



# 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](http://www.brahmaputragroup.com)

CIN:L55204DL1998PLC095933

Date: May 30, 2026

To,

**The General Manager,**

**BSE Limited,**

Department of Corporate Services,

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001.

Scrip Code: 535693

**Sub: Submission of Investor Presentation in connection with Audited Financial Results for the Quarter and Year Ended March 31, 2026 - Pursuant to Regulation 46 read with Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir / Madam,

We refer to the captioned subject and in compliance with Regulation 46 read with Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), we hereby submit the **Investor Presentation** prepared by the Company in connection with the Audited Financial Results for the Quarter and Financial Year Ended **March 31, 2026**, as approved by the Board of Directors at its meeting held on **May 30, 2026**.

The Investor Presentation inter alia covers an overview of the Company's business performance, key financial highlights, and operational update for the aforesaid period. The said Investor Presentation is also being uploaded on the website of the Company at [www.brahmaputragroup.com](http://www.brahmaputragroup.com) in terms of Regulation 46 of the SEBI LODR Regulations.

This is for your information and records. Kindly take the same on record.

Thanking you,

Yours faithfully,

**For Brahmaputra Infrastructure Limited**

**RAKTIM  
ACHARJE  
E**

Digitally signed by RAKTIM ACHARJE  
DN: cn=Raktim Acharje, o=BI  
-MEGHALAYA, email=RKTIM@BRAHMAPUTRAGROUP.COM, c=IN  
1=+91-11-42290200, 2=+91-11-41687880, 3=+91-11-26787068, 4=+91-11-42290200, 5=+91-11-41687880, 6=+91-11-26787068, 7=+91-11-42290200, 8=+91-11-41687880, 9=+91-11-26787068, 10=+91-11-42290200, 11=+91-11-41687880, 12=+91-11-26787068, 13=+91-11-42290200, 14=+91-11-41687880, 15=+91-11-26787068, 16=+91-11-42290200, 17=+91-11-41687880, 18=+91-11-26787068, 19=+91-11-42290200, 20=+91-11-41687880, 21=+91-11-26787068, 22=+91-11-42290200, 23=+91-11-41687880, 24=+91-11-26787068, 25=+91-11-42290200, 26=+91-11-41687880, 27=+91-11-26787068, 28=+91-11-42290200, 29=+91-11-41687880, 30=+91-11-26787068, 31=+91-11-42290200, 32=+91-11-41687880, 33=+91-11-26787068, 34=+91-11-42290200, 35=+91-11-41687880, 36=+91-11-26787068, 37=+91-11-42290200, 38=+91-11-41687880, 39=+91-11-26787068, 40=+91-11-42290200, 41=+91-11-41687880, 42=+91-11-26787068, 43=+91-11-42290200, 44=+91-11-41687880, 45=+91-11-26787068, 46=+91-11-42290200, 47=+91-11-41687880, 48=+91-11-26787068, 49=+91-11-42290200, 50=+91-11-41687880, 51=+91-11-26787068, 52=+91-11-42290200, 53=+91-11-41687880, 54=+91-11-26787068, 55=+91-11-42290200, 56=+91-11-41687880, 57=+91-11-26787068, 58=+91-11-42290200, 59=+91-11-41687880, 60=+91-11-26787068, 61=+91-11-42290200, 62=+91-11-41687880, 63=+91-11-26787068, 64=+91-11-42290200, 65=+91-11-41687880, 66=+91-11-26787068, 67=+91-11-42290200, 68=+91-11-41687880, 69=+91-11-26787068, 70=+91-11-42290200, 71=+91-11-41687880, 72=+91-11-26787068, 73=+91-11-42290200, 74=+91-11-41687880, 75=+91-11-26787068, 76=+91-11-42290200, 77=+91-11-41687880, 78=+91-11-26787068, 79=+91-11-42290200, 80=+91-11-41687880, 81=+91-11-26787068, 82=+91-11-42290200, 83=+91-11-41687880, 84=+91-11-26787068, 85=+91-11-42290200, 86=+91-11-41687880, 87=+91-11-26787068, 88=+91-11-42290200, 89=+91-11-41687880, 90=+91-11-26787068, 91=+91-11-42290200, 92=+91-11-41687880, 93=+91-11-26787068, 94=+91-11-42290200, 95=+91-11-41687880, 96=+91-11-26787068, 97=+91-11-42290200, 98=+91-11-41687880, 99=+91-11-26787068, 100=+91-11-42290200, 101=+91-11-41687880, 102=+91-11-26787068, 103=+91-11-42290200, 104=+91-11-41687880, 105=+91-11-26787068, 106=+91-11-42290200, 107=+91-11-41687880, 108=+91-11-26787068, 109=+91-11-42290200, 110=+91-11-41687880, 111=+91-11-26787068, 112=+91-11-42290200, 113=+91-11-41687880, 114=+91-11-26787068, 115=+91-11-42290200, 116=+91-11-41687880, 117=+91-11-26787068, 118=+91-11-42290200, 119=+91-11-41687880, 120=+91-11-26787068, 121=+91-11-42290200, 122=+91-11-41687880, 123=+91-11-26787068, 124=+91-11-42290200, 125=+91-11-41687880, 126=+91-11-26787068, 127=+91-11-42290200, 128=+91-11-41687880, 129=+91-11-26787068, 130=+91-11-42290200, 131=+91-11-41687880, 132=+91-11-26787068, 133=+91-11-42290200, 134=+91-11-41687880, 135=+91-11-26787068, 136=+91-11-42290200, 137=+91-11-41687880, 138=+91-11-26787068, 139=+91-11-42290200, 140=+91-11-41687880, 141=+91-11-26787068, 142=+91-11-42290200, 143=+91-11-41687880, 144=+91-11-26787068, 145=+91-11-42290200, 146=+91-11-41687880, 147=+91-11-26787068, 148=+91-11-42290200, 149=+91-11-41687880, 150=+91-11-26787068, 151=+91-11-42290200, 152=+91-11-41687880, 153=+91-11-26787068, 154=+91-11-42290200, 155=+91-11-41687880, 156=+91-11-26787068, 157=+91-11-42290200, 158=+91-11-41687880, 159=+91-11-26787068, 160=+91-11-42290200, 161=+91-11-41687880, 162=+91-11-26787068, 163=+91-11-42290200, 164=+91-11-41687880, 165=+91-11-26787068, 166=+91-11-42290200, 167=+91-11-41687880, 168=+91-11-26787068, 169=+91-11-42290200, 170=+91-11-41687880, 171=+91-11-26787068, 172=+91-11-42290200, 173=+91-11-41687880, 174=+91-11-26787068, 175=+91-11-42290200, 176=+91-11-41687880, 177=+91-11-26787068, 178=+91-11-42290200, 179=+91-11-41687880, 180=+91-11-26787068, 181=+91-11-42290200, 182=+91-11-41687880, 183=+91-11-26787068, 184=+91-11-42290200, 185=+91-11-41687880, 186=+91-11-26787068, 187=+91-11-42290200, 188=+91-11-41687880, 189=+91-11-26787068, 190=+91-11-42290200, 191=+91-11-41687880, 192=+91-11-26787068, 193=+91-11-42290200, 194=+91-11-41687880, 195=+91-11-26787068, 196=+91-11-42290200, 197=+91-11-41687880, 198=+91-11-26787068, 199=+91-11-42290200, 200=+91-11-41687880, 201=+91-11-26787068, 202=+91-11-42290200, 203=+91-11-41687880, 204=+91-11-26787068, 205=+91-11-42290200, 206=+91-11-41687880, 207=+91-11-26787068, 208=+91-11-42290200, 209=+91-11-41687880, 210=+91-11-26787068, 211=+91-11-42290200, 212=+91-11-41687880, 213=+91-11-26787068, 214=+91-11-42290200, 215=+91-11-41687880, 216=+91-11-26787068, 217=+91-11-42290200, 218=+91-11-41687880, 219=+91-11-26787068, 220=+91-11-42290200, 221=+91-11-41687880, 222=+91-11-26787068, 223=+91-11-42290200, 224=+91-11-41687880, 225=+91-11-26787068, 226=+91-11-42290200, 227=+91-11-41687880, 228=+91-11-26787068, 229=+91-11-42290200, 230=+91-11-41687880, 231=+91-11-26787068, 232=+91-11-42290200, 233=+91-11-41687880, 234=+91-11-26787068, 235=+91-11-42290200, 236=+91-11-41687880, 237=+91-11-26787068, 238=+91-11-42290200, 239=+91-11-41687880, 240=+91-11-26787068, 241=+91-11-42290200, 242=+91-11-41687880, 243=+91-11-26787068, 244=+91-11-42290200, 245=+91-11-41687880, 246=+91-11-26787068, 247=+91-11-42290200, 248=+91-11-41687880, 249=+91-11-26787068, 250=+91-11-42290200, 251=+91-11-41687880, 252=+91-11-26787068, 253=+91-11-42290200, 254=+91-11-41687880, 255=+91-11-26787068, 256=+91-11-42290200, 257=+91-11-41687880, 258=+91-11-26787068, 259=+91-11-42290200, 260=+91-11-41687880, 261=+91-11-26787068, 262=+91-11-42290200, 263=+91-11-41687880, 264=+91-11-26787068, 265=+91-11-42290200, 266=+91-11-41687880, 267=+91-11-26787068, 268=+91-11-42290200, 269=+91-11-41687880, 270=+91-11-26787068, 271=+91-11-42290200, 272=+91-11-41687880, 273=+91-11-26787068, 274=+91-11-42290200, 275=+91-11-41687880, 276=+91-11-26787068, 277=+91-11-42290200, 278=+91-11-41687880, 279=+91-11-26787068, 280=+91-11-42290200, 281=+91-11-41687880, 282=+91-11-26787068, 283=+91-11-42290200, 284=+91-11-41687880, 285=+91-11-26787068, 286=+91-11-42290200, 287=+91-11-41687880, 288=+91-11-26787068, 289=+91-11-42290200, 290=+91-11-41687880, 291=+91-11-26787068, 292=+91-11-42290200, 293=+91-11-41687880, 294=+91-11-26787068, 295=+91-11-42290200, 296=+91-11-41687880, 297=+91-11-26787068, 298=+91-11-42290200, 299=+91-11-41687880, 300=+91-11-26787068, 301=+91-11-42290200, 302=+91-11-41687880, 303=+91-11-26787068, 304=+91-11-42290200, 305=+91-11-41687880, 306=+91-11-26787068, 307=+91-11-42290200, 308=+91-11-41687880, 309=+91-11-26787068, 310=+91-11-42290200, 311=+91-11-41687880, 312=+91-11-26787068, 313=+91-11-42290200, 314=+91-11-41687880, 315=+91-11-26787068, 316=+91-11-42290200, 317=+91-11-41687880, 318=+91-11-26787068, 319=+91-11-42290200, 320=+91-11-41687880, 321=+91-11-26787068, 322=+91-11-42290200, 323=+91-11-41687880, 324=+91-11-26787068, 325=+91-11-42290200, 326=+91-11-41687880, 327=+91-11-26787068, 328=+91-11-42290200, 329=+91-11-41687880, 330=+91-11-26787068, 331=+91-11-42290200, 332=+91-11-41687880, 333=+91-11-26787068, 334=+91-11-42290200, 335=+91-11-41687880, 336=+91-11-26787068, 337=+91-11-42290200, 338=+91-11-41687880, 339=+91-11-26787068, 340=+91-11-42290200, 341=+91-11-41687880, 342=+91-11-26787068, 343=+91-11-42290200, 344=+91-11-41687880, 345=+91-11-26787068, 346=+91-11-42290200, 347=+91-11-41687880, 348=+91-11-26787068, 349=+91-11-42290200, 350=+91-11-41687880, 351=+91-11-26787068, 352=+91-11-42290200, 353=+91-11-41687880, 354=+91-11-26787068, 355=+91-11-42290200, 356=+91-11-41687880, 357=+91-11-26787068, 358=+91-11-42290200, 359=+91-11-41687880, 360=+91-11-26787068, 361=+91-11-42290200, 362=+91-11-41687880, 363=+91-11-26787068, 364=+91-11-42290200, 365=+91-11-41687880, 366=+91-11-26787068, 367=+91-11-42290200, 368=+91-11-41687880, 369=+91-11-26787068, 370=+91-11-42290200, 371=+91-11-41687880, 372=+91-11-26787068, 373=+91-11-42290200, 374=+91-11-41687880, 375=+91-11-26787068, 376=+91-11-42290200, 377=+91-11-41687880, 378=+91-11-26787068, 379=+91-11-42290200, 380=+91-11-41687880, 381=+91-11-26787068, 382=+91-11-42290200, 383=+91-11-41687880, 384=+91-11-26787068, 385=+91-11-42290200, 386=+91-11-41687880, 387=+91-11-26787068, 388=+91-11-42290200, 389=+91-11-41687880, 390=+91-11-26787068, 391=+91-11-42290200, 392=+91-11-41687880, 393=+91-11-26787068, 394=+91-11-42290200, 395=+91-11-41687880, 396=+91-11-26787068, 397=+91-11-42290200, 398=+91-11-41687880, 399=+91-11-26787068, 400=+91-11-42290200, 401=+91-11-41687880, 402=+91-11-26787068, 403=+91-11-42290200, 404=+91-11-41687880, 405=+91-11-26787068, 406=+91-11-42290200, 407=+91-11-41687880, 408=+91-11-26787068, 409=+91-11-42290200, 410=+91-11-41687880, 411=+91-11-26787068, 412=+91-11-42290200, 413=+91-11-41687880, 414=+91-11-26787068, 415=+91-11-42290200, 416=+91-11-41687880, 417=+91-11-26787068, 418=+91-11-42290200, 419=+91-11-41687880, 420=+91-11-26787068, 421=+91-11-42290200, 422=+91-11-41687880, 423=+91-11-26787068, 424=+91-11-42290200, 425=+91-11-41687880, 426=+91-11-26787068, 427=+91-11-42290200, 428=+91-11-41687880, 429=+91-11-26787068, 430=+91-11-42290200, 431=+91-11-41687880, 432=+91-11-26787068, 433=+91-11-42290200, 434=+91-11-41687880, 435=+91-11-26787068, 436=+91-11-42290200, 437=+91-11-41687880, 438=+91-11-26787068, 439=+91-11-42290200, 440=+91-11-41687880, 441=+91-11-26787068, 442=+91-11-42290200, 443=+91-11-41687880, 444=+91-11-26787068, 445=+91-11-42290200, 446=+91-11-41687880, 447=+91-11-26787068, 448=+91-11-42290200, 449=+91-11-41687880, 450=+91-11-26787068, 451=+91-11-42290200, 452=+91-11-41687880, 453=+91-11-26787068, 454=+91-11-42290200, 455=+91-11-41687880, 456=+91-11-26787068, 457=+91-11-42290200, 458=+91-11-41687880, 459=+91-11-26787068, 460=+91-11-42290200, 461=+91-11-41687880, 462=+91-11-26787068, 463=+91-11-42290200, 464=+91-11-41687880, 465=+91-11-26787068, 466=+91-11-42290200, 467=+91-11-41687880, 468=+91-11-26787068, 469=+91-11-42290200, 470=+91-11-41687880, 471=+91-11-26787068, 472=+91-11-42290200, 473=+91-11-41687880, 474=+91-11-26787068, 475=+91-11-42290200, 476=+91-11-41687880, 477=+91-11-26787068, 478=+91-11-42290200, 479=+91-11-41687880, 480=+91-11-26787068, 481=+91-11-42290200, 482=+91-11-41687880, 483=+91-11-26787068, 484=+91-11-42290200, 485=+91-11-41687880, 486=+91-11-26787068, 487=+91-11-42290200, 488=+91-11-41687880, 489=+91-11-26787068, 490=+91-11-42290200, 491=+91-11-41687880, 492=+91-11-26787068, 493=+91-11-42290200, 494=+91-11-41687880, 495=+91-11-26787068, 496=+91-11-42290200, 497=+91-11-41687880, 498=+91-11-26787068, 499=+91-11-42290200, 500=+91-11-41687880, 501=+91-11-26787068, 502=+91-11-42290200, 503=+91-11-41687880, 504=+91-11-26787068, 505=+91-11-42290200, 506=+91-11-41687880, 507=+91-11-26787068, 508=+91-11-42290200, 509=+91-11-41687880, 510=+91-11-26787068, 511=+91-11-42290200, 512=+91-11-41687880, 513=+91-11-26787068, 514=+91-11-42290200, 515=+91-11-41687880, 516=+91-11-26787068, 517=+91-11-42290200, 518=+91-11-41687880, 519=+91-11-26787068, 520=+91-11-42290200, 521=+91-11-41687880, 522=+91-11-26787068, 523=+91-11-42290200, 524=+91-11-41687880, 525=+91-11-26787068, 526=+91-11-42290200, 527=+91-11-41687880, 528=+9

— INVESTOR PRESENTATION

# Brahmaputra Infrastructure Limited

BSE : 535693 · EST. 1998

**FY26** REPORTING PERIOD  
Q4 & Full Year



— *An **inflection** twenty-eight years in the making.*

PAT GROWTH · Y-O-Y

**+99.4%**

₹29.9 Cr → ₹59.6 Cr

EBITDA GROWTH

**+71.9%**

Margin 20.0% → 22.8%

REVENUE · FY26

**+50.9%**

₹242.2Cr → ₹365.5 Cr

ORDER BOOK / REVENUE

**4.4×**

₹1,600+ Cr

*"The Northeast's next infrastructure platform— built quietly, compounding loudly"*

## FORWARD-LOOKING STATEMENTS

# 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

01 Company Overview p.05

02 Business Overview p.11

03 Industry Overview p.27

04 Financial Performance p.30

05 Way Forward p.41

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

— FY26 · STANDALONE NUMBERS

# Year of *doubling*. Decade of *compounding*

REVENUE

+51%

₹242 → ₹365 Cr

FY25 → FY26

EBITDA

+72%

₹48.5 → ₹83.5 Cr

MARGIN 20.0% → 22.8%

PROFIT AFTER TAX

+99%

₹29.9 → ₹59.6 Cr

EPS ₹10.30 → ₹20.54

*Three lines, one trajectory — and the order book points the same way.*

SECTION ONE

# 01 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.

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

## LONG-TERM VISION

10-20 YEARS

Transform into a diversified Pan-India infrastructure platform

## STRATEGIC PRIORITIES

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

## ABOUT US

# From strategic highways and railway tunnels to *river-protection Systems* and landmark real-estate assets

Brahmaputra Infrastructure Ltd.— a trusted EPC & Real-Estate company with over two decades of execution across highways, roads, bridges, flyovers, buildings, tunnels and other civil engineering works.

From a strong base in the North & North-Eastern region to projects across India, BIL has built a reputation for timely execution, quality workmanship, and dependable project management.

NORTHEAST INFRASTRUCTURE SPECIALIST

CLIMATE RESILIENCE & RIVER PROTECTION

RAILWAY & STRATEGIC CONNECTIVITY

REAL ESTATE & RECURRING REVENUE



## ORDER BOOK

₹1,600<sub>+Cr</sub>

## EXECUTION TRACK

28 Years

## KEY CLIENTS

Government,  
PSU Agencies

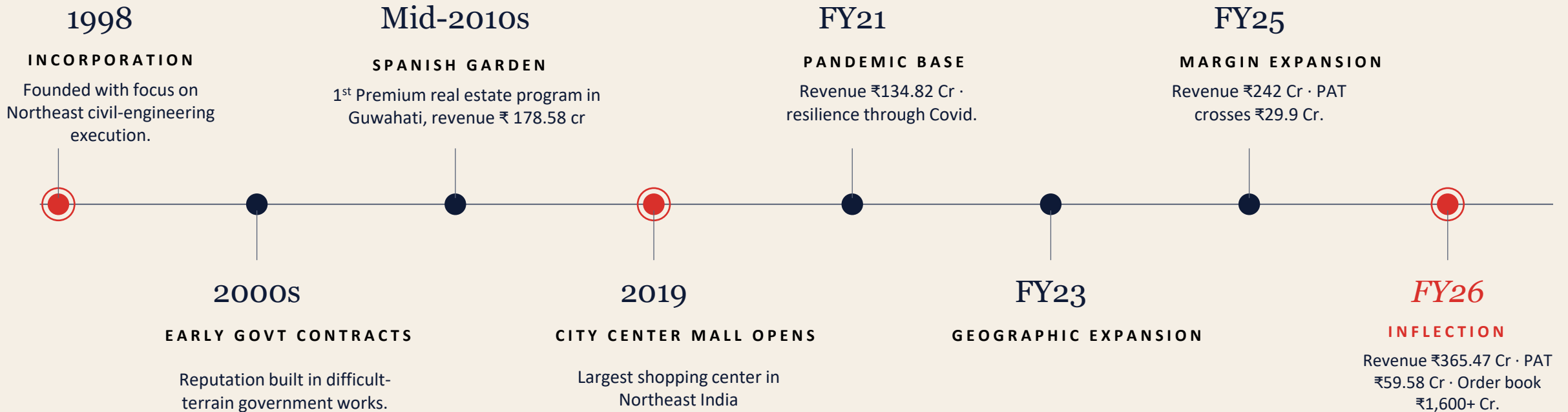
## ACTIVE PRESENCE

10 States



28 YEARS OF COMPOUNDING

# A quarter-century of *disciplined execution*— now compounding into an inflection



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

## THE INVESTMENT THESIS

# Five reasons BIL is a *unique infrastructure opportunity*

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

## I · GEOGRAPHIC MOAT

## Northeast *specialist*

- 28 years of execution expertise
- Proven difficult-terrain delivery
- Border & connectivity positioning
- Established in 12+ states

## II · TECHNICAL MOAT

## Niche *engineering*

- River & bank protection systems
- Anti-erosion & hydraulic engineering
- Geotechnical & hilly-terrain
- Railway tunnels & cut-cover

## III · HIDDEN VALUE

## Embedded *real estate*

- City Center Mall — largest in NE
- 100-acre Industrial Park
- Spanish Garden — premium residential
- Recurring & monetization optionality

## IV · INFLECTION

## Improving *profile*.

## REVENUE

₹134 → ₹365 Cr

FY21 → FY26

## PAT

₹0.3 → ₹59.6 Cr

60× expansion

## V · VISIBILITY

₹1,600+ Cr *diversified order book* — multi-year revenue visibility.

4.4×

Order book / revenue

4

Diversified segments

₹420 Cr

New wins · FY26

BOARD & KEY MANAGEMENT PERSONNEL

# 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

SECTION TWO

# Business *Overview*

Two verticals— a difficult-civil EPC platform and a portfolio of embedded landmark real-estate assets that few investors realise BIL owns.

TWO VERTICALS — ONE ENGINEERING DNA

# Business verticals



**VERTICAL 01**

## EPC

Execution-focused infrastructure platform delivering complex public-infrastructure projects. Order-book-led growth with multi-year visibility

**KEY CAPABILITIES**

Road & Bridges	Border & Strategic Infrastructure
Hilly-Terrain Execution	Railways & Tunnels
Institutional Buildings	River & Slope Protection

**₹365 Cr**  
FY26 revenue

**₹1,600+ Cr**  
Order book

**4.4×**  
OB / revenue

**VERTICAL 02**

## Real Estate

Strategic portfolio of commercial, industrial and residential assets —creating long-term embedded value and recurring-income potential

**KEY PROJECTS**

RETAIL	<b>City Center Mall, Guwahati</b> Largest shopping center in Northeast India · 4.0 lakh sq ft
INDUSTRIAL	<b>Brahmaputra Industrial Park</b> Largest privately developed industrial park in NE · 100 acres
RESIDENTIAL	<b>Spanish Garden, Guwahati</b> Premium 5-tower residential landmark · 3.43 acres

*"Hidden recurring-income engine inside an EPC company."*



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

## CUMULATIVE PROJECT VALUE

₹5,000+Cr

EXECUTED ACROSS TWO-AND-A-HALF DECADES FOR SOVEREIGN-GRADE COUNTERPARTIES

## PROJECTS

100+

PROJECTS COMPLETED

## GEOGRAPHY

25+

STATES OPERATED IN

## PEOPLE

5,000+

CUMULATIVE WORKFORCE STRENGTH

### EXECUTION DISCIPLINE

A track record built on government contracts — where bond-quality counterparties demand timeline rigour and quality compliance.

### DIFFICULT-TERRAIN CAPABILITY

Riverine, hilly and seismic-active geographies act as a structural entry barrier for new entrants and out-of-region contractors.

### COUNTERPARTY QUALITY

NHAI, NHIDCL, NE Frontier Railway, MoRTH, ADB, AAI— sovereign-grade payment profiles.

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"*

PROJECTS

100+

VALUE

₹5,000 Cr

STATES

25+

## GOVERNMENT &amp; 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

<b>MoRTH</b> Ministry of Road Transport & Highways	<b>NHAI</b> National Highways Authority of India	<b>NHIDCL</b> National Highways & Infra Dev. Corp.	<b>NE Frontier Railway</b> Indian Railways · NE	<b>Northern Railway</b> Indian Railways · N
<b>Land Port Authority</b> Border & trade infrastructure	<b>East Coast Railway</b> Indian Railways · E	<b>WRD</b> Water Resources Dept.	<b>FREMAA</b> Flood & River Erosion Mgmt.	<b>CWC</b> Central Warehousing Corp.
<b>IIT Guwahati</b> Premier institutional client	<b>PWD Assam</b> Public Works Dept.	<b>PWD Punjab</b> Public Works Dept.	<b>PWD J&amp;K</b> Public Works Dept.	<b>Ajmer Dev. Auth.</b> Urban development
<b>ADB</b> Asian Development Bank	<b>Nat. Health Mission</b> Health infrastructure	<b>AAI</b> Airport Authority of India	<b>DDA</b> Delhi Development Authority	<b>TCIL</b> Telecom Consultants India

*"And many more — relationships built over 28 years"*

# 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  
Ongoing



Gandhi Nagar Railway Station, Jaipur  
Ongoing



Tezpur Medical College, Assam  
Completed



New Secretariat Complex, Guwahati, Assam  
Completed

# 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

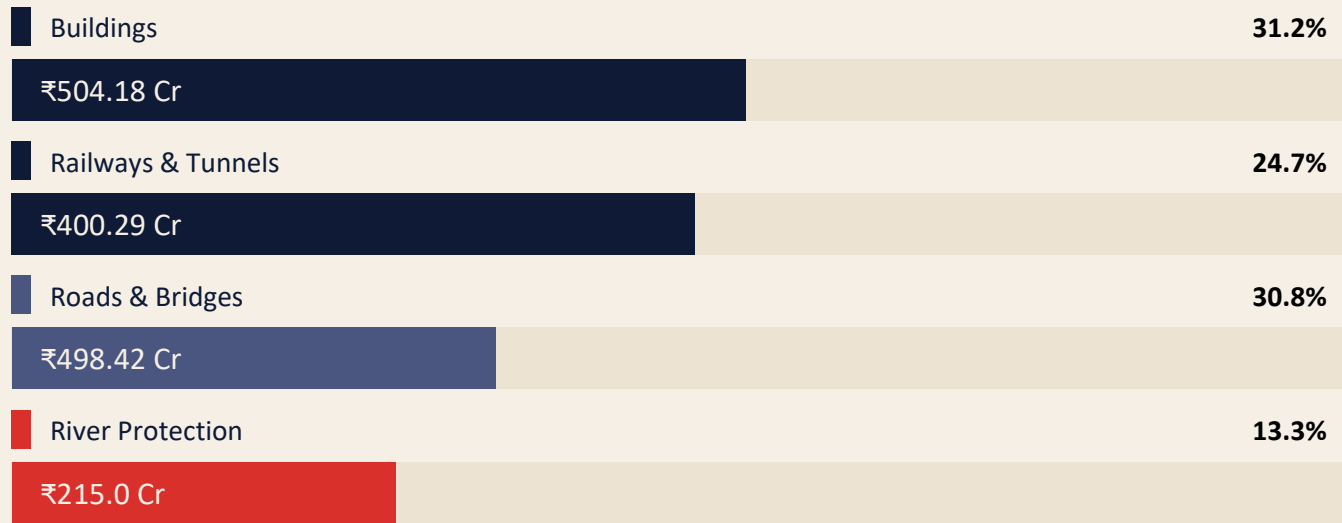


ORDER BOOK · ₹1,600+ CR

# Multi-year revenue visibility *across four segments*

## SEGMENT BREAKDOWN

₹ Cr · % SHARE



## TOTAL ORDER BOOK

₹1,600+ Cr

## OB / REVENUE

4.4x

## NEW WINS · FY26

~₹850 Cr

## EXECUTABLE < 18M

₹890 Cr

TOTAL ORDER BOOK

₹1,600+ Cr

WHERE EXECUTION CAPABILITY CREATES ENTRY BARRIERS

# 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

## 01 CLIMATE & WATER

### River & slope protection

- Anti-erosion works
- Riverbank protection
- Hydraulic engineering
- Climate-resilience infra

## 02 GEOGRAPHIC DIFFICULTY

### Hilly-terrain infrastructure

- Mountain roads & bridges
- Tunnel infrastructure
- Difficult logistics
- Geotechnical works

## 03 STRATEGIC CONNECTIVITY

### Railways & tunnels

- Railway stations & tracks
- Cut & cover tunnels
- Bridge & viaduct works
- NE Frontier Railway projects

## 04 PUBLIC BUILDINGS

### Institutional buildings

- Medical colleges & universities
- Government complexes
- Airport terminals
- Defence & civic structures

# 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 lakh sq ft — anchor for 70+ brands entering the Northeast for the first time. PVR multiplex, food court & ~ 480 parking bays

<b>200+</b>	<b>100+</b>	<b>5</b>
OUTLETS	BRAND ENTRANTS	PVR SCREENS



GAURIPUR, ASSAM

## Brahmaputra *Industrial Park*

*Largest private industrial park*

A 100-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

<b>100</b> acres	<b>100+</b>	<b>~10K</b>
DEVELOPED	MANUFACTURING UNITS	JOB SUPPORTED



R.G. BARUAH RD · GUWAHATI

## Spanish *Garden*

*Largest residential landmark*

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

<b>5</b>	<b>200</b>	<b>3.43</b> acre
G+11 TOWERS	RESIDENCES	SITE AREA



— RETAIL FLAGSHIP · I OF III

# City Center *Mall*

*The largest shopping center in Northeast India — a premium retail destination anchoring Guwahati*

Total Area

**4.0** Lakh sq. ft.

Retail Outlets

**200+**

Parking Lots

**800+**

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

LOCATION

Guwahati, Assam

*An annuity asset hidden inside an EPC company*



— INDUSTRIAL FLAGSHIP · II OF III

# Brahmaputra

## *Industrial Park*

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

Total Area

**100** Acres

Manufacturing Units

**100+**

Parking Slots

**15K+**

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



LOCATION

Gauripur, Assam



ARCHITECT & LOCATION

Hafeez Contractor · Guwahati

— RESIDENTIAL FLAGSHIP · III OF III

# Spanish *Garden*

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

Total Area

**3.43** Acres

Towers

**05**

Luxury Residences

**200+**

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

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

---

## STRATEGY 01

### Asset-light expansion

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.

---

## STRATEGY 02

### Retail-mall replication

Replicate City Center Mall model by FY29 in Guwahati, Assam- value-segment mall leveraging existing relationships and market understanding

Reposition existing Guwahati mall as premium retail and lifestyle destination

Drive long-term growth through a scalable expansion strategy and stronger tenant ecosystem

#### WHY IT MATTERS

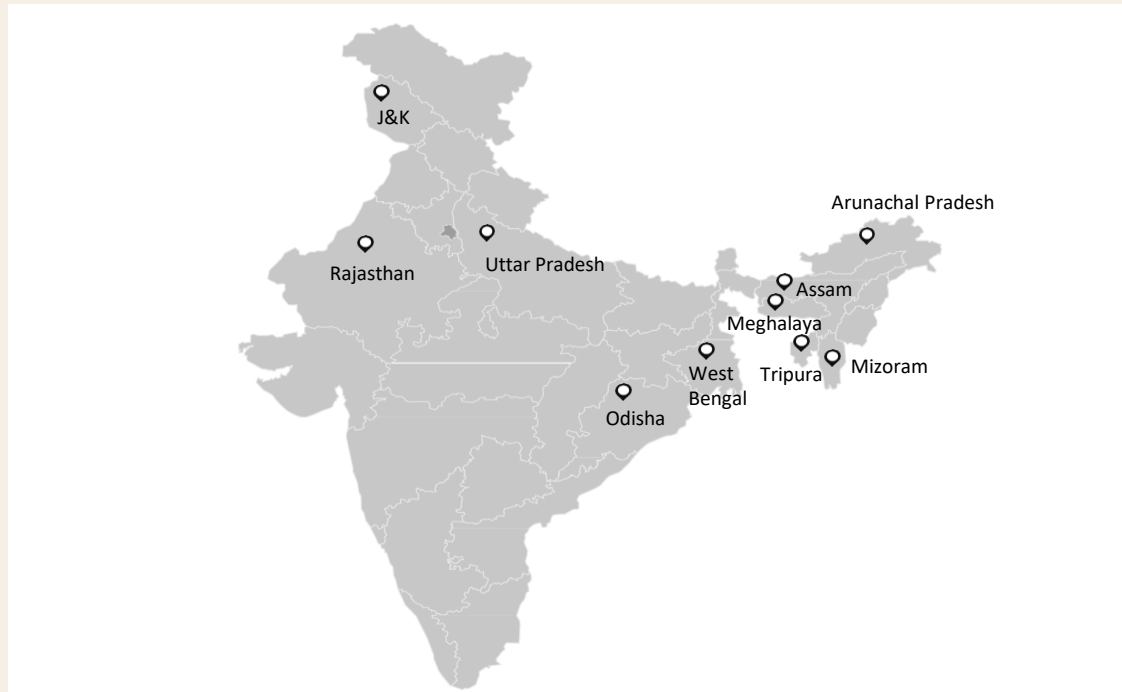
Proven format · Tier-2 NE retail demand is structurally underserved.

---

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

GEOGRAPHIC PRESENCE & EXECUTION FOOTPRINT

# Concentrated where it matters— *diversified where it counts*



Geographic presence · 10 states · 34 active projects

<p><b>CORE REGION</b></p> <p><b>Northeast India</b></p> <p>Assam · Arunachal Pradesh · Meghalaya · Mizoram · Tripura</p> <hr/> <p>Pipeline value</p>	<p><b>22</b></p> <p>ACTIVE PROJECTS</p> <hr/> <p>₹643 Cr</p>
<p><b>EXPANSION REGION</b></p> <p><b>North India</b></p> <p>Rajasthan · Uttar Pradesh · J&amp;K</p> <hr/> <p>Pipeline value</p>	<p><b>10</b></p> <p>ACTIVE PROJECTS</p> <hr/> <p>₹789 Cr</p>
<p><b>ADJACENT</b></p> <p><b>East India</b></p> <p>West Bengal · Odisha</p>	<p><b>2</b></p> <hr/> <p>₹186 Cr</p>

SECTION THREE

# Industry *Overview*

The Northeast is becoming the geography of capital — for connectivity, climate resilience, defence and trade. BIL is positioned exactly where the spending lands.

## INDIA'S NEXT INFRASTRUCTURE GROWTH ENGINE

# Northeast India— *where the country is choosing to spend next*

## GOVERNMENT FOCUS AREAS

Bharatmala	National highways
PM Gati Shakti	Logistics master plan
Border Roads & SCO	Strategic connectivity
Inland Waterways	Brahmaputra corridor
Railway Expansion	NEF Railway
Airport Expansion	UDAN · regional
Flood & River Mgmt.	Climate resilience
Hydro Electricity.	Clean Energy Infra
Border Fencing.	Border Security

## STRATEGIC IMPORTANCE

- Gateway to ASEAN markets
- Bangladesh-Bhutan connectivity corridors
- Defence & border infrastructure priority
- Logistics & trade integration

## A STRUCTURAL SHIFT

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

## WHY BIL BENEFITS

## 01 · NORTHEAST PRESENCE

Active across Assam, Meghalaya, Tripura, border states.

## 02 · EXISTING REGIONAL RELATIONSHIPS

Long-standing ties with PSUs across 12+ NE states.

## 03 · PROVEN DIFFICULT TERRAIN

Track record across hilly, riverine, climate-sensitive zones.

## 04 · TECHNICAL CLIMATE INFRA

Flood control, riverbank, climate-resilient design.

## 05 · LOCAL ECOSYSTEM

In-house engineering plus established local supply chain.

## STRONG BANKING RELATIONSHIPS &amp; FINANCIAL DISCIPLINE

# Funded by India's top public-sector banks— *on improving terms*

## BANKING CONSORTIUM

01 Indian Overseas Bank  
LEAD BANKER

02 Union Bank of India  
CONSORTIUM MEMBER

03 Punjab National Bank  
CONSORTIUM MEMBER

04 Indian Bank  
CONSORTIUM MEMBER

05 Axis Bank

## FINANCIAL DISCIPLINE

NET WORTH · FY26

₹345.3<sub>Cr</sub>

DEBT / EQUITY · FY26

1.09<sub>x</sub>

▼ Improved leverage from FY25

FUND BASED  
SUSTAINABLE DEBT

₹118.1<sub>Cr</sub>

NON-FUND BASED  
SUSTAINABLE DEBT

₹91.7<sub>Cr</sub>

UNSUSTAINABLE  
DEBT

₹165.1<sub>Cr</sub>

SECTION FOUR

# Financial *Performance*

FY26 marks a clear financial inflection — revenue +50.9%, EBITDA +72.0%, PAT +99.3%, with debt/equity improving even as the business scaled.

## STANDALONE PROFIT &amp; LOSS . FY26

# Full-year view · *the inflection in plain sight*

PARTICULARS ( ₹ CR)	FY26	FY25	Y-O-Y
Revenue from operations	365.47	242.24	50.9%
Cost of material consumed	270.25	174.69	
Changes in inventories of stock-in-trade	(11.75)	(0.66)	
Employee benefits expenses	6.01	4.73	
Other expenses	17.51	14.95	
<b>EBITDA</b>	<b>83.45</b>	<b>48.53</b>	<b>71.9%</b>
<b>EBITDA margin</b>	<b>22.83%</b>	<b>20.03%</b>	<b>280 Bps</b>
Other Income	3.92	4.89	
Depreciation & amortisation	1.34	1.49	
Finance cost	17.42	20.14	
<b>Profit before tax</b>	<b>68.61</b>	<b>31.79</b>	
Tax expenses	9.00	1.90	
<b>PAT</b>	<b>59.61</b>	<b>29.89</b>	<b>99.4%</b>
<b>PAT margin</b>	<b>16.31%</b>	<b>12.34%</b>	<b>Bps</b>
Basic EPS (₹)	20.54	10.30	

## WHAT FY26 TELLS YOU

## REVENUE YOY

## +50.9%

## EBITDA YOY

## +71.9%

## PAT YOY

## +99.4%

## MARGIN EXPANSION

### +280 Bps

EBITDA margin

## FINANCE COST

### ▼ 13.5%

FY26 vs FY25

## STANDALONE BALANCESHEET

# Balance sheet · *de-leveraged and well-capitalised*

## EQUITY &amp; LIABILITIES (₹ CR)

	MAR 26	MAR 25
<b>Equity</b>	<b>345.30</b>	<b>285.73</b>
Equity share capital	29.02	29.02
Other equity	316.28	256.71
<b>Non-current liabilities</b>	<b>192.23</b>	<b>235.67</b>
Long-term borrowings	23.23	72.59
Other financial liabilities	110.65	104.88
Long-term provisions	1.50	1.32
Other non-current liabilities	22.02	22.36
Trade payables	34.84	34.52
<b>Current liabilities</b>	<b>178.97</b>	<b>176.98</b>
Short-term borrowings	103.97	106.43
Trade payables	56.79	59.97
Other financial liabilities	14.14	6.70
Other current liabilities	4.00	3.81
Provisions	0.07	0.07
<b>Total equity &amp; liabilities</b>	<b>716.50</b>	<b>698.38</b>

## ASSETS (₹ CR)

	MAR 26	MAR 25
<b>Non-current assets</b>	<b>465.69</b>	<b>488.44</b>
Property, plant & equipment	19.79	19.61
Investment property	86.09	86.88
Intangible assets	44.75	48.94
Investments in subs / JVs	3.98	12.03
Trade receivables (LT)	30.38	27.49
Loans	1.96	1.96
Other financial assets	30.54	33.02
Deferred tax assets (net)	0.00	2.18
Other non-current assets	248.20	256.34
<b>Current assets</b>	<b>250.82</b>	<b>209.94</b>
Inventories	101.58	94.32
Trade receivables	19.08	26.86
Cash & cash equivalents	20.30	29.31
Other financial assets	16.60	6.92
Other current assets	2.22	6.02
Contract assets (unbilled Revenue)	91.05	46.51
<b>Total assets</b>	<b>716.50</b>	<b>698.38</b>

## FY26 AT A GLANCE

# FY26 at a glance— a year of doubling

## REVENUE FROM OPS

₹365.47 Cr

+50.9% Y-O-Y

## EBITDA

₹83.45 Cr

+71.9% Y-O-Y

## PROFIT AFTER TAX

₹59.61 Cr

+99.4 % Y-O-Y

## EBITDA MARGIN

22.83%

+280 bps Y-o-Y

## PAT MARGIN

16.31%

+397 bps Y-o-Y

## BASIC EPS

₹20.54

+99.4 % Y-O-Y

## DEBT / EQUITY

1.09x

## CONSOLIDATED PROFIT &amp; LOSS . FY26

# Full-year view · *the inflection in plain sight*

PARTICULARS ( ₹ CR)	FY26	FY25	Y-O-Y
Revenue from operations	365.47	242.24	50.9%
Cost of material consumed	270.25	174.69	
Changes in inventories of stock-in-trade	(11.75)	(0.66)	
Employee benefits expenses	6.01	4.73	
Other expenses	17.51	14.95	
<b>EBITDA</b>	<b>83.45</b>	<b>48.53</b>	<b>71.9%</b>
<b>EBITDA margin</b>	<b>22.83%</b>	<b>20.03%</b>	<b>280 Bps</b>
Other Income	3.92	4.89	
Depreciation & amortisation	1.36	1.50	
Finance cost	17.43	20.14	
Add: Share of Profit/ (Loss) in Associates	0.00	(0.20)	
<b>Profit before tax</b>	<b>68.58</b>	<b>31.58</b>	
Tax expenses	9.00	1.90	
<b>PAT</b>	<b>59.58</b>	<b>29.68</b>	<b>100.7%</b>
<b>PAT margin</b>	<b>16.30%</b>	<b>12.25%</b>	<b>405 Bps</b>
Basic EPS (₹)	20.53	10.23	

## WHAT FY26 TELLS YOU

## REVENUE YOY

## +50.9%

## EBITDA YOY

## +71.9%

## PAT YOY

## +100.7%

## MARGIN EXPANSION

### +280 Bps

EBITDA margin

## FINANCE COST

### ▼ 13.5%

FY26 vs FY25

## CONSOLIDATED BALANCESHEET

# Balance sheet · *de-leveraged and well-capitalised*

## EQUITY &amp; LIABILITIES (₹ CR)

	MAR 26	MAR 25
<b>Equity</b>	<b>345.35</b>	<b>285.81</b>
Equity share capital	29.02	29.02
Other equity	316.32	256.78
Non-controlling Interest	0.01	0.01
<b>Non-current liabilities</b>	<b>192.33</b>	<b>235.72</b>
Long-term borrowings	23.30	72.64
Other financial liabilities	110.68	104.88
Long-term provisions	1.50	1.32
Other non-current liabilities	22.02	22.36
Trade payables	34.84	34.52
<b>Current liabilities</b>	<b>179.05</b>	<b>177.09</b>
Short-term borrowings	103.97	106.46
Trade payables	56.79	59.97
Other financial liabilities	14.14	6.70
Other current liabilities	4.01	3.82
Provisions	0.14	0.14
<b>Total equity &amp; liabilities</b>	<b>716.73</b>	<b>698.62</b>

## ASSETS (₹ CR)

	MAR 26	MAR 25
<b>Non-current assets</b>	<b>465.91</b>	<b>488.67</b>
Property, plant & equipment	20.01	19.84
Investment property	86.09	62.26
Intangible assets	44.75	48.94
Investments in subs / JVs	3.98	12.03
Trade receivables (LT)	30.38	27.49
Loans	1.96	1.96
Other financial assets	30.54	21.51
Deferred tax assets (net)	0.00	2.18
Other non-current assets	248.20	292.47
<b>Current assets</b>	<b>250.82</b>	<b>209.95</b>
Inventories	101.58	94.32
Trade receivables	19.08	26.86
Cash & cash equivalents	20.30	29.32
Other financial assets	16.60	6.92
Other current assets	2.22	6.02
Contract assets (unbilled Revenue)	91.05	46.51
<b>Total assets</b>	<b>716.73</b>	<b>698.62</b>

## SEGMENT REPORTING

# Segment-wise Reporting

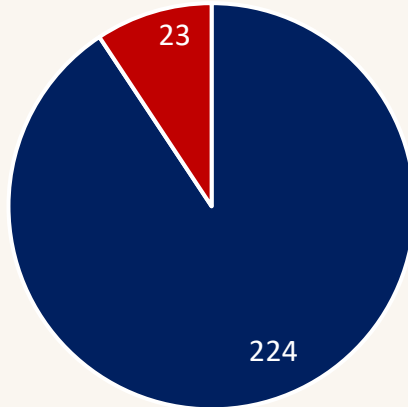
Rs. Cr	Standalone		Consolidated	
	FY26	FY25	FY26	FY25
<b>(i) Segment Revenue</b>				
a) EPC Division	349.81	224.11	349.81	224.11
b) Real Estate Division & Other income	19.58	23.03	19.58	23.03
<b>Total</b>	<b>369.39</b>	<b>247.14</b>	<b>369.39</b>	<b>247.14</b>
<b>(ii) Segment Results</b>				
<b>Profit/ (Loss) before tax after exceptional items</b>				
a) EPC Division	51.90	12.15	51.88	16.83
b) Real Estate Division & Other income	16.70	19.64	16.70	14.75
<b>Total</b>	<b>68.60</b>	<b>31.80</b>	<b>68.58</b>	<b>31.58</b>



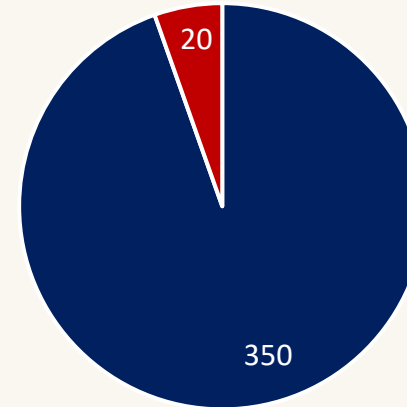
SEGMENTAL REVENUE & PBT

# Revenue & PBT Break-up

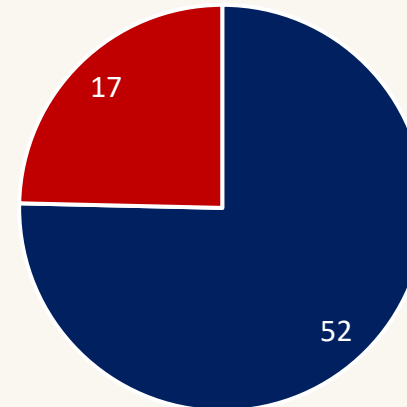
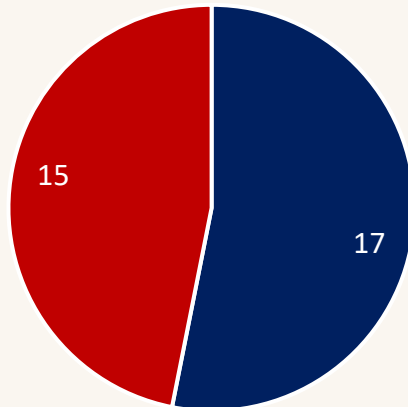
FY25



FY26



Revenue ₹ Cr



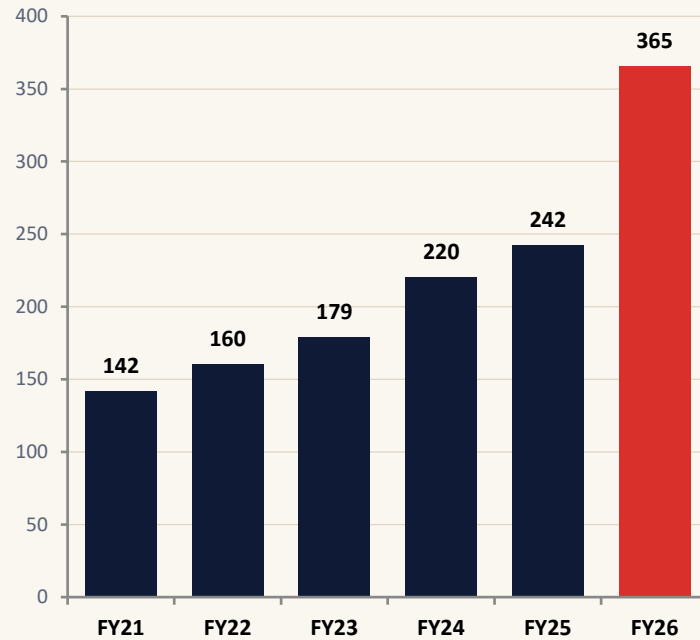
PBT ₹ Cr

- EPC Division
- Real Estate & Other Income

SIX YEARS · CONSOLIDATED TRAJECTORY

# Six years, *three lines*

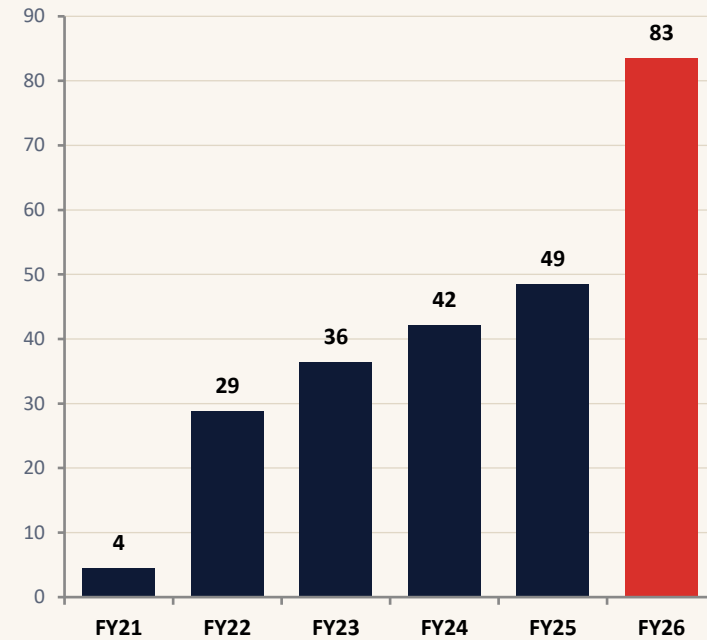
REVENUE · ₹ Cr



FY21 → FY26

**2.6×**

EBITDA · ₹ Cr



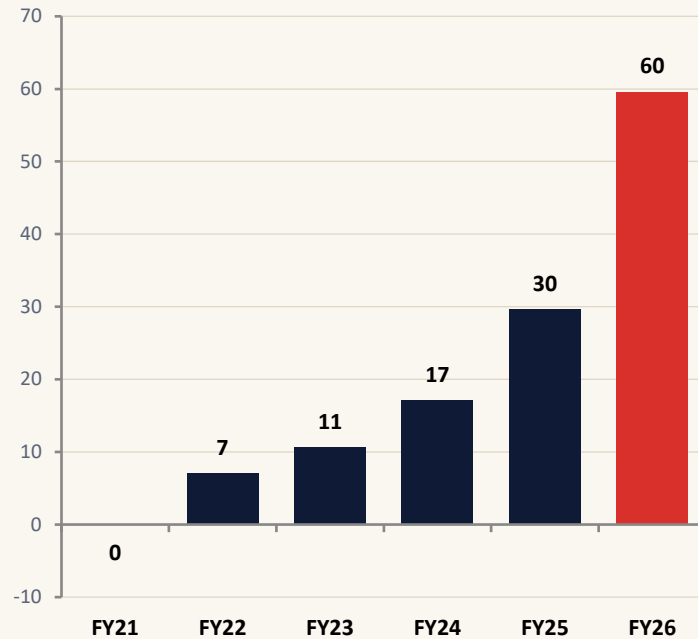
FY21 → FY26

**20.75×**

## SIX YEARS · CONSOLIDATED TRAJECTORY

# Six years, *three lines*

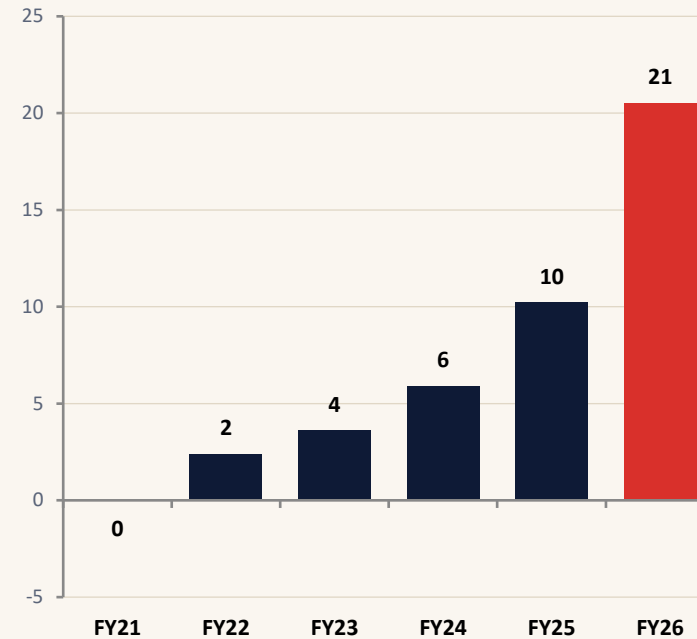
PAT · ₹ Cr



FY21 → FY26

60×

EPS · in Rs.



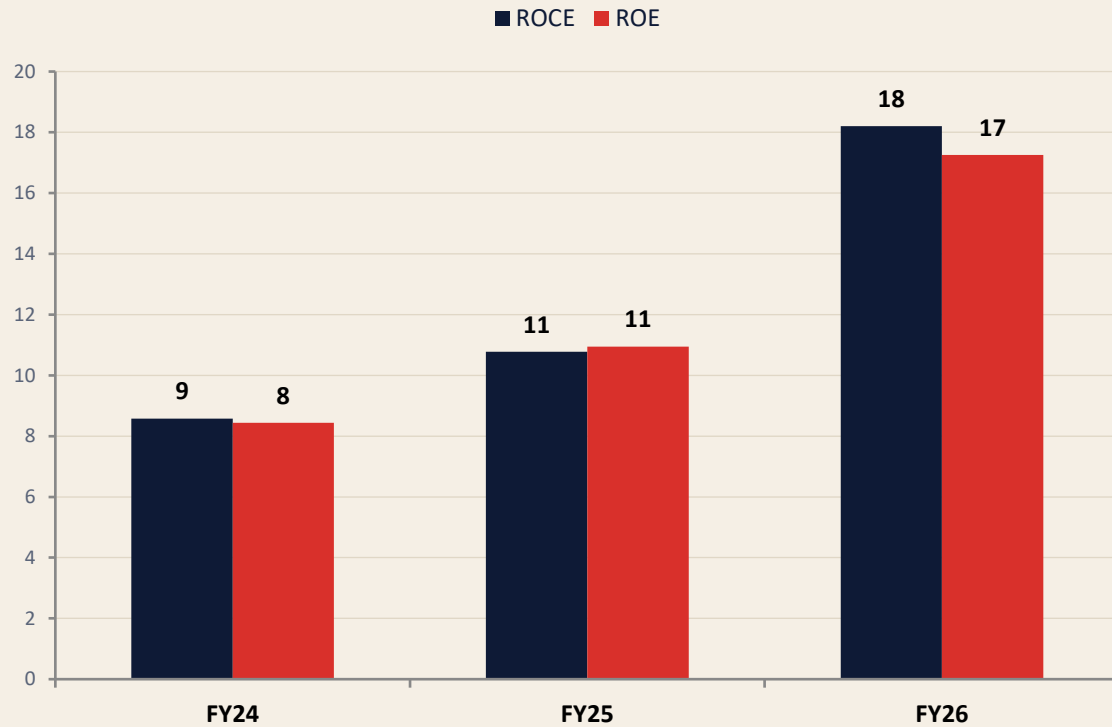
FY21 → FY26

21×

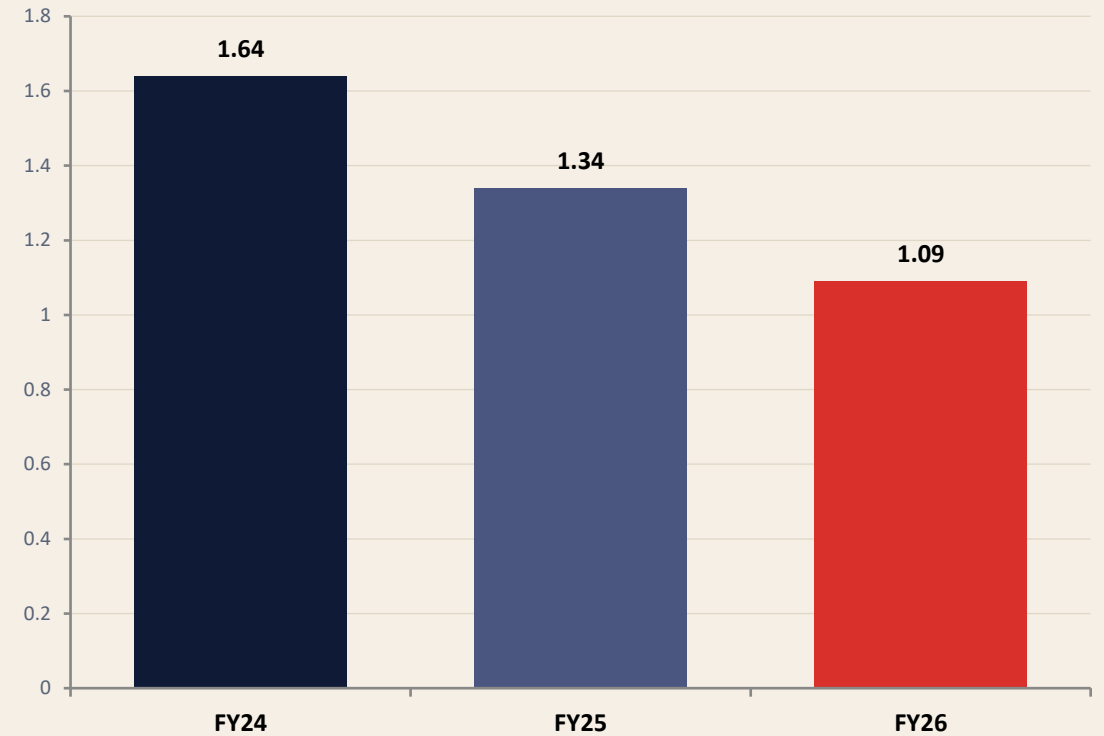
RETURNS · STEP-UP IN ROCE, ROE &amp; LEVERAGE

# Returns *scale up*— leverage *comes down*

ROCE &amp; ROE · %



DEBT / EQUITY · ×



"ROCE expanded from 9.0% to 18% in two years — while debt/equity fell from 0.90× to 0.37×. Profitable scale on a lighter balance sheet"

SECTION FIVE

# 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

/

PILLAR · I

## Expand order book

Grow order book to ₹2,500 Cr by FY27  
— selectively bidding for high-margin EPC opportunities in core regions

FY28 TARGET

₹2,500 Cr

//

PILLAR · II

## Pan-India expansion

Building on its strong presence across Northeast India and selected North Indian states, the Company is strategically expanding into high-growth infrastructure markets including West Bengal, Uttar Pradesh, Odisha, Punjab, Haryana, Delhi, Jharkhand and Chhattisgarh- supported by government-led infrastructure investments under PM Gati Shakti and the National Infrastructure Pipeline. This expansion is expected to diversify the Company's geographic footprint, strengthen its order book and position it as a scalable national infrastructure platform.

STATES ADDED

10 → 20

///

PILLAR · III

## Margin discipline

Maintain minimum EBITDA margin floor at 22%+ through project selection, technical differentiation & cost discipline.

EBITDA FLOOR

22%+

IV

PILLAR · IV

## Recurring revenue engine

Real estate portfolio currently generates approximately ₹20 crore of stable, annuity-based annual rental income with strong free cash flow and minimal incremental capex requirements. Driven by planned development of a new mall along with contractual rental escalations across existing operational mall, Company aims to scale the recurring rental income to approximately ₹60 crore annually by FY29. Given the virtually zero-debt, asset-backed nature of this segment, growth in rental income will directly translate into enhanced free cash flow generation, further strengthening overall financial profile and long-term business stability.

RE CONTRIBUTION

25-30%

NEW DEVELOPMENT IN REAL ESTATE SECTOR · LIKELY WILL LAUNCH IN FY 2027

# New Shopping Mall Plaza & Residential Complex

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

## PROJECT OVERVIEW

### Total Valuation

Approximate project value

₹500–700 Cr

### Total Phases

Complete development plan

4 – 5

### Launch Phase

Phase 1 · Shopping Mall Plaza

FY 2027

## 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

### FY 27

Phase 1 launch

### FY 29

Yield generation begins

### Final phase

Luxury residential

— THANK YOU

We look *forward*  
to building *together.*

**REGISTERED OFFICE**

Brahmaputra House  
A-7, Mahipalpur  
New Delhi 110037

**NORTHEAST OFFICE**

4th Floor, Royal Plaza  
GS Road, Guwahati  
Assam 781034

**INVESTOR RELATIONS**

+91 0361-7172200  
cs@brahmaputragroup.com  
www.brahmaputragroup.com

**INVESTOR RELATIONS**

Ms. Disha Mody / Ms. Saloni Nagvekar  
[disha.shah@adfactorspr.com](mailto:disha.shah@adfactorspr.com) /  
[saloni.Nagvekar@adfactorspr.com](mailto:saloni.Nagvekar@adfactorspr.com)  
[www.adfactorspr.com](http://www.adfactorspr.com)