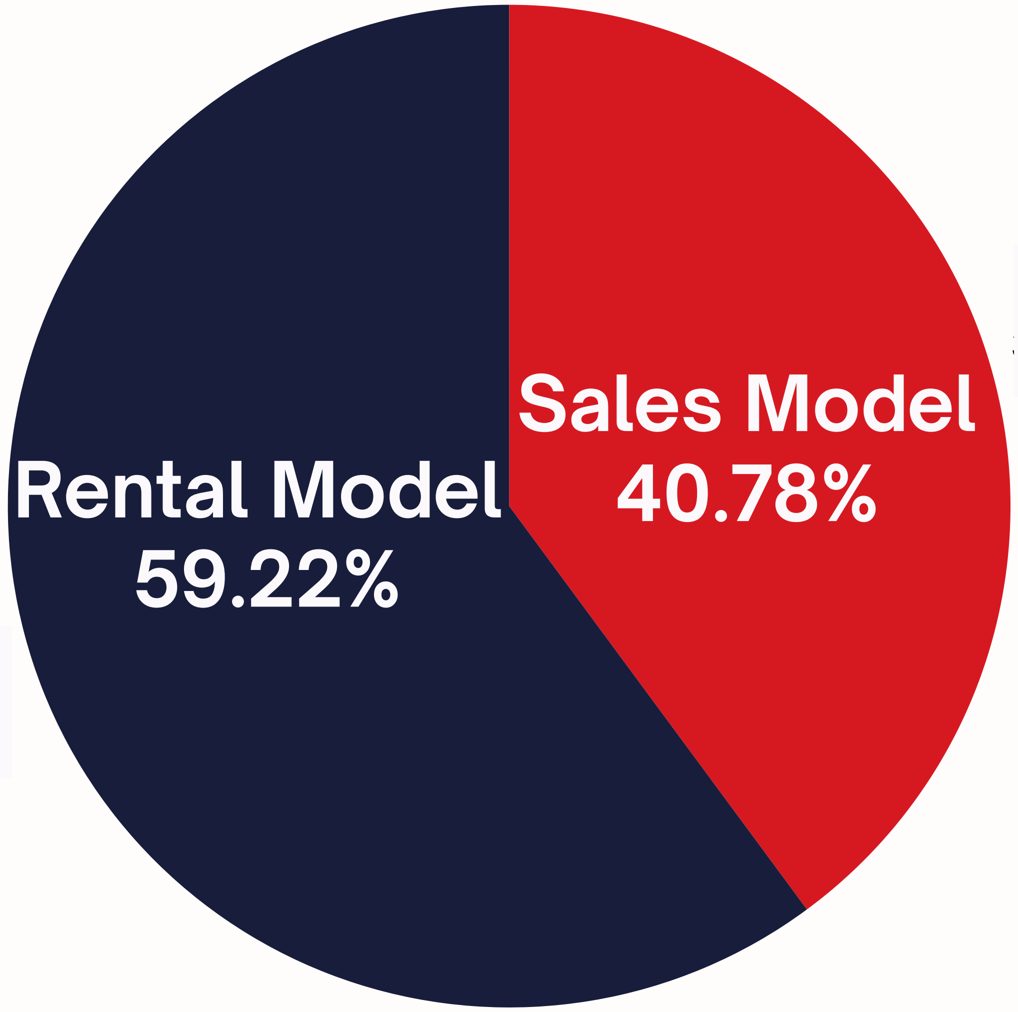


2024
Market Size ₹4,620.95 Cr

Overall
~10.19% CAGR (P)

Rental
~10.54% CAGR (P)

Sale
~9.69% CAGR (P)



2030 P
Market Size ₹8,270.01 Cr

Source: Industry Report for India Scaffolding and Ladders Market, dated August 11, 2025 (“Mordor Report”), prepared and issued by Mordor Intelligence Private Limited

Integrated Manufacturing and Rental Business Model

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Msafe designs, manufactures, sells, and rents access and height-safety equipment for industrial, construction, and infrastructure sectors, offering safe, reliable, and customizable solutions supported by robust design capabilities and timely delivery.

Business Model

Dual Revenue Streams: Sales and Rental

Rental Model

Short- and long-term rental of scaffolding systems for project-based requirements. Generates recurring income and ensures optimal asset utilization.

Sale Model

Manufacturing and sale of aluminium scaffoldings and ladders to industrial and construction clients. Focus on superior design, customization, and timely delivery.

Product **Portfolio**

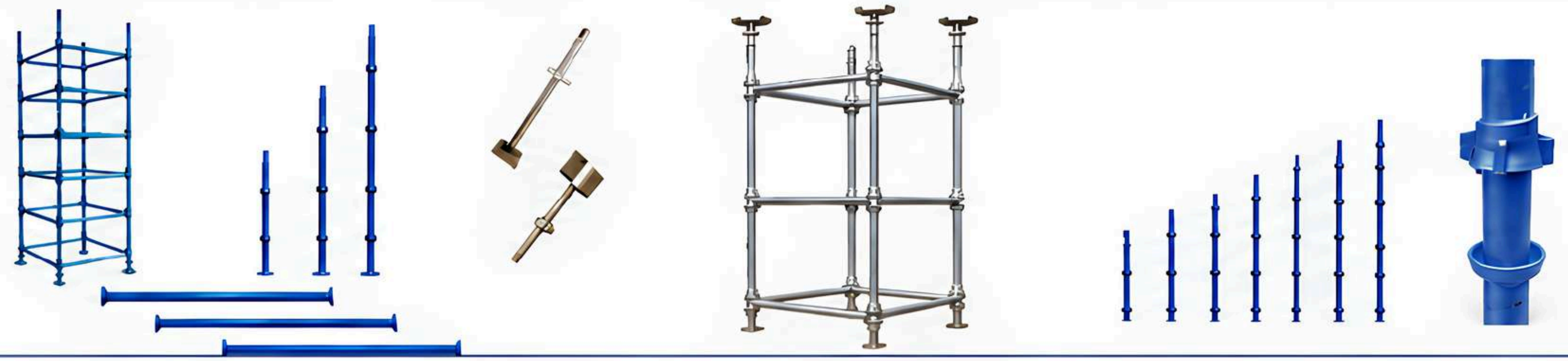
A comprehensive range of high-quality, safe and reliable scaffolding & access solutions for diverse industry needs.

Aluminium Scaffolding

Lightweight, corrosion-resistant and easy to assemble, ideal for safe working at height.

MS Scaffolding

Strong, durable and versatile mild steel scaffolding systems for heavy duty construction requirements.



FRP & Aluminium Ladder

Robust, lightweight and ergonomically designed for maximum safety and stability.

Rental Business Model

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An annuity-like model delivering **consistent cash flows**, **strong demand**, and **cross-sell opportunities.**

MS Scaffolding Rental Yield
32 – 38%
Per Annum

Aluminium Rental Yield
60 – 66%
Per Annum

WHY SCAFFOLDING RENTAL IS A STRONG BUSINESS MODEL

LOW MAINTENANCE REQUIREMENT

Scaffolding assets require minimal maintenance, ensuring higher operating efficiency.

FAST ASSET PAYBACK

Rental assets typically achieve payback within **1 – 1.5 years**, ensuring strong return generation.

STORAGE & LOGISTICS ADVANTAGE

Bulk materials stored at project sites post completion for future rentals.

HIGH OPERATIONAL COMPLEXITY

Assembly of nearly **40 components** enables organized players to deliver better execution.

FRAGMENTED INDUSTRY

Highly unorganized sector with limited organized players, offering large consolidation opportunity.

STRONG PAN INDIA PRESENCE

Operates through **21** warehouses across India with a focus on increasing network density.

SCALABLE & RECURRING BUSINESS MODEL

Integrated manufacturing and rental capabilities driving consistent cash flows and long-term recurring revenue.

Expanding rental business through **₹6 crore capex** to build **748 tonnes** of specialized rental equipment.

STRONG PAN INDIA PRESENCE

21 WAREHOUSES ACROSS INDIA

PLANNED NETWORK DENSITY EXPANSION

500 km Current Density » **150 km** Target Density

- Increasing proximity.
- Enhancing service efficiency.
- Delivering greater value.

Management Commentry

We started FY27 with healthy momentum, delivering 40% year-on-year revenue growth while maintaining an operating margin of Approx ~40% and PAT margin of Approx ~23%.

Margins remained stable despite inflation, supported by rental business expansion, higher rental asset deployment and operating leverage from scale.

We are now seeing execution of the strategy outlined during our IPO. MS scaffolding capacity increased significantly ahead of schedule, enabling us to scale the steel scaffolding rental business faster and meet demand without waiting for our owned facility.

Rental remains a key growth priority. *In Q1FY27 alone, we deployed more steel scaffolding rental assets than in the entire FY26.*

Civil construction has commenced for our integrated manufacturing facility, expected to become operational by May 2027. *The facility will support our vision of building a scalable rental-led platform across safety equipment and innovative building materials, particularly in categories with low organised penetration or underserved solutions in India.*

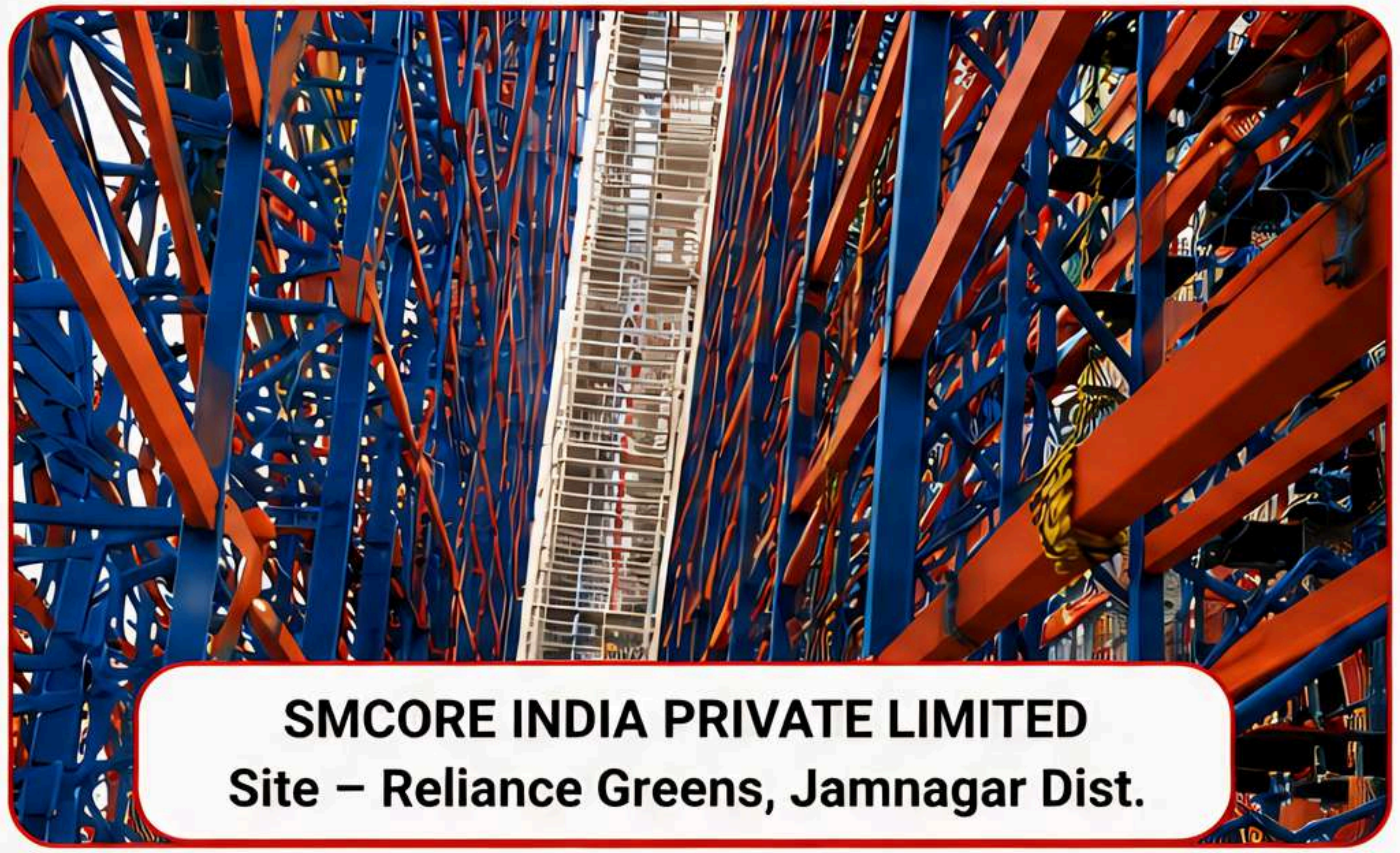
Our aluminium formwork initiative is progressing as planned, with 500 TPA capacity targeted from December 2026. *Initial inquiries and feedback from existing customers have been encouraging.*

Going forward, our focus remains on disciplined execution - scaling rental assets, commissioning new capacity, developing the formwork business, deepening customer relationships and expanding our product portfolio. ***We continue to target ~50% revenue growth in FY27 while maintaining healthy profitability and disciplined capital allocation.***

Pradeep Aggarwal
Chairman & Managing Director

Ajay Kumar Kanoi
Whole Time Director

STEEL SCAFFOLDING PROJECTS



SMCORE INDIA PRIVATE LIMITED
Site – Reliance Greens, Jamnagar Dist.

TATA PROJECTS
Micron Site – Sanand, Gujarat

HINDALCO
Mumbai Site

KEI WIRES & CABLES
Sanand, Ahmedabad

ALUMINIUM SCAFFOLDING PROJECTS

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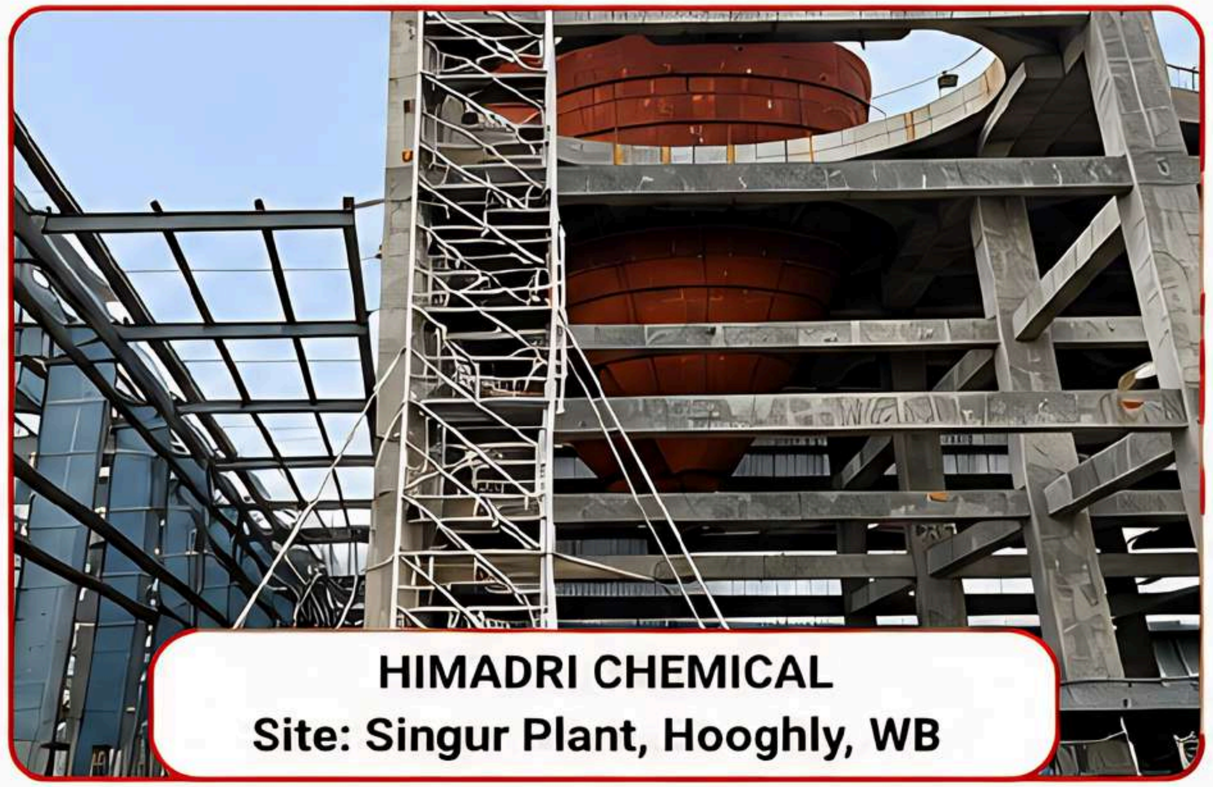
FUNCTION NEON
Site – Nexus Celebration Mall, Udaipur

BENGAL AMBUJA HOUSING Site –
BAHDL, Rajarhat, Kolkata

SELECT CITY INFRA
Site: Select City Walk Mall, Delhi.



HIMADRI CHEMICAL
Site: Singur Plant, Hooghly, WB

MAL ASSET MANAGEMENT
Site - Brigade Triumph Commercial

Key Financial Highlights

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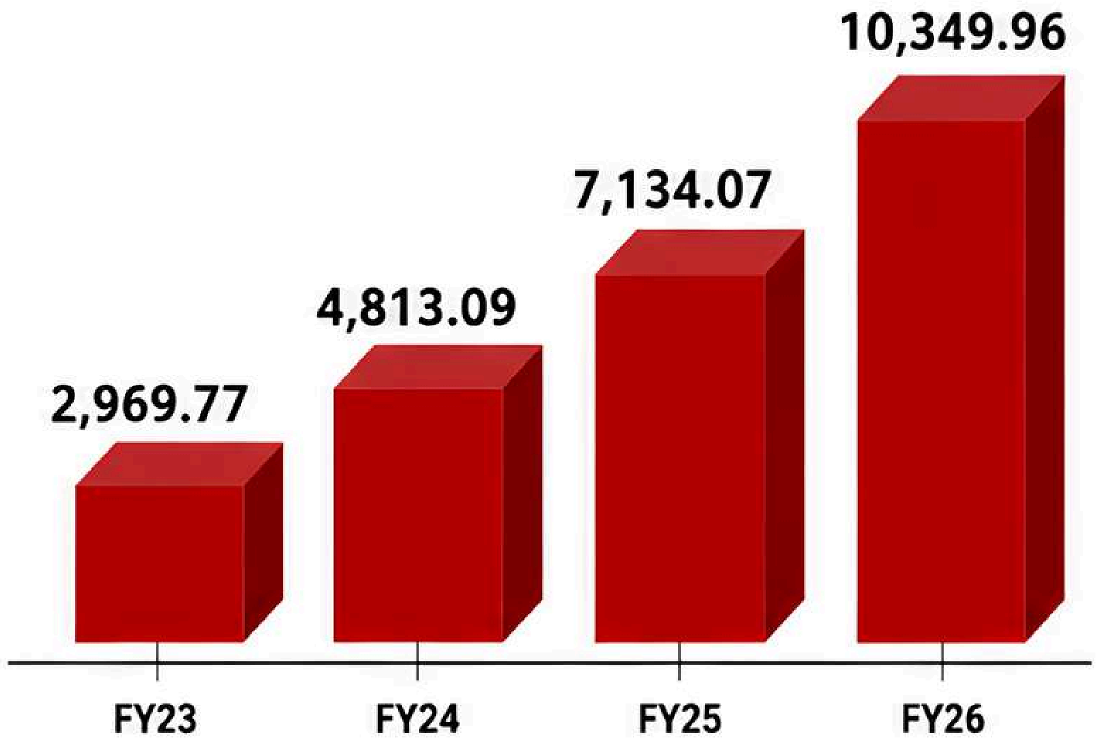
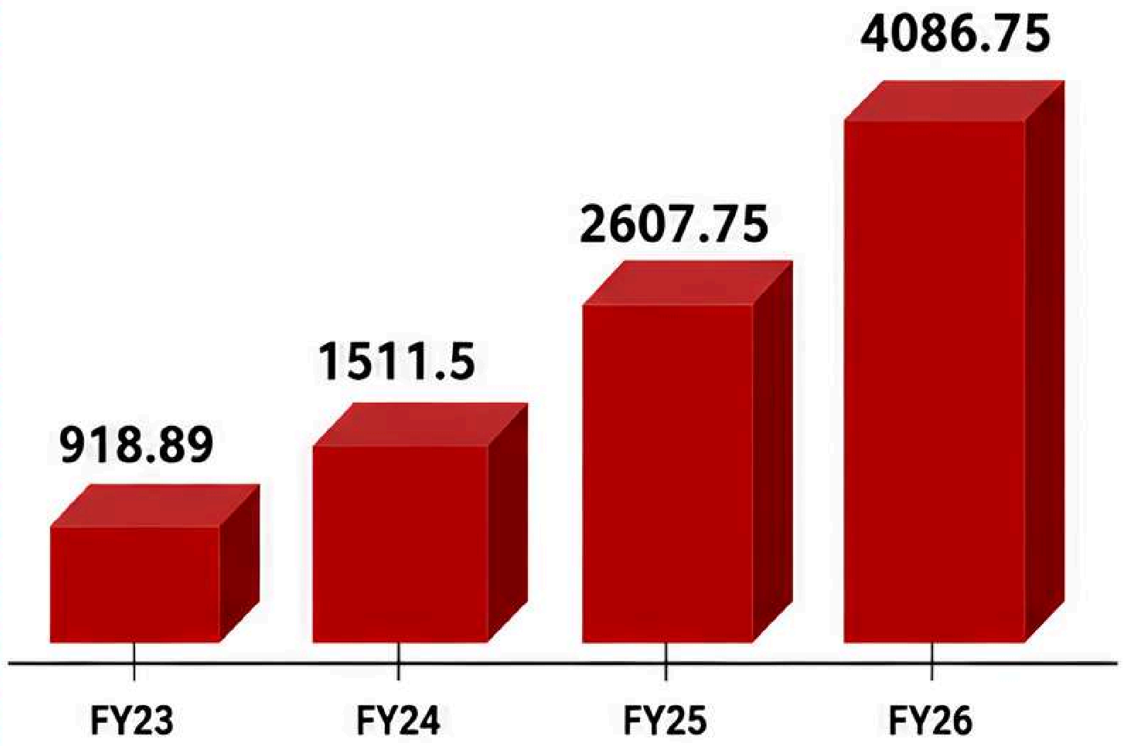
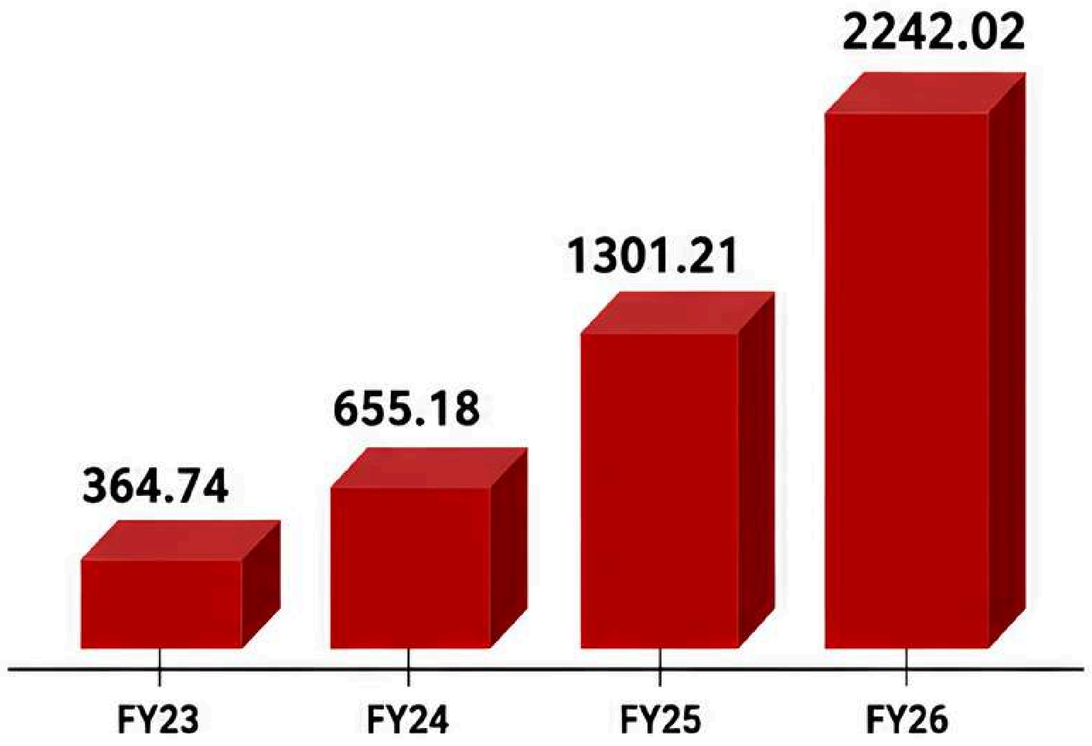
Revenue
(in ₹ Lakhs)



EBITDA
(in ₹ Lakhs)



PAT
(in ₹ Lakhs)



CAGR (FY23–FY26)
51.6%

CAGR (FY23–FY26)
64.5%

CAGR (FY23–FY26)
83.1%

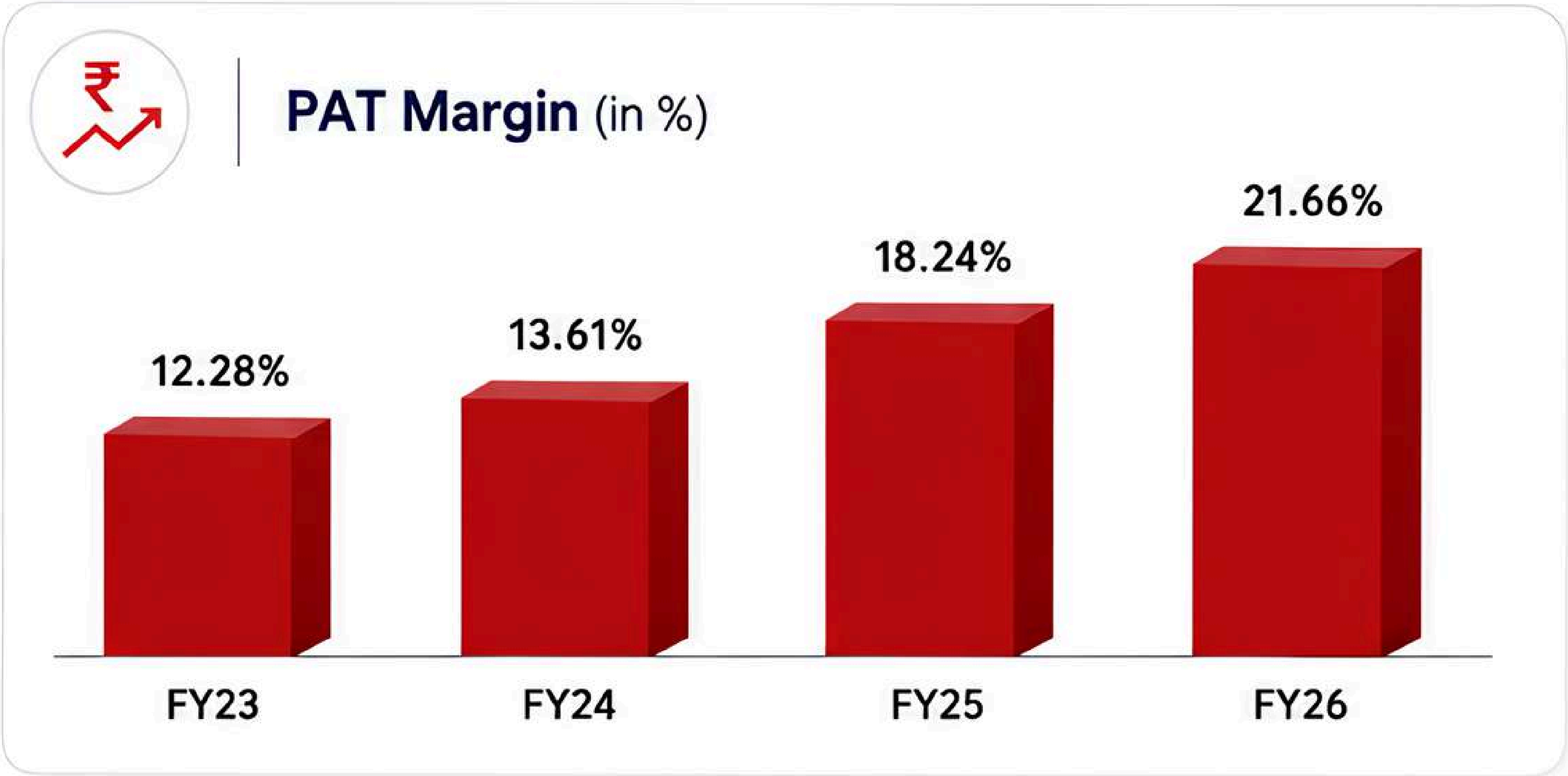
DELIVERING STRONG VALUE.
FUELING SUSTAINABLE GROWTH.

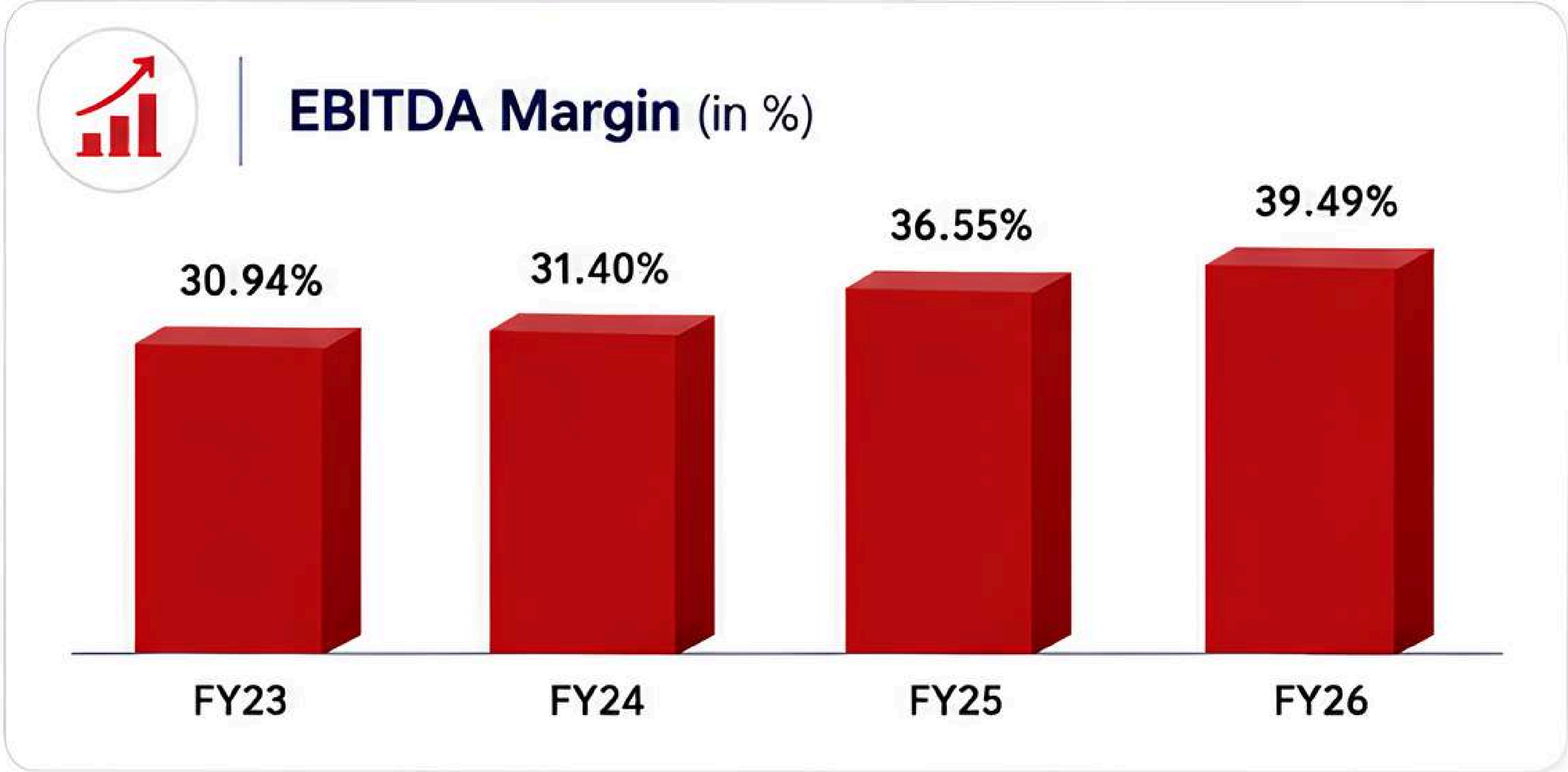
Consistent Topline Expansion

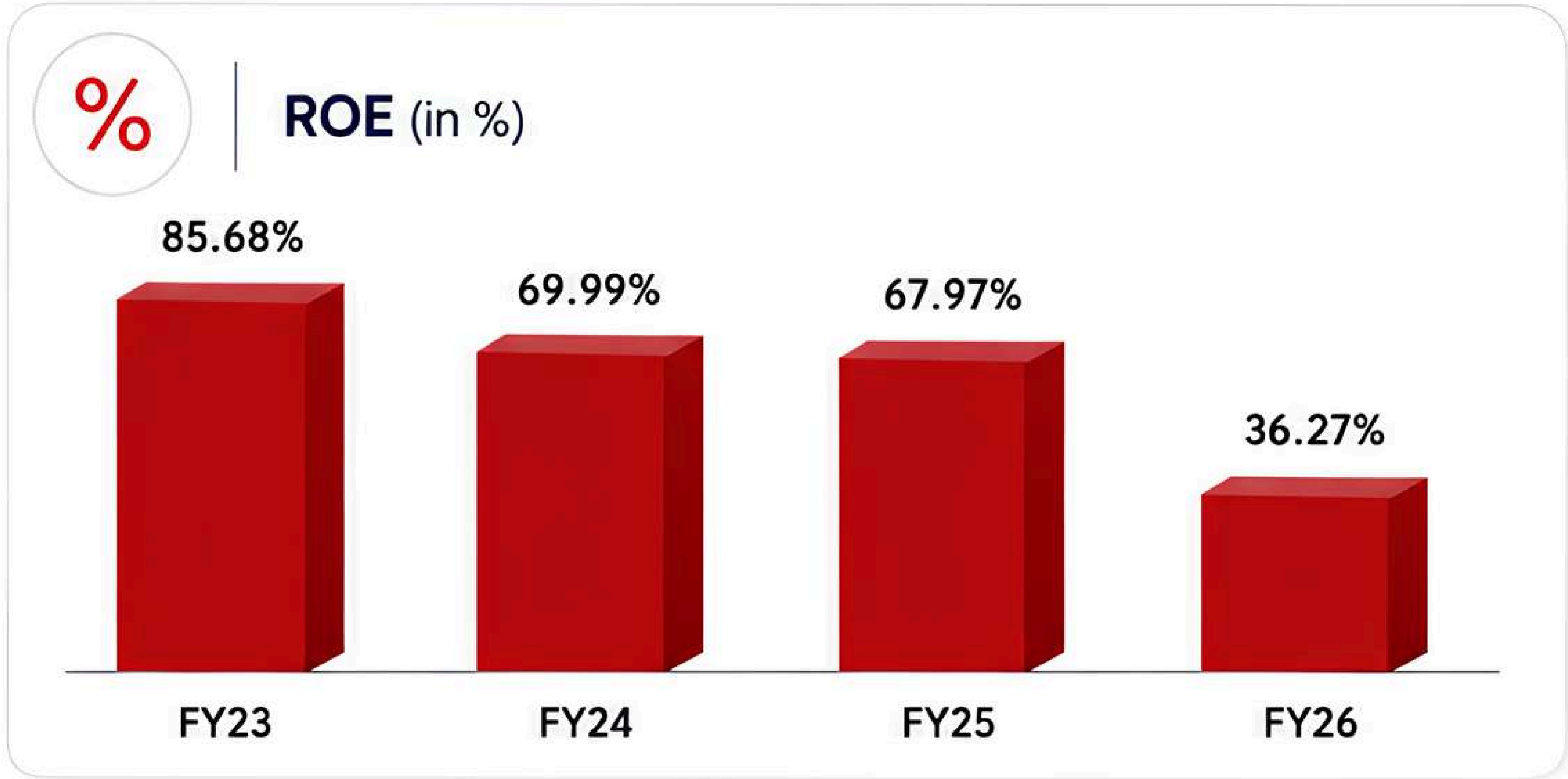
Improving Operational Efficiency

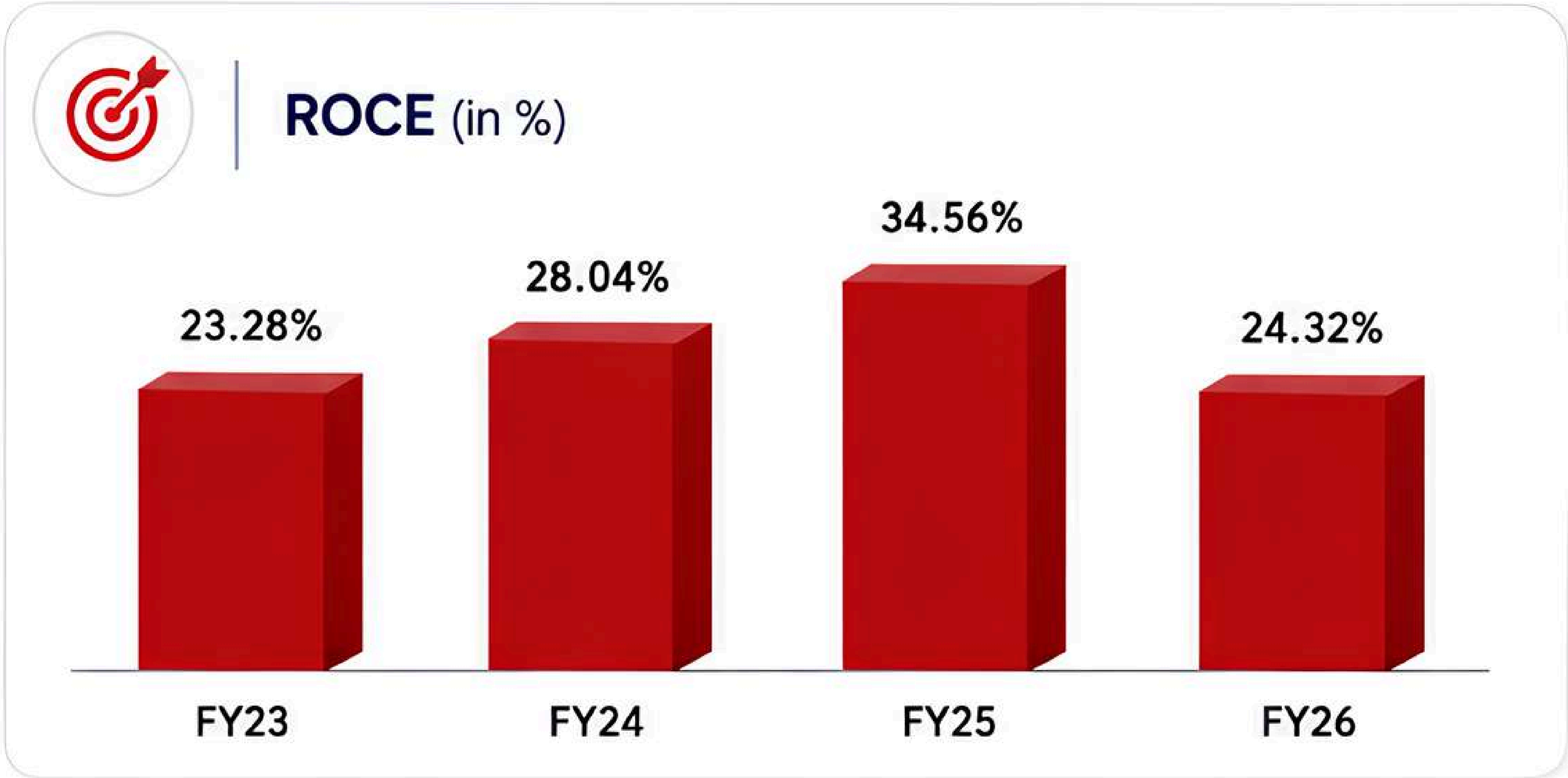
Strong Profitability Growth

Key Financial Highlights

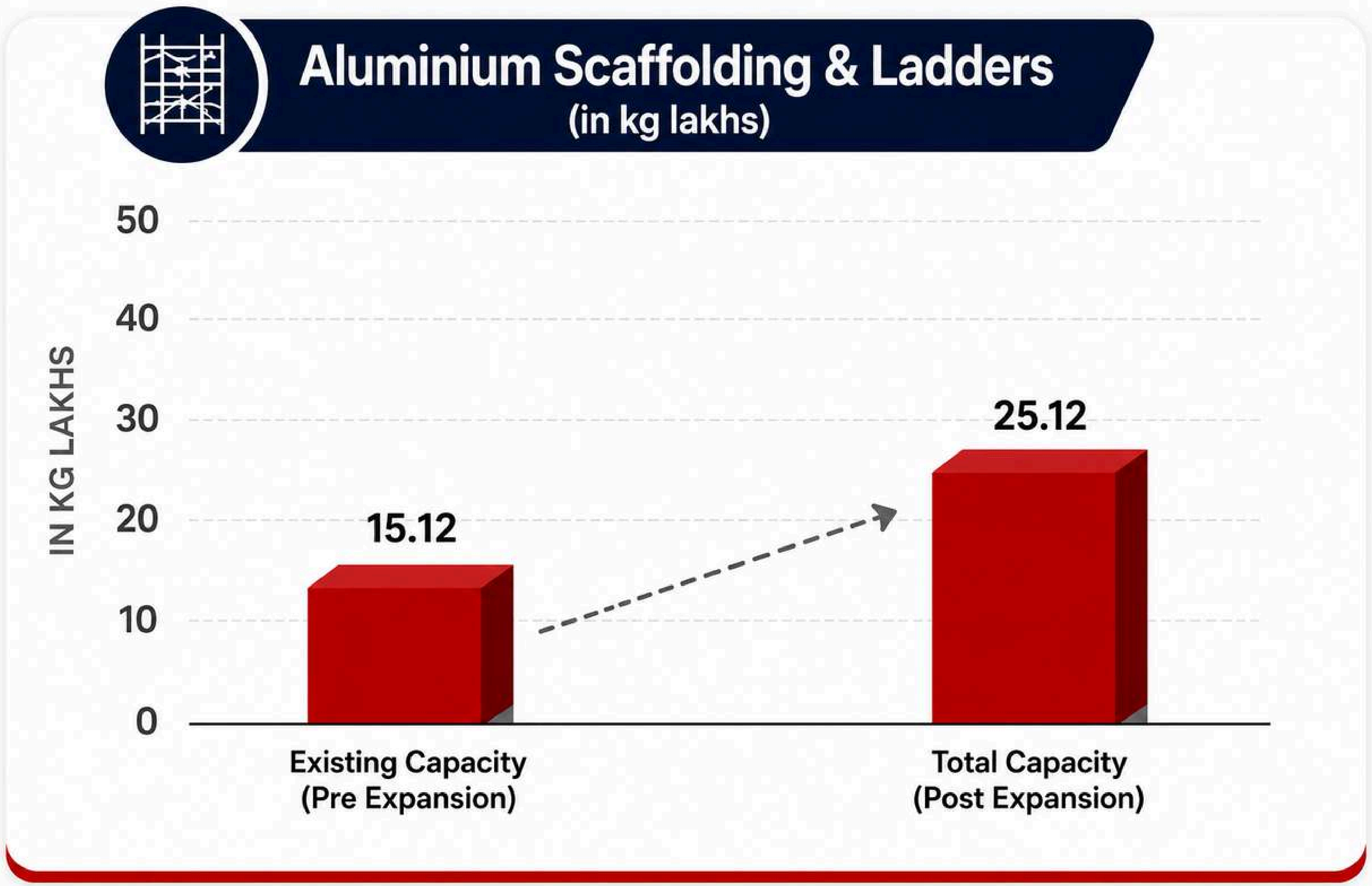


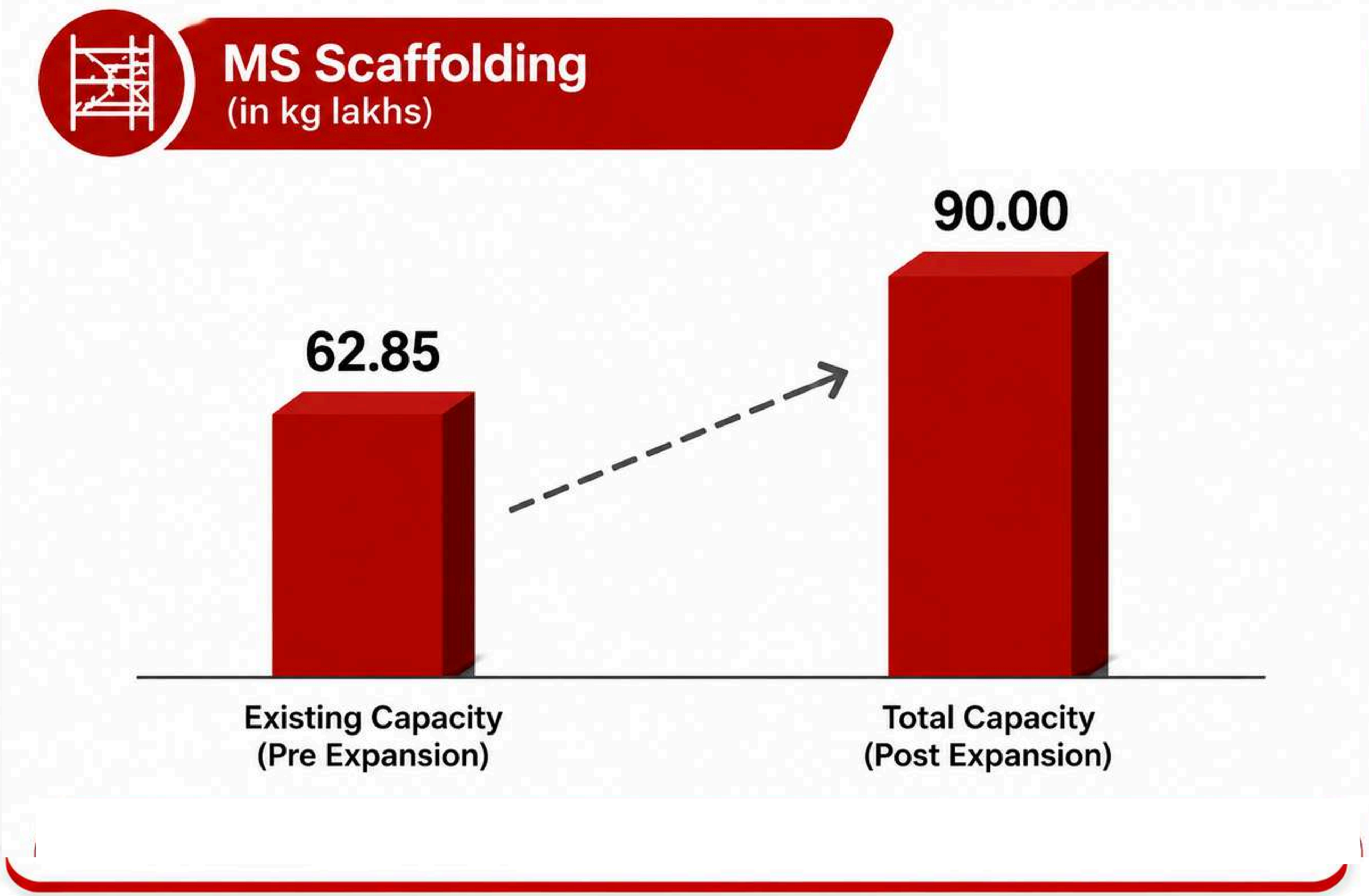






Capacity Expansion to Support Multi-Year Growth





Integrated Mathura Facility

Civil construction has commenced on MSAFE's upcoming owned integrated manufacturing facility, with operations expected by May 2027. The facility will strengthen the Company's manufacturing capabilities and support its scalable, rental-led growth across safety equipment, innovative building materials, and new product categories.

Expansion into Aluminium Formwork Solutions

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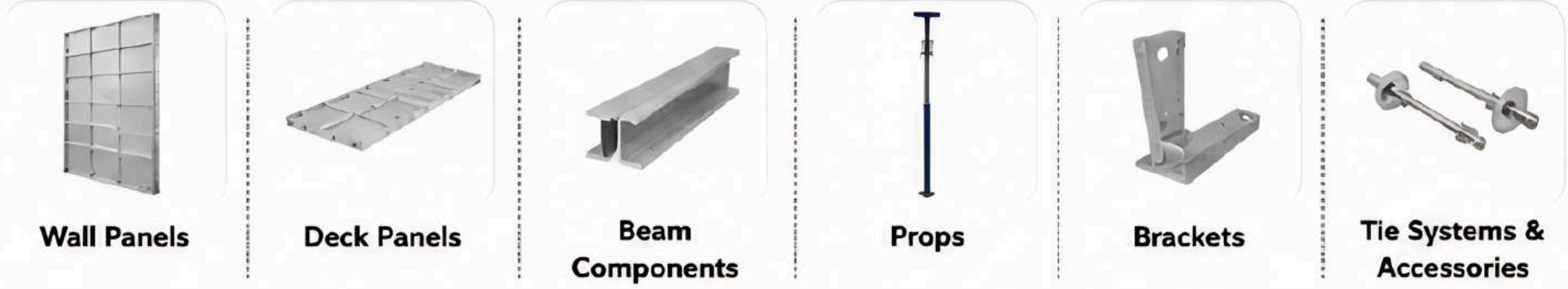
ABOUT ALUMINIUM FORMWORK

- **Aluminium Formwork is a modern construction system used for monolithic casting of walls, slabs, columns, and beams.**
- **Enables faster construction, superior quality, and high structural strength with minimal finishing.**
- **Ideal for high-rise buildings, mass housing projects and large-scale infrastructure developments.**



KEY ADVANTAGES

- **Faster Construction Cycle (5–7 days per floor)**
- **Reusable up to 150–250+ Repetitions**
- **Reduced Labour Dependency**
- **Smooth Concrete Finish with Minimal Plastering**
- **Higher Structural Strength through Monolithic Casting**

CUSTOMER FOCUS

Focused on serving leading infrastructure, real estate, and EPC companies across India.

CAPACITY EXPANSION & FUTURE READINESS

- Existing operations initiated through **rented manufacturing premises** to accelerate market entry and execution.
- **Planned annual production capacity of 500 Tonnes in the rented unit to support initial scale-up and customer acquisition**
- Expansion expected to strengthen **cross-selling opportunities** with existing scaffolding and rental customer base.
- Positioned to benefit from increasing adoption of modern construction technologies, high-rise development, and affordable housing demand in India.

Way Forward Strategies

Building a scalable rental-led platform across safety equipment and innovative building materials, particularly in categories with low organised penetration or where differentiated solutions remain underserved in India.

Capacity Already Expanded

MS scaffolding capacity has been expanded through temporary rented facilities to meet rising demand

Capacity Expansion Plans Underway

Establishing an owned facility to expand capacities ~2x to boost scaffolding and rental asset production for growth.

Expansion into Formwork Solutions

Enter formwork to evolve into an integrated structural solutions provider, unlocking new revenues and cross-selling.

Strengthening Rental-Led Model

Scale rental asset base for higher margins, strong returns, predictable, stable cash flows, and better utilization.

Geographic & Customer Expansion

Strengthen pan-India presence and deepen client relationships for higher wallet share and repeat business.

Execution-Driven Growth & Profitability

Target 50%+ growth in FY27 via capacity ramp-up and expansion, with margin discipline through operating leverage and rentals.

Thank You

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