

Rudrabhishek Enterprises Ltd.



Key Highlights For Investors Q2 FY'26

13 November 2025, New Delhi

General Disclaimer

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- This presentation contains certain statements concerning REPL's future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ.

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- The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties regarding fluctuations in earnings, our ability to manage growth, market competition, overall economic prospects, ability to attract and retain highly skilled professionals.

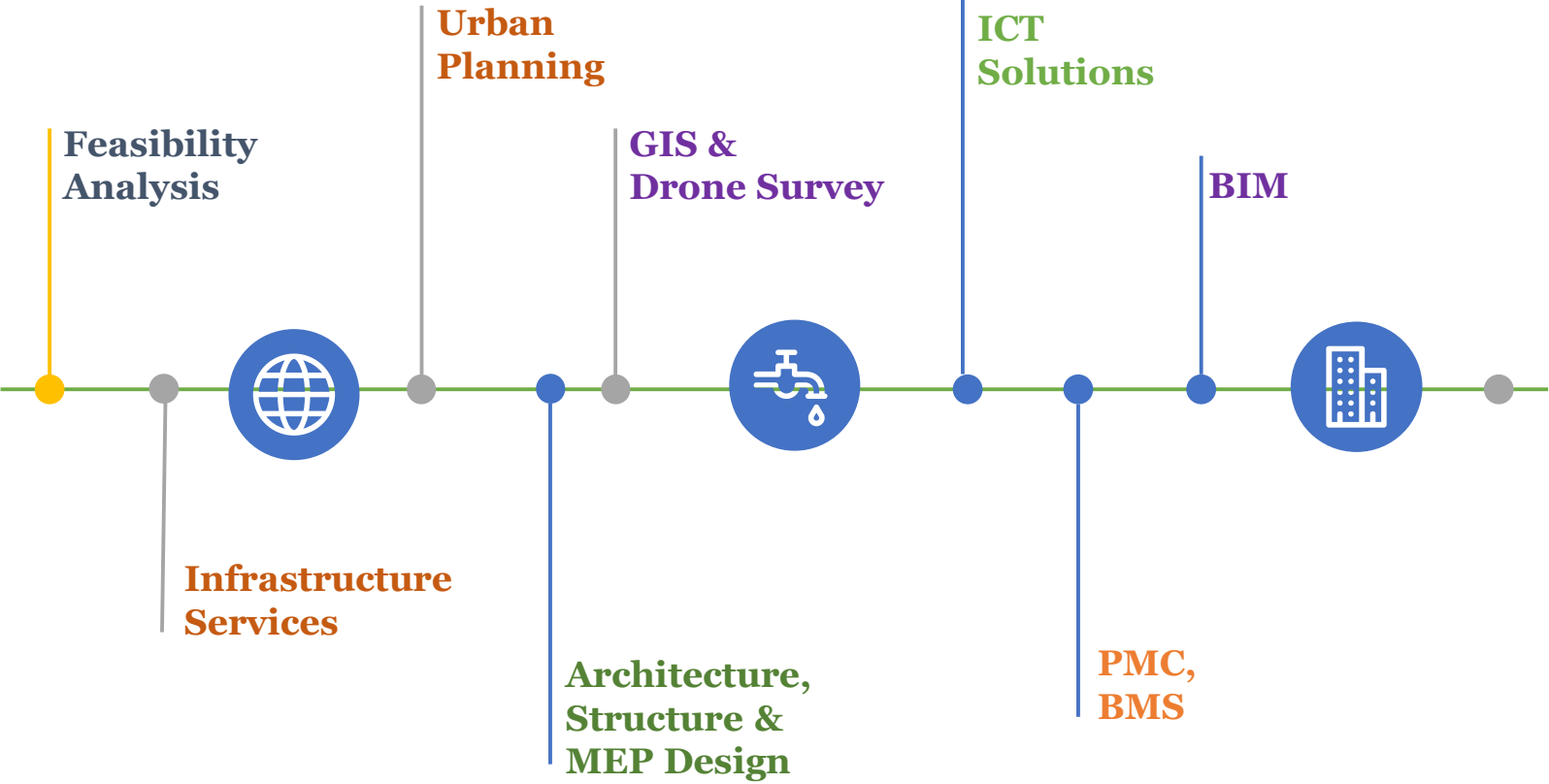
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- Government policies and actions with respect to investments, fiscal deficits, relevant regulations, interest rates and other fiscal factors.
 - Past performance may not be indicative of future performance.

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- The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time by or on behalf of the company.

Company Overview

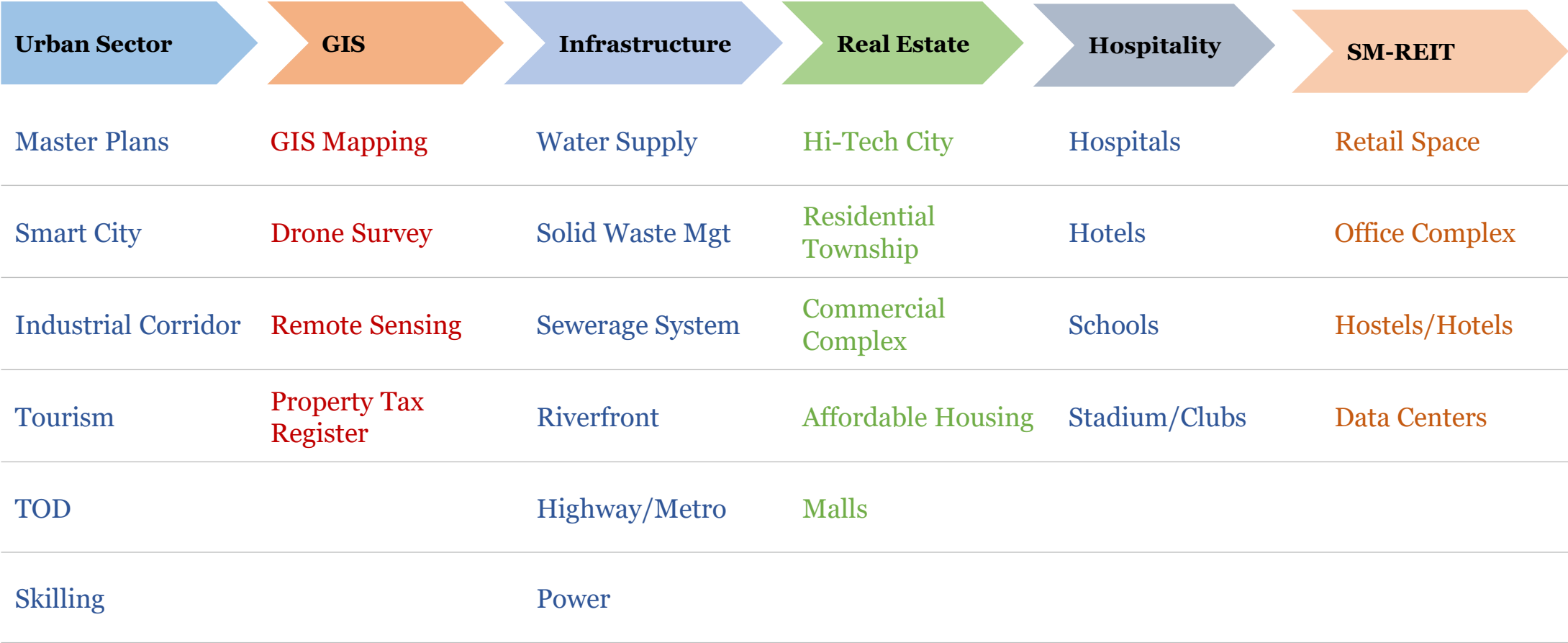


End-to-End Solutions...



...Covering Entire Project Cycle

Diversified Business Domain



Growth Momentum on Fast Lane

SM-REIT: Catching the initial growth wave

ImpactR SM REIT (Investment Manager – REPL), is the second company in India to get this license from SEBI. The next phase of real estate sector in the country is expected to be led by REIT & SM-REIT. REPL is set to take early mover advantage in this segment, backed by its formidable credential in design, developing and managing real estate assets.

Tech-led Business Opportunities

RIPL, the wholly owned subsidiary of REPL, is dedicatedly working on 'digital transformation solutions' in AEC sector. It is providing integrated BIM solutions to various public & private sector clients in addition to developing BIM-enabled ERP Solution (FusionHub). RIPL is also playing instrumental role in bringing advanced technical software for managing large scale projects.

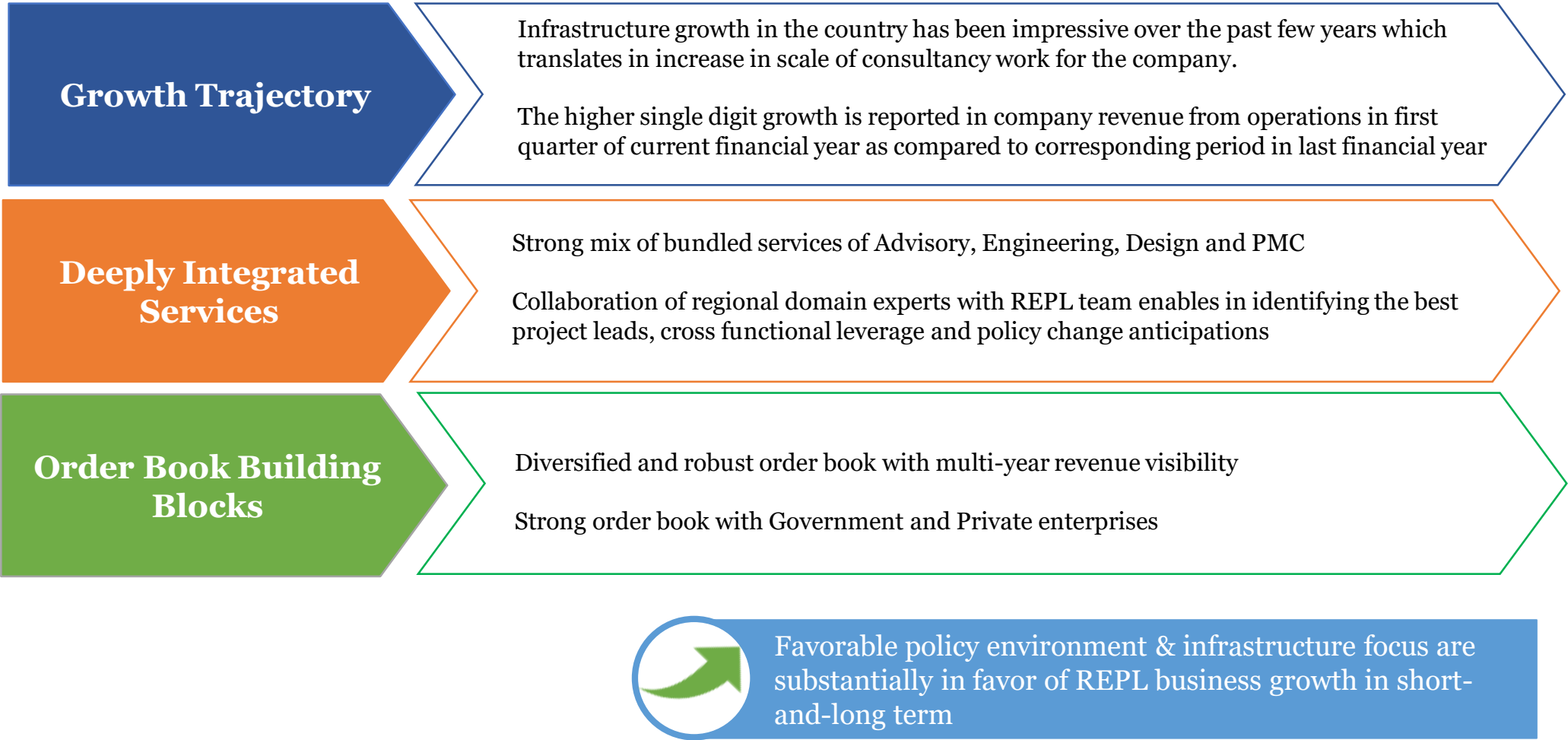
New sectors within Infra & Urban

RTCPL, another subsidiary of REPL, is aggressively expanding in new sectors such as Power. This has recently bagged project from Jharkhand Bijli Vitran Nigam (JBVNL), spanning for 5 years. It involves consumer indexing, GIS-based asset mapping, creation/upgradation of GIS databases and applications. RTCPL is targeting similar projects from other states to provide overall growth thrust.



Building on the traditional organizational strength alongside exploring the new segments of high growth potential.

Growth Momentum on Fast Lane

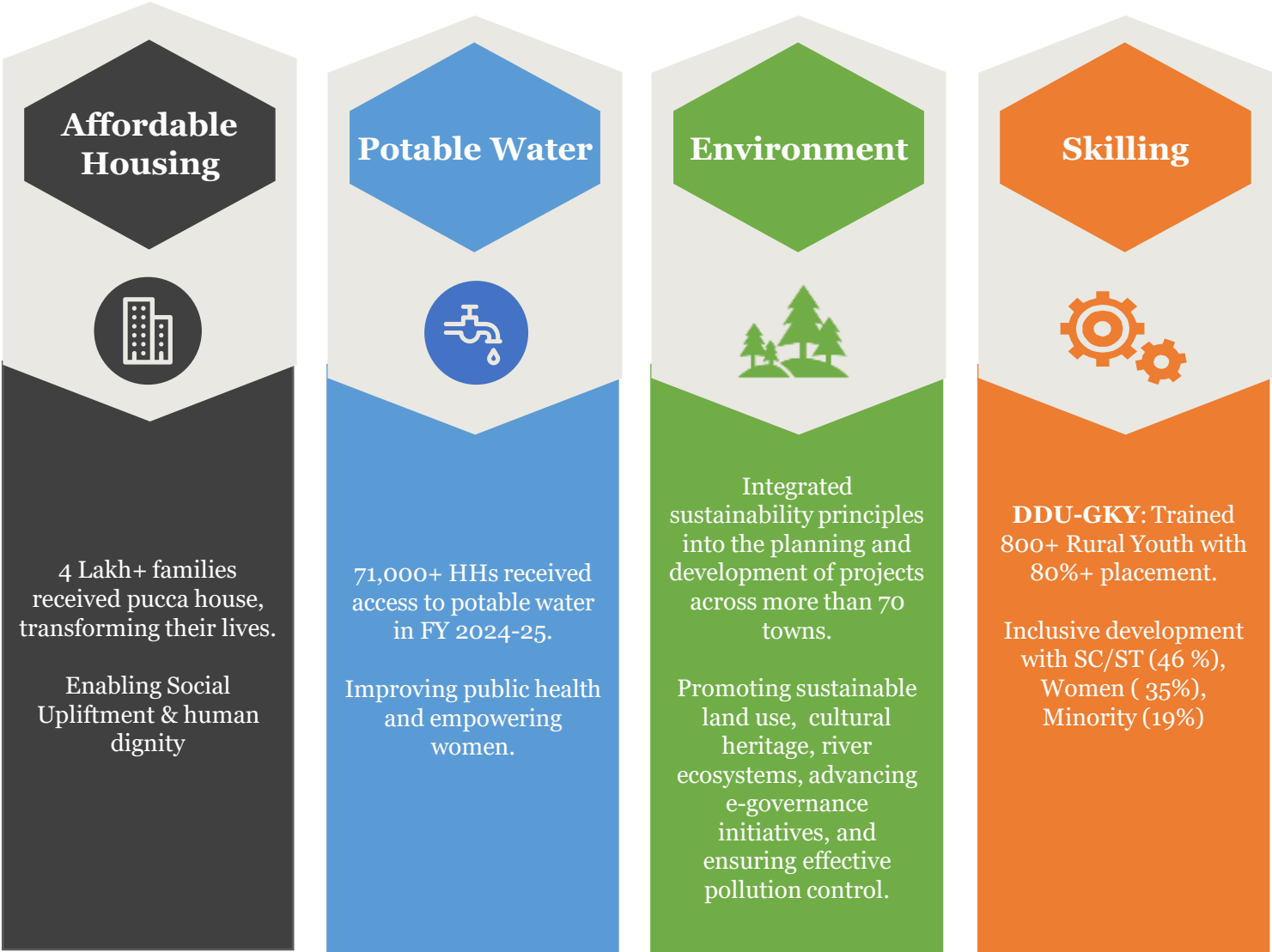


ESG Approach

REPL core business philosophy lies a strong commitment to Environmental, Social, and Governance (ESG) principles reflected across a wide range of national and state-level initiatives such as

- Pradhan Mantri Awas Yojana (PMAY)
- Jal Jeevan Mission (JJM)
- Skill India
- Smart City Mission
- Solid Waste Management
- Urban Planning and Policy Framework

Through these efforts, we aim to drive meaningful, sustainable transformation that benefits both people and the planet.

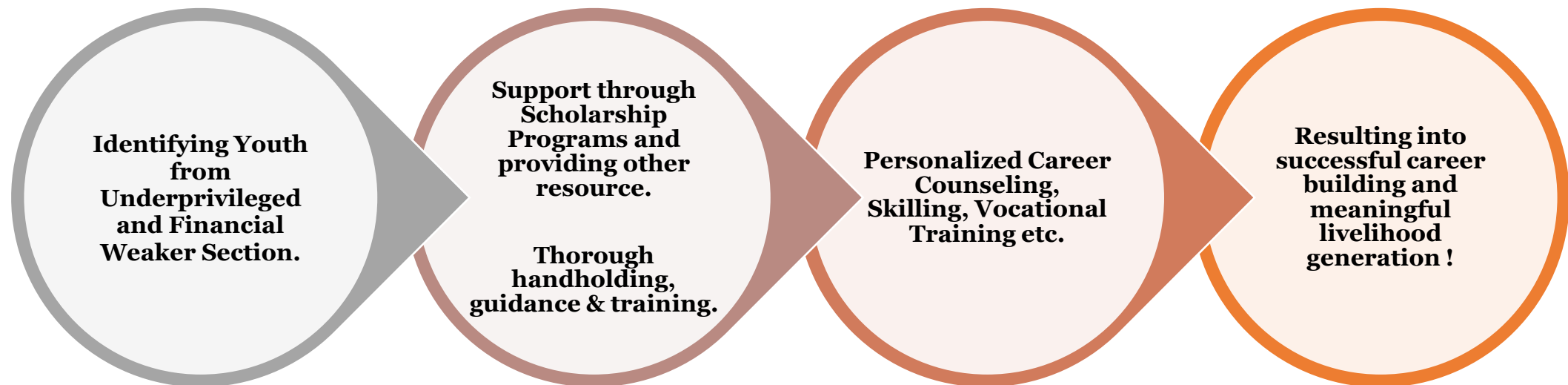


Giving Back to Society

CSR Initiatives through PREF

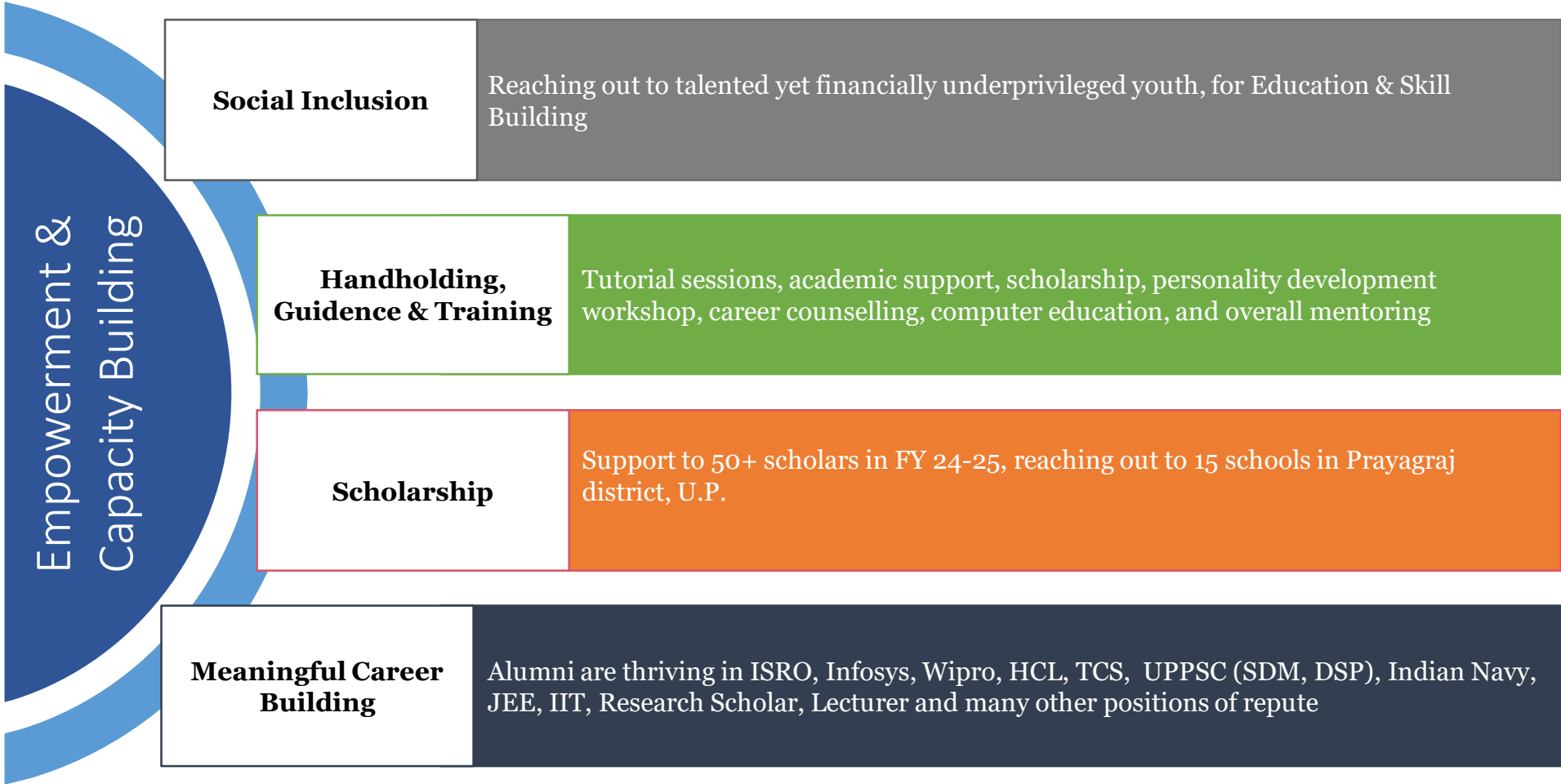
Mission to Create Equitable Society by Empowering Underprivilege Youth.

Creating Financial Equity, Social Equity & Gender Equity through our systematic and channelized initiative have transformed lives of thousands of young boys and girls over past 15 years.



Education for Equity, Livelihood & Prosperity !

Social Impact through CSR – PREF



CSR: Progress in Q2



Scholarship

CBT (Computer-Based Test), interview & GD for 2025-27 batch; followed by Home Visit Verifications.

Students received first scholarship installment and welcome gifts. Students given tablet and SIM with internet access.

Orientation Session

Creer Counselling, Personality Development, Spoken English, Academic Tutorials.

14 Sessions (2 hours each) were conducted on 'Spoken English for both batches.

Career Counselling, Monitoring & Test

Psychometric tests (API – Aptitude, Personality, Interest) for students; career counselling & awareness workshops.

Personalized 'Career Dashboard' for each student; internal assessment conducted to evaluate academic progress.

CSR – PREF on Ground...



PREF (Pradeep Richa Educare Foundation): CSR wing of REPL
www.prefoundation.org



Quarterly Highlights

Robust Order Book – Major On-going Projects

GIS based Asset Mapping of Electricity Network. JBVNL Jharkhand

Pradhan Mantri Awas Yojana (PMAY) – SUDA, UP

Chennai Outer Ring Road Master Plan

GIS Based Master Plan for 10 Towns in Tamil Nadu

DDUGKY Skill development and MSME Industrial training

Implementation of Jal Jeevan Mission (JJM), Assam, Chhattisgarh, UP

GIS Based Master Plan for 12 Towns in Odisha

Functional Plan on Education and Skill Development in NCR, NCRPB

Water Supply Scheme in 48 Villages in Narnaul, Haryana

PMC for Solid Waste Management in 8 Cities, Jharkhand

Robust Order Book – New Projects Awarded

Jharkhand Urban Infrastructure Development Company Limited (JUIDCo.)

PMC for Solid Waste Management Project (SWM) at 8 Urban Local Bodies (ULBs) of Jharkhand

JUIDCO has appointed REPL to execute Solid Waste Management Infrastructure (SWM) Project with Key Responsibilities of the PMC under -

Project Planning & Tendering
Technical Supervision & Quality Control
Project Commissioning

Construction Monitoring
Operation & Maintenance (O&M) Oversight
Governance & Documentation



Robust Order Book – New Projects Awarded

Indore District Court (Client – Shivratri Buildcon)

End-to-end BIM Consultancy

Project scope includes As-Built BIM model development and implementation of a common data environment for the entire construction project.

As part of this project, we need to perform LiDAR based scan of the build structure and convert it to a BIM model (Scan-to-BIM).

Project awarded to RIPL, wholly owned subsidiary



Robust Order Book – New Projects Awarded

NBCC Amrapali Dream Valley, Phase-III (Client – Dee Vee Projects Ltd.)

End-to-end BIM Consultancy

Project includes as-built model development of all built structures. We are developing BIM Model for 6 residential towers and 1 club building. It comprises of total 719 flats, located in Gr. Noida, U.P.

Project awarded to RIPL, wholly owned subsidiary



Robust Order Book – New Projects Awarded

Ujjain Medical College (Client – J.P. Structure Pvt. Ltd.)

End-to-end BIM Consultancy

Project includes as-built model development of all built structures. Upgradation of BIM model to a 5D model along with shop drawing correction.

Project awarded to RIPL, wholly owned subsidiary



Empanelment– MSME Lean

Empanelment with QCI (Quality Council of India)

REPL Empaneled with QCI for conducting all levels of certification and awareness programmes across PAN India, regarding MSME Lean Scheme

MSME Lean Scheme is regarding Reducing non-value-added activities (waste) to become competitive and profitable. Objective of the scheme is to enhance the domestic and global competitiveness of MSMEs through application of various lean tools and techniques.

All MSMEs registered under UDYAM are covered under scheme. MSME Competitive (Lean) Scheme can be attained in 3 Levels (Basic, Intermediate and Advance) after registering and taking the Lean Pledge.

ImpactR SM-REIT

(Investment Manager – REPL)



Background	Small and Medium Real Estate Investment Trusts (SM REITs) are a new asset class that allows investors to access properties that generate rent.
How it Works	SM REITs invest in properties like office buildings, retail malls, hotels, hospitals etc. Investors receive rental income quarterly and capital appreciation when the property is sold.
How It is Structured	SM REITs have a trustee who holds the assets in trust for the benefit of the unit holders. The trustee is responsible for ensuring that the assets are properly ring-fenced, bank accounts are segregated, and property documents are securely maintained.



Targeting Huge Market Potential

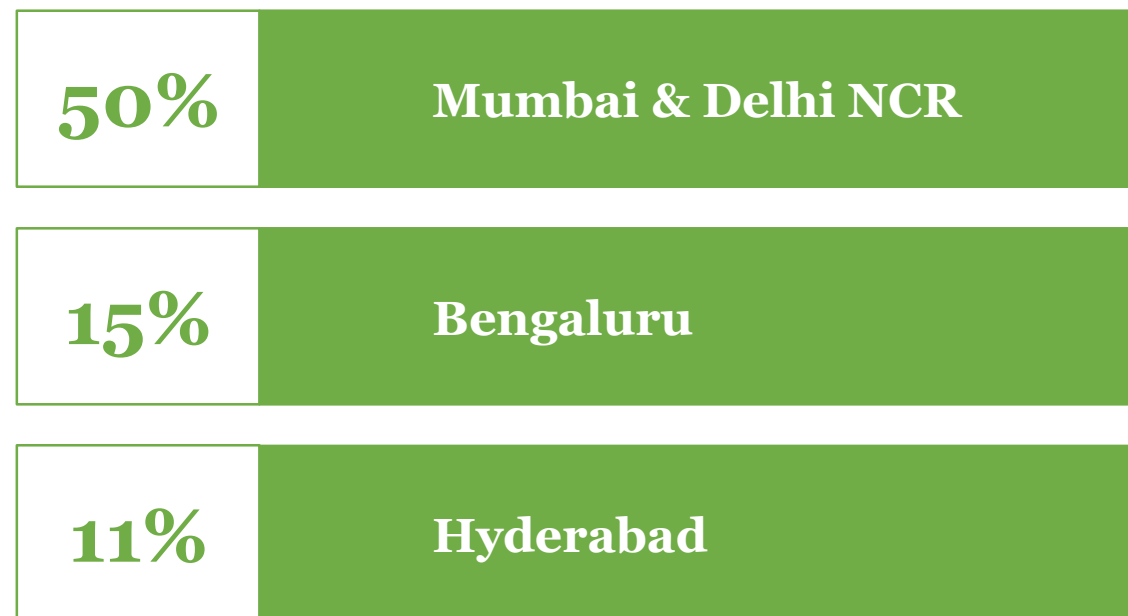
US\$ 5 bn

Fractional Ownership to
grow 10 times by 2030

328 mn. sf.

Area of office asset;
valued at US\$ 48 billion
are SM-REIT worth

Share of SM-REIT worthy assets across top 7 cities



Data Source: JLL & Prop Share Studies

ImpactR SM-REIT

(Investment Manager – REPL's Positioning)



REPL, leveraging its operational expertise, strong stakeholder network, and data-driven asset optimization capabilities built over years of experience in Urban Development & Infrastructure Consultancy, is entering into a diversified SM REIT Asset Management business. This strategic diversification marks a significant step toward unlocking sustainable, long-term growth while building on its established legacy.

This strategic pivot capitalizes our deep domain expertise in urban real estate, infrastructure, and project development to establish a regulated,, income-generating, and investor-focused platform.

Entering into the SM REIT model strategically positions the company to capture the next wave of institutional and retail capital seeking access to stable, yield-oriented real estate investments—while ensuring continued flexibility and operational efficiency.

ImpactR SM-REIT

(Investment Manager – REPL’s Business Model)



Asset Identification & Acquisition: Identifying stable income-generating and growth-oriented real estate assets in the small to mid-market segment.

Sustainability Focus: ESG-compliant assets to attract global institutional investors.

Structuring & Listing: Making assets into REIT-compliant vehicles with optimized capital and risk frameworks and securing regulatory approvals for listing.

Active Management: Managing tenancy, maintenance, leasing, and capital improvements to maximize asset performance and yield.

Investor Relations: Transparent reporting, distributions, and digital engagement.

ImpactR SM-REIT

(Investment Manager – REPL's Revenue Stream)



Management Fee : 2% to 3% Approx. every year on Gross Revenue of the Listed Asset.

Acquisition & Structuring Fee : One time 1% to 2% Approx. on the Value of the Listed Asset.

Disposal Fee : One time 1% to 2% Approx. at the time of disposal of the Listed Asset.

ImpactR SM-REIT

(Investment Manager – Current Execution Status)



Term Sheet	Term sheet of the Reputed Property Located in Delhi-NCR of 3,50,000 Sq.Ft. Approx. has been signed in Q2’FY26.
Status as on date	Due Diligence of the Property w.r.t. Technical, Financial & Legal is under process being conducted by reputed firms. Definitive agreement for the Property to be Signed off, if all the aspects of the due diligence are cleared in Q3’FY26.
Way ahead	Expected Launch of the First scheme of SM REIT by Q4’FY26 .

ImpactR - Highlights & Asset Under Pipeline

Business & Financial Targets

- FY25-26: AUM ₹ 300 to 700 Cr. Approx.
- Targeting at least 4 assets under 3 schemes
- Existing Assets pipeline
 - Office Spaces – 11,89,000 Sq.Ft. Approx.
 - Retail Malls – 6,00,000 Sq.Ft. Approx.
 - Hotel - 20,000 Sq.Ft. Approx.

Partnership & Investor Engagement

- Working with multiple intermediaries & large operator
- Developed process for Asset Due Diligence & Yield Assessment

Execution Progress

- 5+ assets in pipeline
- Term Sheet Signed for a 350,000 Sq.Ft.
- Advance Stage talks for signing MOU on strategic partnership with one large player in hospitality

Go-To-Mrket Strategy

- Lean setup, REPL-supported diligence, robust pipeline growth via strategic partnerships.
- Targeting Office Space, Hotel & Retail Mall

ImpactR
SM REIT

Top Management on Important Forums



CII: NR Real Estate Committee



ET Now Swadesh: GST Reforms



ITPI Conference on Planning



ASSOCHAM: Real Estate Conference



ET Now Swadesh: Cities at Risk



CII: Realty Conference

Financial Results

(Synopsis)



Standalone Financial Highlights

Particulars (INR lacs)	Q2 FY26	Q2 FY25	Q1 FY26	H1-FY26	H1-FY25	12M-FY 25
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from Operations	1,860	1,820	1,758	3,618	3,625	9,701
Other Income	74	31	37	111	51	131
Total Income	1,934	1,850	1,795	3,728	3,676	9,832
Employee Cost	178	368	243	421	837	1,690
Direct Operating Cost and other expenses	1380	891	1,138	2,519	1,727	5,873
Total Expenditure	1,558	1,259	1,381	2,940	2,565	7,563
EBITDA	375	592	414	789	1,111	2,269
EBITDA Margin%	19.41%	31.97%	23.05%	21.15%	30.22%	23.08%
Depreciation	20	28	22	42	54	115
Finance Cost	73	55	72	145	101	224
Exceptional Item						
Profit Before Tax	283	508	320	603	955	1,930
Tax	75	121	72	147	317	600
Profit After Tax (PAT)	208	387	248	456	639	1,330
PAT Margin	10.76%	20.91%	13.81%	12.22%	17.37%	13.52%

Consolidated Financial Highlights

Particulars (INR lacs)	Q2 FY26	Q2 FY25	Q1 FY26	H1-FY26	H1-FY25	12M- FY25
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from Operations	2,159	2,024	1,973	4,132	3,938	10,797
Other Income	63	30	35	97	52	129
Total Income	2,222	2,054	2,008	4,230	3,989	10,925
Employee Cost	436	422	457	892	941	1,999
Direct Operating Cost and other expenses	1,500	1,004	1,122	2,621	1,877	6,579
Total Expenditure	1,935	1,426	1,578	3,513	2,818	8,578
EBITDA	287	629	430	716	1,172	2,347
EBITDA Margin%	12.9%	30.6%	21.4%	16.9%	29.4%	21.5%
Depreciation	30	52	32	62	85	147
Finance cost	78	57	76	154	105	234
Exceptional Item						
Profit Before Tax	179	520	321	500	982	1,967
Tax	84	126	73	157	324	614
Profit for the period	95	394	249	343	657	1,353
Share of Profit/(Loss) of Associates of foreign subsidiary (Net)	-	-	-			-
Net Profit for the period	95	394	249	343	657	1,353
Net Profit Margin% for the period	4.3%	19.2%	12.4%	8.1%	16.5%	12.4%

Operating Profit Margin & Net Profit Margin

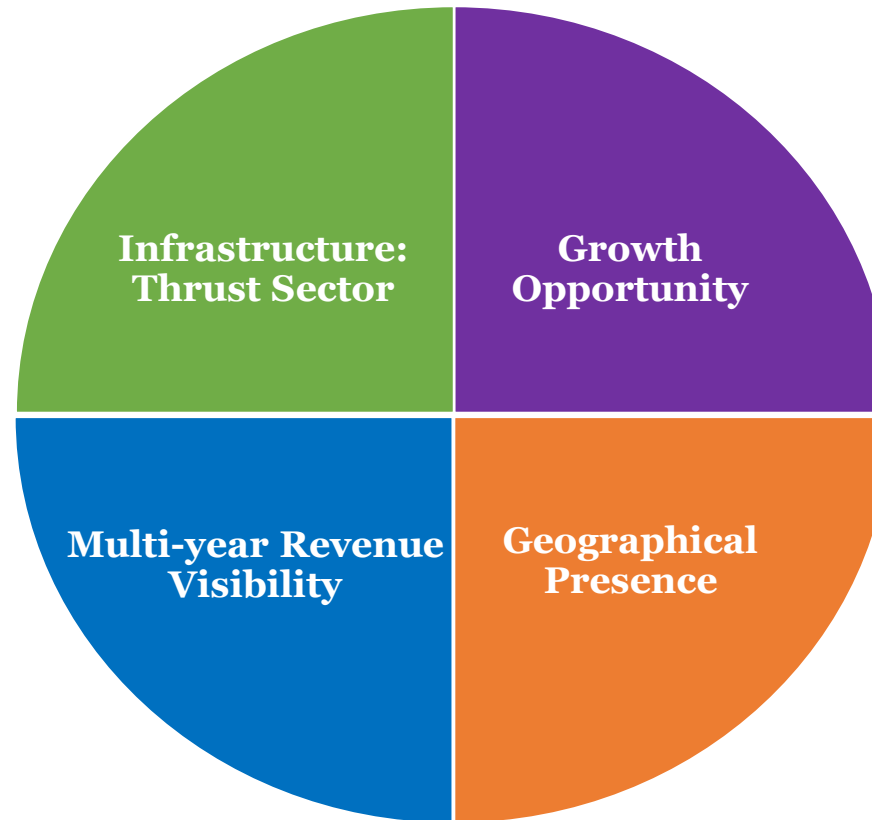
Operating Profit Margin & Net profit Margin have Shown diminution in the Q2 FY'26 with Comparison to Previous Quarters

Key and Primary Reason:

- ✦ Strategic Support by REPL as Investment Manager to SM REIT : As an Investment Manager of SM REIT, REPL is proactively investing in the foundational and support infrastructure required to establish and scale the REIT platform. These upfront investments are driving rapid operational readiness, regulatory compliance, and a strong project pipeline. Upon the formal launch of REIT schemes under the Special Purpose Vehicle (SPV), all operational costs will transition to the SPV's Profit & Loss Account, ensuring full recovery. This model delivers financial transparency, operational efficiency, and alignment of long-term value creation with investor interests.
- ✦ Margins were impacted by initial mobilization expenses & resource deployment incurred upfront for large-scale government projects. These are strategic investments expected to generate steady revenue over the project lifecycle.
- ✦ Consecutive vendor work has resulted into lower margins and Profits in the current quarter compared to previous Quarters, but is not a regular phenomenon for the business.
- ✦ Government projects often involve milestone-based billing and delayed approvals, creating a timing mismatch between incurred costs and recognized revenues, thereby compressing margins in the short term.

REPL Positioning – Aligned with Indian Economy

- The Union Budget for 2025-26 has increased the capital expenditure allocation, reaching Rs 11.21 lakh crore equivalent to 3.1% of the country's GDP.
- REPL has been associated with most of the large scale flagship programs such as PMAY, AMRUT, Smart City Mission, JJM, Skill India etc.
- Multi-year revenue visibility provides a clear forecast of our financial inflows over the coming years, enhancing our ability to plan and allocate resources efficiently.
- Long-term financial clarity allows us to make informed strategic decisions and invest confidently in growth opportunities



- Continuously explores growth opportunities by forming strategic Joint Ventures (JVs)
- The use of distributive technology -GIS, BIM, and ICT at various stage of the consultancy to achieve scalability.
- Capitalize on opportunity of huge Infrastructure development in Country
- Company has diverse regional presence across pan India
- Government policies, including focus on affordable housing, smart city projects, and tax deductions on housing loans
- Large talent pool of the consultant for providing critical technical efficiency at various location of the country

Strategic Alignment – Maximizing Consultancy Revenue Share

Core & Established Services Consultancy

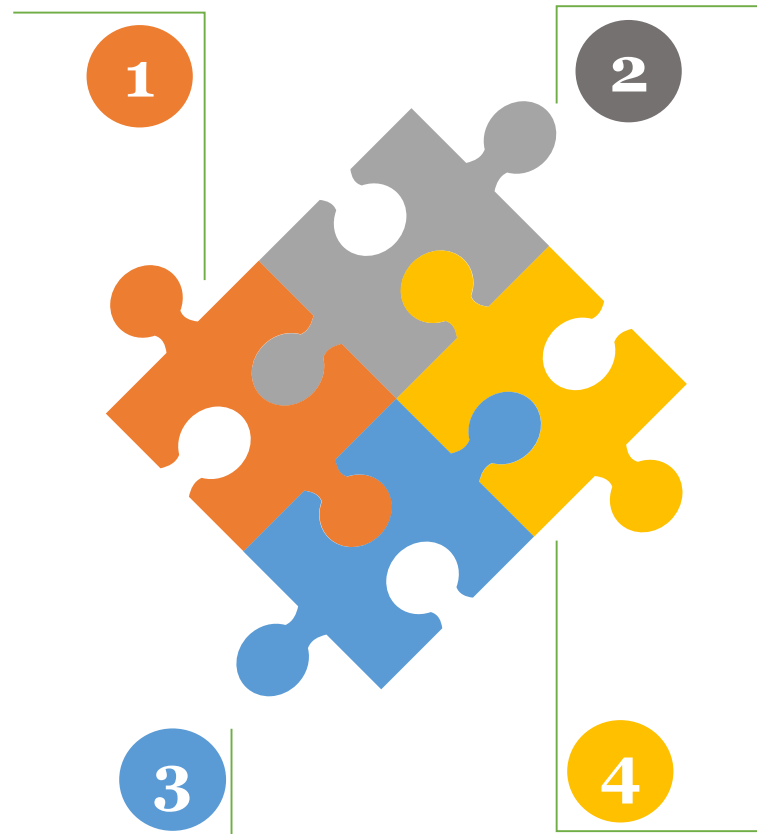
Active participation in large scale development initiatives by Government – PMAY – “Housing for All”, PM Gatishakti Master Plan, JJM with significant outlay of Rs. 2 Trillion.

Integrated services to provide end-to-end solutions

Organizational Capabilities aligned with Strategy

Experienced Senior Management
Strong Orderbook

Large Client base across public & private sectors
Technology focus for scale & profitability



Streamlined Strategy to Propel Growth in the Service Domain

For expanding in the new consultancy areas, company is exploring the strategic options of either acquiring new companies in the domain or increasing penetration through new business divisions.

Vertical & Horizontal Expansion

Expansion in new fields to leverage core strength

Adding new business domains such as SM-REIT

Thank You !

**For Further Information,
Please Contact**

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