Brahmaputra Infrastructure Ltd.

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

Date: 02nd November, 2026

To,
The General Manager,
Department of Corporate Services,
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai – 400 001

Scrip Code: 535693 | ISIN: INE320I01017

Subject: Outcome of the Board Meeting held on Monday, 02nd November, 2026 – Submission of Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Half Year ended 30th September, 2026, along with Limited Review Report and Investor Presentation

Dear Sir / Madam,

Pursuant to Regulations 30 and 33 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors of the Company at its meeting held today, i.e. **Monday, 02nd November, 2026**, inter alia, considered and approved the following:

1. **The Unaudited Financial Results (Standalone and Consolidated) of the Company for the Quarter and Half Year ended 30th September, 2026**, along with the Statement of Assets and Liabilities and the Cash Flow Statement as at that date, as reviewed and recommended by the Audit Committee.
2. The Board took on record the **Limited Review Report** issued by M/s A N S K & ASSOCIATES, Chartered Accountants, Statutory Auditors of the Company, on the aforesaid Unaudited Financial Results (Standalone and Consolidated).
3. The **Investor Presentation** on the financial and operational performance of the Company for the Quarter and Half Year ended 30th September, 2026.

A copy of the said Unaudited Financial Results along with the Limited Review Report of the Statutory Auditors and the Investor Presentation is enclosed herewith for your information and records.

The meeting of the Board of Directors **commenced at 11:30 A.M. and concluded at 2:50 P.M.**

The aforesaid Financial Results and Investor Presentation are also being made available on the website of the Company at www.brahmaputragroup.com, and an extract of the Financial Results will be published in the newspapers in accordance with Regulation 47 of the SEBI Listing Regulations.

Further, pursuant to the Company's Code of Conduct for Prevention of Insider Trading, the Trading Window for dealing in the securities of the Company, which was closed from 01st October, 2026, shall re-open 48 hours after the declaration of the aforesaid financial results.

You are requested to kindly take the above information on record.

Thanking you,
Yours faithfully,

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

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Raktim Acharjee

Whole Time Director

Din: 06722166

Encl.: As above

1. Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Half Year ended 30th September, 2026 with Statement of Assets & Liabilities and Cash Flow Statement
2. Limited Review Report(s) of the Statutory Auditors (Standalone and Consolidated)
3. Investor Presentation for Q2 & H1 FY 2026-27

A N S K & ASSOCIATES
CHARTERED ACCOUNTANTS
OFFICE :705, B-08, GDITL Tower, Netaji Subhash Place
Pitampura, New Delhi
OFFICE NO. 011-46010089
Email:amccorporateservices@gmail.com

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Brahmaputra Infrastructure Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Brahmaputra Infrastructure Limited** (the "Company") for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026, which includes the financial results of the entities (comprising 5 joint operations consolidated on a proportionate basis) listed in Annexure-A (the "Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"). The Statement includes the unaudited standalone Statement of Assets and Liabilities as at September 30, 2026 and the unaudited standalone Statement of Cash Flows for the half year ended September 30, 2026.

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

A N S K & ASSOCIATES
CHARTERED ACCOUNTANTS
OFFICE :705, B-08, GDITL Tower, Netaji Subhash Place
Pitampura, New Delhi
OFFICE NO. 011-46010089
Email:amccorporateservices@gmail.com

Other Matter

5. The accompanying Statement includes the unaudited interim financial results and other unaudited financial information in respect of:

   – 5 joint operations and 2 Subsidiaries, whose unaudited interim financial results, total revenues of Rs. 13.48 crores for the quarter and Rs. 28.23 crore for half yearly, total net profit/(loss) after tax of Rs. 0.40 crores for the Quarter and Rs. 0.66 crores for half yearly and total comprehensive income/(loss) of Rs. 0.40 crores and Rs. 0.66 crores for the quarter and half year ended September 30, 2026 and for the period from April 1, 2026 to September 30, 2026 respectively.

   The independent auditors' reports on the interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these joint operations, is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

For A N S K & ASSOCIATES
Chartered Accountants
Firm Registration Number: 026177N

YOGESH KHARBANDA
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Date: 2026.11.02 13:54:47 +05'30'

(CA Yogesh Kharbanda)
Partner
Membership Number: 561258
UDIN: 26561258BCDBNV9768

Place: Delhi
Date: November 2, 2026

A N S K & ASSOCIATES
CHARTERED ACCOUNTANTS
OFFICE :705, B-08, GDITL Tower, Netaji Subhash Place
Pitampura, New Delhi
OFFICE NO. 011-46010089
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Annexure-A to the Independent Auditor's Review Report on the Unaudited Standalone Financial Results for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026

List of joint operations and Subsidiaries included in the Statement:

1. DRA-BLA-BCL (JV)
2. GPL-BCL (JV)
3. BIL BLA GSCO (JV)
4. Pawan – Brahmaputra (JV)
5. JCC Infraprojects BIL (JV)
6. Brahmaputra Concrete Private Limited
7. Brahmaputra Concrete (Bengal) Private Limited

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Statement of Assets and Liabilities as at September 30, 2026 (Rs in crore)

Particulars	As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
I. ASSETS		
1. Non-current assets		
(a) Property, plant & equipment	19.50	19.79
(b) Investment property	85.69	86.09
(c) Capital work-in-progress	-	-
(d) Intangible assets	42.00	44.75
(e) Financial assets		
(i) Investments	11.14	3.98
(ii) Trade receivables	30.47	30.38
(iii) Loans	1.96	1.96
(iv) Other financial assets	37.43	30.54
(f) Deferred tax assets (net)	-	-
(g) Other non-current assets	255.25	248.20
Total non-current assets	**483.43**	**465.69**
2. Current assets		
(a) Inventories	87.16	101.58
(b) Financial assets		
(i) Trade receivables	9.39	19.08
(ii) Cash and cash equivalents	20.56	20.30
(iii) Other financial assets	19.07	16.60
(c) Other current assets	3.41	2.22
(d) Contract assets (unbilled revenue)	102.92	91.05
Total current assets	**242.50**	**250.82**
TOTAL ASSETS	**725.93**	**716.50**

II. EQUITY AND LIABILITIES		
1. Equity		
(a) Equity share capital	29.02	29.02
(b) Other equity	352.21	316.28
Total equity	**381.23**	**345.30**
2. Liabilities		
Non-current liabilities		
(a) Financial liabilities - (i) Borrowings	29.65	23.23
- (ii) Trade payables	1.20	34.84
- (iii) Other financial liabilities	112.83	110.65
(b) Provisions	1.51	1.50
(c) Other non-current liabilities (incl. deferred tax liability)	38.41	22.02
Total non-current liabilities	**183.60**	**192.23**
Current liabilities		
(a) Financial liabilities - (i) Borrowings	104.10	103.97
- (ii) Trade payables	40.83	56.79
- (iii) Other financial liabilities	12.85	14.14
(b) Other current liabilities	3.25	4.00
(c) Provisions	0.07	0.07
Total current liabilities	**161.10**	**178.97**
TOTAL EQUITY AND LIABILITIES	**725.93**	**716.50**

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

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Raktim Acharjee
Whole Time Director
Din: 06722166

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Un-Audited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2026 (Rs in crore except EPS)

S. No.	Particulars	Quarter ended 30.09.2026	Quarter ended 30.06.2026	Quarter ended 30.09.2025	Half year ended 30.09.2026	Half year ended 30.09.2025	Year ended 31.03.2026
		Unaudited	*Reviewed*	*Reviewed*	*Unaudited*	*Unaudited*	*Audited*
1	**Income from operations**						
	a) Net sales / income from operations	104.63	93.44	90.19	198.07	181.80	365.47
	b) Other income	0.84	2.61	0.58	3.45	1.11	3.92
	Total income	**105.48**	**96.05**	**90.77**	**201.52**	**182.91**	**369.39**
2	**Expenses**						
	(a) Cost of materials consumed & construction expenses	60.42	64.35	66.27	124.78	137.82	270.25
	(b) Changes in inventories of work-in-progress	13.68	2.50	(1.91)	16.18	(7.46)	(11.75)
	(c) Employee benefits expense	1.51	1.62	1.48	3.12	3.12	6.01
	(d) Finance costs	3.69	4.71	5.32	8.40	9.79	17.42
	(e) Depreciation and amortisation expense	0.33	0.33	0.34	0.66	0.67	1.34
	(f) Other expenses	1.96	2.69	2.09	4.65	4.34	17.51
	Total expenses	**81.58**	**76.20**	**73.59**	**157.78**	**148.30**	**300.78**
3	**Profit / (loss) before exceptional items and tax**	**23.89**	**19.85**	**17.18**	**43.74**	**34.61**	**68.60**
4	**Exceptional items**	-	-	-	-	-	-
5	**Profit / (loss) before tax**	**23.89**	**19.85**	**17.18**	**43.74**	**34.61**	**68.60**
6	**Tax expense**	**4.25**	**3.56**	**2.55**	**7.82**	**4.94**	**9.00**
	Current tax	3.83	2.48	1.80	6.31	3.72	7.30
	Deferred tax charge / (credit)	0.42	1.08	0.75	1.51	1.23	3.16
	Income tax relating to earlier years	-	-	-	-	-	(1.46)
7	**Profit / (loss) for the period**	**19.64**	**16.28**	**14.64**	**35.93**	**29.67**	**59.60**
8	**Other comprehensive income (net of tax) - items not reclassified to P&L**	0.00	-	0.00	0.00	0.00	-
9	**Total comprehensive income for the period**	**19.64**	**16.28**	**14.64**	**35.93**	**29.67**	**59.60**
10	**Paid-up equity share capital (face value Rs 10 each**	29.02	29.02	29.02	29.02	29.02	29.02
11	**Other equity (as per audited balance sheet)**						316.28
12	**Earnings per share (Rs) - basic & diluted (not annualised for quarters / half year)**	6.77	5.61	5.04	12.38	10.23	20.54

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

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Raktim Acharjee
Whole Time Director
Din: 06722166

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

STANDALONE STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2026 (Indirect method - Ind AS 7)

Particulars	Half year ended 30.09.2026 (Rs crore)	Year ended 31.03.2026 (Rs crore)
A. Cash flow from operating activities		
Net profit / (loss) before tax	43.74	68.60
Adjustments for:		
Depreciation and amortisation (incl. amortised assets written off)	3.42	-
Finance costs	8.40	-
Interest income	(2.99)	-
Rent received (shown under investing activities)	(6.70)	(13.81)
Profit on sale of fixed assets	(0.05)	-
Dividend income	(0.00)	-
Share of (profit) / loss from joint ventures	0.72	-
Transfer of actuarial gain to OCI / other	-	(0.03)
Operating profit before working capital changes	**46.53**	**54.76**
Changes in working capital (excluding cash & cash equivalents):		
(Increase) / decrease in trade receivables	9.60	4.90
(Increase) / decrease in inventories	14.43	(7.26)
(Increase) / decrease in contract assets	(11.87)	-
(Increase) / decrease in loans, other financial assets & other assets	(24.67)	(32.83)
Increase / (decrease) in trade payables	(49.59)	-
Increase / (decrease) in other financial liabilities, other liabilities & provisions (net of	16.33	(3.02)
Cash generated from operations	**0.75**	**16.55**
Income taxes (paid) / refunds received (net)	0.77	(9.00)
Net cash generated from / (used in) operating activities (A)	**1.51**	**7.56**
B. Cash flow from investing activities		

Purchase of property, plant & equipment, investment property & intangibles (net)	(0.12)	-
Proceeds from sale of property, plant & equipment	0.20	-
Rent received	6.70	13.81
Interest received	2.99	-
Dividend received	0.00	-
(Investment in) / withdrawal from joint ventures (net)	(7.89)	8.05
Net cash generated from / (used in) investing activities (B)	**1.89**	**21.86**
C. Cash flow from financing activities		
Proceeds / (repayment) of long-term borrowings (net, incl. current maturities)	5.13	(38.43)
Proceeds / (repayment) of short-term borrowings (net)	0.13	-
Interest and finance charges paid	(8.40)	-
Net cash generated from / (used in) financing activities (C)	**(3.14)**	**(38.43)**
Net increase / (decrease) in cash and cash equivalents (A + B + C)	**0.27**	**(9.01)**
Cash and cash equivalents at the beginning of the period	20.30	29.31
Cash and cash equivalents at the end of the period	**20.56**	**20.30**

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

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Din : 06722166

Brahmaputra Infrastructure Limited

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CIN : L55204DL1998PLC095933

Un-Audited Standalone Segment-wise Revenue, Results, Assets and Liabilities for the Quarter and Half Year Ended September 30, 2026

(Pursuant to Regulation 33 of SEBI (LODR) Regulations, 2015 and Ind AS 108 "Operating Segments")

(Rs in crore)

S. No.	Particulars	Quarter ended 30.09.2026	Quarter ended 30.06.2026	Quarter ended 30.09.2025	Half year ended 30.09.2026	Half year ended 30.09.2025	Year ended 31.03.2026
		Unaudited	Reviewed	Reviewed	Unaudited	Reviewed	Audited
1	**Segment Revenue**						
a)	EPC Division	100.72	89.72	85.57	190.44	173.89	349.81
b)	Real Estate Division & Other income	4.76	6.33	5.20	11.08	9.02	19.58
	Total	**105.48**	**96.05**	**90.77**	**201.52**	**182.91**	**369.39**
	Less : Inter-segment revenue	-	-	-	-	-	-
	Total income (as per financial results)	**105.48**	**96.05**	**90.77**	**201.52**	**182.91**	**369.39**
2	**Segment Results - Profit / (Loss) before tax (after finance costs & exceptional items)**						
a)	EPC Division	20.07	14.45	11.83	34.52	26.17	51.90
b)	Real Estate Division & Other income	3.83	5.40	5.35	9.22	8.44	16.70
	Total	**23.89**	**19.85**	**17.18**	**43.74**	**34.61**	**68.60**
	Less : Unallocable expenditure (net of unallocable income)	-	-	-	-	-	-
	Profit / (Loss) before tax (as per financial results)	**23.89**	**19.85**	**17.18**	**43.74**	**34.61**	**68.60**
3	**Segment Assets**	*As at*			**30.09.2026**	**30.09.2025**	**31.03.2026**
a)	EPC Division				590.61	592.02	578.11
b)	Real Estate Division				135.32	114.21	138.39
c)	Unallocable				-	-	-
	Total Segment Assets				**725.93**	**706.23**	**716.50**

4	Segment Liabilities	30.09.2026	30.09.2025	31.03.2026
a)	EPC Division	304.93	351.89	332.11
b)	Real Estate Division	39.77	38.94	39.48
c)	Unallocable	-	-	-
	Total Segment Liabilities	**344.70**	**390.83**	**371.59**

Notes:

1. The Company has identified its operating segments in accordance with Ind AS 108 "Operating Segments", based on the information reviewed by the Chief Operating Decision Maker (CODM - the Board of Directors / Whole Time Director) for allocating resources and assessing performance. The reportable segments are: (a) EPC Division - engineering, procurement & construction of infrastructure projects; and (b) Real Estate Division - City Centre shopping mall (rentals), Industrial Park (maintenance / plot sales) and other real estate projects.

2. Segment results are stated after finance costs, which relate to the EPC Division. Other income, not being specifically identifiable with the EPC operations, has been grouped with the Real Estate Division, consistent with earlier periods.

3. Segment assets and liabilities are as at the end of the respective periods; total segment liabilities exclude equity. There are no unallocable assets / liabilities and no inter-segment revenue.

4. The operations of the Company are carried out within India and hence there is no separate reportable geographical segment.

5. Figures for the quarter ended 30.09.2026 are the balancing figures between the unaudited figures for the half year ended 30.09.2026 and the reviewed figures for the quarter ended 30.06.2026.

6. Previous period figures have been regrouped / reclassified wherever necessary to make them comparable.

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

Raktim Acharjee
Whole Time Director
DIN : 06722166

Standalone Notes of Un-Audited Results September 30, 2026

1. The Standalone Un-Audited Financial Results of the Company of FY 2026-27 (Q-2) have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act,2013 ("The Act") read with Rule 3 of the Companies (Indian Accounting Standards), Rules, 2015 and the companies (Indian Accounting Standards) Amendment Rules, 2015, The above Un-Audited standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting concluded on November 2, 2026.

2. Shopping Mall is almost fully operational at available capacity. Till Date Company have more than 150 Brands in a City Centre Shopping Mall, for more details you can access the website of the link https://brahmaputragroup.com/city-center.

3. Till 30th September 2026 , there are various arbitration claims announced in the favour of the company and its Joint Operations / Ventures where company is active partner, Part payment of the settled claims already submitted by the department before respective courts/ authorities. Company is under process Company is in under process to arrange the respective Bank Guarantees to release that amount from respective authorities which make possible for further debt reduction of the lenders.

4. As of dated 30.09.2026 order book of the company along with its Joint Operations/ Joint Ventures are ₹ 2,000.00 Crores Plus.

5. AS per Ind AS 108 "Operating Segment", the company has reported two segments namely - (a) EPC Division (b) Real Estate Division.

EPC segment render comprehensive, value-added services in construction, erection and commissioning. Real Estate segment render development of Real Estates Projects.

6. Previous quarters / year figures have been regrouped / rearranged, wherever considered necessary.

7. Gain / (loss) on fair valuation of equity instruments' represents movement in carrying value of financial assets (investments) measured at fair value through Other comprehensive income.

8. The Un-Audited financial results have been prepared to comply in all material respects with the Indian Accounting Standards ('Ind AS') as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules as amended from time to time. The Audit Committee has reviewed these results and the Board of Directors have approved the above Un-Audited standalone financial results at their meetings concluded on 2nd November, 2026.

9. Now as on 30.09.2026 company outstanding Debt as are as : Cash Credit Limit - ₹ 104.09 Crores , Term Loan - ₹ 12.85 Crores , Hence Sustainable Fund Based Debt of the company is ₹ 116.94 Crores.

10. During the half year ended September 30, 2026, the Company secured a new term loan facility **aggregating to Rs. 5.80 Crores** from Indian Overseas Bank, sanctioned under the CGTMSE 5.0 (Credit Guarantee Fund Trust for Micro and Small Enterprises) scheme. This credit facility has been availed to support the Company's ongoing operational and business requirements, with the guarantee cover under the said scheme facilitating access to institutional finance on favourable terms. The loan has been duly recorded in the books of account, and the utilisation of the proceeds shall be in

accordance with the sanctioned terms and conditions stipulated by the lender.

11. Bank Guarantee o/s as on 30.09.2026 - ₹ 82.57 Crores .

12. The consortium of lenders has an OCCPS amount of Rs. 165.15 crores as of 31.03.2026 with the lenders' conversion rights lapsed on March 31, 2025. The repayment schedule for the OCCPS will commence from June 30, 2027, and the instrument is interest-free, incurring only a minimal coupon charge of 0.01%. No interest burden will be borne by the company during FY 2025-26 and 2026-27, and the repayment will start from June 2027 until March 31, 2034.

For and on behalf of Board of Directors

RAKTIM ACHARJEE

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Raktim Acharjee

Whole Time Director

Din : 06722166

A N S K & ASSOCIATES
CHARTERED ACCOUNTANTS
OFFICE :705, B-08, GDITL Tower, Netaji Subhash Place
Pitampura, New Delhi
OFFICE NO. 011-46010089
Email:amccorporateservices@gmail.com

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Brahmaputra Infrastructure Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Brahmaputra Infrastructure Limited** (the "Holding Company") and its subsidiaries and joint operations/ventures (the Holding Company and its subsidiaries including joint operations/ventures together referred to as "the Group") for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026 (the "Statement"), being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"). The Statement includes the unaudited consolidated Statement of Assets and Liabilities as at September 30, 2026 and the unaudited consolidated Statement of Cash Flows for the half year ended September 30, 2026.

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

   Subsidiaries

   1. Brahmaputra Concrete Private Limited
   2. Brahmaputra Concrete (Bengal) Private Limited

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Joint Operations/Ventures

1. DRA-BLA-BCL (JV)
2. GPL-BCL (JV)
3. BIL BLA GSCO (JV)
4. Pawan – Brahmaputra (JV)
5. JCC Infraprojects BIL (JV)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matters

6. The accompanying Statement includes the unaudited interim financial results and other unaudited financial information in respect of:

   – 5 joint operations and 2 Subsidiaries, whose unaudited interim financial results, total revenues of Rs. 13.48 crores for the quarter and Rs. 28.23 crore for half yearly, total net profit/(loss) after tax of Rs. 0.40 crores for the Quarter and Rs. 0.66 crores for half yearly and total comprehensive income/(loss) of Rs. 0.40 crores and Rs. 0.66 crores for the quarter and half year ended September 30, 2026 and for the period from April 1, 2026 to September 30, 2026 respectively.

   The independent auditors' reports on the interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these joint operations, is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph 3 above. All the figures stated above are before giving effect to consolidation adjustments.

   Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

7. The accompanying Statement includes the unaudited interim financial results and other unaudited financial information in respect of:

   – 2 subsidiaries, whose unaudited interim financial results reflect total assets of Rs. 0.24 crores as at September 30, 2026, total revenues of Rs. Nil and Rs. Nil, total net profit/(loss) after tax of Rs. Nil and Rs. Nil and total comprehensive income/(loss) of Rs. Nil and Rs. Nil for the quarter ended September 30, 2026 and for the period from April 1, 2026 to September 30,

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2026 respectively, and net cash inflows/(outflows) of Rs. Nil for the period from April 1, 2026 to September 30, 2026, as considered in the Statement.

The unaudited interim financial results and other unaudited financial information of the above subsidiaries have not been reviewed by their auditors and have been approved and furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiaries, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter.

For A N S K & ASSOCIATES
Chartered Accountants
Firm Registration Number: 026177N

YOGESH KHARBANDA
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Date: 2026.11.02 13:56:01 +05'30'

(CA Yogesh Kharbanda)
Partner
Membership Number: 561258
UDIN: **26561258MXFFAC3483**

Place: Delhi
Date: November 2, 2026

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Consolidated Statement of Assets and Liabilities as at September 30, 2026 (Rs in crore)

Particulars	CONSOLIDATED As at 30.09.2026 (Unaudited)	CONSOLIDATED As at 31.03.2026 (Audited)
I. ASSETS		
1. Non-current assets		
(a) Property, plant & equipment	22.46	20.01
(b) Investment property	85.69	86.09
(c) Capital work-in-progress	-	-
(d) Intangible assets	42.00	44.75
(e) Financial assets		
(i) Investments	9.57	3.98
(ii) Trade receivables	30.47	30.38
(iii) Loans	6.01	1.96
(iv) Other financial assets	52.44	30.54
(f) Deferred tax assets (net)	-	-
(g) Other non-current assets	272.99	248.20
Total non-current assets	**521.63**	**465.91**
2. Current assets		
(a) Inventories	91.44	101.58
(b) Financial assets		
(i) Trade receivables	14.57	19.08
(ii) Cash and cash equivalents	23.42	20.30
(iii) Other financial assets	19.07	16.60
(c) Other current assets	11.10	2.22
(d) Contract assets (unbilled revenue)	102.92	91.05
Total current assets	**262.52**	**250.82**
TOTAL ASSETS	**784.15**	**716.73**

II. EQUITY AND LIABILITIES		
1. Equity		
(a) Equity share capital	29.02	29.02
(b) Other equity	352.37	316.32
© Non Controlling Interest	6.34	0.01
Total equity	**387.73**	**345.35**
2. Liabilities		
Non-current liabilities		
(a) Financial liabilities - (i) Borrowings	59.86	23.30
- (ii) Trade payables	1.20	110.68
- (iii) Other financial liabilities	112.83	1.50
(b) Provisions	1.51	22.02
(c) Other non-current liabilities (incl. deferred tax liability)	38.41	34.84
Total non-current liabilities	**213.81**	**192.33**
Current liabilities		
(a) Financial liabilities - (i) Borrowings	104.65	103.97
- (ii) Trade payables	53.01	56.79
- (iii) Other financial liabilities	12.85	14.14
(b) Other current liabilities	11.70	4.01
(c) Provisions	0.39	0.14
Total current liabilities	**182.61**	**179.05**
TOTAL EQUITY AND LIABILITIES	**784.15**	**716.73**

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

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Raktim Acharjee
Whole Time Director
Din: 06722166

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Un-Audited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2026 (Rs in crore except EPS)

S. No.	Particulars	Quarter ended 30.09.2026	Quarter ended 30.06.2026	Quarter ended 30.09.2025	Half year ended 30.09.2026	Half year ended 30.09.2025	Year ended 31.03.2026
		Unaudited	*Reviewed*	*Reviewed*	*Unaudited*	*Unaudited*	*Audited*
1	**Income from operations**						
	a) Net sales / income from operations	118.12	108.19	90.19	226.31	181.80	365.47
	b) Other income	0.84	2.61	0.58	3.45	1.11	3.92
	Total income	**118.96**	**110.79**	**90.77**	**229.76**	**182.91**	**369.39**
2	**Expenses**						
	(a) Cost of materials consumed & construction expens	73.50	78.84	66.27	152.35	137.82	270.25
	(b) Changes in inventories of work-in-progress	13.68	2.50	(1.91)	16.18	(7.46)	(11.75)
	(c) Employee benefits expense	1.51	1.62	1.48	3.12	3.12	6.01
	(d) Finance costs	3.69	4.71	5.32	8.40	9.79	17.43
	(e) Depreciation and amortisation expense	0.33	0.33	0.34	0.66	0.67	1.36
	(f) Other expenses	1.96	2.69	2.09	4.65	4.34	17.51
	Total expenses	**94.66**	**90.69**	**73.59**	**185.35**	**148.30**	**300.81**
3	**Profit / (loss) before exceptional items and tax**	**24.30**	**20.11**	**17.18**	**44.40**	**34.61**	**68.58**
4	**Exceptional items**	-	-		-		
5	**Profit / (loss) before tax**	**24.30**	**20.11**	**17.18**	**44.40**	**34.61**	**68.58**
6	**Tax expense**	**4.19**	**3.62**	**2.55**	**7.82**	**4.94**	**9.00**
	Current tax	3.77	2.54	1.80	6.31	3.72	7.30
	Deferred tax charge / (credit)	0.42	1.08	0.75	1.51	1.23	3.16
	Income tax relating to earlier years	-	-		-		(1.46)
7	**Profit / (loss) for the period**	**20.11**	**16.48**	**14.64**	**36.59**	**29.67**	**59.58**
8	**Other comprehensive income (net of tax) - items n**	0.00	-		0.00		
9	**Total comprehensive income for the period**	**20.11**	**16.48**	**14.64**	**36.59**	**29.67**	**59.58**

10	**Profit / (loss) for the period attributable to:**						
	Owners of the Company	20.11	16.48	14.64	36.59	29.67	59.58
	Non-controlling interests	-	-	-	-	-	-
11	**Total comprehensive income for the period attributable to:**						
	Owners of the Company	20.11	16.48	14.64	36.59	29.67	59.58
	Non-controlling interests	-	-	-	-	-	-
12	**Paid-up equity share capital (face value Rs 10 each**	29.02	29.02	29.02	29.02	29.02	29.02
13	**Other equity (as per audited balance sheet)**						
14	**attributable to owners (not annualised for quarters / half year)**	6.93	5.68	5.04	12.61	10.22	20.53

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

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Raktim Acharjee
Whole Time Director
Din: 06722166

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

UN-AUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2026 (Indirect method - Ind AS 7)

Particulars	Half year ended 30.09.2026 (Unaudited) (Rs crore)	Year ended 31.03.2026 (Audited) (Rs crore)
A. Cash flow from operating activities		
Net profit / (loss) before tax	44.40	68.58
Adjustments for:		
Depreciation and amortisation (incl. amortised assets written off)	3.42	-
Finance costs	8.40	-
Interest income	(2.99)	-
Rent received (shown under investing activities)	(6.70)	(13.81)
Profit on sale of fixed assets	(0.05)	-
Dividend income	(0.00)	-
Share of (profit) / loss from joint ventures	0.72	-
Transfer of actuarial gain to OCI / other	-	(0.03)
Consolidation adjustments - JV results / NCI not in balance sheet (note 3)	(0.70)	-
Operating profit before working capital changes	**46.49**	**54.74**
Changes in working capital (excluding cash & cash equivalents):		
(Increase) / decrease in trade receivables	9.60	4.90
(Increase) / decrease in inventories	14.43	(7.26)
(Increase) / decrease in contract assets	(11.87)	-
(Increase) / decrease in loans, other financial assets & other assets	(24.68)	(32.82)
Increase / (decrease) in trade payables	(49.59)	-
Increase / (decrease) in other liabilities & provisions (net of deferred tax)	16.32	(3.02)
Cash generated from operations	**0.69**	**16.54**
Income taxes (paid) / refunds received (net)	0.77	(9.00)
Net cash generated from / (used in) operating activities (A)	**1.45**	**7.55**
B. Cash flow from investing activities		
Purchase of PPE, investment property & intangibles (net)	(0.13)	-
Proceeds from sale of property, plant & equipment	0.20	-
Rent received	6.70	13.81
Interest received	2.99	-
Dividend received	0.00	-
(Investment in) / withdrawal from joint ventures (net)	(7.89)	8.05

Cash of JVs consolidated for the first time (JCC & Pawan)	2.86	-
Net cash generated from / (used in) investing activities (B)	**4.74**	**21.86**
C. Cash flow from financing activities		
Proceeds / (repayment) of long-term borrowings (incl. current maturities)	5.19	(38.43)
Proceeds / (repayment) of short-term borrowings (net)	0.13	-
Interest and finance charges paid	(8.40)	-
Net cash generated from / (used in) financing activities (C)	**(3.08)**	**(38.43)**
Net increase / (decrease) in cash and cash equivalents (A + B + C)	**3.12**	**(9.02)**
Cash and cash equivalents at the beginning of the period	20.30	29.32
Cash and cash equivalents at the end of the period	**23.42**	**20.30**

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

Raktim Acharjee
Whole Time Director
Din: 06722166

Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Un-Audited Consolidated Segment-wise Revenue, Results, Assets and Liabilities for the Quarter and Half Year Ended September 30, 2026

(Pursuant to Regulation 33 of SEBI (LODR) Regulations, 2015 and Ind AS 108 "Operating Segments")

(Rs in crore)

S. No.	Particulars	Quarter ended 30.09.2026	Quarter ended 30.06.2026	Quarter ended 30.09.2025	Half year ended 30.09.2026	Half year ended 30.09.2025	Year ended 31.03.2026
		Unaudited	Reviewed	Reviewed	Unaudited	Reviewed	Audited
1	**Segment Revenue**						
a)	EPC Division	114.21	104.47	85.57	218.68	173.89	349.81
b)	Real Estate Division & Other income	4.76	6.33	5.20	11.08	9.02	19.58
	Total	**118.96**	**110.79**	**90.77**	**229.76**	**182.91**	**369.39**
	Less : Inter-segment revenue	-	-	-	-	-	-
	Total income (as per financial results)	**118.96**	**110.79**	**90.77**	**229.76**	**182.91**	**369.39**
2	**Segment Results - Profit / (Loss) before tax (after finance costs & exceptional items)**						
a)	EPC Division	20.47	14.71	11.83	35.18	26.17	51.88
b)	Real Estate Division & Other income	3.83	5.40	5.35	9.22	8.44	16.70
	Total	**24.30**	**20.11**	**17.18**	**44.40**	**34.61**	**68.58**
	Less : Unallocable expenditure (net of unallocable income)	-	-	-	-	-	-
	Profit / (Loss) before tax (as per financial results)	**24.30**	**20.11**	**17.18**	**44.40**	**34.61**	**68.58**
3	**Segment Assets**	*As at*			**30.09.2026**	**30.09.2025**	**31.03.2026**
a)	EPC Division				648.83	592.24	578.34
b)	Real Estate Division				135.32	114.21	138.39
c)	Unallocable				-	-	-
	Total Segment Assets				**784.15**	**706.45**	**716.73**
4	**Segment Liabilities**				**30.09.2026**	**30.09.2025**	**31.03.2026**
a)	EPC Division				356.65	351.89	332.33
b)	Real Estate Division				39.77	38.94	39.48
c)	Unallocable				-	-	-
	Total Segment Liabilities				**396.42**	**390.83**	**371.81**

Notes:

1. The Group has identified its operating segments in accordance with Ind AS 108 "Operating Segments", based on the information reviewed by the Chief Operating Decision Maker (CODM - the Board of Directors / Whole Time Director) for allocating resources and assessing performance. The Group's subsidiaries and joint operations (BCPL, BCBPL, JCC Infraprojects-BIL JV and Pawan & Brahmaputra JV) are engaged in EPC contracting and are included in the EPC Division. The reportable segments are: (a) EPC Division - engineering, procurement & construction of infrastructure projects; and (b) Real Estate Division - City Centre shopping mall (rentals), Industrial Park (maintenance / plot sales) and other real estate projects.

2. Segment results are stated after finance costs, which relate to the EPC Division. Other income, not being specifically identifiable with the EPC operations, has been grouped with the Real Estate Division, consistent with earlier periods.

3. Segment assets and liabilities are as at the end of the respective periods; total segment liabilities exclude equity. There are no unallocable assets / liabilities and no inter-segment revenue.

4. The operations of the Group are carried out within India and hence there is no separate reportable geographical segment.

5. Figures for the quarter ended 30.09.2026 are the balancing figures between the unaudited figures for the half year ended 30.09.2026 and the reviewed figures for the quarter ended 30.06.2026.

6. Previous period figures have been regrouped / reclassified wherever necessary to make them comparable.

Place : New Delhi
Date : 02.11.2026

For Brahmaputra Infrastructure Limited

RAKTIM ACHARJEE

Raktim Acharjee
Whole Time Director
DIN : 06722166

Consolidated Notes of Un-Audited Results September 30, 2026

1. The Consolidated Un-Audited Financial Results of the Company of FY 2026-27 (Q-2) have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act,2013 ("The Act") read with Rule 3 of the Companies (Indian Accounting Standards), Rules, 2015 and the companies (Indian Accounting Standards) Amendment Rules, 2015, The above Un-Audited Consolidated results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting concluded on November 02, 2026.

2. Shopping Mall is almost fully operational at available capacity. Till Date Company have more than 150 Brands in a City Centre Shopping Mall, for more details you can access the website of the link https://brahmaputragroup.com/city-center.

3. Till 30th September 2026 , there are various arbitration claims announced in the favour of the company and its Joint Operations / Ventures where company is active partner, Part payment of the settled claims already submitted by the department before respective courts/ authorities. Company is under process Company is in under process to arrange the respective Bank Guarantees to release that amount from respective authorities which make possible for further debt reduction of the lenders.

4. As of dated 30.09.2026 order book of the company along with its Joint Operations/ Joint Ventures are ₹ 2,000.00 Crores Plus.

5. AS per Ind AS 108 "Operating Segment", the company has reported two segments namely - (a) EPC Division (b) Real Estate Division. EPC segment render comprehensive, value-added services in

construction, erection and commissioning. Real Estate segment render development of Real Estates Projects.

6. Previous quarters / year figures have been regrouped / rearranged, wherever considered necessary.

7. Gain / (loss) on fair valuation of equity instruments' represents movement in carrying value of financial assets (investments) measured at fair value through Other comprehensive income.

8. The Un-Audited financial results have been prepared to comply in all material respects with the Indian Accounting Standards ('Ind AS') as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules as amended from time to time. The Audit Committee has reviewed these results and the Board of Directors have approved the above Un-Audited Consolidated financial results at their meetings concluded on 02nd November, 2026.

9. Now as on 30.09.2026 company outstanding Debt as are as : Cash Credit Limit - ₹ 104.09 Crores , Term Loan - ₹ 12.85 Crores , Hence Sustainable Fund Based Debt of the company is ₹ 116.94 Crores.

10. During the half year ended September 30, 2026, the Company secured a new term loan facility **aggregating to Rs. 5.80 Crores** from Indian Overseas Bank, sanctioned under the CGTMSE 5.0 (Credit Guarantee Fund Trust for Micro and Small Enterprises) scheme. This credit facility has been availed to support the Company's ongoing operational and business requirements, with the guarantee cover under the said scheme facilitating access to institutional finance on favourable terms. The loan has been duly recorded in the books of account, and the utilisation of the proceeds shall be in

accordance with the sanctioned terms and conditions stipulated by the lender.

11. Bank Guarantee o/s as on 30.09.2026 - ₹ 82.57 Crores .

12. The consortium of lenders has an OCCPS amount of Rs. 165.15 crores as of 31.03.2026 with the lenders' conversion rights lapsed on March 31, 2025. The repayment schedule for the OCCPS will commence from June 30, 2027, and the instrument is interest-free, incurring only a minimal coupon charge of 0.01%. No interest burden will be borne by the company during FY 2025-26 and 2026-27, and the repayment will start from June 2027 until March 31, 2034.

13. Following are the companies and Joint Ventures/ Joint Operations/ Subsidiaries are Consolidated.
    (i) Brahmaputra Concrete Private Limited
    (ii) Brahmaputra Concrete (Bengal) Private Limited
    (iii) DRA BLA BCL (JV)
    (iv) GPL BCL (JV)
    (v) BIL BLA GSCO (JV)
    (vi) PAWAN & BRAHMAPUTRA (JV)
    (vii) JCC Infra-Projects JV

For and on behalf of Board of Directors

RAKTIM ACHARJEE

Digitally signed by RAKTIM ACHARJEE
DN: c=IN, postalCode=793004, st=MEGHALAYA, street=KENCHE'S TRACE ,EAST KHASI HILLS,LABAN ,793004, l=EAST KHASI HILLS, o=Personal, serialNumber=f983caa2ab95150a6842d996f664641 92beff622cd32b28ffe84675fad9835e6, pseudonym=1c096bb16de747b6b1fb2fca2592d4fa, 2.5.4.20=a0e836d975f5018e8d6532da3c34cdb8bbd d3bffbfce4698815daf34429bb7c, email=RAKTIMACHARJEE@GMAIL.COM, cn=RAKTIM ACHARJEE
Date: 2026.11.02 14:43:04 +05'30'

Raktim Acharjee

Whole Time Director

Din : 06722166

Brahmaputra Infrastructure Limited

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

INVESTOR PRESENTATION Q2FY27



Important Information

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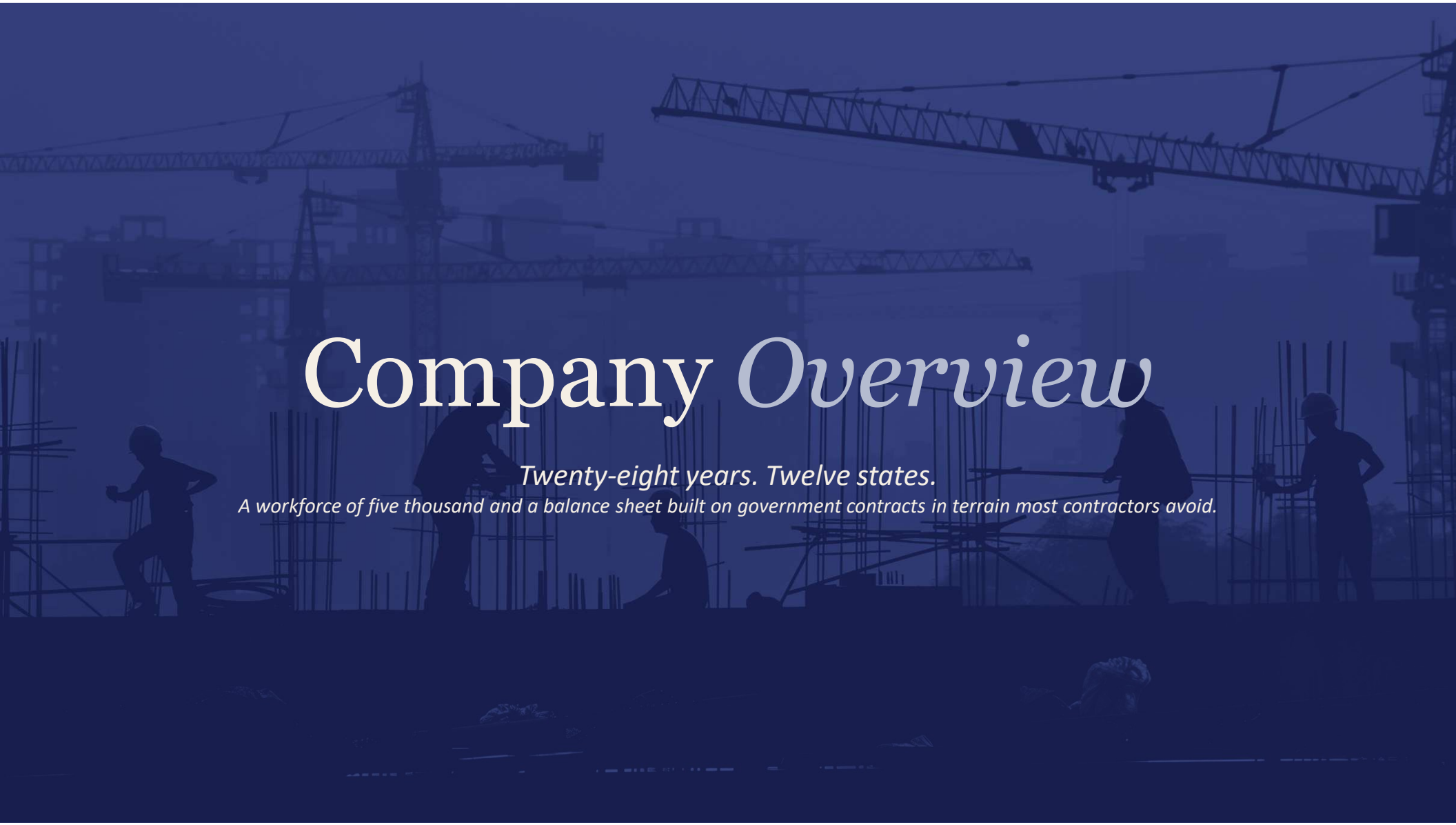
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"A complex civil execution platform -
positioned where the country is choosing to spend next."

01	Company Overview	p.05
02	Business Overview	p.11
03	Why Us	p.27
04	Financial Performance	p.30
05	Way Forward	p.41



Company *Overview*

Twenty-eight years. Twelve states.

A workforce of five thousand and a balance sheet built on government contracts in terrain most contractors avoid.

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

28+ Years of Proven Execution

Over two decades of delivering complex infrastructure projects across highways, railways, buildings, tunnels and river protection. Positioned at the Intersection of Northeast Infrastructure, Climate Resilience, Strategic Connectivity & Real Estate Value Creation.

Specialist in Flood Protection, Slope Stabilization and Protection

Deep expertise in executing projects across **hilly, riverine and seismic geographies**, creating high technical entry barriers for competitors.

Trusted Partner to Sovereign-Grade Clients

Long-standing relationships with marquee government and institutional clients including **NHAI, NHIDCL, MoRTH, Indian Railways, AAI and ADB**, ensuring strong execution credibility and payment security.

Strong Financial Growth (FY21–FY26 CAGR)

- Revenue CAGR: 31%
- EBITDA CAGR: 80%
- PAT CAGR: 192%

CUMULATIVE PROJECT VALUE	PROJECTS COMPLETED	STATES OPERATED IN	*CUMULATIVE WORKFORCE STRENGTH*
₹5,000+Cr	*100+*	*25+*	*5,000+*

Key highlights of Q2FY27

Order Wins During the Quarter

- **₹137.60 Cr** railway EPC project secured through **BIL–HBMCPL JV** (**L1**) from **NF Railway (Construction)** on the India–Bhutan Kokrajhar–Gelephu corridor.
- **₹89.73 Cr** major bridge over River Ravi secured through **BIL–GKCPL JV** (**L1**) from **PWD (B&R), Punjab** – LoA received on 08.10.2026.
- **₹78.09 Cr** Turga Pumped Storage tunnelling package secured as **sole bidder** (**L1**) from **WBSEDCL**, marking entry into pumped-storage hydro.
- **₹11.59 Cr** healthcare facility renovation contract secured through **Letter of Acceptance** (**LoA**) from **AHIDMS, Assam**.

Revenue

Q2FY27

Rs 118 Cr

▲ 31% YoY

H1FY27

Rs 226 Cr

▲ 24% YoY

EBITDA

Q2FY27

Rs 27 Cr

▲ 23% YoY

H1FY27

Rs 50 Cr

▲ 14% YoY

PAT

Q2FY27

Rs 20 Cr

▲ 37% YoY

H1FY27

Rs 37 Cr

▲ 23% YoY

EPS

Q2FY27

Rs 6.93

▲ 37% YoY

H1FY27

Rs 12.61

▲ 23% YoY

Order Inflow

Q2FY27 (Jul–Sep 2026)

Rs 317 Cr



Business *Overview*

OUR PURPOSE

To build BIL into a leading, trusted and execution-driven *infrastructure and real estate platform* across North, Northeast and Pan India

MEDIUM-TERM VISION — 3-5 YEARS

Strengthen core leadership across North & Northeast India

FOCUS AREAS

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

LONG-TERM VISION — 10-20 YEARS

Transform into a diversified Pan-India infrastructure platform

STRATEGIC PRIORITIES

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

STRATEGIC OBJECTIVE

Expand order book · improve execution efficiency · strengthen recurring revenue · Launching New real estate projects

NORTH STAR

Flagship infrastructure & real-estate platform with sustainable capital allocation and financial discipline

A legacy spanning three generations

28 YEARS OF COMPOUNDING

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

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

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

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

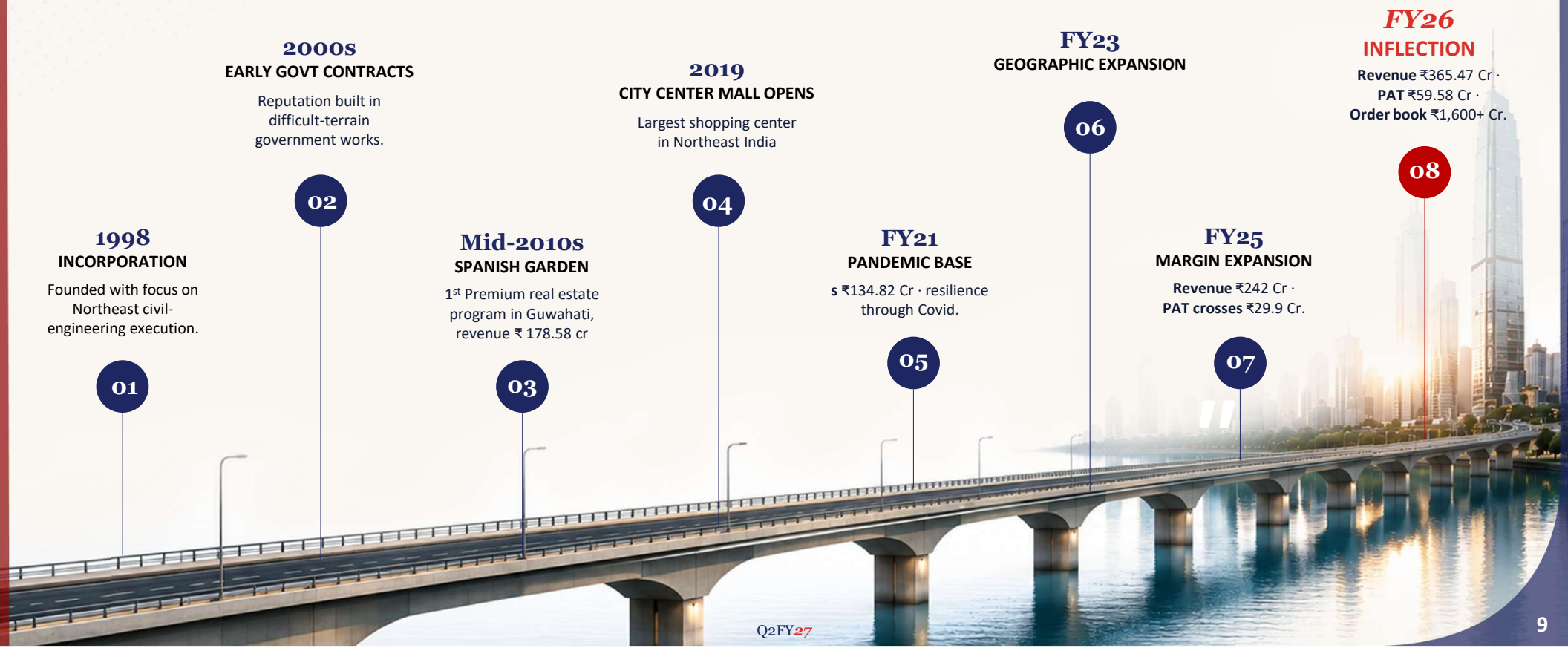
2019
CITY CENTER MALL OPENS
Largest shopping center in Northeast India
04

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

FY23
GEOGRAPHIC EXPANSION
06

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

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



TWO VERTICALS – ONE ENGINEERING DNA

Business verticals



EPC

EXECUTION-LED GROWTH ENGINE

- Delivers complex infrastructure projects across roads, railways, tunnels, buildings and river protection.
- Long-standing relationships with Government & PSU clients.
- Robust **₹1,600+ Cr** order book providing multi-year revenue visibility.
- Specialized capabilities in difficult-terrain and climate-resilient infrastructure.

- Highways & Roads
- Airports
- Embarkment & Flood protections
- Bridges & Flyovers
- Tunnels
- Buildings

KEY PROJECTS

01	Bogibeel Rail-cum-Road Bridge Connectivity, Assam	India's longest rail-cum-road bridge Strengthening multimodal connectivity in Northeast India
02	Bairabi–Sairang Railway Line	Mizoram's first-ever rail line Executing multiple tall bridges and cut-and-cover tunnel sections bringing rail connectivity to Mizoram
03	Yamuna Expressway	One of India's first fully access-controlled expressways



REAL ESTATE

HIDDEN RECURRING-INCOME ENGINE INSIDE AN EPC COMPANY.

- Owns and develops premium commercial, industrial and residential assets
- Generates stable rental income and long-term capital appreciation
- Strategic portfolio comprising City Center Mall, Brahmaputra Industrial Park & Spanish Garden
- Growth focused on asset monetization and expansion through new developments

- Residential Township
- Industrial Parks
- Shopping Malls

KEY PROJECTS

01	City Centre Mall, Guwahati	Largest shopping center in Northeast India · 4.0 lakh sq ft
02	Brahmaputra Industrial Park	Largest privately developed industrial park in NE · 100 acres
03	Spanish Garden, Guwahati	Premium 5-tower residential landmark · 3.43 acres


Why Us

Five reasons BIL is a *unique infrastructure opportunity*

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

Niche Engineering Expertise :

Among the leading players in Northeast India, the company specializes in high-entry-barrier infrastructure segments with proven capabilities in slope stabilization, tunnelling, river protection, anti-erosion, hydraulic engineering, and geotechnical solutions

Hidden Real Estate Value :

Owns strategic real estate assets, including City Center Mall, a **100-acre Industrial Park**, and premium residential developments, providing recurring income and long-term monetization potential.

Strong Geographic Moat :

Northeast infrastructure specialist with **28 years** of execution expertise, a proven track record in difficult terrains, and an established presence across **12+ states.**

Positioned to Scale with Structural Tailwinds :

Well positioned to benefit from India's infrastructure expansion, driven by increasing investments in strategic connectivity, border infrastructure, and climate-resilient projects.

Financial Inflection Through Selective Bidding :

A disciplined bidding strategy focused on **high-margin, technically complex projects in cash-rich states and externally funded programs** ensures timely payments, superior cash flows, stronger profitability, sustained balance sheet strength and a robust ₹1,600+ Cr order book with multi-year revenue visibility.



WHERE EXECUTION CAPABILITY CREATES ENTRY BARRIERS

Niche Engineering Expertise

Complex infrastructure execution is *our competitive advantage*

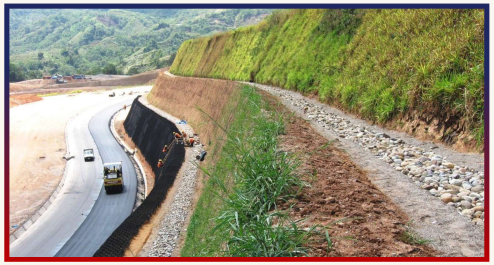
BIL competes in technically demanding infrastructure segments where execution capability and local understanding combine to keep new entrants out



CLIMATE & WATER

River & slope protection

01	— Anti-erosion works
02	— Riverbank protection
03	— Hydraulic engineering
04	— Climate-resilience infra



GEOGRAPHIC DIFFICULTY

Hilly-terrain infrastructure

01	— Mountain roads & bridges
02	— Tunnel infrastructure
03	— Difficult logistics
04	— Geotechnical works



STRATEGIC CONNECTIVITY

Railways & tunnels

01	— **Railway stations & tracks**
02	— **Cut & cover tunnels**
03	— **Bridge & viaduct works**
04	— **NE Frontier Railway projects**



PUBLIC BUILDINGS

Institutional buildings

01	— Medical colleges & universities
02	— Government complexes
03	— Airport terminals
04	— Defence & civic structures

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

ASSET-LIGHT EXPANSION — **STRATEGY 01**

Joint Development Agreements (JDAs) with landowners in Tier-2 cities - scaling the portfolio without heavy capital deployment

WHY IT MATTERS

Capital-efficient growth · Returns on invested capital scale faster than topline.

RETAIL-MALL REPLICATION — **STRATEGY 02**

WHY IT MATTERS

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



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

Positioned to Scale with Structural Tailwinds

Key Sectoral Updates

Government Infrastructure Push :

Record infrastructure outlay of ₹12.2 lakh crore (up from ₹11.2 lakh crore) reinforces the Government's continued focus on infrastructure-led economic growth.

Improved Financing Ecosystem :

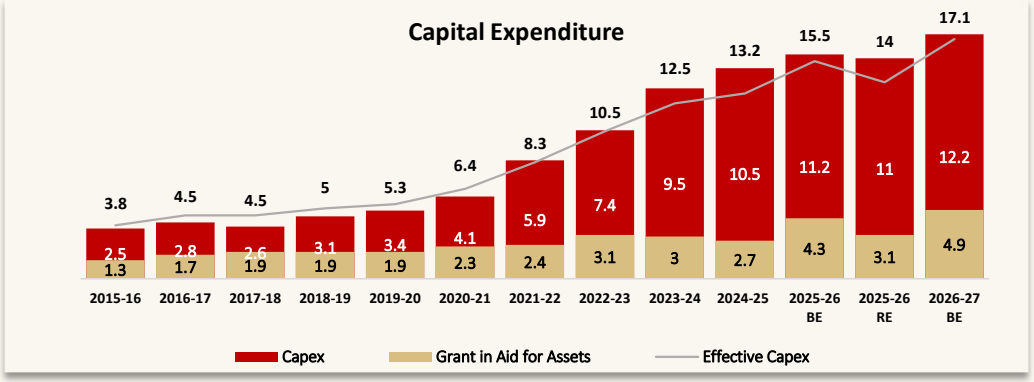
Infrastructure Risk Guarantee Fund introduced to provide partial credit guarantees, enhancing lender confidence and improving access to financing for infrastructure projects.

Opportunity in Roads & Highways :

Ministry of Road Transport & Highways receives an **8% YoY higher allocation of ₹3.09 lakh crore**, supporting sustained investments in roads, highways and connectivity projects.

PMGSY-IV: Next Phase of Rural Connectivity :

- With **~99% of sanctioned rural roads (~7.8 lakh km)** already completed, the focus is shifting towards **remote and technically challenging geographies**.
- **PMGSY-IV** envisages the construction of **~62,500 km of rural roads** during **FY25–FY29**, backed by an outlay of **₹70,125 crore**, along with faster approvals, digital bidding and viability gap funding.



Well-Placed to Capitalize on the Next Phase of Growth

Strategic Regional Presence :

Deep execution footprint across India's **North and Northeast**, aligned with the Government's long-term infrastructure and border connectivity agenda.

High Entry Barriers :

Specialized capabilities in **difficult-terrain and climate-resilient infrastructure**, backed by decades of on-ground execution experience.

Proven Execution Track Record :

Consistent delivery of complex EPC projects through strong engineering capabilities, execution discipline and effective project management.

INDIA'S NEXT INFRASTRUCTURE GROWTH ENGINE

Northeast India - *where the country is choosing to spend next*

GOVERNMENT FOCUS AREAS

UNNATI (2024)
Promotes industrialization and employment, accelerating infrastructure development across Northeast India.

NESIDS
₹3,400+ Cr sanctioned for water, power, connectivity, and tourism infrastructure, creating a strong EPC opportunity pipeline.

PM-DevINE
Focused investments in infrastructure and social development to bridge regional gaps and improve connectivity.

PM Gati Shakti
Integrated multi-modal infrastructure plan driving roads, rail, logistics, and freight connectivity across the region.

Bharatmala Pariyojana
Expansion of highways, economic corridors, and border roads to strengthen interstate and cross-border connectivity.

SARDP-NE
Development of **7,800+ km** of highways and state roads, enhancing regional and strategic connectivity.

STRATEGIC IMPORTANCE

01 Gateway to ASEAN markets

02 Bangladesh - Bhutan connectivity corridors

03 Defence & border infrastructure priority

04 Logistics & trade integration

A STRUCTURAL SHIFT

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

WHY BIL BENEFITS

NORTHEAST PRESENCE
Active across Assam, Meghalaya, Tripura, border states.

EXISTING REGIONAL RELATIONSHIPS
Long-standing ties with PSUs across **12+** NE states.

PROVEN DIFFICULT TERRAIN
Track record across hilly, riverine, climate-sensitive zones.

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

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

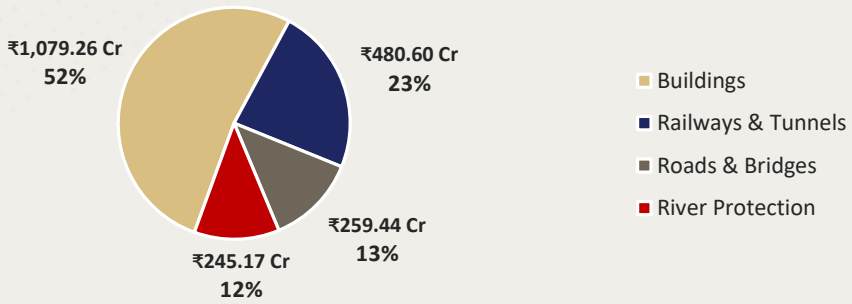


Financial *Performance*

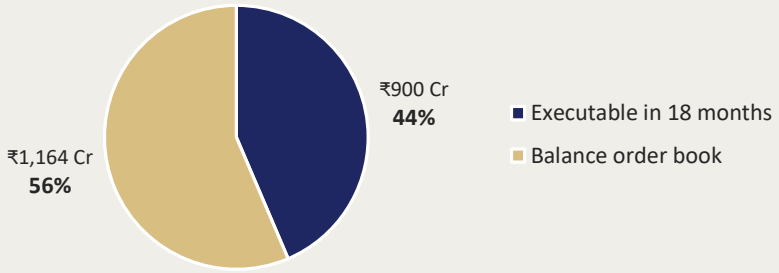
Multi-year revenue visibility *across four segments*

Order Book along with its Joint Operations is ~2,000 Cr PLUS

Order Book by Segment – ₹2,064.47 Cr



Execution Visibility – Next 18 Months



Segment	Amount (in INR crs)
Buildings	1079.26
Railways & Tunnels	480.60
Roads & Bridges	259.44
River Protection	245.17
Total	**2,064.47**

Secured Order Book vs Tender Pipeline (INR Cr)



01 **New Order Wins – Rs 317 Cr in Q2FY27**

02 **Executable order Book – Rs 900 Cr PLUS in 18 Months**

03 **Average Completion Time : 18 to 36 Month**

04 **Tenders under Evaluation and in pipeline - 2500 Crores**

New Order Wins during Q2FY27 (Jul – Sep 2026)

	Projects	Awarding Entity	State	Time Period	Value (in cr.)
01	**Kokrajhar–Gelephu new BG rail line (India–Bhutan): JV entity BIL-HBMCPL JV declared L-1**	NF Rly (Const.)	ASSAM	24 months	**137.60**
02	**Project road, Main Access Tunnel & Power House Adit for Turga Pumped Storage Project: declared L-1**	WBSEDCL	WEST BENGAL	18 months	**78.09**
03	**Repair and renovation of healthcare facilities: Letter of Acceptance received**	AHIDMS	ASSAM	12 months	**11.59**
04	**High-level major bridge over River Ravi at Makoura Pattan: JV entity BIL-GKCPL JV declared L-1 (LoA on 08.10.2026)**	PWD (B&R) Punjab	PUNJAB	24 months	**89.73**
	TOTAL				**317.01**

Standalone 2QFY27 P&L

Particulars	2QFY27	2QFY26	Y-o-Y	1QFY27	Q-o-Q	H1FY27	H1FY26	Y-o-Y
Net Sales	105	90	16%	93	12%	198	182	9%
COGS	74	64	14%	67	10%	141	130	8%
Other Income	1	1	45%	3	(68%)	3	1	211%
EBITDA	27	22	22%	22	21%	49	44	12%
EBITDA Margin (%)	26%	25%	119 bps	24%	202 bps	25%	24%	72 bps
Depreciation	0.33	0.34	(4%)	0.33	(1%)	0.66	0.67	(3%)
Finance Costs	4	5	(31%)	5	(22%)	8	10	(14%)
PBT	24	17	39%	20	20%	44	35	26%
Tax (including deferred tax)	4	3	67%	4	19%	8	5	58%
PAT (attributable to Owner)	20	15	34%	16	21%	36	30	21%
PAT Margins	19%	16%	255 bps	17%	135 bps	18%	16%	182 bps

** Numbers are rounded off to the nearest digits*

Consolidated 2QFY27 P&L

Rs Cr

Particulars	2QFY27	2QFY26	Y-o-Y	1QFY27	Q-o-Q	H1FY27	H1FY26	Y-o-Y
Net Sales	118	90	31%	108	9%	226	182	24%
COGS	87	64	35%	81	7%	168	130	29%
Other Income	1	1	45%	3	(68%)	3	1	211%
EBITDA	27	22	23%	23	22%	50	44	14%
EBITDA Margin (%)	23%	25%	(142 bps)	21%	242 bps	22%	24%	(209 bps)
Depreciation	0.33	0.34	(4%)	0.33	(1%)	0.66	0.67	(3%)
Finance Costs	4	5	(31%)	5	(22%)	8	10	(14%)
PBT	24	17	41%	20	21%	44	35	28%
Tax (including deferred tax)	4	3	65%	4	16%	8	5	58%
PAT (attributable to Owner)	20	15	37%	16	22%	37	30	23%
PAT Margins	17%	16%	80 bps	15%	179 bps	16%	16%	(15 bps)

** Numbers are rounded off to the nearest digits*

INFLECTION IN PLAIN SIGHT

Consolidated Historical Income Statement

Rs Cr

Particulars	FY22	FY23	FY24	FY25	FY26	H1FY27
Net Sales	160	179	220	242	365	226
COGS	113	126	142	174	258	168
Other Income	2	0	1	5	4	3
EBITDA	29	36	42	49	83	50
EBITDA Margin (%)	18%	20%	19%	20%	23%	22%
Depreciation	3	2	2	2	1	0.66
Finance Costs	20	23	23	20	17	8
PBT	9	11	19	32	69	44
Tax (including deferred tax)	4	1	2	2	9	8
PAT (attributable to Owner)	5	11	17	30	60	37
PAT Margins	3%	6%	8%	12%	16%	16%

** Numbers are rounded off to the nearest digits*

Standalone - Balance Sheet

Rs Cr

Liabilities	FY23	FY24	FY25	FY26	H1FY27
Total Equity	**156**	**256**	**286**	**345**	**381**
Share Capital	29	29	29	29	29
Other Equity	126	227	257	316	352
Non-Controlling Interest	0	0	0	0	0
Non-Current Liabilities	**113**	**272**	**236**	**192**	**184**
Borrowings	36	104	73	23	30
Other Financial Liabilities	31	118	105	111	113
Other Non-Current Liabilities	11	16	23	58	42
Current Liabilities	**329**	**189**	**177**	**179**	**161**
Borrowings	180	111	106	104	104
Trade Payables	14	39	60	57	41
Other Current Liabilities	135	39	11	18	16
Total Liabilities and equity	**597**	**717**	**698**	**717**	**726**

Assets	FY23	FY24	FY25	FY26	H1FY27
Non-Current Assets	**244**	**456**	**489**	**466**	**483**
Property, Plant and Equipment	21	20	20	20	19
Capital WIP	0	0	0	0	0
Investment in Property	56	64	62	86	86
Other Non-Current Assets	167	372	407	360	378
Current Assets	**352**	**261**	**210**	**251**	**243**
Inventories	178	108	94	102	87
Debtors	43	35	27	19	9
Cash Eq. and Bank	12	17	29	20	21
Loans	-	53	-	-	-
Other Current Assets	119	48	59	110	126
Total Assets	**597**	**717**	**698**	**717**	**726**

DE-LEVERAGED AND WELL-CAPITALISED

Consolidated - Balance Sheet

Rs Cr

Liabilities	FY23	FY24	FY25	FY26	H1FY27
Total Equity	**151**	**256**	**286**	**345**	**388**
Share Capital	29	29	29	29	29
Other Equity	121	226	257	316	352
Non-Controlling Interest	0	0	0	0	6
Non-Current Liabilities	**116**	**238**	**236**	**192**	**214**
Borrowings	39	104	73	23	60
Other Financial Liabilities	31	118	105	111	113
Other Non-Current Liabilities	46	16	58	58	42
Current Liabilities	**330**	**223**	**177**	**179**	**183**
Borrowings	293	127	106	104	105
Trade Payables	14	39	60	57	53
Other Current Liabilities	23	57	11	18	25
Total Liabilities and equity	**597**	**717**	**699**	**717**	**785**

Assets	FY23	FY24	FY25	FY26	H1FY27
Non-Current Assets	**244**	**390**	**489**	**466**	**522**
Property, Plant and Equipment	21	20	20	20	22
Capital WIP	0	0	0	0	0
Investment in Property	56	55	62	86	86
Other Non-Current Assets	167	315	407	360	413
Current Assets	**352**	**327**	**210**	**251**	**263**
Inventories	178	174	94	102	91
Debtors	43	35	27	19	15
Cash Eq. and Bank	12	17	29	20	23
Loans	0	0	0	0	0
Other Current Assets	119	101	60	110	133
Total Assets	**597**	**717**	**699**	**717**	**785**



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

I
PILLAR - I

Revenue Scale-Up

Accelerating Revenue Growth

Focused on timely execution of a strong project pipeline, supported by disciplined project management and operational excellence to drive the next phase of growth.

FY27 REVENUE GUIDANCE

Margin Discipline

Maintaining superior profitability through selective project bidding, technical differentiation, and stringent cost discipline, while focusing on high-value projects.

EBITDA MARGIN 20%+

II
PILLAR - II



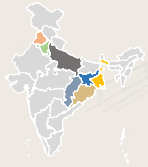
Building a Higher-Quality Order Book

Leveraging its niche engineering expertise, high entry barriers, and disciplined bidding approach, the Company is focused on securing high-margin EPC projects across core infrastructure segments to drive sustainable growth.

FY27 ORDER INFLOW TARGET
₹1,200 Cr

FY28 ORDER BOOK TARGET
₹2,500 Cr (approx.)

III
PILLAR - III



Pan-India expansion

Leveraging its strong leadership in Northeast India, the Company is strategically expanding into high-growth infrastructure markets across North and East India, including *West Bengal, Uttar Pradesh, Odisha, Punjab, Haryana, Delhi, Jharkhand, and Chhattisgarh.*

Supported by government-led initiatives such as **PM Gati Shakti** and the **National Infrastructure Pipeline**, this expansion is expected to diversify its geographic footprint, strengthen the order book, and establish BIL as a scalable national infrastructure player.

STATES ADDED
10 → 20

IV
PILLAR - IV

Recurring revenue engine

BIL's real estate portfolio currently generates **₹20 Cr** of recurring rental income, with a target to scale this to **₹60 Cr** by **FY29** through a new mall development and contractual rental escalations.

This asset-backed, virtually debt-free business is expected to enhance free cash flow and improve earnings stability.

RE CONTRIBUTION
25 - 30%

WAY FORWARD

New development in real estate sector · likely will launch in FY2027



New *Shopping Mall Plaza* & Residential Complex

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

PROJECT OVERVIEW

01 — **₹500 - 700 Cr**
Total Valuation
Approximate project value

02 — **4 - 5**
Total Phases
Complete development plan

03 — **FY 2028**
Lunch Phase
Phase 1 · Shopping Mall Plaza

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

01 — **FY 28** — Phase 1 launch
02 — **FY 29** — Yield generation begins
03 — **Final Phase** — Luxury residential




Annexure

Marquee projects - *where India is building*



HIGHWAYS

Yamuna Expressway

Packages A-5 → B-3 · North India



BRIDGES·ROB

Tall Bridge

Bairabi–Sairang · Mizoram



BUILDINGS

New Secretariat

Govt. of Assam · Guwahati



TUNNELS·RAIL

BG Cut & Cover

NF Railway · Mizoram

A national footprint - built one project at a time

01 PROJECTS **100+**

02 VALUE **₹5,000 Cr**

03 STATES **25+**

EPC Portfolio - Highways & Railways

Highways & Railways - *Delivered*

Roads & Bridges



Yamuna Expressway
North India · Completed



NH-31, Assam
North east · Completed



NH- 15, ROB Amritsar, Punjab
Completed

Railways & Tunnels



Six Tunnels, Boddavara, Odisha
North east- Ongoing



Jiribam- Tupul, Imphal, Manipur
North east- Completed



Rangia Bridge, Assam
North east · Completed

EPC Portfolio - Institutional buildings

Institutional buildings - *Civic, built to last*



Assam Skilled University
Ongoing



DDA Mega Housing Project, New Delhi
Completed



Legislative Complex, Jammu
Completed



Gandhi Nagar Railway Station, Jaipur
Ongoing



Tezpur Medical College, Assam
Completed



New Secretariat Complex, Guwahati, Assam
Completed

EPC Portfolio - Geotechnical & Hydraulic Engineering

River & slope protection - *Our defensible niche*



PGA Anti-Erosion Works
Ongoing



Golaghat & Sibsagar Anti-Erosion Works, Assam
Ongoing



Riverbank Protection, Lakhimpur, Assam
Ongoing



Riverbank Protection, Dibrugarh, Assam
Ongoing



Slope Protection (Hilly Areas), Mizoram
Completed



P1 & P2 Riverbank Protection, Palasbari, Assam
Completed

REAL ESTATE

Three Flagship Assets - Northeast India

Embedded value across retail, industrial, and residential



GUWAHATI, ASSAM

City Center *Mall*

Largest Mall in Northeast India

Retail, F&B and entertainment destination spanning **4.5 lakh sq ft** - anchor for **70+ Brands** entering the Northeast for the first time. PVR multiplex, food court & **~ 480** parking bays.

200+ OUTLETS | **100+** BRAND ENTRANTS | **5** PVR SCREENS



GAURIPUR, ASSAM

Brahmaputra *Industrial Park*

Largest private industrial park

A **200-acre** industrial ecosystem on the north bank of the Brahmaputra - **70+** factories and warehouses anchoring MNC investment and supporting **~ 10, 000** jobs across the region.

100 acres DEVELOPED | **100 +** MANUFACTURING UNITS | **~10K** JOBS SUPPORTED



R. G. BARUAH RD. GUWAHATI

Spanish *Garden*

Largest residential landmark

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

5 G+11 TOWERS | **200** RESIDENCES | **3.43 acre** SITE AREA

RETAIL FLAGSHIP .I OF III



LOCATION
GUWAHATI, ASSAM

An annuity asset hidden inside an EPC company

City Centre *Mall*

The largest shopping center in Northeast India - a premium retail destination anchoring Guwahati.

01 **TOTAL AREA**
4.5 Lakh sq.ft.

02 **RETAIL OUTLETS**
150+

03 **PARKING LOTS**
800+

04 **PVR SCREENS**
5

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*

INDUSTRIAL FLAGSHIP – II OF III



LOCATION
GAURIPUR, ASSAM

Brahmaputra Industrial Park

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

01 **TOTAL AREA**
100 Acres

02 **MANUFACTURING UNITS**
100+

03 **PARKING LOTS**
15K+

04 **DIRECT + INDIRECT JOBS**
~10K

An industrial ecosystem on the northern bank of the Brahmaputra at Gauripur - one that drew MNCs into the Northeast and now anchors three decades of compounding occupancy

RESIDENTIAL FLAGSHIP – II OF III

Spanish Garden

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

01 **TOTAL AREA**
3.34 Acres

02 **TOWERS**
05

03 **LUXURY RESIDENCES**
200+

04 **Configuration**
¾ BHK + PENTHOUSES

Five G+11 towers *at* ***R.G. Baruah Road, Guwahati*** *- with clubhouse, swimming pool, gymnasium, landscaped greens, jogging track, and integrated retail. A landmark of Guwahati's premium residential market*



LOCATION
GAURIPUR, ASSAM

Government & Institutional relationships

Trusted partner to *government agencies and PSUs*

Every active contract on BIL's order book is with a sovereign or sovereign-grade counterparty - a structural advantage in payment reliability and project visibility

MoRTH Ministry of Road Transport & Highways *01*	**NHAI** National Highways Authority of India *02*	**NHIDCL** National Highways & Infra Dev. Corp. *03*	**NE Frontier Railway** Indian Railways · NE *04*	**Northern Railway** Indian Railways · N *05*	**Land Port Authority** Border & trade infrastructure *06*
IIT Guwahati Premier institutional client *07*	**East Coast Railway** Indian Railways · E *08*	**WRD** Water Resources Dept. *09*	**FREMAA** Flood & River Erosion Mgmt. *10*	**CWC** Central Warehousing Corp. *11*	**IIT Guwahati** Premier institutional client *12*
PWD Assam Public Works Dept. *13*	**PWD Punjab** Public Works Dept. *14*	**PWD J&K** Public Works Dept. *15*	**Ajmer Dev. Auth.** Urban development *16*	**ADB** Asian Development Bank *17*	**Nat. Health Mission** Health infrastructure *18*
AAI Airport Authority of India *19*	**DDA** Delhi Development Authority *20*	**TCIL** Telecom Consultants India *21*			

"And many more - relationships built over 28 years" ...

A strong, experienced board

behind every project - KEY MANAGEMENT PERSONNEL



JOINT MANAGING DIRECTOR

Mr. Sanjay Kumar Mozika

30+ years in infrastructure



JOINT MANAGING DIRECTOR

Mr. Umang Prithani

10+ years in construction



WHOLE-TIME DIRECTOR & CFO

Mr. Raktim Acharjee

30+ years in finance & real estate

OTHER BOARD MEMBERS & SENIOR LEADERSHIP

INDEPENDENT DIRECTOR

Ms. Anju Kumari

Strategic advisory

INDEPENDENT DIRECTOR

Mr. Vikash Keshri

Finance & Banking

INDEPENDENT DIRECTOR

Mr. Lalit Kumar

Legal & Governance

Thank you

We look *forward* to building ***together.***

REGISTERED OFFICE :

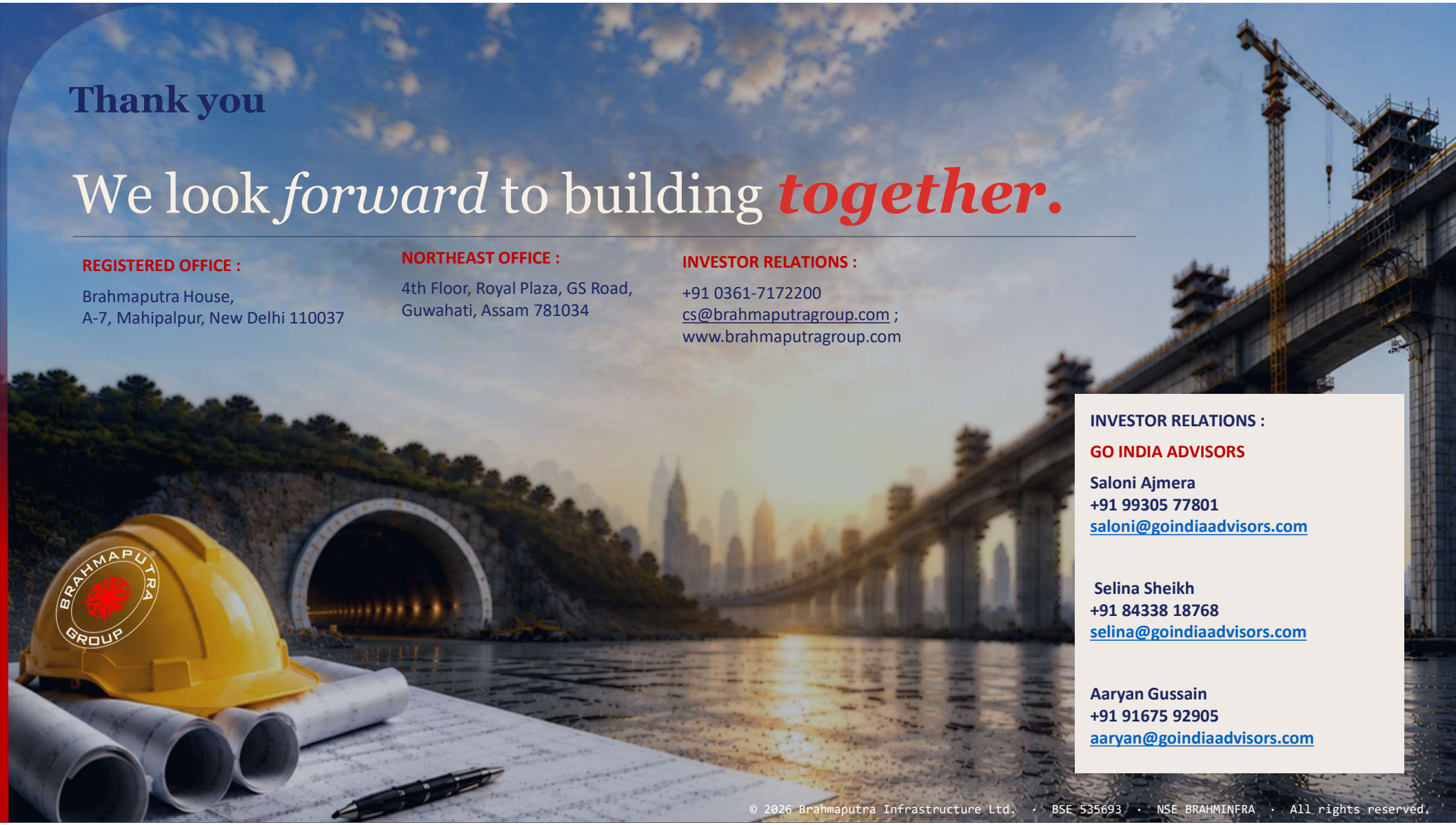
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