



RAPID CONSTRUCTION EXCEEDING EXPECTATIONS

EPACK PREFAB TECHNOLOGIES LIMITED

Investor Presentation, January 2026

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01

EXECUTIVE SUMMARY



From the MD's Desk

Dear Shareholders,

The recently concluded quarter marked significant progress for our organization, building on the momentum of previous periods despite a dynamic business landscape.

Key achievements include steady revenue growth and the successful execution of strategic initiatives. While market volatility and supply chain disruptions posed challenges, proactive measures and diversified sourcing strategies effectively mitigated these impacts.

Key Highlights

- **Prefab Revenue:** Increased by 41% year-over-year, outpacing industry growth by 4–5 times. Our speed and agility have established us as a preferred partner in the renewable sector.
- **Project Execution:** Major projects remain on schedule, driven by the resilience and innovation of our teams.
- **Customer Excellence:** Satisfaction metrics have improved as we continue to prioritize the Data Centre, Semiconductor, and Renewable energy sectors.
- **Financial Strength:** Our balance sheet remains solid with a net cash position of over Rs. 1,840 million as of December 2025 and a strong order book of Rs. 12,000 Mn+
- **Debt Reduction:** We have paid Rs. 700 million towards debt.
- **Sandwich Panel Utilization** – We are in Second Quarter of Sandwich Panel operations and utilization have improved to ~ 34 % in Q3 and overall for year at 18.5%.
- **Plant Utilization for the nine month period** – Greater Noida 81.4% ; Ghiloth – 79.7% and Mambattu – 56.5%

Strategic Growth and Expansion

- **Western Expansion:** We have successfully acquired and registered land in Gujarat. We plan to commence Phase 1 expansion during FY 2027.
- **Operational Progress:** The brownfield expansion at Mambattu and the greenfield project at Ghiloth are progressing rapidly and expected to commence by March 2026 and end of 2nd Quarter of FY 27 respectively.

Looking Ahead

- We now view prefab technology as a “bottleneck solution for India's construction and infrastructure demands over the next 30 years”, rather than just a faster or cheaper alternative to traditional methods.
- Our strategy is now focused on identifying areas where:
 - Speed of construction is non-negotiable.
 - Labor constraints make traditional construction impossible.
 - Customers are forced to adopt prefab rather than merely preferring it.
- For us, prefab is no longer a niche; it is a mechanism to release future constraints. We are working to embed prefab into large-scale systems such as housing programs, logistics parks, industrial corridors, defense housing, disaster response, and urban transit. Our goal is for prefab to be mandated by system design rather than being a choice made by procurement officers.
- We are building capacity ahead of the anticipated surge in demand, using our scale to drive adoption economics. By increasing volume, we aim to overcome the primary barriers to adoption: high unit costs and client skepticism.

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Strong Proven Financial Excellence...led by strong revenue growth of Prefab at 41 % and absolute EBITDA growth of 37.6% and PAT growth of ~ 59%



	9M FY25	9M FY26	Change
Revenue	INR 8,033Mn	INR 10,545 Mn	+31.3%
EBITDA/ EBITDA Margin	INR 824 Mn 10.3%	INR 1134 Mn 10.8%	+37.6%
PAT/PAT Margin	INR 392 Mn 4.9%	INR 623 Mn 5.9%	+58.9%
Cash Flow from Operations -	INR 99 Mn	INR 577 Mn	~ 5.5 times
Net Working Capital Days	35	38	+ 3
Order Book Pending	INR 7,716 Mn as on 31 st Dec 2024	INR 12,155 Mn as on 31 st Dec 2025	+57.5%

9M Net Working Capital Days Calculated on annualized basis

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Objects of the Offer and Plan AheadIntended to Maximise Shareholder's return



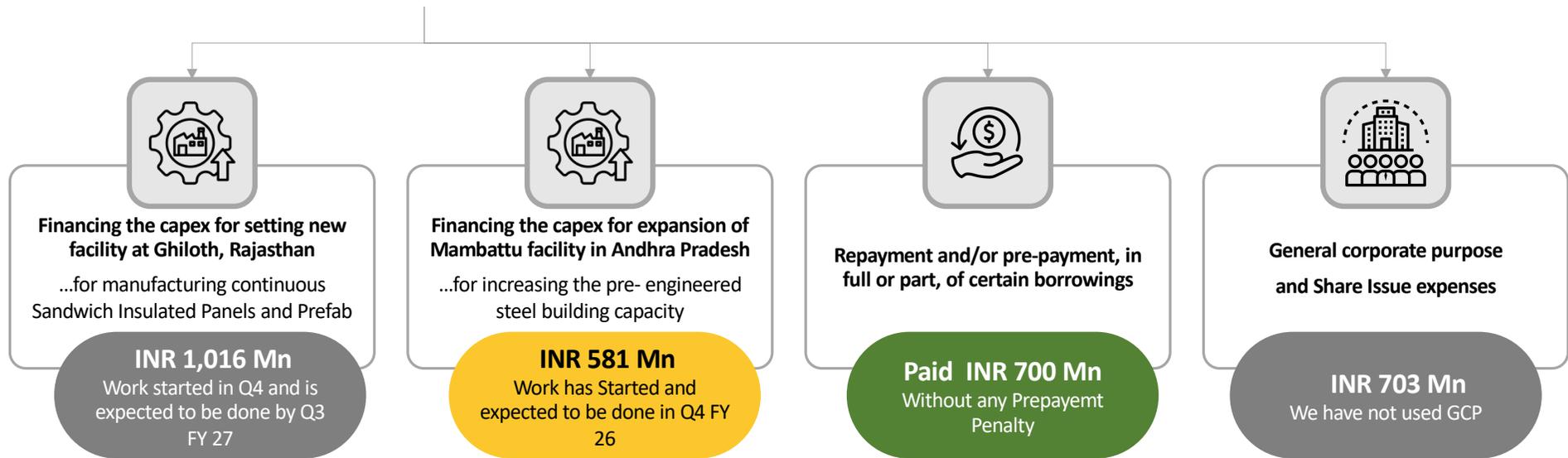
Fresh Issue

Equity shares of face value ₹ 2, aggregating up to ₹ 3,000 million

Objects of fresh issue

Offer for sale

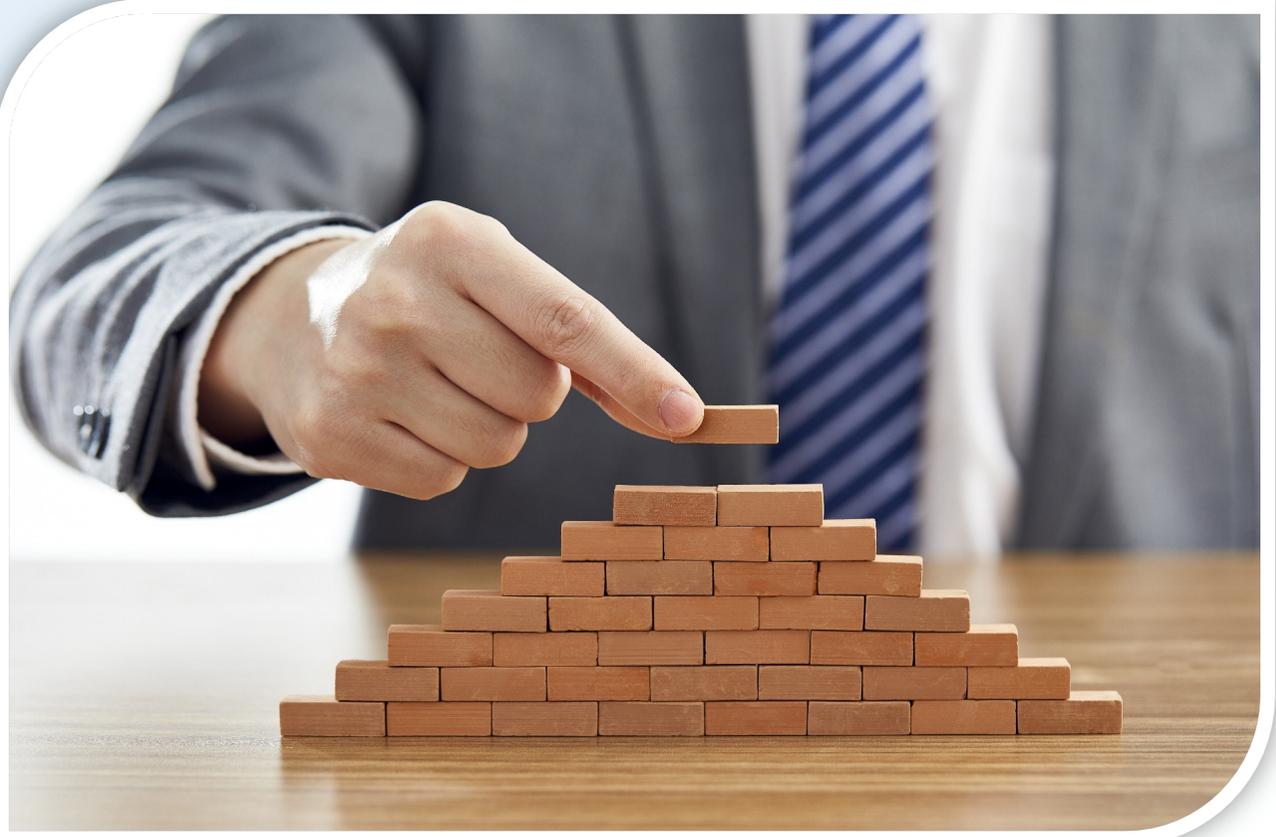
Up to 10,000,000 equity shares of face value ₹ 2, by the Promoter / Promoter Group Selling Shareholders



As on 20th Jan 2026 Utilized in Mambattu 207 Mn + IPO Expenses 150 Mn + Loan Repaid 700 Mn = INR 1,057 Mn

02

COMPANY KEY STRENGTHS



1 Strong and Diverse Market Presence with Comprehensive Offerings



1 Pre-engineered Steel Buildings



Modular design enabling easy expansion, reconfiguration, and flexibility

2 Prefabricated Structures



High-quality, easy to install, modular structures for wide applications

3 Sandwich Insulated Panels



Diverse portfolio offering superior fire resistance, sound insulation and thermal resistance

4 Light Gauge Steel Frames (LGSF)



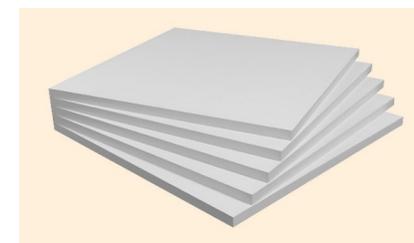
Building solutions using cold-formed steel, offering durable and cost-effective solutions

5 Standard Modular Solutions



Compact, modern, cost-effective solutions, quick deployment at project sites

6 EPS Packaging



Products to meet requirements for protective packaging, construction and insulation applications

2 Strategically Located Manufacturing Facilities with In-house Design Capabilities

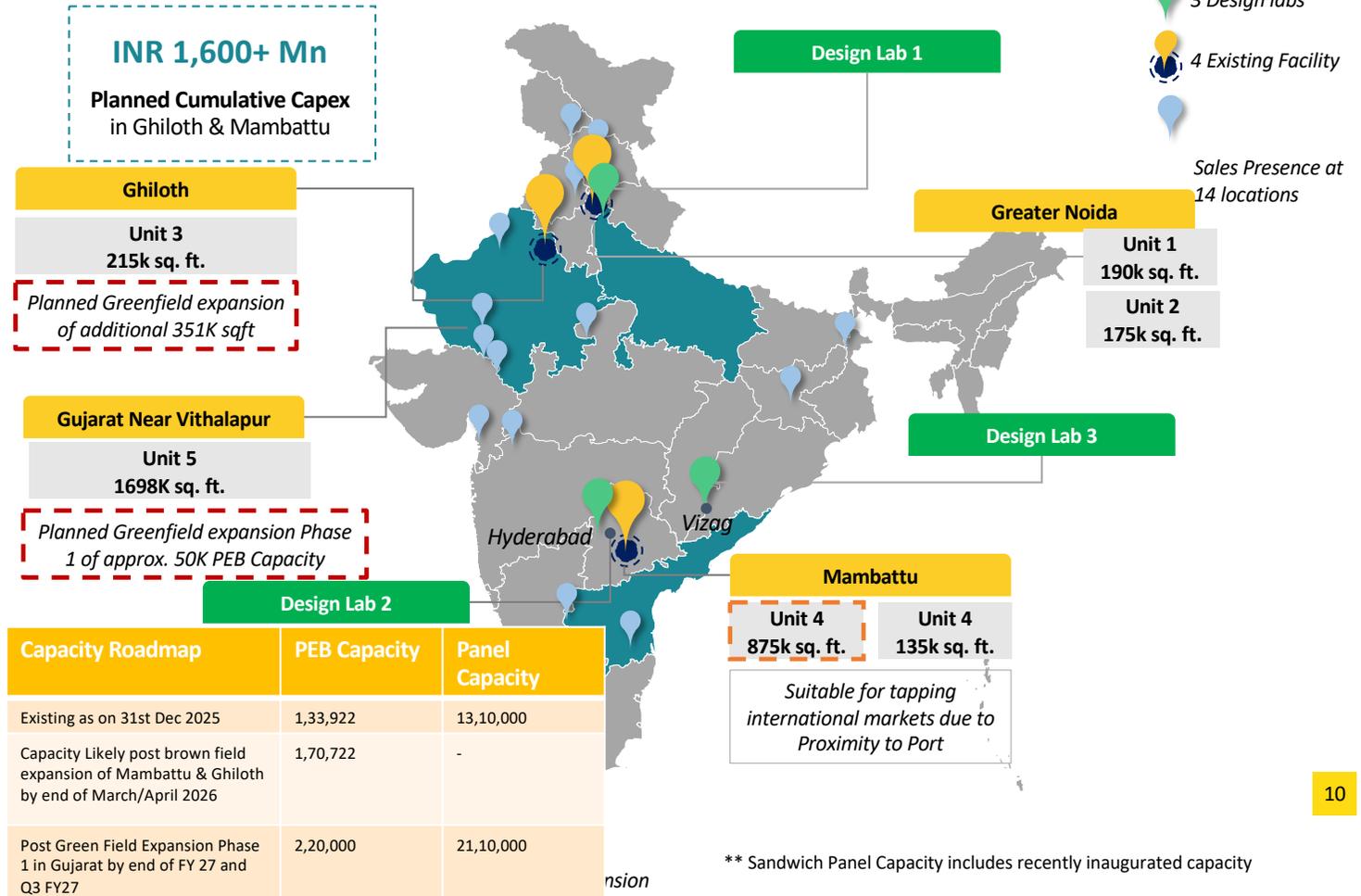


3 manufacturing facilities located strategically to cater customers across the country Gujarat Expansion on the Cards

- 1,33,922 MTPA**
Total PEB Capacity*
- 13,10,000 SQM**
Total Sandwich Panels Capacity*
- 8,400 MTPA**
Total EPS Packaging Capacity*
- 68.6%/35.1%**
Prefab / **Sandwich Panel Capacity Utilization in 9M FY 26
- 2.2+ Million SQM**
Total Land Area across Facilities

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* Capacity as on 31th Dec 2025



** Sandwich Panel Capacity includes recently inaugurated capacity



RAPID CONSTRUCTION-EXCEEDING EXPECTATIONS

MASCOT INDUSTRIAL CITY

AT VITTHALAPUR

GUJARAT, INDIA

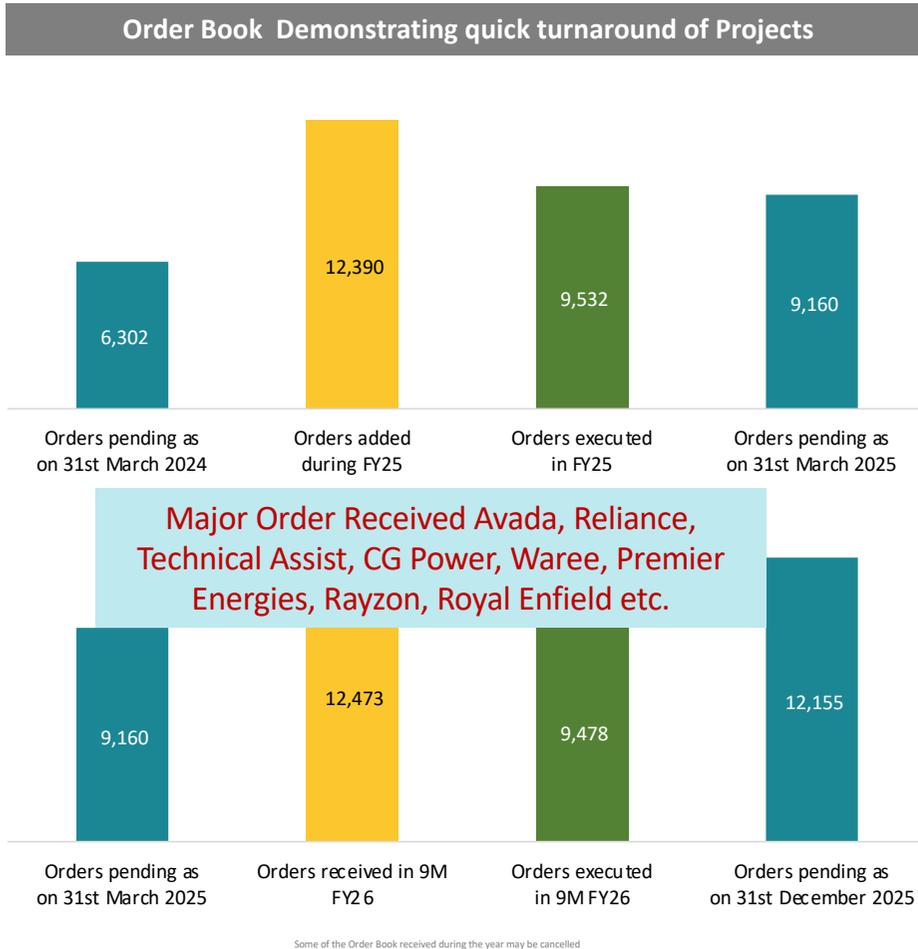


Destination	Time
Becharaji	25 Min.
Virangam	30 Min.
Kadi	30 Min.
Mehsana	50 Min.
Sanand GIDC	1.00 Hr.
Ahmedabad Ring Road	1.30 Hrs.
Gandhinagar	1.34 Hrs.
GIFT City	1.40 Min.
Ahmedabad International Airport	1.45 Hrs.
Dholera SIR	3.00 Hrs.

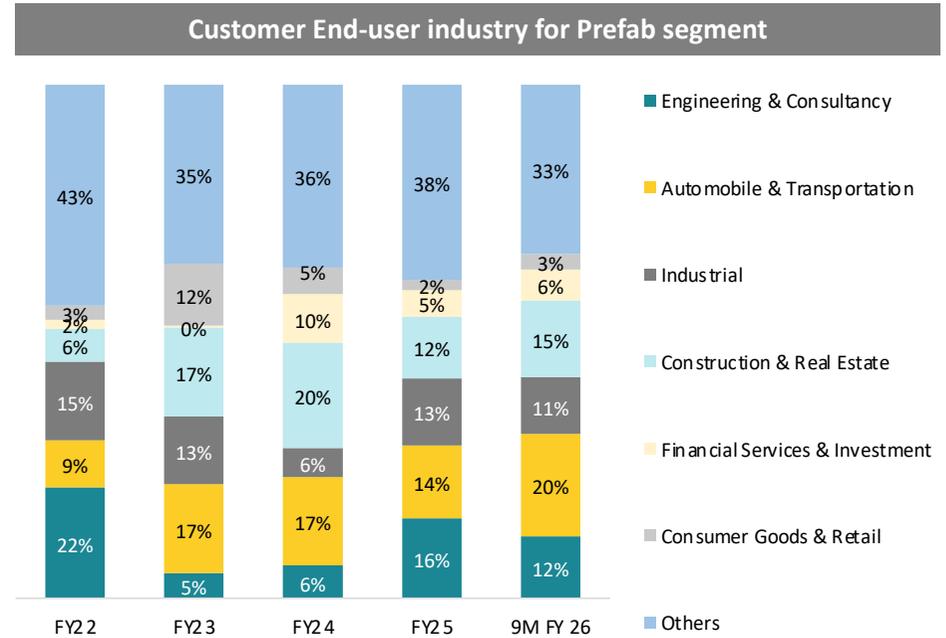
3 Strong Order Book driven by industry agnostic and diversified Customer Base



Order Book Demonstrating quick turnaround of Projects



Customer End-user industry for Prefab segment



INR 12,155 Mn Prefab order book pending
With a Strong Pipeline

We have emerged as a clear First Choice in renewable Sector and with growth poised in this sector we also see a clear growth opportunity in Semi Conductor and Solar

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3 Trusted by Marquee Customers across Multiple Industries



Having served a diverse base of customers



Asahi India Glass Ltd.



C.R.I. PUMPS



Completed construction of 1.5 Lakh sq. ft. factory in just 150 hours



Factory : Mambattu (Andhra Pradesh)



Awarded Certificate
by Golden Book of World
Records for “fastest erection
of pre-engineered factory”

Star performer Award

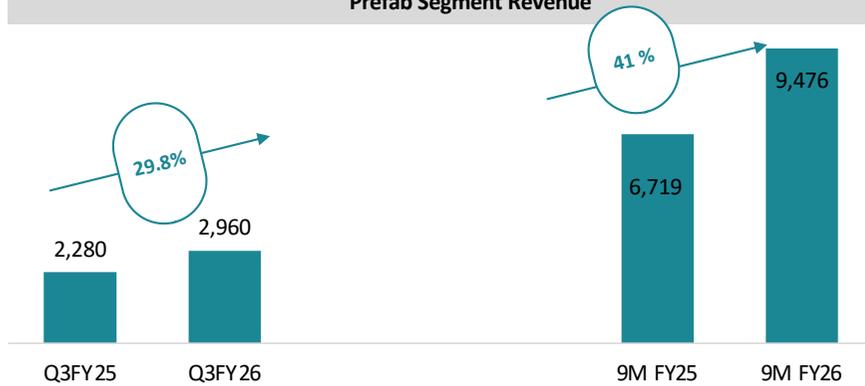


**Emerging Star Performer
Award**
From Tata Steel for efficient and
on-time project delivery (2023)

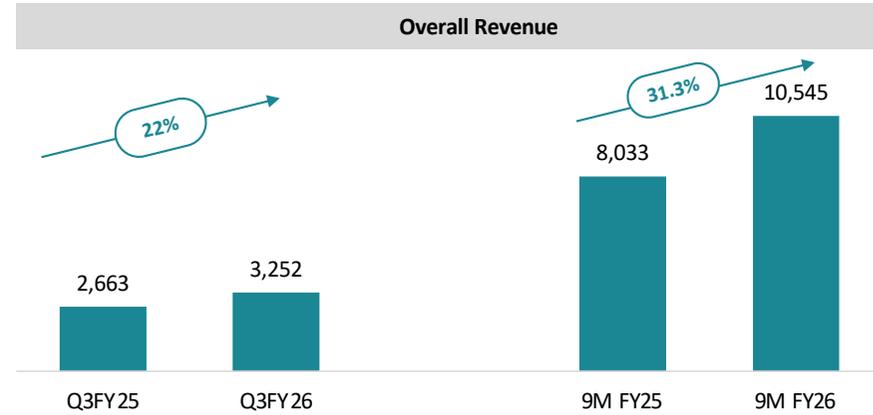
4 Quarterly and Nine Month ended Performance



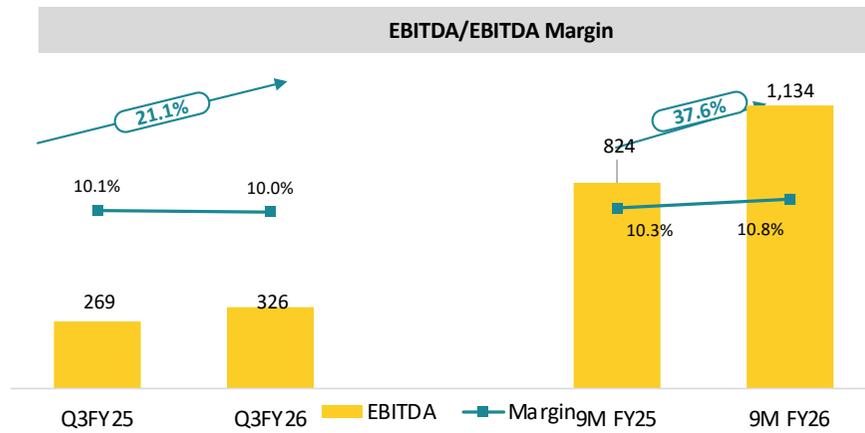
Prefab Segment Revenue



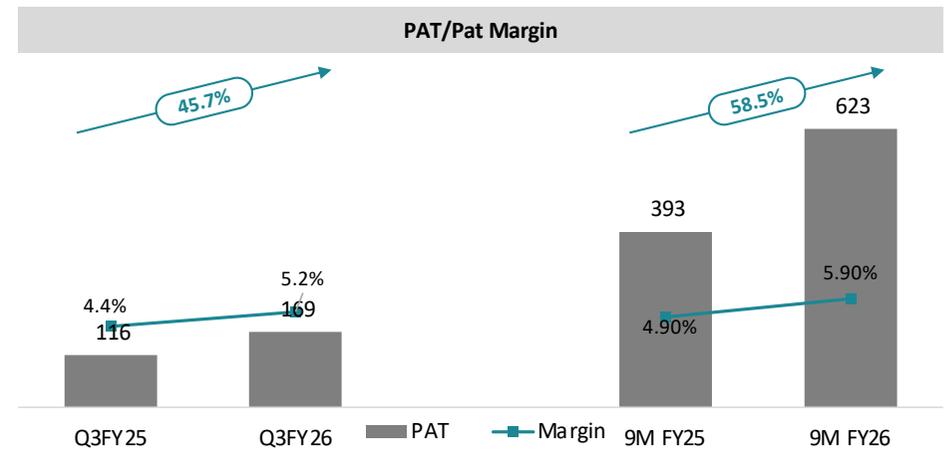
Overall Revenue



EBITDA/EBITDA Margin



PAT/Pat Margin



Figures have been Rounded off to the Nearest Millions

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4 Income Statement

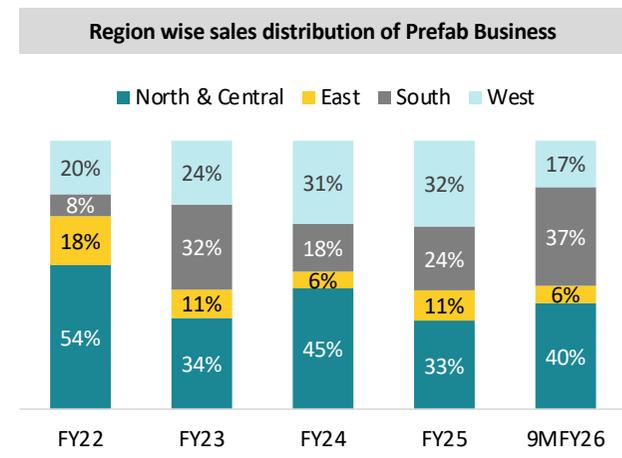
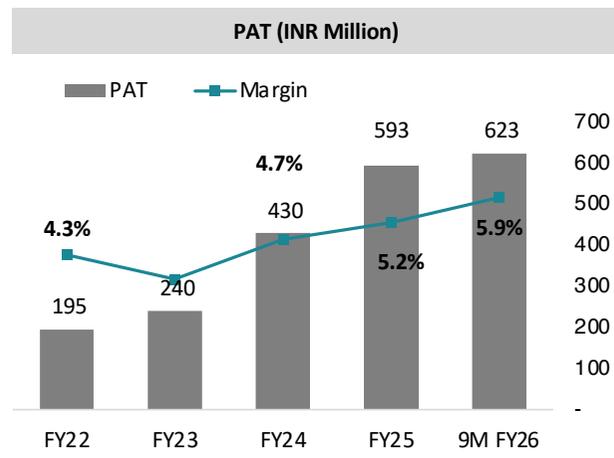
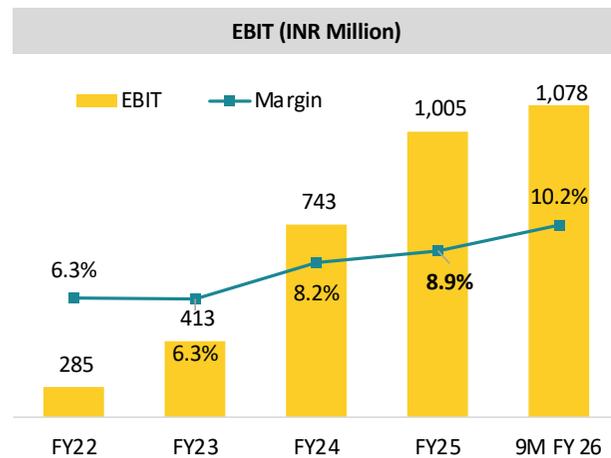
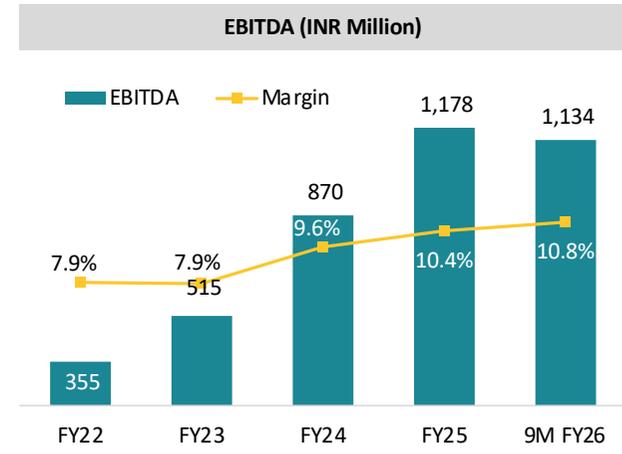
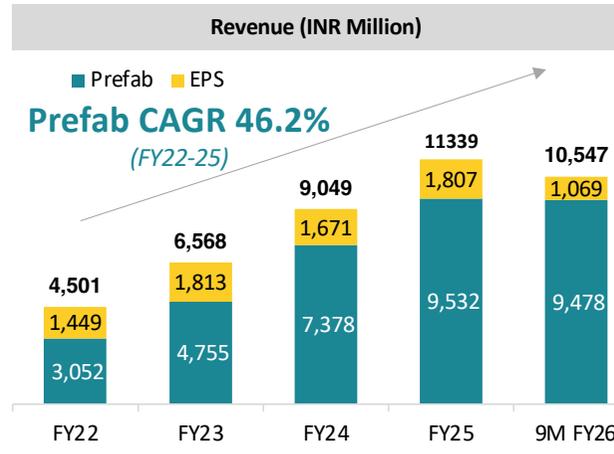
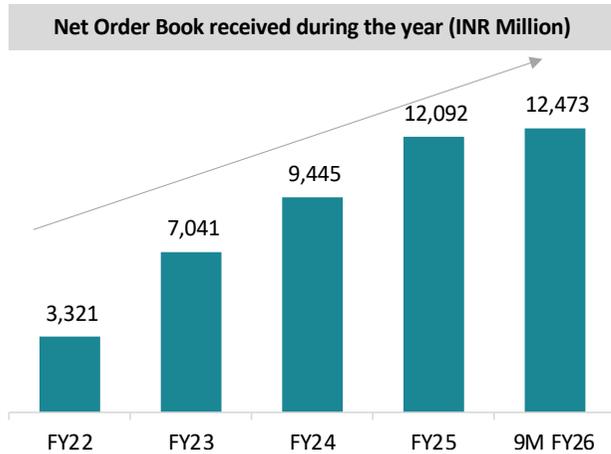


For the year ended (INR Million)	Q3 FY 26	H1 FY 26	9M FY 26	Q13 FY 25	H1 FY 25	9M FY 25	FY 2025
Revenue from Operations	3,252	7,293	10,545	2,663	5,370	8,033	11,339
Other Income	59	53	113	0	29	30	66
Total Income	3,312	7,346	10,657	2,664	5,399	8,063	11,405
EXPENSES							
Cost of Materials Consumed	2,444	4,888	7,332	1,756	3,531	5,287	7,576
Purchases of Traded Goods	-	-	-	-	-	-	-
Changes in Inventories of Finished Goods, Stock-In-Trade and Work-In-Progress	-327	-100	-427	-10	-38	28	-129
Employee Benefits Expense	389	742	1,131	198	494	692	1,010
Finance Costs	84	151	234	64	112	176	242
Depreciation and Amortization Expense	61	108	169	45	83	128	173
Other Expenses	420	953	1,373	450	751	1,200	1,705
Total Expenses	3,070	6,742	9,812	2,503	5,009	7,512	10,577
Profit / (loss) before share of profit/(loss) of associate and Exceptional Items and Tax	241	604	845	160	391	551	828
Share of Profit/(Loss) of Associate	0	0	-	-	-19	-19	-19
Profit / (loss) before tax	241	604	845	160	372	532	809
Tax expense	73	149	222	44	95	139	216
Profit/(Loss) for the year from Continuing Operations	169	455	623	116	277	393	593

Figures have been Rounded off to the Nearest Millions

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4 Demonstrated Superior Financial Performance over Years (1/2)

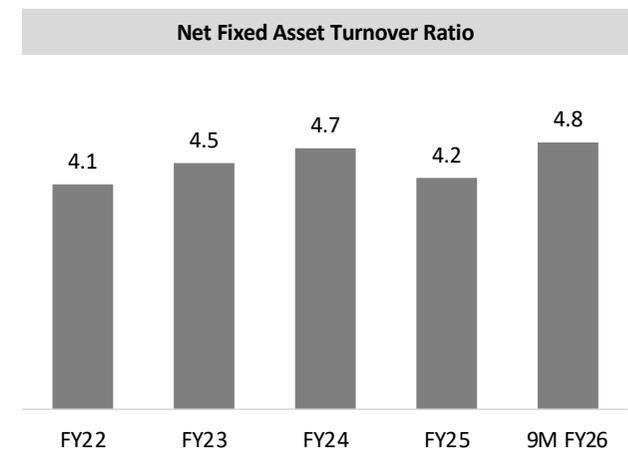
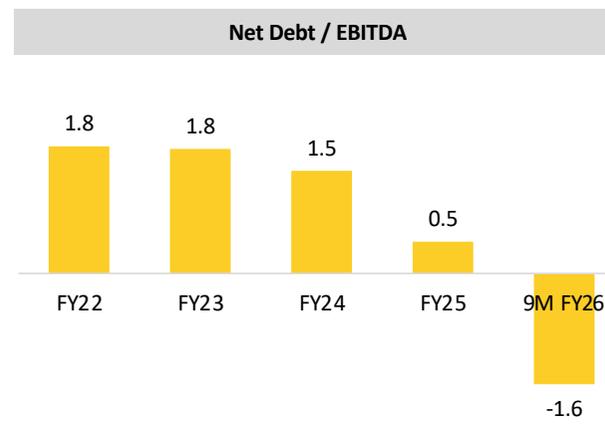
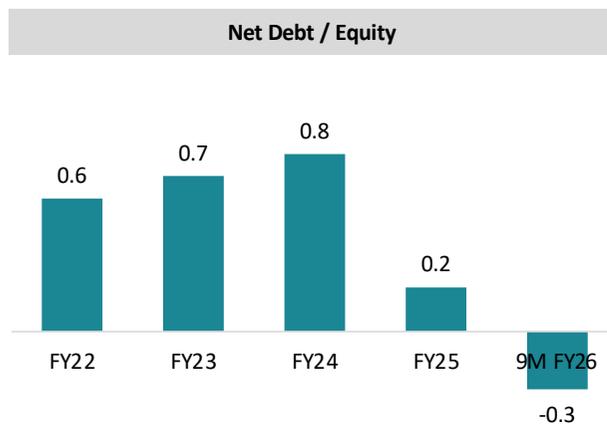
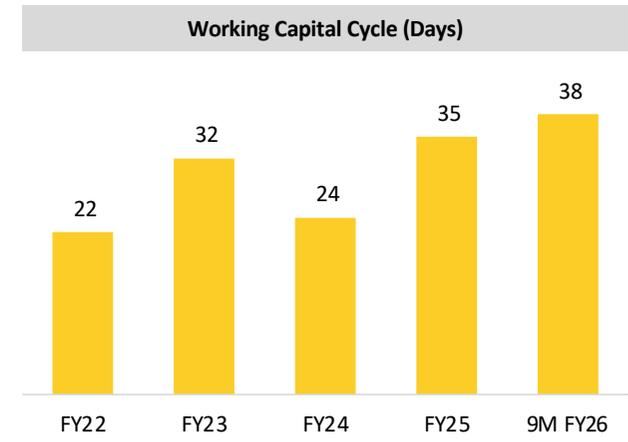
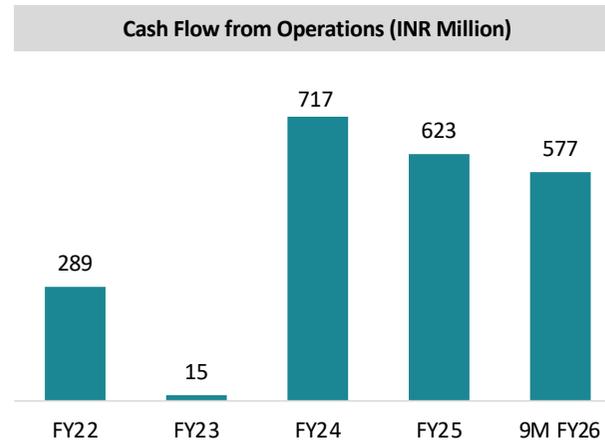
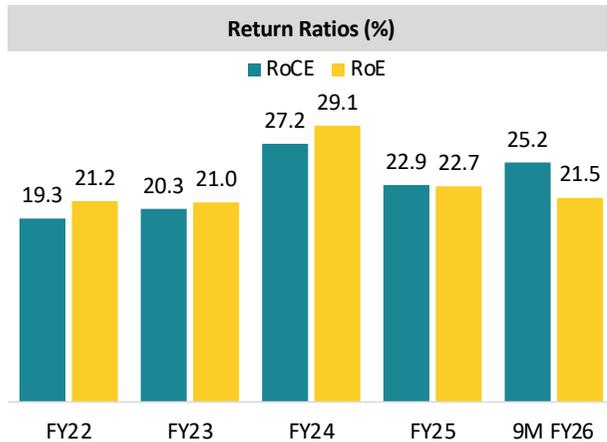


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Order Book during the year is the Order Book net of cancelled order
Above is the Consolidated Financial Results

Figures have been Rounded off to the Nearest Millions

4 Demonstrated Superior Financial Performance over Years (2/2)



Note : Ratios have been annualized for Like for Like Comparison RoCE and RoE has been calculated without IPO Money. Expected Return to be seen in FY 27

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03

INDUSTRY OVERVIEW



Growth Drivers for Indian Prefab Building Industry



Sunrise Sectors Driving Industry Growth



Logistics and Cold Storage warehouse

- Warehousing and cold storage to attract investments of INR 460-500 billion between FY25-FY29E
- Prefab structures are beneficial due to scalability and rapid installation
- Clients like Vadiatal, NDR, Horizon etc.



Data Centres

- India Data centre capacity to grow at 30% CAGR to 2000-2300 MW by FY27P from 900-950 MW in FY24
- Increasing penetration of PEB in data centres
- Clients like Ctrl S etc.



Energy / Healthcare

- Growing focus on renewable energy to fuel demand for prefab
- Expansion of healthcare infra has heightened demand for temporary and permanent medical facilities
- Clients like Waree, Avada, Premier, Rayzon etc.



Semi Conductor

- India Semiconductor Mission (₹76,000 crore outlay) supports fabs, OSAT, and design incentives, aiming for a \$100-110 billion market by 2030. 100% FDI is allowed automatically in ESDM, with ECMS targeting ₹59,350 crore investments
- Key Clients Include – Royal Enfield, CRI Pumps, UKB

Electricals & Auto Ancillaries

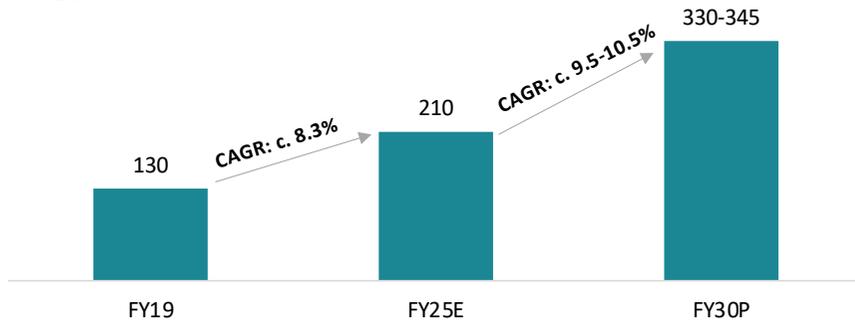
- India's electrical equipment market is projected to grow by USD 95.31 billion from 2024-2029 at a CAGR of 15.6%, fueled by urbanization, renewable energy integration, and smart grid technologies.
- The auto ancillaries sector achieved FY25 turnover of \$80.2 billion, up 9.6% YoY, with a 14% CAGR over five years. In Apr-Sept FY26, turnover rose 6.8% YoY to ₹3.56 lakh crore (\$40 billion), supported by OEM demand and a 9% aftermarket surge. Projections indicate 7-9% growth in FY25 and 8-10% in FY26, backed by premiumization, EV components, and capex of ₹150-300 billion annually.

Significant Growth in Indian PEB Industry with Shift towards Organized Sector

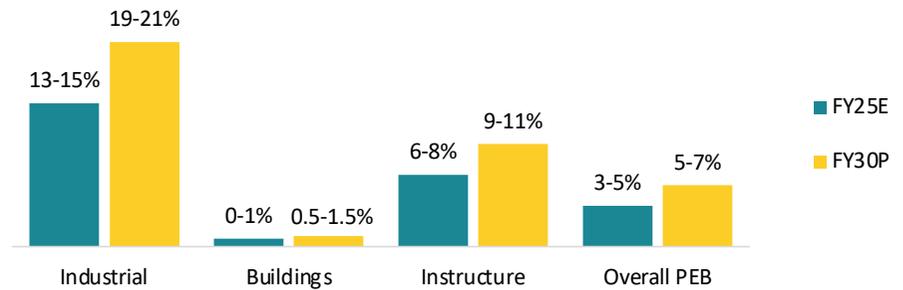


India's Pre-engineered Buildings Industry

INR Billion

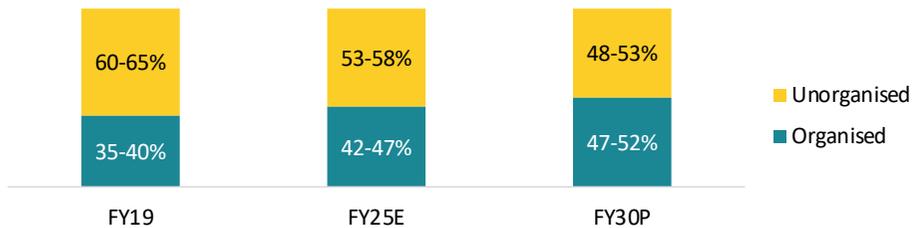


Penetration of PEB in India

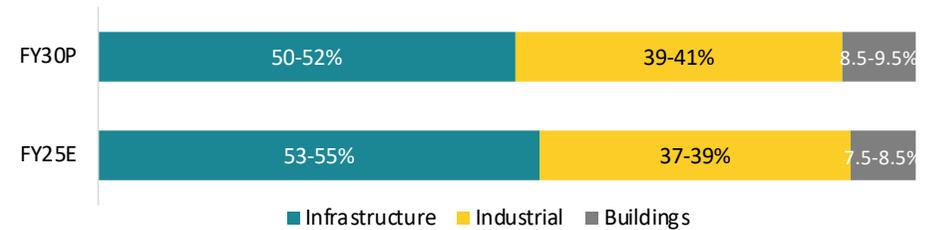


Indian PEB industry is expected to expand significantly, with increasing penetration across sectors

Share of Organised Sector Growing Rapidly



Industrial Segment to Drive Faster Growth



Market share of organized players has been consistently increasing in the industry with higher growth expected to come from industrial segment



04

COMPANY OVERVIEW



EPack Prefab: One of the Fastest Growing End-to-end Prefab Solution Providers in India



46.2% Revenue CAGR in Prefab business, Fastest Growing (FY22-25) among industry peers

36.1% EPack's Revenue CAGR for overall business in similar period

EPack growth pace is more than 6 times of Industry growth

CAGR 8.3%
(FY19-25)
Prefab Industry Growth

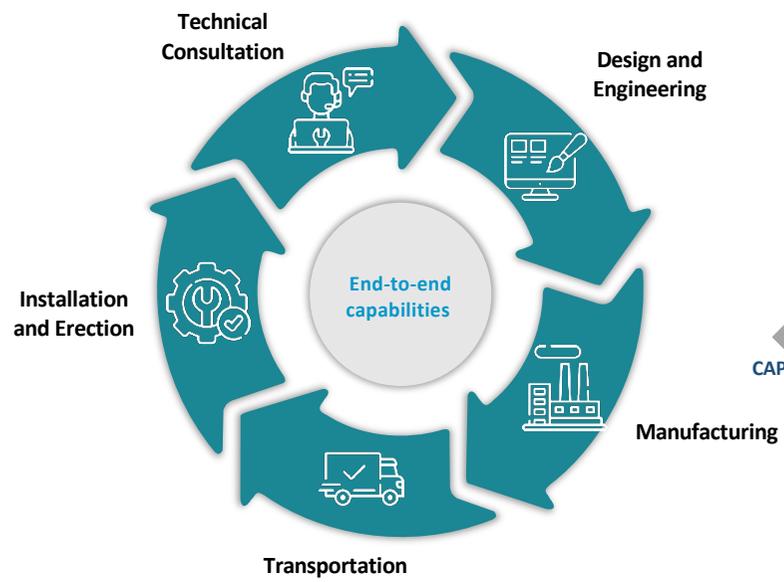
About **6x**

CAGR 46.2%
(FY22-25)
EPack Prefab Business

In FY 26 Prefab growth Continues to be over 41%

Leading Provider of Prefab Turnkey Solutions...

... With a Diverse Portfolio of PEB / Prefabricated Structures



CAPABILITIES BUILT OVER 25+ YEARS



Comprehensive EPS Solutions

Expanded Polystyrene (EPS) Packaging Products to meet requirements for **protective packaging, construction and insulation applications**

8% Market Share in India in EPS

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EPack Prefab: Some of the Key Developments of the Quarter.



EPACK PREFAB listed on the Indian Stock Exchanges (1st Oct 2025)



Achieves credit ratings to [ICRA]A+ (Stable) for long-term and [ICRA]A1 for short-term instruments.



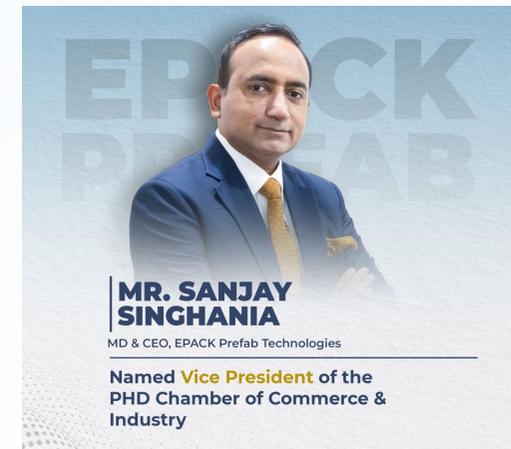
EPACK PREFAB secures new projects worth over ₹269 crore from Avaada, JK cement & Technical Assist and CG Power in Q3 FY 26



Inaugurated New Office in Bangalore



Inaugurated New Office in Noida Sector 136



05

FUTURE
OUTLOOK



Key Strategies (1/2)



1

Capacity expansion

- ### Objective
- **Capture larger market share** and cater **newer end-use industries**
 - **Expanding presence in Northern and Western India** while **tapping opportunities in Southern India**

- ### Action Plan
- **Capacity Expansion :**
 - 800,000 SQM Continuous Sandwich Insulated Panel in Ghiloth
 - 25,500 MTPA additional pre-engineered capacity in Mambattu
 - 11,300 MTPA additional pre-engineered capacity in Ghiloth
 - 50,000 MTPA Phase 1 Expansion in Gujarat by end of FY 27

2

Expand geographic presence

- India's PEB export **grew 2.4x times (FY19-FY24)** from INR 35.8 bn to 85.8 bn
- **Emerge as a key player in the global PEB industry**

- **Establish a strong presence in emerging markets**, including **Bhutan, Oman, Nepal, Bangladesh**
- **Growing sales network in international markets**, including Central and West Asia and Southeast Asia

3

Expand customer base and increase wallet share

- PEB suppliers with **reputed brand name, structural design capabilities and proven track record** are **preferred by customers**
- **Increasing wallet share from existing customers**

- Emphasizing **quality consciousness, cost efficiency, and timely execution to generate repeat orders**
- **Personalized solutions, complementary products and after sales support to deepen customer relationships**

Key Strategies (2/2)



4



Enhance tech infrastructure and design capabilities

- ### Objective
- Creating a **complete enterprise-level system** handling **every aspect of PEB building design, integrating all departments** onto a single platform
 - **Strengthen design and engineering capabilities**, to get advantage in terms of quality, product development, and cost management

- ### Action Plan
- **Investing in technology infrastructure** to drive innovation, enhance operational efficiencies, and improve both sales and profitability
 - Developed an **inhouse facility** focused towards reducing design job time

5



Leverage growing demand for environment friendly structures

- **Increase revenue share from supply to green buildings**
- Use of sustainable materials aligns with the **growing emphasis on green building practices**

- **EPack's PUF Sandwich insulated Panel** has certifications which enables them to supply products in green construction

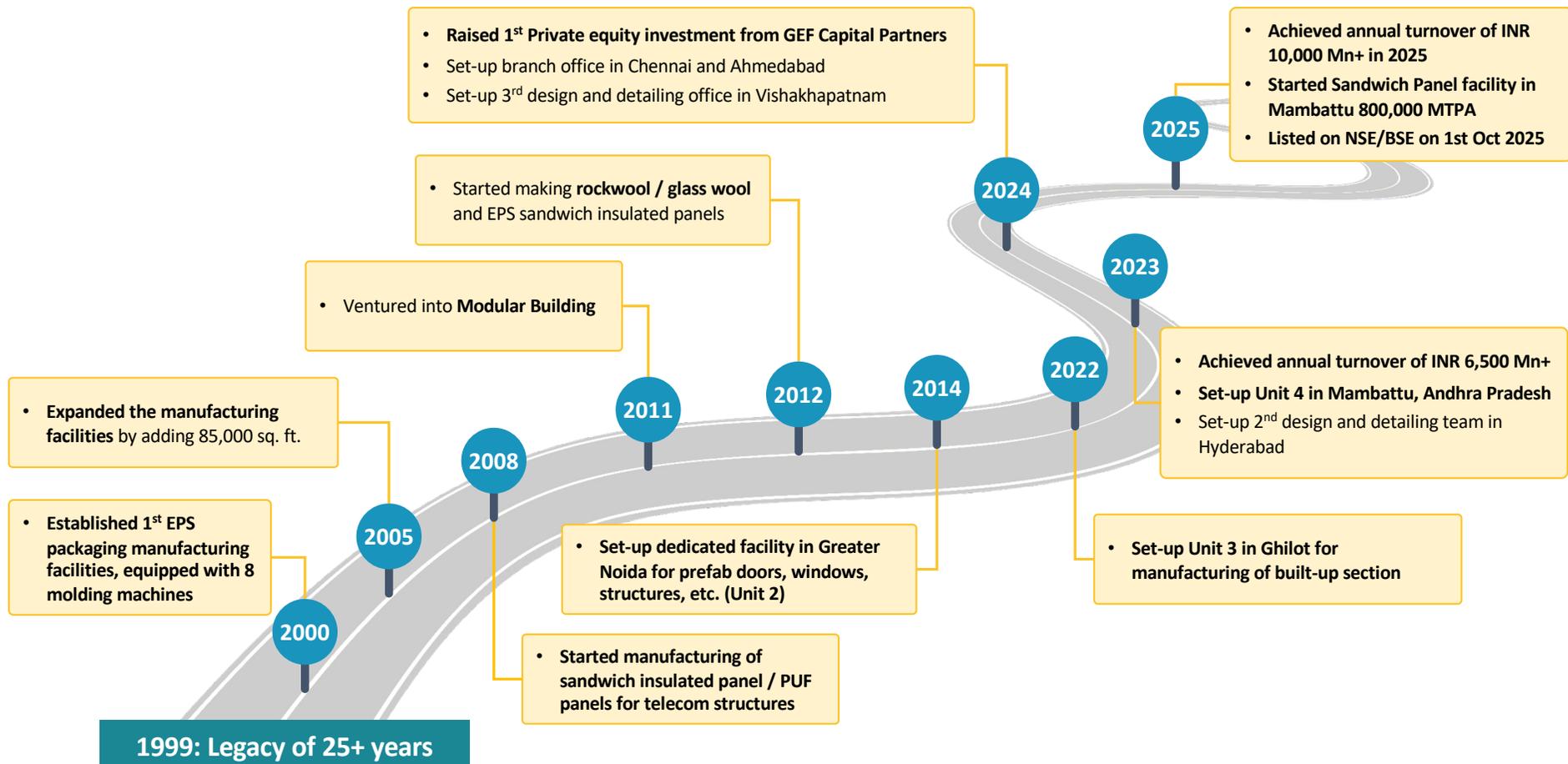


THANK YOU



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Email: rahul.agarwal@epack.in

**EPack Prefab has Demonstrated Significant Capacity / Financial Growth over the Years.
We Successfully Completed our IPO in Sep and Listed on 1st Oct 2025**



Income Statement



For the year ended (INR Million)	FY2022	FY2023	FY2024	FY2025	9M FY2026
Revenue from Operations	4,501	6,568	9,049	11,339	10,545
Other Income	31	37	15	66	113
Total Income	4,532	6,605	9,064	11,405	10,657
EXPENSES					
Cost of Materials Consumed	3,181	4,751	6,524	7,576	7,332
Purchases of Traded Goods	-	-	-	-	-
Changes in Inventories of Finished Goods, Stock-In-Trade and Work-In-Progress	-69	-187	-398	-129	-427
Employee Benefits Expense	303	394	650	1,010	1,131
Finance Costs	55	123	173	242	234
Depreciation and Amortization Expense	70	102	127	173	169
Other Expenses	731	1,095	1,403	1,705	1,373
Total Expenses	4,271	6,278	8,478	10,577	9,812
Profit / (loss) before share of profit/(loss) of associate and Exceptional Items and Tax	261	327	585	828	845
Share of Profit/(Loss) of Associate		0	-1	-19	-
Profit / (loss) before tax	261	327	585	809	845
Tax expense	66	87	155	216	222
Profit/(Loss) for the year from Continuing Operations	195	240	430	593	623

Figures have been Rounded off to the Nearest Millions

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Capacity Utilisation ~ Target to do more than 1 lacs MT PEB this year



Manufacturing Plants	Product Segment	UOM	Capacity utilization				Expansion by FY26/27	Capacity Post Expansion
			FY23	FY24	FY25	9M FY26		
Greater Noida (UP) - Unit 2	Builtup	MT	70.5%	73.9%	91.0%	93.8%	-	14,400
	Accessories (Sag rod, Angle Bracing, etc.)	MT	31.9%	43.2%	46.0%	54.8%	-	3,950
	Cold Form	MT	58.8%	97.8%	86.2%	83.8%	-	6,960
	Site Roll Forming Roofing Sheet (SSR)	MT	44.0%	65.6%	24.1%	63.7%	-	3,551
	Hi-Rib Single Skin sheets/ Deck Sheets	MT	17.9%	33.4%	43.1%	78.7%	-	9,398
Sub-Total - A			49.0%	64.3%	67.5%	81.4%	-	38,259
Ghilloth (Rajasthan) - Unit 3	Builtup	MT	47.3%	52.4%	67.6%	89.0%	NA	24,000
	Site Roll Forming Roofing Sheet (SSR)	MT	14.7%	21.8%	24.1%	16.4%	NA	3,551
	Prefab	MT	-	-	-	-	11,300	11,300
Sub-Total - B			42.2%	48.5%	62.0%	79.7%	11,300	38,851
Mambattu (AP) - Unit 4	Builtup	MT	-	73.7%	50.3%	78.4%	-	33,600
	Accessories	MT	-	12.5%	23.6%	37.5%	-	3,952
	Cold Form	MT	-	34.3%	37.5%	61.6%	-	6,960
	Site Roll Forming Roofing Sheet (SSR)	MT	-	-	13.8%	31.7%	-	14,200
Mambattu (AP) - Unit 4	Hi-Rib Single Skin Sheets	MT	-	-	15.2%	19.9%	-	9,400
Mambattu (AP) - Unit 4	Prefab	MT	-	-	-	-	25,500 (Proposed)	25,500
Sub-Total - C			-	65.9%	34.2%	56.5%	-	93,612
Grand Total - Pre-engineered Building Capacity (A + B + C)		MT	46.5%	58.3%	50.3%	68.6%	-	170,722
Greater Noida (UP) - Unit 2	Sandwich Insulated Panels	SQM	41.9%	92.6%	84.9%	71.6%	-	3,60,000
	EPS/Glasswool/Rockwool	SQM	32.7%	39.0%	40.0%	35.4%	-	1,50,000
Ghilloth (Rajasthan) - Unit 3	Sandwich Insulated Panels	SQM	-	-	-	-	800,000 (Proposed)	800,000
Mambattu (AP) - Unit 4	Sandwich Insulated Panels	SQM	-	-	-	18.5%	800,000 (^)	800,000
Grand Total - Sandwich Insulated Panels Capacity		SQM	39.2%	76.8%	71.7%	35.1%	-	21,10,000
Greater Noida (UP) - Unit 1	EPS Shape Molding	MT	82.9%	76.8%	69.2%	61.4%	-	4,800
	EPS Block Molding	MT	64.4%	72.7%	84.6%	89.8%	-	3,600
Grand Total - EPS Packaging (Shape and Block Molding Capacity)		MT	75.0%	75.0%	75.8%	73.6%	-	8,400

^Capacity added in June'25

PEB Offers Several Advantages over Traditional RCC Construction



RCC VS Prefab		RCC VS Prefab	
Depends on size and structure but generally more expensive than prefab	Less material, shorter construction time and less labour leading to lower costs	 Cost efficiency	 Construction
Modifications are complex and costly	Superior flexibility and cost effective	 Modifications/Relocation	 Speed of Execution
Construction pollution and waste generation	Minimal wastage , additionally can be recycled	 Green sustainability	 Workforce
			<p>Completely Onsite</p> <p>Usually takes longer than pre-engineered buildings</p> <p>Substantial workforce is required</p> <p>Components manufactured offsite with onsite assembly</p> <p>Generally, 40-50% less time than RCC</p> <p>c. 25% less manpower as only assembly is onsite</p>



E-Pack Prefab: Contributing Towards a Greener Future



E-Pack's Commitment to Sustainability

Optimal resource use, minimal wastage and use of recyclable material leading to lower carbon footprint



Dust-free fabrication and assembly process, water-saving measures across sites



Energy-efficient designs - Integration of solar panels, natural lighting solutions and optimized ventilation systems



Solutions comply with stringent environmental regulations and are eligible for LEED / GRIHA certifications



Significant Carbon Footprint Reduction Potential

Results[^] of a study conducted by Conserve Consultants, showed significant reductions in carbon footprint of a PEB structure compared to an RCC structure

52%

Embodied Carbon Reduction

Use of lower impact materials in PEB vs. high carbon intensive materials used in RCC



6.5%

Operational Carbon Reduction

Improvement in building envelope, reducing HVAC load requirements

[^]PEB structure of 23,000 sqm designed by E-Pack Prefab was compared with baseline RCC model for simulations. Source : CRISIL Report. DRHP

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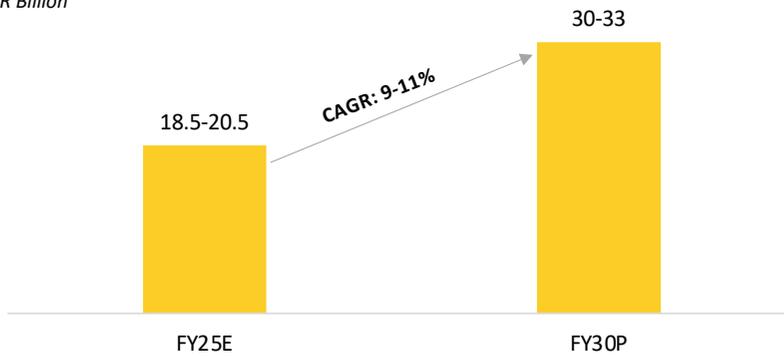
Strong Market Potential for Prefab Modular Structures and Sandwich Insulated Panels



Increasing Awareness and Growing End-use Segments to Drive Demand

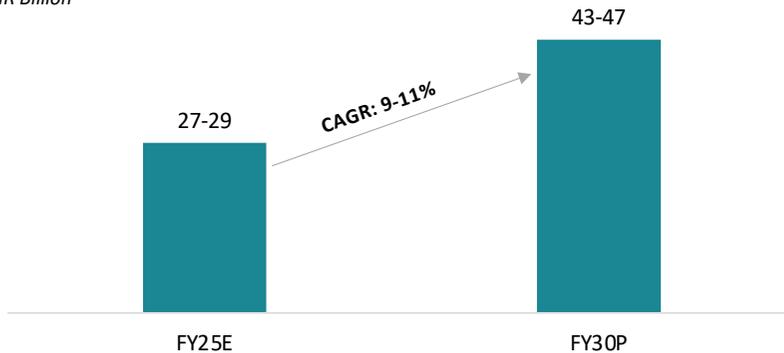
Prefab Modular Structure Market

INR Billion



Sandwich Insulated Panel Market

INR Billion



Growth Drivers - Prefab Modular and Sandwich panels



Growth in the food supply chain and cold storage



Increasing popularity for cladding, roofing due to insulation and thermal capabilities



Growing awareness of **non-conventional construction tech**



Growth in end use segments like **pharma, E-Com and logistics, Data Centre** etc.



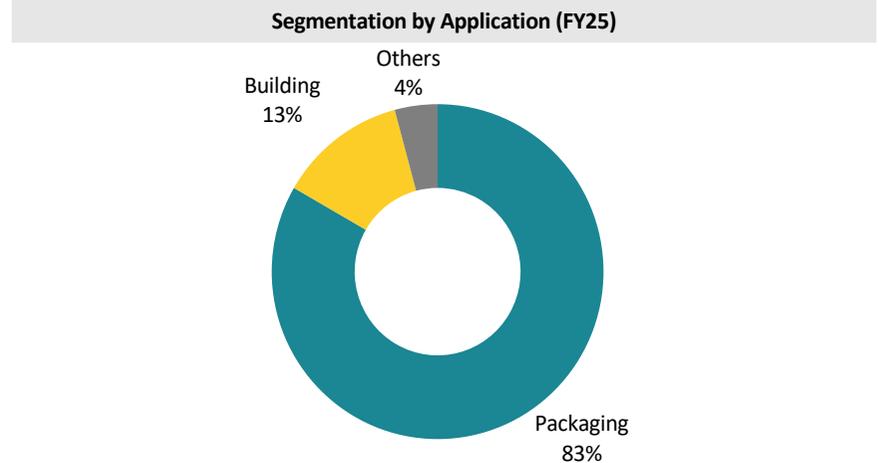
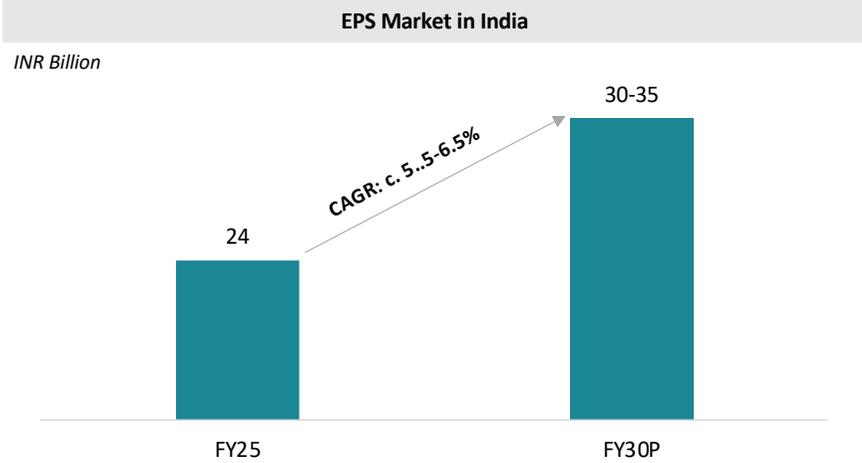
Rise in **demand of data centres, increasing capacity additions for renewable energy and Semiconductor**

Source : CRISIL Report, RHP
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Market Potential for EPS Offerings in India



EPack Leading the Indian EPS market



Growth Drivers of Indian EPS Market

- Increasing Construction Activities**
- Rising Demand for Sustainable Packaging**
- Consumer Preference for Convenience and Quality**
- Growth in End-user Industries**

Source : CRISIL Report, RHP
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