BIG BLOC CONSTRUCTION

BIGBLOC CONSTRUCTION LIMITED

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E-mail : info@nxtbloc.in Visit us : www.nxtbloc.in

Indian Green Building Council MEMBER
NXTBLOC® Autoclaved Aerated Concrete Blocks

8th November, 2025

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001
Script Code: 540061
ISIN :INE412U01025

To,
National Stock Exchange of India Limited,
Exchange Plaza, C-1, BLOCK G,
Bandra-Kurla Complex, Bandra (E),
Mumbai - 400051
Symbol: BIGBLOC
ISIN : INE412U01025

Dear Sir/Madam,

SUB: Investor Presentation pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

In accordance with Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the Investor/Earnings Presentation on quarter & period ended financial results as on 30th September, 2025 and other business matters.

The above information will also be made available on the website of the Company www.bigbloc.in.

Kindly take the same on your records.

Thanking you.

Yours Faithfully,
For BIGBLOC CONSTRUCTION LIMITED,

NARESH SITARAM SABOO
Digitally signed by NARESH SITARAM SABOO
Date: 2025.11.08 19:57:04 +05'30'

BIGBLOC CONSTRUCTION LIMITED SURAT

Naresh Sitaram Saboo
DIN: 00223350
Managing Director

Encl: Investor Presentation

BIGBLOC CONSTRUCTION LIMITED

Bigbloc Construction

(BSE: 540061 | NSE:BIGBLOC)

Q2 and H1 FY26
Earnings Presentation

Consolidated Business Overview

BIGBLOC CONSTRUCTION LIMITED

Bigbloc Construction: One of the Largest AAC Blocks Manufacturers in India

NXTBLOC®

Autoclaved Aerated Concrete Blocks

Manufacturing

AAC blocks, a high-quality, lightweight, and energy-efficient building material known for its strength, insulation and fire resistance

Plant: Umargoan, Kapadvanj, Wada

Total Capacity: 10,50,000 CBM p.a.

Products:
- AAC Fly Ash Blocks
- AAC Sand Based Block

Applications:
- Residential
- Commercial
- Industrial
- Infrastructure

Benefits:
- Light weight
- Thermal insulation
- Soundproof
- Fire resistance
- Eco-friendly

ZMARTBUILD WALL BY NXTBLOC

AAC Wall Panel

Manufacturing

AAC wall panels are composite materials made of cement, lime and silica sand, reinforced with a two-way welded steel mesh

Plant: Ramosadi

Total Capacity: 2,50,000 CBM p.a.

Products:
- 8 to 20 Feet long AAC Wall Panels

Applications:

External and internal non-load bearing walls, roof and floor for:
- Residential
- Commercial
- Industrial

Benefits:
- Corrosion protected
- Steel reinforced
- Lightweight
- No plaster required
- No coping required
- No bond required

NXTFIX® NXTPLAST®

Construction Chemicals

Trading

Construction chemicals, includes semi-premix high-quality mortar for AAC block jointing and bonding and ready-mix cement plaster

Upcoming Product: NXTGRIP (Tile Adhesive)

Products:
- "NXTFIX" Semi-premix Mortar

Applications:
- Jointing of AAC Blocks
- Bonding of AAC Blocks

Benefits:
- Superior strength
- Water retention
- Stability

Products:
- "NXTPLAST" Ready Mix Cement Plaster

Applications:
- External wall plastering
- Internal wall plastering

Benefits:
- High coverage
- Premixed
- Minimum cracks

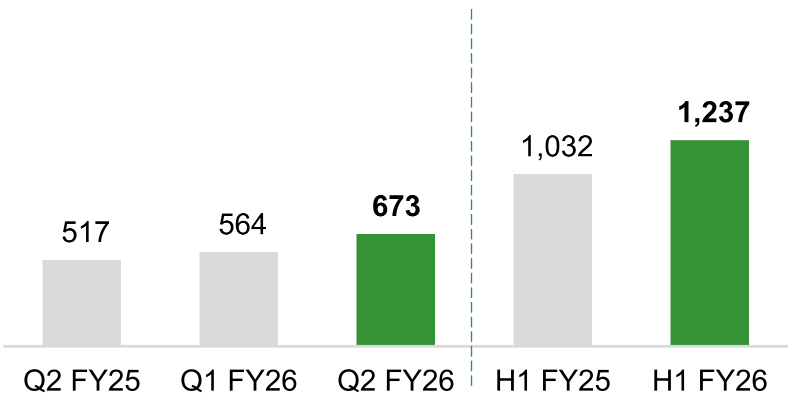
21.5% 5Y Revenue CAGR	**24.6%** 5Y EBITDA CAGR	**2.1%** ROE (FY25)	**5.4%** ROCE (FY25)	**1.3x** Net Debt to Equity (FY25)	**INR 2,246** Million (Revenue FY25)	**2,000+** Projects Executed	**1,500+** Project Pipeline

CBM = Cubic Meter

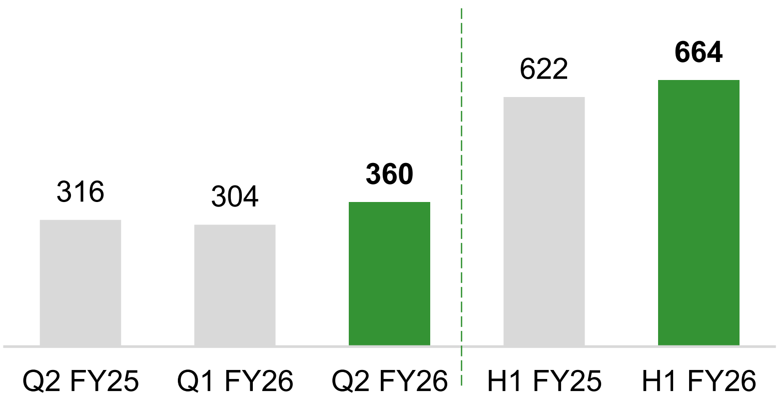
Consolidated Financial Highlights Q2 and H1 FY26

Rs. Million

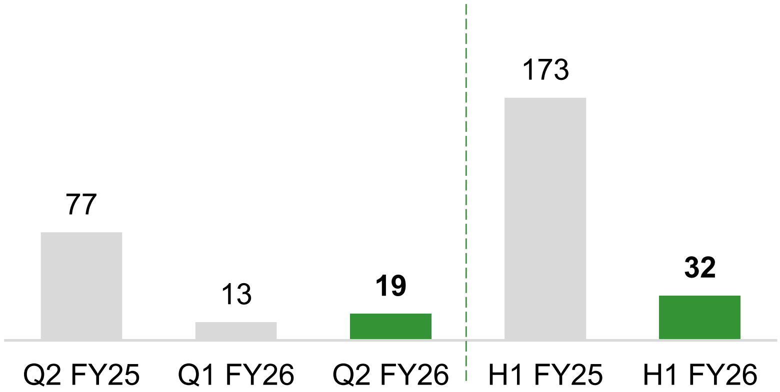
Revenue from Operations



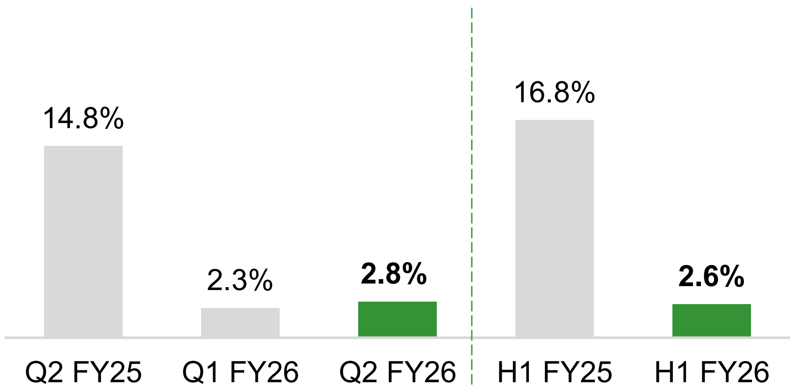
Gross Profit



EBITDA

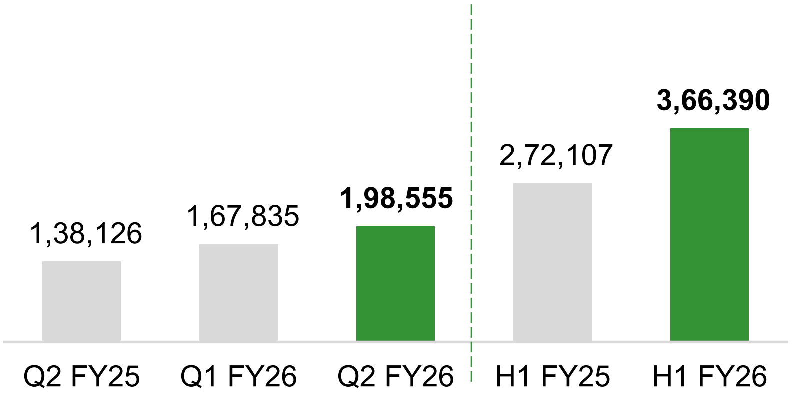


EBITDA Margin

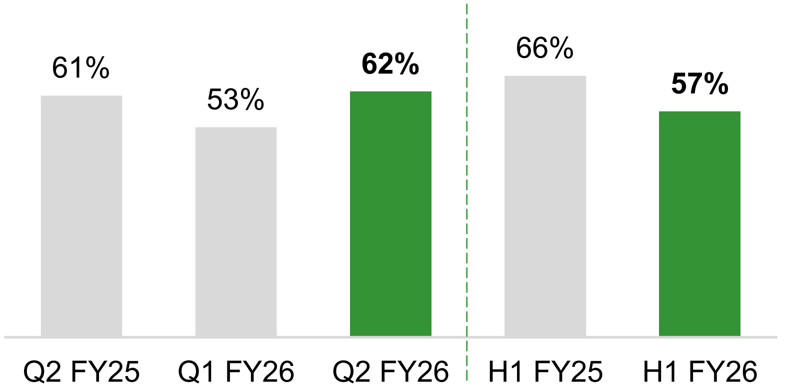


Volume, Capacity Utilisation and Revenue Mix

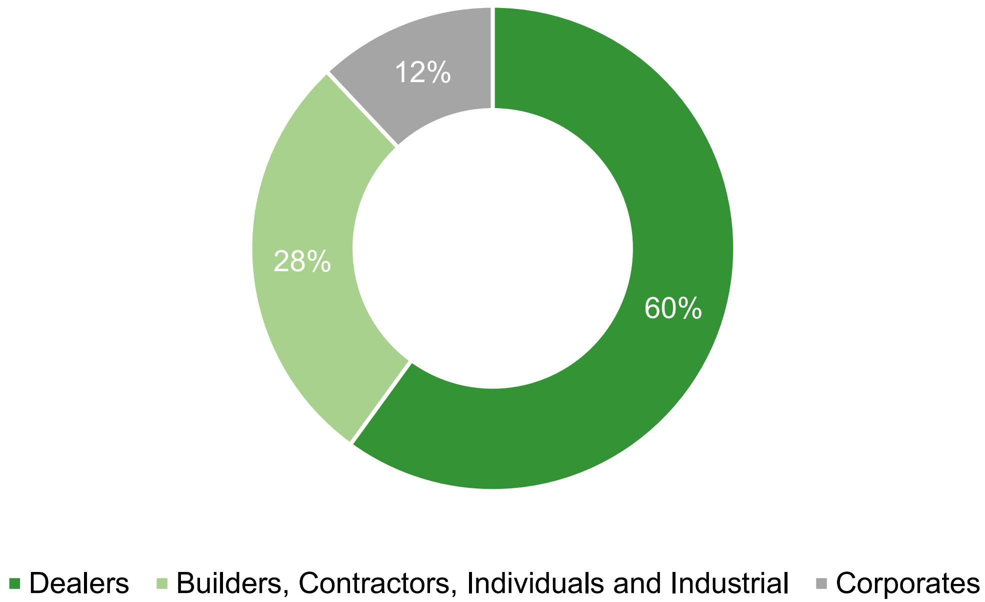
AAC Blocks Sales Volume (CBM)



Capacity Utilisation



Customer Revenue Mix H1 FY26

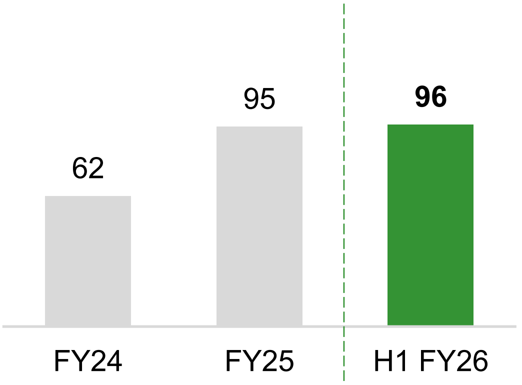


CBM = Cubic Meter

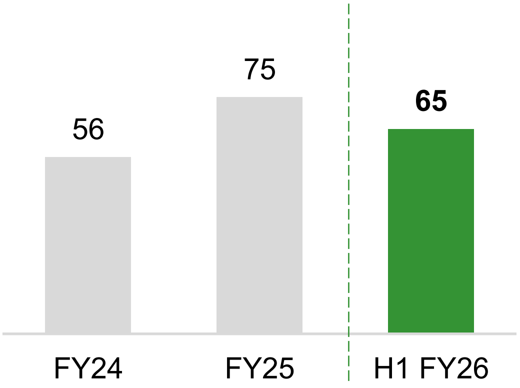
Capital Structure

INR Mn.	FY24	FY25	H1 FY26
Short Term Debt	418	634	710
Long Term Debt	1,007	1,247	1,268
Total Debt	**1,425**	**1,881**	**1,977**
Less: Cash and Cash Equivalent	8	15	4
Net Debt	**1,417**	**1,866**	**1,973**
Total Equity	1,086	1,492	1,411
Net Debt / Equity	**1.3**	**1.3**	**1.4**

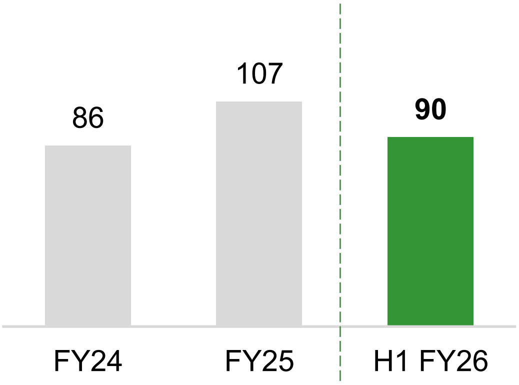
Receivables Days



Inventory Days



Payables Days



Chairman and Non Executive Director Message

Mr. Narayan Sitaram Saboo

"The second quarter of FY2026 marked a period of steady improvement in operational performance for Bigbloc Construction, supported by recovering demand conditions and higher capacity utilisation across plants. Despite an extended monsoon season, construction activity picked up momentum towards the latter part of the quarter, resulting in stronger sales volumes and revenue growth.

During the second quarter of FY2026, Bigbloc Construction recorded consolidated Revenue from Operations of Rs. 673 million, a growth of 30.3% year-on-year and 19.5% sequentially. The strong performance was driven by higher sales volumes, which grew by 43.7% year-on-year and 18.3% quarter-on-quarter, supported by improved capacity utilisation and a gradual recovery in construction activity post-monsoon.

While the prolonged monsoon led to a slower start to the quarter, demand picked up meaningfully towards the end of the period as project execution resumed across key regions. The Company's capacity utilisation improved to 62% in Q2 FY2026 compared to 53% in the previous quarter, reflecting the healthy pickup in order inflows and operational throughput. In the AAC wall panel business, capacity utilisation also increased to 43% from 36% in the previous quarter, supported by growing awareness and expanding customer acceptance.

On profitability, EBITDA for the quarter was Rs. 19 million with a margin of 2.8%, compared to Rs. 13 million and a margin of 2.3% in Q1 FY2026. The sequential improvement in margins was driven by better capacity utilisation and stable input costs. The Company continues to focus on optimising logistics and improving process efficiency enhance profitability.

For the first half of FY2026, Bigbloc reported consolidated Revenue from Operations of was Rs. 1,237 million, up 19.8% over the same period last year. EBITDA for the half year was Rs. 32 million with a margin of 2.6%.

The broader building materials sector is witnessing gradual improvement supported by sustained government push towards affordable housing and urban infrastructure. Within this environment, demand for sustainable, energy-efficient construction materials such as AAC blocks continues to strengthen.

On the strategic front, the Company remains focused on ramping up utilisation levels across facilities and scaling its AAC wall panel operations. The upcoming commissioning of the construction chemicals facility at Umargaon in the second half of FY2026 will further diversify the product portfolio and strengthen Bigbloc's position as an integrated green building materials company.

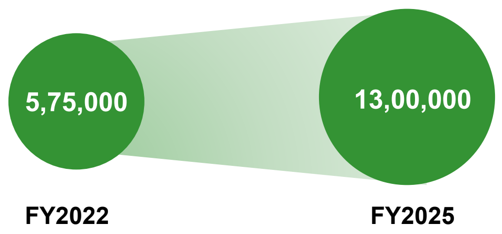
Looking ahead, the medium-term outlook for the building materials sector remains positive, supported by continued government focus on infrastructure, housing, and industrial development. With the monsoon behind us and demand momentum improving, the Company expects higher utilisation levels and improved operating performance in the coming quarters."

Bigbloc Investment Case (1/2)

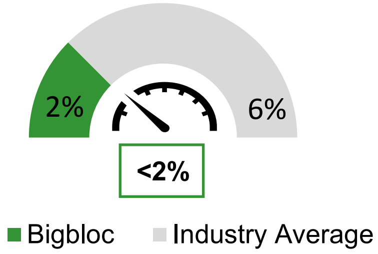
1. Market Leadership

- One of the largest AAC Block manufacturers in India with a **total capacity of 13,00,000 CBM p.a.**
- Strong supply chain network spread across **9 cities in 4 states**
- Consistently maintains a **rejection rate of less than 2%,** significantly lower than the **industry average of 4–5%**, driven by stringent quality control processes and automation-led manufacturing

Capacity (CBM P.A)



Rejection Rate



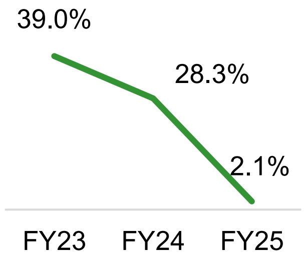
2. Diverse Product Portfolio and Client Base

- Expanding product range including **AAC Blocks, AAC Wall Panels, jointing mortar and construction chemicals**, catering to the evolving needs of the construction industry
- **Clientele expands to over 100 realtors**
- Includes prominent names in the **residential, commercial and hospitality** sectors such as **Lodha, L&T and Oberoi**

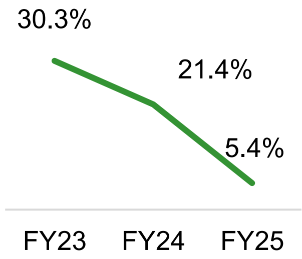
3. Strong Financial Performance

- **Revenue CAGR of 21.5%** and **EBITDA CAGR of 24.6%** over the **last five years**, highlighting consistent growth potential
- **Return on Equity of 2.1%** and **Return on Capital Employed of 5.4%** in FY2025
- **Net Debt to Equity at 1.3x,** reflecting ongoing investments in capacity expansion and future growth

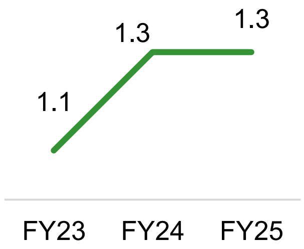
ROE



ROCE



Net Debt to Equity



CBM = Cubic Meter

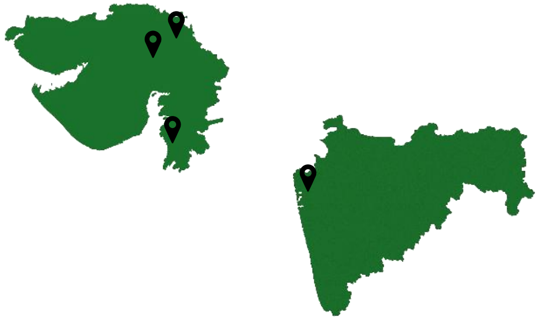
Bigbloc Investment Case (2/2)

4. Proven Track Record and Operational Excellence

- **Over 2,000 projects executed**, showcasing the company's ability to deliver high-quality products on time and at scale
- Notable large-scale developments includes projects such as **Palava Township by Lodha Group and Crescent Bay by L&T**
- **4 manufacturing** facilities strategically located in **Gujarat and Maharashtra** to ensure cost-effective distribution and logistics efficiency

Pallava Township

Crescent Bay



5. Competitive Advantage through Sustainability

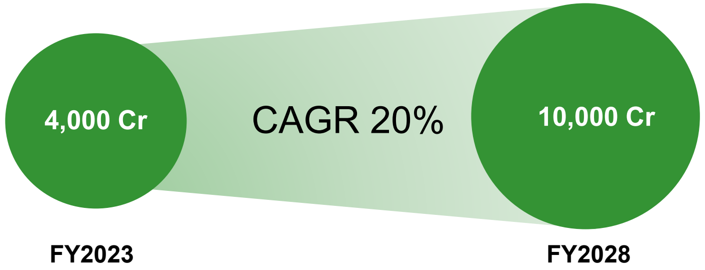
Eco Friendly | **Reduces CO_2 Emission** | **Uses Less Energy** | **Recycled Fly Ash**

- AAC blocks are **100% eco-friendly**, reduce **CO_2 emissions by 30%,** and use **60% less energy** during production
- **Actively recycles fly ash**, contributing significantly to environmental conservation
- **Only company in the AAC industry generating carbon credits**, aligning with global and national efforts to reduce carbon footprints in construction

6. Industry Dynamics and Government Support

- AAC block market projected to grow from **INR 4,000 Cr in 2023 to INR 10,000 Cr by 2027,** driven by rising demand for sustainable construction materials
- Government focus on **urbanization and green building regulations** is creating a favorable ecosystem for AAC adoption across construction industry
- **INR 57,732 Cr** allocated under **PMAY schemes in Union Budget 2025–26**, expected to drive demand for eco-friendly building materials like AAC blocks

AAC Block Industry*



*Source: Press Trust of India

Consolidated Income Statement

INR Million	Q2 FY26	Q1 FY26	Q-o-Q	Q2 FY25	Y-o-Y	H1 FY26	H1 FY25	Y-o-Y
Revenue from Operations	**673**	**564**	***19.5%***	**517**	***30.3%***	**1,237**	**1,032**	***19.8%***
Operating Expenses	654	551		440		1,205	859	
EBITDA	**19**	**13**	***46.8%***	**77**	***(75.3)%***	**32**	**173**	***(81.6)%***
EBITDA Margins (%)	***2.8%***	***2.3%***		***14.8%***		***2.6%***	***16.8%***	
Depreciation	42	41		32		83	63	
Finance Cost	36	43		36		79	65	
Other Income	22	12		10		34	17	
PBT	**(37)**	**(59)**	***nm***	**19**	***nm***	**(96)**	**62**	***nm***
Taxes	(5)	(10)		(17)		(15)	(30)	
PAT	**(32)**	**(50)**	***nm***	**2**	***nm***	**(81)**	**32**	***nm***
PAT Margins (%)	***(4.7)%***	***(8.8)%***		***0.4%***		***(6.6)%***	***3.1%***	
Earnings Per Share (EPS)	(0.08)	(0.23)		0.15		(0.31)	0.46	

**nm = not meaningful*

Consolidated Balance Sheet as on 31 March 2025

INR Million	As on 30 Sep, 2025	As on 31 Mar, 2025
Equity and liabilities		
a) Equity Share Capital	283	283
b) Other Equity	1,027	1,070
c) Non-Controlling Interest	101	139
Shareholders Fund	**1,411**	**1,492**
Non-Current Liabilities		
a) Long-term Borrowings	1,268	1,247
b) Deferred tax liabilities (net)	-	-
c) Provisions	10	10
d) Other non current liabilities	1	1
Total Non-current Liabilities	**1,279**	**1,258**
Current Liabilities		
a) Short-term Borrowings	710	634
b) Trade payables	273	293
c) Other financial liabilities	0	0
d) Other current liabilities	73	43
e) Provisions	2	2
f) Current tax liabilities	26	57
Total Current Liabilities	**1,082**	**1,029**
Total Equity and Liabilities	**3,772**	**3,779**

INR Mn	As on 30 Sep, 2025	As on 31 Mar, 2025
Assets		
Non-Current Assets		
a) Property, Plant and Equipment	2,274	2,271
b) Capital WIP	164	115
c) Goodwill	54	54
d) Other Intangible Assets	3	3
e) Investments	6	6
f) Loans	31	37
g) Deferred Tax Assets (Net)	33	8
h) Other Non-current Assets	11	45
Total non-current assets	**2,575**	**2,540**
Current Assets		
a)Inventories	194	211
b) Trade Receivables	647	649
c) Cash & Bank Balances	4	15
d) Loans	148	119
e) Other Current Assets	204	245
Total Current Assets	**1,197**	**1,239**
Total Assets	**3,772**	**3,779**

Strategic Growth Initiatives

1 **Expansion into New Geographical Markets**

Acquired **57,500 sq. mts.** of land in **Madhya Pradesh** to expand AAC Blocks business in **central India**

2 **Investment in Research and Development**

Driving process innovation through R&D by **adopting automation across new and existing plants** to improve control and efficiency

3 **Product Diversification**

Ventured into **AAC Wall Panels** with **a first-mover advantage** and upcoming **NXTGRIP tile adhesive** under construction chemicals

4 **Customer Relationship Management**

Strengthening service **delivery through an in-house truck fleet**, enabling timely dispatch, reduced delays and faster response to customer needs

5 **Talent Acquisition and Development**

Building a skilled workforce by attracting top talent and **investing in training programs** to drive innovation, project execution and long-term growth

Brand Proposition

AAC blocks, marketed under the brand 'NXTBLOC', offer an ideal combination of **strength, lightweight structure, thermal insulation, sound absorption and fire resistance**

Manufactured using natural and non-toxic raw materials, **NXTBLOC is 3x lighter than conventional bricks and weighs just a third of traditional clay brick structures**

This leads to a **20% reduction in steel consumption** and enables construction to be completed up to **4x faster**

NXTFIX mortar is a semi-premix high-quality mortar for **the jointing and bonding of AAC blocks**

NXTFIX mortar semi-premix **consists of cement, graded sand and specialized polymers** which combine to give superior **strength, water retention and stability**

NXTFIX mortar **only requires the addition of water before application** to prepare the product for use, **reducing the hassle of measuring and maintaining** various individual elements to create a conventional mortar

NXTPLAST Ready Mix Plaster is **a ready mix cement plaster with high-quality polymer additives** to substitute for the traditional site mix wall plaster process

The application method requires **mixing of water before application** and the mix is ready for plastering

NXTPLAST Ready Mix Plaster **can be used for both external and internal plastering**

A **Co-branded product** under Joint Venture with **Siam Cement Group International**

AAC wall panels are composite material **consisting of cement, lime and silica sand**. These panels **use two-way welded steel mesh as reinforcement**

AAC wall panels are used for **external and internal non-load bearing walls, roof, floor** for commercial, industrial and residential buildings

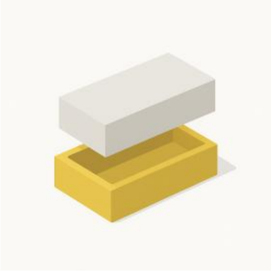
Manufacturing Process: AAC Blocks

1. Raw Materials
Raw Material includes Fly Ash, Cement and Lime

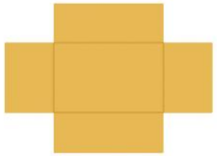
2. Mixing
Raw Material are mixed to form a slurry

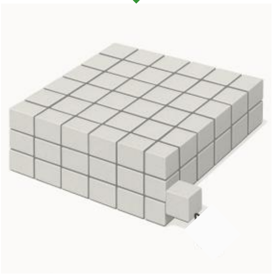
3. Casting
The slurry is poured into mold to form cakes

4. Unmolding
Cakes are unmolded and are ready to cut



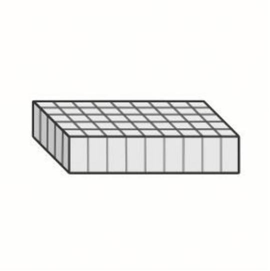
5. Mold Cleaning & Preparation
Mold is cleaned, oiled and closed and returned to mixer



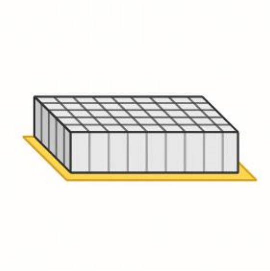


6. Cutting
Cakes are cut into blocks and waste is recycled

7. Autoclaving
Uncured AAC placed in autoclave under pressure and steam



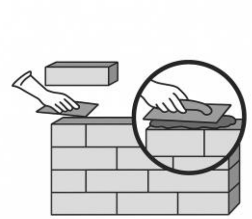
8. Curing
Cured AAC is removed from autoclave



9. Packaging
AAC is shrink wrapped and placed on pallets

10. Final Product
AAC block is ready for transport to the shipping or storage area

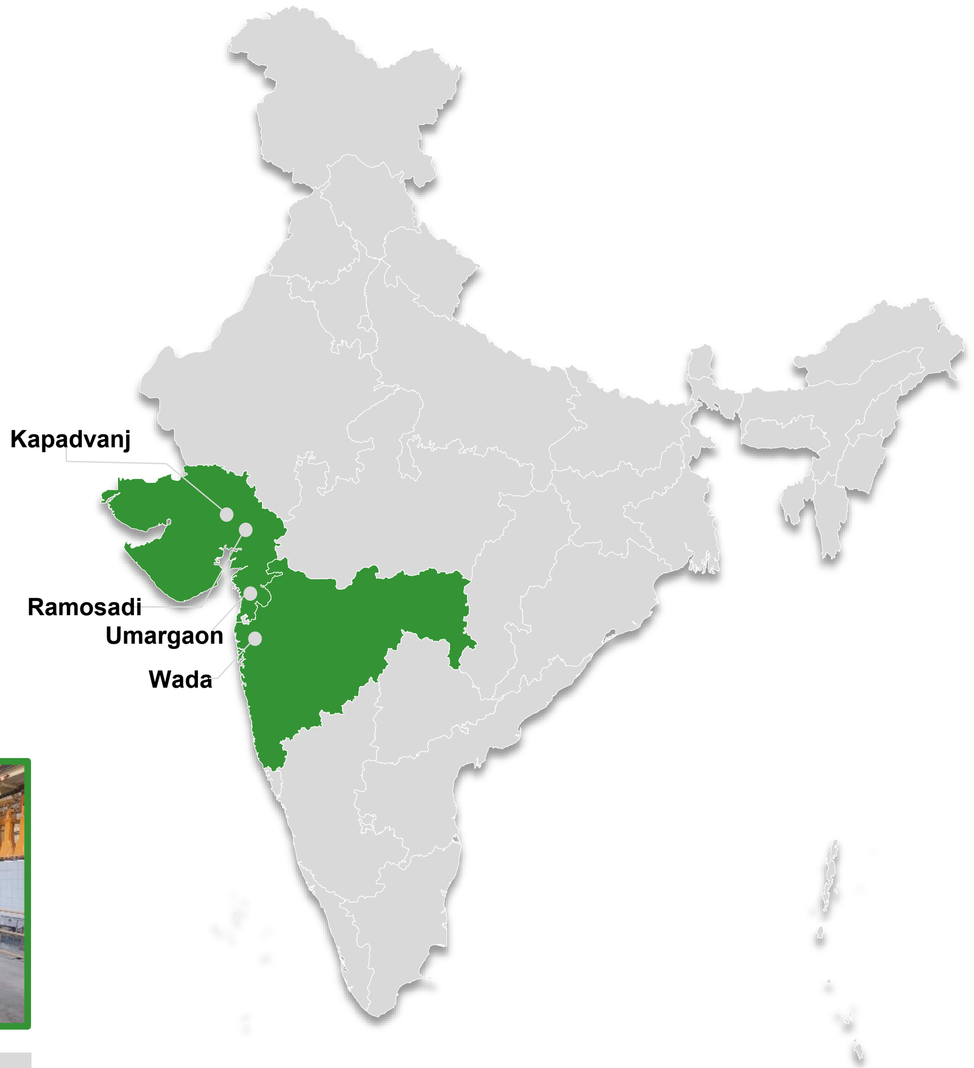
AAC Block Applications
Used in construction activities for residential, commercial and infrastructure projects



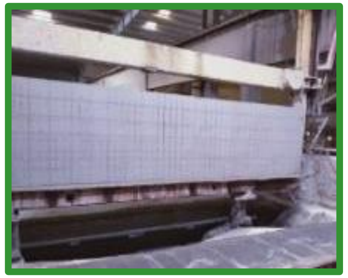
Construction Chemical Applications
“NXTFIX” is a semi-premix high-quality mortar used to joint and bond the AAC Blocks

Manufacturing Platform

	Umargaon, Vapi, Gujarat	Kapadvanj, Ahmedabad, Gujarat	Wada, Palghar, Maharashtra	Ramosadi, Kheda, (JV) Gujarat
Products Manufactured	AAC Blocks	AAC Fly Ash Blocks & Sand Based Blocks	AAC Blocks	AAC Blocks & AAC Wall Panels
Capacity (CBM/ P.A)	3,00,000	2,50,000	5,00,000	2,50,000
Carbon credit (Units / P.A)	60,000 to 65,000	50,000 (registration under process)	50,000 to 60,000 (Potential)	50,000 to 60,000 (Potential)



Kapadvanj



Umargoan

Ramosadi

Wada

Clients Diversified Across Residential, Commercial and Hospitality

BIGBLOC CONSTRUCTION LIMITED

Real Estate

- adani Realty
- LODHA BUILDING A BETTER LIFE
- Prestige GROUP Add Prestige to your life
- Sunteck
- Piramal Realty
- CAPACIT'E
- OBEROI REALTY
- RUNWAL With you, always...
- Indiabulls REAL ESTATE
- RAHEJA UNIVERSAL THE WORLD TO COME
- PURANIKS Ideas that stay with you
- REGENCY GROUP Linking People, Building Trust
- MARATHON
- PARADISE GROUP Your World. Our Vision. ISO - 9001: 2008 Certified Organization
- Raymond REALTY Go Beyond
- SHIVALIK A Commitment is a Commitment
- BIRLA ESTATES
- SHIRKE
- Shapoorji Pallonji
- mahindra LIFESPACES

Construction

- LARSEN & TOUBRO
- PSP Build to Last
- AFCONS AFCONS INFRASTRUCTURE LIMITED

Cement

- ACC
- Ambuja Cement

Government Entities

- CIDCO WE MAKE CITIES

Leadership Team

Mr. Narayan Sitaram Saboo

Chairman and Non Executive Director

He has a 34 years of experience in management and operation of Textile Business and 10 years in AAC Block Business. He Holds a degree of Bachelor of Laws (LLB). Providing industry-wise leadership and management strategy are his key areas of expertise

Mr. Naresh Sitaram Saboo

Managing Director

He has experience of over 25 years in Textile Business and 10 years of experience in AAC Block Business. He has vast experience in providing strategic direction in selection of technology and machineries in setting up new manufacturing facilities

Mr. Mohit Narayan Saboo

Director and CFO

Experience of 7 years in Corporate Taxation, Finance and Accounts. He is a Chartered Accountant by qualification. Associated with the company since 2012 and responsible for handling work related to Corporate Finance and Accounting, Secretarial and legal issues

Mr. Sachit Gandhi

Non Executive-Independent Director

With over 7 years of experience in Finance, Mr. Sachit Gandhi, Chartered Accountant by profession brings in- depth knowledge and skills to the Board that enables to make sound financial decisions for the betterment of the Company

Ms. Samiksha Nandwani

Non Executive-Independent Director

With over 9 years of experience in Merchandising and Marketing, she adds value to the Company by providing expertise in Marketing. She holds a Bachelor's degree in Marketing from Veer Narmad South Gujarat University

Mr. Saurabh Gupta

Non Executive-Independent Director

With over 15 years of experience in textile business, He has deep industry knowledge and successfully expanded business ventures. He brings strong insight and leadership to the Board and holds a postgraduate degree in Business Management

Audit Committee

CSR Committee

Nomination and Remuneration Committee

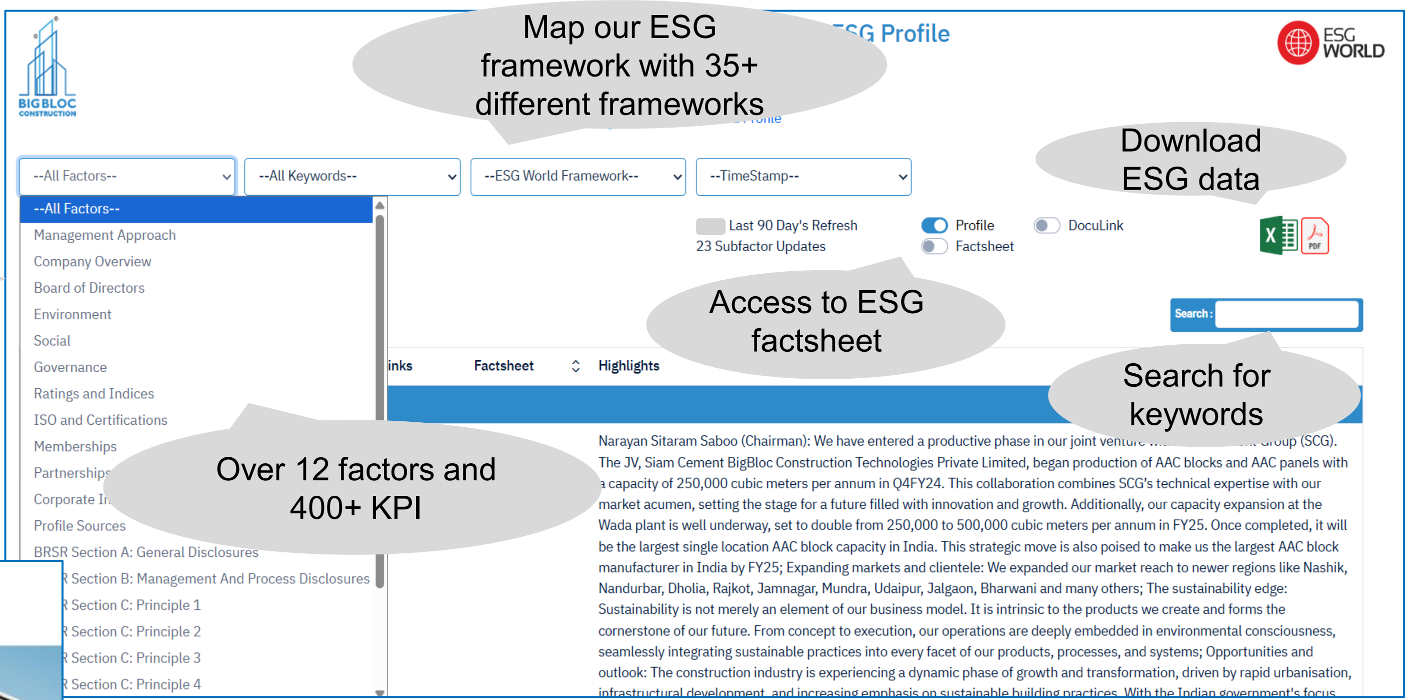
Stakeholder Relationship Committee

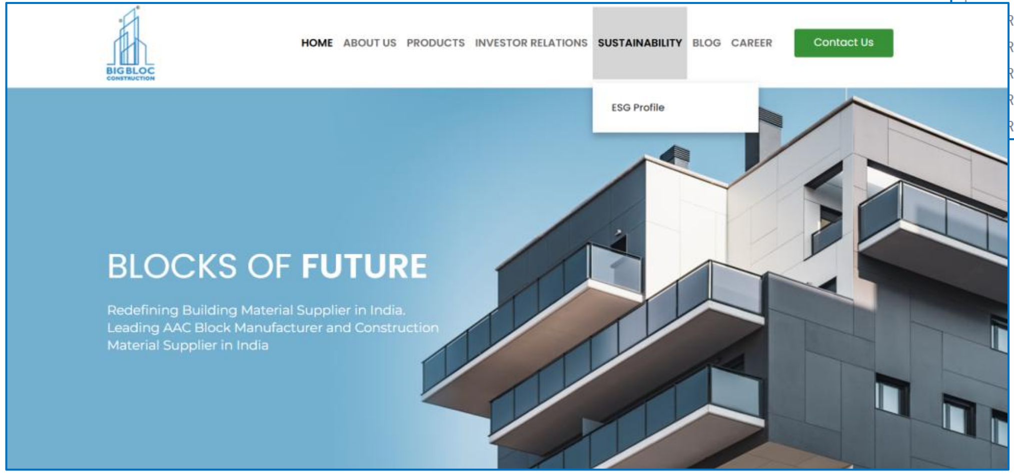
Risk Management Committee

Visit Our Real Time ESG Disclosure Platform

The Company follows community development strategy with initiatives interlinked to its long term objectives for sustainable development.

Click to access ESG Profile





https://bigbloc.in/

With this new AI-powered enhancement, our ESG Profile now enables stakeholders to:

- Engage in real time through an interactive, OpenAI-powered chatbot
- Receive customised responses to ESG-related queries on disclosures, data, and performance
- Experience clear and transparent engagement throughout our ESG journey
- Copy and paste responses easily for use in reports, briefing notes, and related documentation

Bigbloc Construction System ESG Profile Link (Click Here)

ESG: Sustainability at its Core

Bigbloc Construction: ESG Commitments Driving Sustainable Growth

Environment

- **AAC blocks** generate only 2.13 kg of CO_2 per square foot, significantly lower than conventional materials like **clay bricks** (17.6 kg CO_2) and **concrete walls** (14 kg CO_2)
- Potential to generate **1,50,000 to 2,00,000** units of carbon credits annually
- Bigbloc uses **fly ash**, a by-product of thermal power plants, contributing to waste management by transforming it into a resource for **AAC block production**
- Total energy consumption for FY2025 stood at **50,763 joules**, reflecting the company's continued focus on monitoring and managing energy usage across operations
- The company monitors and optimizes its **water usage** to reduce environmental impact

Energy Impact
The total installed **solar power capacity** across Bigbloc and its subsidiaries stands at **2,375 kW**

Social

- BigBloc focuses on **career growth** through continuous training and **leadership programs**, enhancing **employee retention** and skills
- CSR expenditure for FY2025 stood at **Rs. 25 million** under the Community Investment Policy, supporting initiatives in healthcare, education, and women empowerment.
- The company achieved **100% employee training** coverage on health and safety, reinforcing its commitment to workplace safety
- The company has established partnerships with over **100 top realtors** and **EPC players**, ensuring sustained growth and quality service
- The company promotes **inclusivity** in its workforce, focusing on **equal opportunity hiring** and creating an **inclusive work culture**

Employee Performance Review
100% of employees underwent performance and career development reviews during FY2025

Governance

- The company adheres to strict **anti-corruption policies** to ensure ethical conduct at all levels of operation
- The **Corporate Social Responsibility (CSR) Committee** and **Risk Management Committee** oversee sustainability initiatives at the **board level**
- Bigbloc adheres to stringent **governance frameworks**, ensuring **transparency** in its operations and regularly reviews **compliance** with applicable regulations
- Independent directors accounted for **57% of the Board**, reflecting a balanced and transparent governance structure
- The company upholds a high standard of **corporate governance**, with policies such as the **Code of Conduct** and **Whistleblower Policy** to ensure **ethical business practices**

Board Composition
Board includes **3 independent directors** and **1 female director**, reflecting strong governance and diversity

CBM = Cubic Meter

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