



## MAN INFRACONSTRUCTION LIMITED

12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai - 400089. India  
T : 91 22 42463999 | F : 91 22 25251589 | E : office@maninfra.com | W : www.maninfra.com | FB : www.facebook.com/maninfra

Date: 29<sup>th</sup> June, 2016

To,  
The Listing Department  
**National Stock Exchange of India Limited**  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East), Mumbai- 400051

To,  
The Corporate Relationship Department  
**BSE Limited**  
P. J. Towers, Dalal Street,  
Mumbai - 400 001

**CM Quote:** MANINFRA - EQ

**Script Code:** 533169 (MANINFRA)

Sub: Man Infraconstruction Limited-"Investor Presentation-June 2016"

Dear Sir/Madam,

Please find attached the presentation for investors/analysts titled "Investor Presentation-June 2016" for your information and records. The same has also been uploaded on the Company's website.

Request you to take the same on your records.

Thanking you,

Yours faithfully,  
For Man Infraconstruction Limited

  
Company Secretary

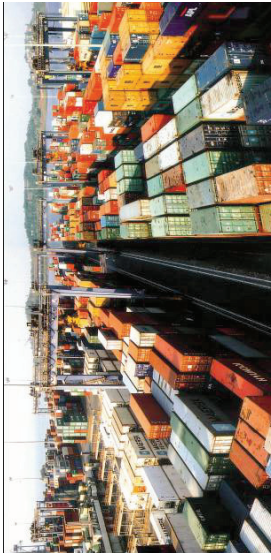
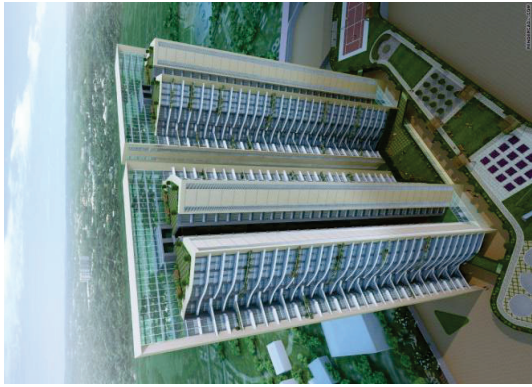
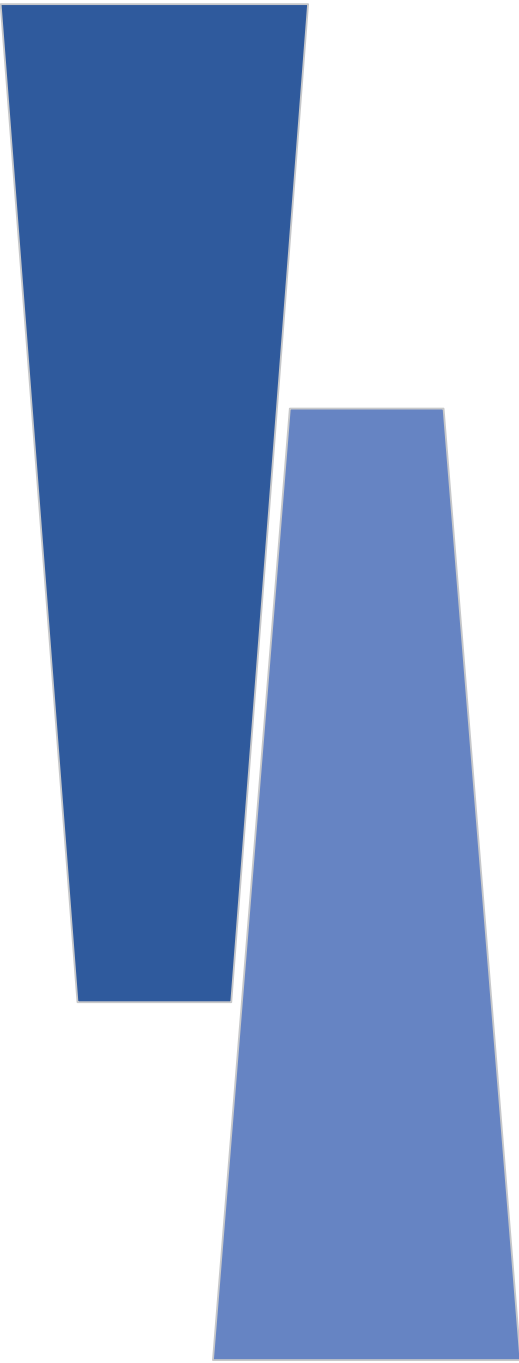


Encl.: as above



# MAN INFRACONSTRUCTION LIMITED

Investor Presentation  
June 2016





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## Passionate Promoters

✔ With over 5 decades of Experience , Man Infraconstruction Ltd was incorporated in 2002 by Mr. Parag Shah & Family

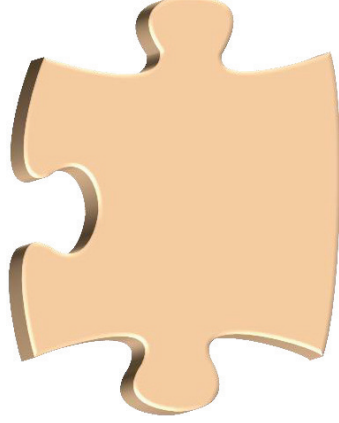
✔ Promoters own ~61% stake in the company

✔ Hands on Approach & entrepreneurial drive define Promoters & the Ethos with which the foundation of the company has been built

## EPC

✔ Executed Port Infrastructure work for 6 Ports in India

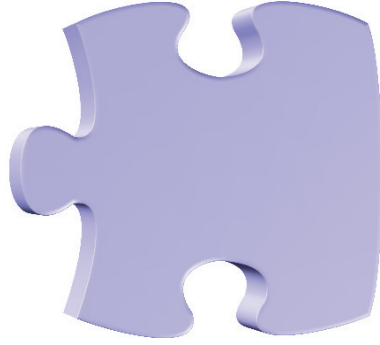
✔ Executed ~25mn sq. ft. of Residential & Commercial Construction across Geographies



## Real Estate

✔ Entered Real Estate Development to leverage EPC capabilities

✔ Currently developing ~5mn sq. ft. of Residential Projects in Mumbai



## Management Team

- Dedicated Management Team with low attrition of Senior Management
- Qualified & well trained workforce of engineers, technical staff & project managers

## Own Equipment Bank

- Large part of Equipments are owned
- Helps in Fast mobilization & timely delivery of Projects

## Client Relationships

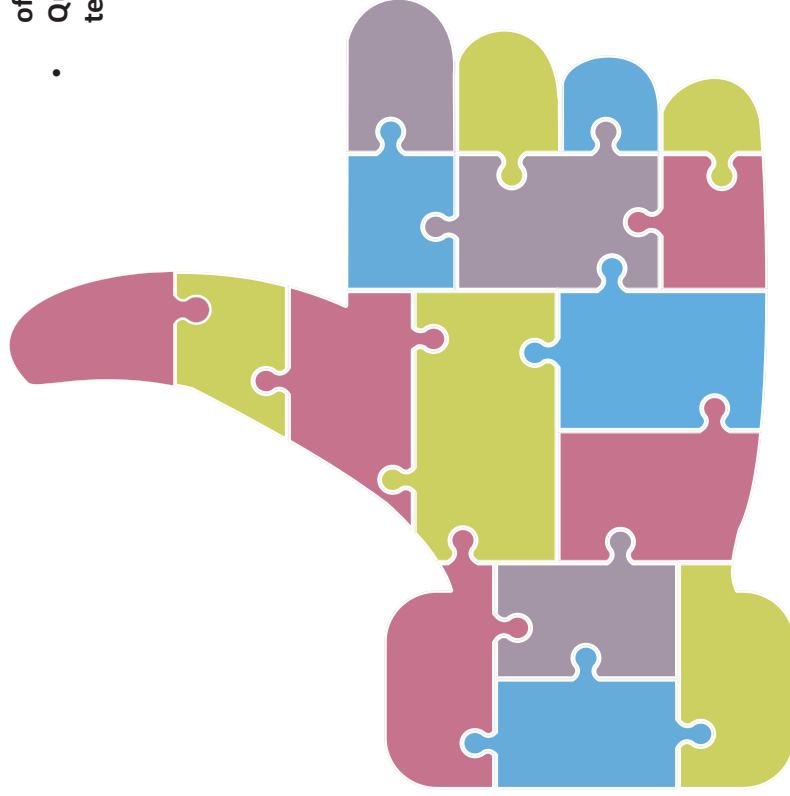
- Proven capabilities across verticals and timely completion leading to strong client relationships
- Multiple repeat orders sourced from clients across sectors

## Risk Management

- Maintain strict project discipline
- Focus on cash flows and client quality to ensure smooth financial management

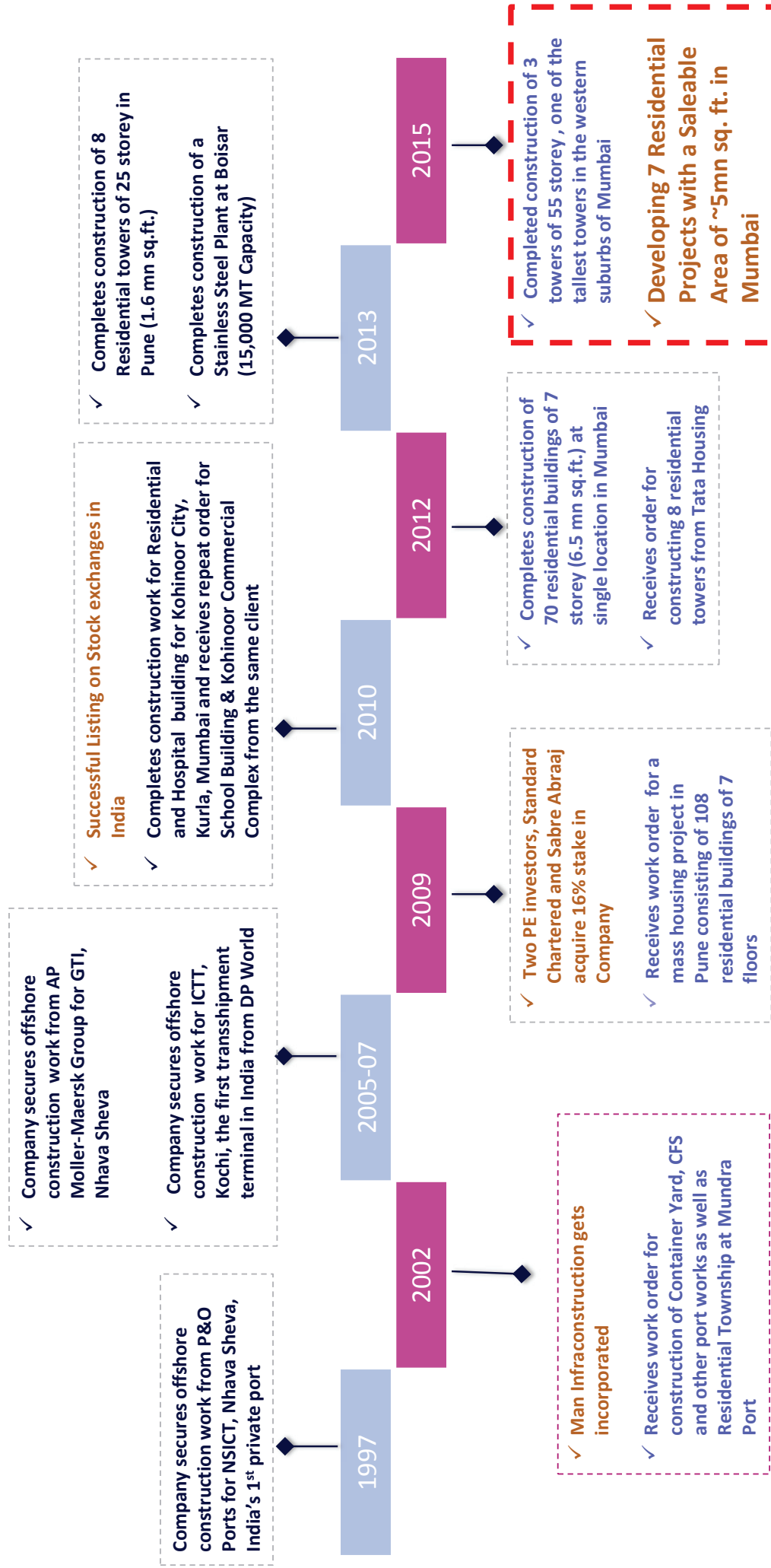
## Balance Sheet

- Comfortably leveraged
- High Cash Availability





# Our Journey – From Ports & Civil Infra to Real Estate Development



# Proven Capabilities across Verticals



## Port Infrastructure

-  Offshore Container Terminals
-  Container Freight Station
-  Port related Allied Activities
-  Alliance with STFA, Turkish multinational Infrastructure Company, which has executed infrastructure projects worth USD 25 billion in over 20 countries; to bid and execute large port Infrastructure projects in India



## Civil Infrastructure

-  Residential – High Rise Buildings, Townships, Affordable Housing
-  Commercial & Industrial - Shopping Malls, Factory Sheds, Schools, Hospitals
-  Roads & Allied Infrastructure



## Real Estate Development

-  Development of Luxury Residential Townships, Complexes and Redevelopment Projects



... helping us build Strong Client Relationships

### Port Infrastructure



### Civil Infrastructure



'Multiple Repeat Orders' from Clients is testimony of Our Capabilities & Strong Relationship

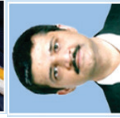


# Guided by a Professional & Experienced Board of Directors...



**Berjis Desai** - *Non Executive Chairman & Independent Director*

Managing Partner at J Sagar Associates, a National Law Firm; he guides the company towards strong corporate governance and culture of compliance



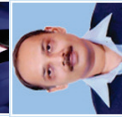
**Parag Shah** - *Managing Director & Promoter*

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



**Manan Shah** - *Executive Director & Promoter*

Young and Dynamic; Associated with Real Estate Business Development & Marketing



**Suketu Shah** - *Executive Director*

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



**Kamlesh Vikamsey** - *Independent Director*

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



**Sivaramkrishnan Iyer** - *Independent Director*

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



**Dharmesh Shah** - *Independent Director*

Helps the company with overall financial planning and asset allocation



**Shruti Udeshi** - *Non-Independent Director*

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

# ...with the support of Highly Motivated Team



**Ashok Mehta - Chief Financial Officer**

Responsible for Financial Management and reporting. Has overall experience of 28 Years  
Is a Qualified Chartered Accountant and a Fellow Chartered Accountant of the Institute of Chartered Accountants of India

**Shrikant Deshpande - Chief Operating Officer**

Looks after technical operations, project planning & implementation, Budgeting, Cost control measures and Client Relationships.  
Has over 35 years of experience both in India & overseas with various companies such as Voltas, B.E. Billimoria and Bhabha Atomic Research Center

**More than 400  
Employees in  
the Company as  
on 31st March,  
2016**

**Key Managerial  
Personnel have  
an average of  
more than 20  
Years of  
Experience**

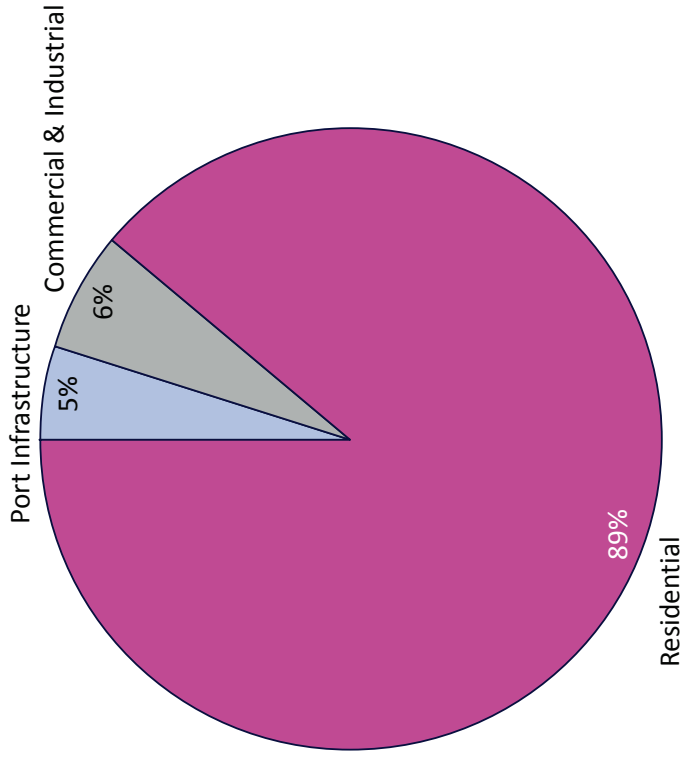
**Highly Technical  
Team comprising  
of Engineers and  
Architects from  
reputed  
Institutes &  
background**

**Our 'People' and ability to 'Manage Resources' is our biggest strength**





***EPC Order book stands at Rs. 1,720 mn as on 31<sup>st</sup> March, 2016***

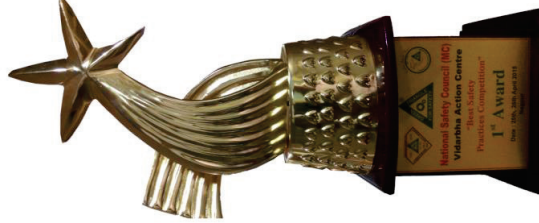


***Received order worth Rs. 7,517 mn for port infrastructure works at 4th container terminal, JNPT in June 2016  
This provides us revenue visibility for the coming 2 years***

# Awards & Recognitions



**Outstanding Concrete Structure of Vidarbha 2014  
(Category: Residential Building)**



**Best Safety Practices 2015 –  
Godrej Anandam City, Nagpur**



**Best Business Partner 2012  
Tata Housing**



**Rank 209 in India's Fastest Growing  
Mid-sized Companies - 2012**

# Our Conservative Approach will help us Leap Forward






2011-13

2013-14

2015-16

## Industry Fundamentals




-  Order activity at an all time high led by weak Balance Sheet and over leverage expectations
-  Real Estate Prices moving up and Inventory Building up
-  Unsustainable Investments of the past lead to delay in project execution




-  Significant slow down in Infrastructure creation
-  Scenario marred by lack of permission and project approvals
-  Delayed payments and Bad Debts from Clients

-  Movement in Government Machinery in term of Bidding Activity
-  Systematic pressures easing in many sectors on back of Government Reforms
-  Core Infrastructure i.e. Ports, Railways, Roads moving at a faster pace

## Man Infra – Strategy

-  Lowered Order intake from Real Estate Segment
-  Highly selective in Bidding in a bid to minimize risk & potential losses

-  Refrained from Bidding Orders
-  Close monitoring of projects with tight leash on cash flows
-  Reduced Corporate overheads
-  Favored Certainty of Revenues rather than Revenues backed by High Debtors

-  Continued execution of EPC on hand
-  Built capabilities to move up Value Chain and ventured in Real Estate Development
-  Following an Asset light Model in Real Estate Development to spread risk

**Balance Sheet strengthened with Negligible Leverage**





## Our Philosophy

These principles will guide the Group in its foray and penetration in Real Estate Segment. Our Learning from the extreme worst witnessed in the Industry in recent past will lead us to always focus on Shareholder value creation and at the same time steer us AWAY from being Adventurous

### Be Asset Light

Joint development model will be the preferred mode of Real Estate Development as it spreads risk and leverages on partners capabilities as well

### In-house Execution

Projects will be executed by us thus capitalizing on our execution capabilities & expertise leading to better control & margin expansion

### Discipline & Efficiency

Continue to maintain financial discipline by tight project monitoring thus ensuring no cost over runs and timely completion of project

### Cash Flows

Our focus will be on Cash Flow management so as to manage Project risks and earn high IRR

*We are positive on our foray in Real Estate Development but will continue to be cautious and non adventurous*

# Real Estate Project Portfolio

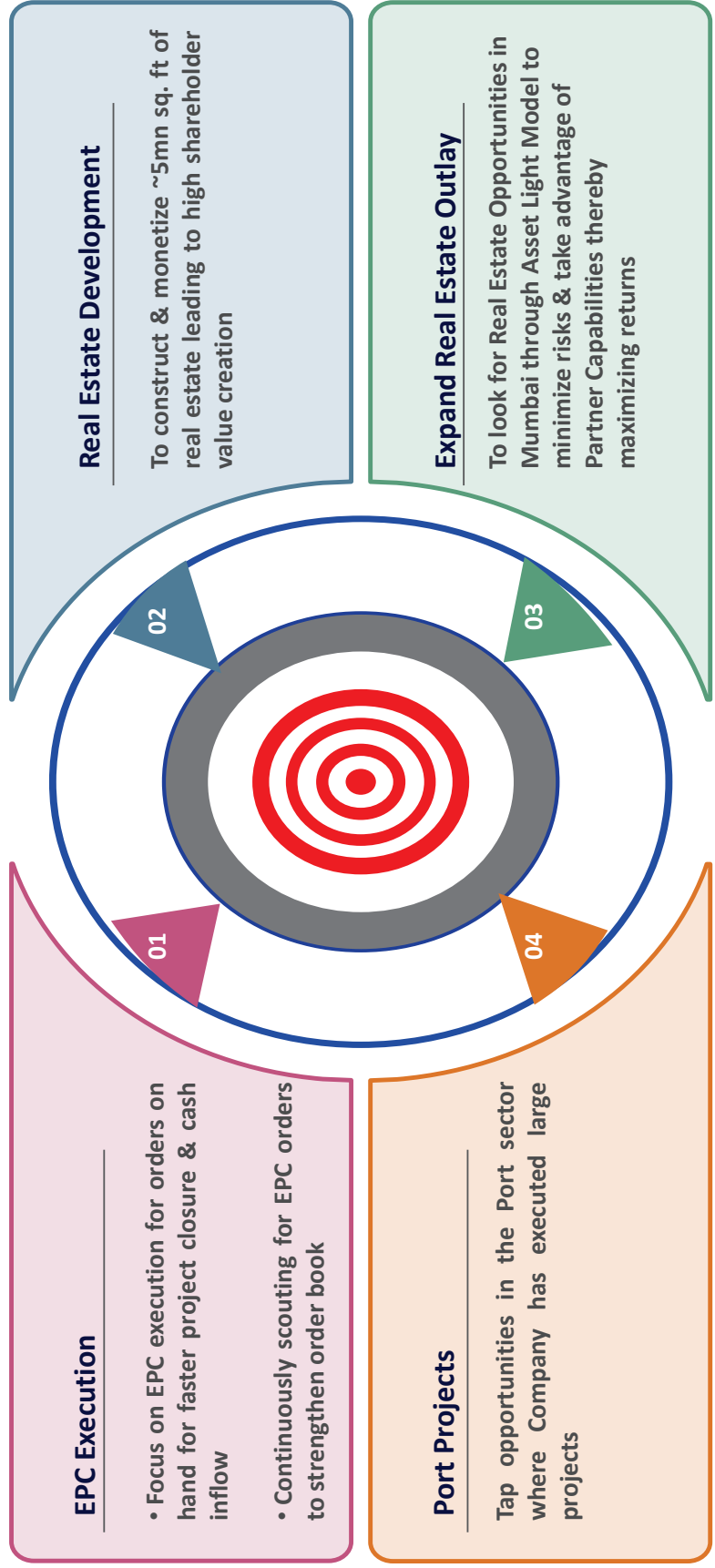


	Completed			Ongoing		Upcoming	
	% Stake	Location	Estimated Saleable Area	Type	Commencement Date	Estimated Completion Date	
<b>AARADHYA TOWER</b>	50.00%	Ghatkopar, Mumbai	75,190 sq. ft.	12 Storey Residential project	May 2013	Completed	
<b>ATMOSPHERE</b>	17.5%	Mulund, Mumbai	18,00,000 sq. ft.	7 towers of 37 storey Residential project	April 2015	Dec 2020	
<b>AARADHYA SAPHALYA</b>	100%	Ghatkopar, Mumbai	6,800 sq. ft.	13 storey Residential project	March 2015	Completed	
<b>AARADHYA NALANDA</b>	100%	Ghatkopar, Mumbai	11,700 sq. ft.	7 storey Residential project	Sept 2015	Dec 2016	
<b>AARADHYA RESIDENCY</b>	100%	Ghatkopar, Mumbai	47,500 sq. ft.	14 storey Residential project	Oct 2015	Oct 2017	
<b>AARADHYA SIGNATURE</b>	60%	Sion, Mumbai	51,000 sq. ft.	19 storey Residential project	Oct 2015	Oct 2017	
<b>MHADA Project</b>	100%	Ghatkopar, Mumbai	600,000 sq. ft.	Residential project	Q4 FY2017*	March 2022	
	46%	Ghatkopar, Mumbai	150,000 sq. ft.	Residential project	Q3 FY2017*	Sept 2019	
<b>THE AARADHYA</b>	100%	Dahisar, Mumbai	26,42,000 sq. ft.	Residential project	Q3 FY2017*	March 2026	

**~5mn Sq. ft. Real Estate to be monetized leading to significant Shareholder value creation**

\* Estimated

# Focus on way ahead



# Government Initiatives to Lead Sector Revival & Growth



## GDP Uptick

Will Lead to demand for Residential & Commercial Office Space

## Smart Cities

Creation of Roads, Basic Civic Amenities, Green Spaces, Education Institutions

## Freight Corridor

New Towns & Cities will get develop along the Dedicated Freight Corridor

## Housing for All

Will entail investment of USD 2 trillion in providing ~11 crore homes

## +ve Govt Initiatives to benefit



100% FDI in Construction & Real Estate



Improving Regulatory Framework



Improving rankings in Ease of Doing Business in India

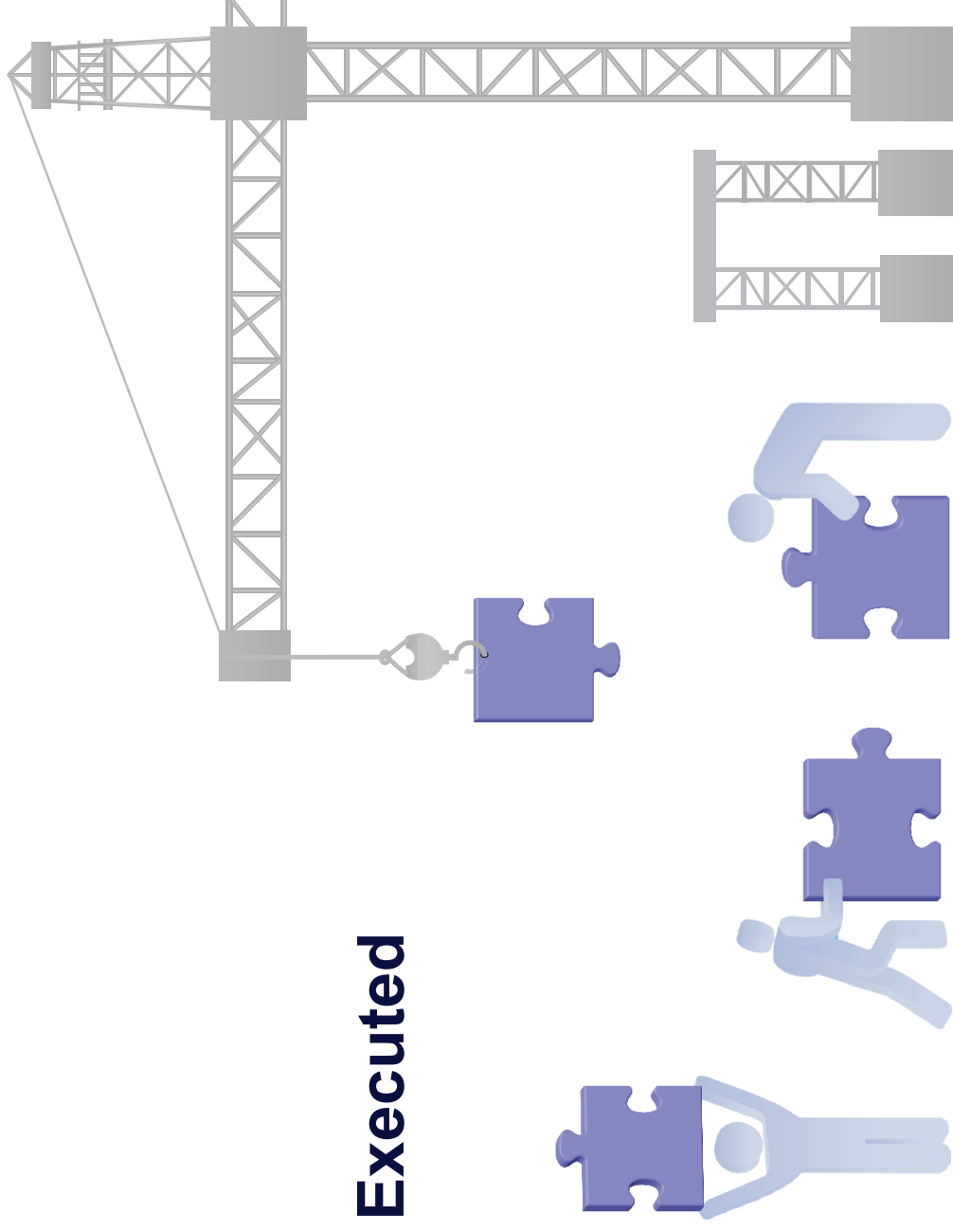


Increased Order flow for Building Roads



Mortgage rates cut by 125bps to spur Demand for Housing

## Annexure 1 – Projects Executed



# Key Projects - Ports



## ***Nhava Sheva International Container Terminal (NSCIT)***

- *Container Yards and other port works*
- *Client - P&O Ports (Now DP World)*
- *Location - Nhava Sheva, Mumbai*
- *Contract Value – INR 2,500mn*

## ***Mundra International Container Terminal (MICT)***

- *Container Freight Station (CFS), Container Yards, Warehouse, Residential Complex & Office Buildings*
- *Client – Mundra Port*
- *Location - Mundra, Gujarat*
- *Contract Value – INR 1,900mn*

## ***Gateway Terminals of India (GTI)***

- *Reclaiming Land, Developing Container yards and construction of Administrative building*
- *Client – AP Moller – Maersk Group*
- *Location - Nhava Sheva, Mumbai*
- *Contract Value – INR 2,500mn*

## ***International Container Transshipment Terminal (ICTT)***

- *Reclamation work over 30 hectares and other offshore port works*
- *Client – Simplex Infrastructure*
- *Location – Vallarpadam, Cochin*
- *Contract Value – INR 3,000mn*



# Key Projects - Residential



## **Township Project**

- Township project of 6.5 mn sq. ft. consisting of 70 buildings of 7 storey each
- Location – Mahul, Mumbai

## **Orchid Woods**

- Construction of 3 Towers of 55 storey each; admeasuring 2mn sq. ft. in size
- Location – Goregaon, Mumbai

## **Neelkanth Greens**

- Construction of 8 Towers of 27 storey each; admeasuring 1.0mn sq. ft. in size
- Location – Thane, Maharashtra

## **Tata Housing**

- Construction of 8 Towers with a mix of 17-22 storey buildings admeasuring 0.9mn sq. ft. in size
- Location – Mulund, Mumbai

## **Blue Ridge**

- Construction of Project Blue Ridge – 8 residential Towers of 25 storey each; admeasuring 1.7mn sq. ft.
- Location – Pune, Maharashtra

## **Godrej Anandam**

- Construction of 6 Towers of 20 storey each; admeasuring 1.4mn sq ft. in size
- Location – Nagpur, Maharashtra

## **Kohinoor City**

- Construction of 8 Towers of 7 storey each; admeasuring 0.3mn sq. ft. in size
- Location – Kurla, Mumbai

## **Ambrosia**

- Construction of 1 Building of 40 storey admeasuring 0.5mn sq. ft. in size
- Location – Borivali, Mumbai

# Key Projects - Commercial



## **Kohinoor City**

- *Constructed a Commercial Complex, LEED Certified Hospital Building and School Building*
- *Total Construction size of 1mn Sq. ft.*
- *Location – Kurla, Mumbai*

## **Sharad Pawar International School**

- *Construction of School Building with State of the art facilities having Basement + Ground + 9 Floors*
- *Total Construction size of 0.2 mn Sq. ft.*
- *Location – Chandivali, Mumbai*

## **Mobile Switching Center**

- *Construction of Mobile Switching & Data Center having Basement + Stilt and 5 upper floors for Bharti Airtel*
- *Total Construction size of 60,000 Sq. ft.*
- *Location – Navi Mumbai*

## **Stainless Steel Plant**

- *Construction for 15,000 MTPA Stainless Steel Plant for Viraj Profiles Ltd*
- *Location – Boisar, Maharashtra*

## **Sports Complex**

- *Construction of Sports Complex having modern facilities*
- *Total Construction size of 0.1mn sq. ft.*
- *Location – Ulwe, Navi Mumbai*

## **Gigaplex IT Park**

- *Construction of IT Park Building for reputed B. Raheja Group*
- *Total Construction size of 0.5mn sq. ft.*
- *Location – Airoli, Navi Mumbai*

# Key Projects - Roads



## **BRTS Corridor**

- 4 Kms (1.4kms is 6 Lane Road and 2.6kms is 4 Lane Road)
- Client – Pimpri Chinchwad Municipal Corporation, PCMC
- Location - Pune
- Contract Value – INR 400mn

## **Bitumen Road Construction**

- Construction of Road using Bitumen
- Client – Pimpri Chinchwad Municipal Corporation, PCMC
- Location - Pune
- Contract Value – INR 100mn

## **Road BOT Project<sup>^</sup>**

- Construction of Road BOT Project for PWD - Govt. of Maharashtra
- Client – Manaj Tollway Pvt Ltd.
- Location – Hadapsar –Saswad, Pune
- Project Cost – INR 4,250mn

<sup>^</sup> Project has been terminated by Manaj Tollway Pvt. Ltd. a 63% subsidiary of Man Infra due to Land Acquisition problems. Company has claimed cost incurred and compensation as per Concession Agreement



## **Annexure 2 – Financials**

# Cash & Investments offer high liquidity\* ...



Particulars (Rs. Mn.)	FY16	FY15	FY14	FY13
Cash & Bank Balance	984	1,096	791	886
Mutual Funds	719	776	136	10
<b>Total (A)</b>	<b>1,703</b>	<b>1,872</b>	<b>927</b>	<b>896</b>

Loans & Advances (given to own Real Estate Projects)	2,001	1,698	2,303	1,642
Investment in Assets <sup>^</sup>	507	519	519	519
<b>Total (B)</b>	<b>2,508</b>	<b>2,217</b>	<b>2,822</b>	<b>2,161</b>

<b>Cash + Investments = A+B</b>	<b>4,211</b>	<b>4,089</b>	<b>3,749</b>	<b>3,057</b>
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\* Cash & Investments detailed above are part of Standalone Financials  
<sup>^</sup>Investment in Assets valued at Book Value

*...leading to generation of healthy other income*

# Standalone Financial Highlights



Particulars [Rs. mn]	FY16	FY15	FY14	FY13
<b>Total Income</b>	<b>2,633</b>	<b>2,654</b>	<b>3,136</b>	<b>4,178</b>
Income from Operations	2,117	1,918	2,671	3,704
Other Income	516	736	465	474
<b>EBITDA</b>	<b>666</b>	<b>847</b>	<b>525</b>	<b>782</b>
<b>EBITDA %</b>	<b>25.3%</b>	<b>31.9%</b>	<b>16.7%</b>	<b>18.7%</b>
<b>Profit after Tax</b>	<b>376</b>	<b>505</b>	<b>286</b>	<b>436</b>
<b>Profit after Tax %</b>	<b>14.3%</b>	<b>19.0%</b>	<b>9.1%</b>	<b>10.4%</b>
Earning Per Share (FV of share Rs. 2 each)	1.52	2.04	1.15	1.76
Dividend Per Share	1.53	0.27	0.27	0.45

Particulars [Rs. mn]	FY16	FY15	FY14	FY13
<b>Total Debt</b>	-	32	72	159
<b>Networth</b>	6,230	6,308	5,885	5,683
<b>Debt : Equity</b>	0.00x	0.00x	0.01x	0.03x



# Consolidated Financial Highlights



Particulars [Rs. mn]	FY16	FY15	FY14	FY13
<b>Total Income</b>	<b>2,629</b>	<b>3,449</b>	<b>4,440</b>	<b>4,982</b>
Income from Operations	2,269	2,748	3,973	4,471
Other Income	360	701	467	511
<b>EBITDA</b>	<b>719</b>	<b>949</b>	<b>618</b>	<b>893</b>
<b>EBITDA %</b>	<b>27.3%</b>	<b>27.5%</b>	<b>13.9%</b>	<b>17.9%</b>
<b>Profit after Tax</b>	<b>133</b>	<b>474</b>	<b>289</b>	<b>481</b>
<b>Profit after Tax %</b>	<b>5.1%</b>	<b>13.7%</b>	<b>6.5%</b>	<b>9.6%</b>

Particulars [Rs. mn]	FY16	FY15	FY14	FY13
<b>Total Debt</b>	<b>3,517</b>	<b>1,580</b>	<b>822</b>	<b>256</b>
Long Term Debt	2,874	1,103	660	-
Short Term Debt	643	477	162	256
<b>Networth</b>	<b>6,048</b>	<b>6,371</b>	<b>5,989</b>	<b>5,788</b>
<b>Debt : Equity</b>	<b>0.58x</b>	<b>0.25x</b>	<b>0.14x</b>	<b>0.04x</b>



**Corporate Office:** Man Infraconstruction Limited, 12<sup>th</sup> Floor, Krushal Commercial Complex, GM Road, Chembur (W), Mumbai – 400089  
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### **For further information, please contact:**

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#### **Company :**

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#### **Investor Relations Advisors :**

Strategic Growth Advisors Pvt. Ltd.  
CIN - U74140MH2010PTC204285  
Mr. Shogun Jain / Mr. Vivek Jain  
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