

India Shelter Finance Corporation Limited

Name of the issue

1. Type of issue (IPO/ FPO)

IPO

2. Issue size (Rs. crores)

12,000

Source: Prospectus dated December 16, 2023

3. Grade of issue along with name of the rating agency

NA

4. Subscription level (number of times)

Source: Final post issue report dated December 22, 2023. *The above figure is after technical rejections 27.12 times*

5. QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges

| | | |
|---|------------|--------|
| (i) allotment in the issue ⁽¹⁾ | 11.07.2023 | 11.37% |
| (ii) at the end of the 1 st Quarter immediately after the listing of the issue | 31.12.2023 | 12.62% |
| (iii) at the end of 1 st FY | 31.03.2024 | 21.37% |
| (iv) at the end of 2 nd FY ⁽²⁾ | 31.03.2025 | NA |
| (v) at the end of 3 rd FY ⁽²⁾ | 31.03.2026 | NA |

⁽¹⁾ Source: Stock Exchange Filing

⁽²⁾ Will be updated in due course

6. Consolidated Financials of the issuer

(Rs. in crores)

| Parameters | FY23-24 | FY24-25 | FY25-26 |
|--|---------|---------|---------|
| Income from operations | 830 | NA | NA |
| Net Profit for the period | 586 | NA | NA |
| Paid-up equity share capital | 54 | NA | NA |
| Reserves excluding revaluation reservesa | 2,245 | NA | NA |

Note: Financials for the year ended March 31, 2025 and 2026 shall be updated in due course

7. Trading status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE")

| | |
|---|-------------------|
| (i) at the end of 1 st FY (31 March 2024) | Frequently Traded |
| (ii) at the end of 2 nd FY (31 March 2025) ⁽¹⁾ | NA |
| (iii) at the end of 3 rd FY (31 March 2026) ⁽¹⁾ | NA |

Note: ⁽¹⁾ Will be updated in due course

8. Change, if any, in directors of issuer from the disclosures in the offer document

| | |
|--|--|
| (i) During year ended (March 31, 2024) ⁽¹⁾ Names of directors Appointed/ Resigned | Anup Kumar Gupta Resigned Ajay Narayan Jha Resigned |
| (ii) During year ended (March 31, 2025) ⁽²⁾ Names of directors Appointed/ Resigned | NA |
| (iii) During year ended (March 31, 2026) ⁽²⁾ Names of directors Appointed/ Resigned | NA |

Note: ⁽¹⁾ Change in Directors of Issuer are updated as on 31 March 2024

⁽²⁾ Change in Directors of Issuer is not updated as the relevant financial years have not been completed

9. Status of implementation of project/ commencement of commercial production

| | |
|---|----|
| (i) as disclosed in the offer document | NA |
| (ii) Actual implementation | NA |
| (iii) Reasons for delay in implementation, if any | NA |

10. Status of utilization of issue proceeds

| | |
|---|-----------|
| (i) As Disclosed in the offer documents | 750.92 cr |
| (ii) Actual Utilization | 756.14 cr |
| (iii) Reasons for deviation, if any | NA |

(1) As on March 31, 2024

(Rs in Crores)

| Particulars | Amount proposed to be funded from Net Proceeds |
|--|--|
| To meet future capital requirements towards onward lending | 640.00 |
| General corporate purposes | 110.92 |
| ii) Actual Utilisation | |
| To meet future capital requirements towards onward lending | 645.21* |
| General corporate purposes | 110.92 |
| (iii) Reasons for deviation, if any- NA | |

*including IPO proceeds and interest earned net of TDS

11. Comments of monitoring agency, if applicable

| | |
|--|-----|
| (a) Comments on use of funds | Nil |
| (b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document | Nil |
| (c) Any other reservations expressed by the monitoring agency about the end use of funds | Nil |

12. Price- related data

Designated Stock Exchange:

Issue price (Rs):

Listing Date:

NSE Limited
Rs.493/- per share
December 20, 2023

| Price parameters | At close of listing day | At close of 30 th calendar day from listing day | At close of 90 th calendar day from listing day | As at the end of Mar 31, 2024 | | |
|------------------|--|--|--|--|--------------------|-------------------|
| | | | | Closing price during the FY | High during the FY | Low during the FY |
| Market Price | 544.70 | 579.95 | 587.20 | 623.80 | 685.00 | 528.80 |
| BSE Sensex | 21,150.15 | 21,571.80 | 22,648.20 | 22,326.90 | 22,493.55 | 21,150.15 |
| Sectoral Index | NA | NA | NA | NA | NA | NA |
| Price parameters | As at the end of Mar 31, 2025 ⁽¹⁾ | | | As at the end of March 31, 2026 ⁽¹⁾ | | |
| | Closing price during the FY | High during the FY | Low during the FY | Closing price during | High during the FY | Low during the FY |
| Market Price | NA | NA | NA | NA | NA | NA |
| BSE Sensex | NA | NA | NA | NA | NA | NA |
| Sectoral Index | NA | NA | NA | NA | NA | NA |

Source: Stock Exchange data. Where the 30th day / 90th day/ March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

(1) Will be updated in due course

Note: The company is not part of any sectoral Index

13 . Basis for Issue Price and Comparison with Peer Group & Industry Average

| Accounting Ratio | Name of company | As disclosed in the offer document* | At the end of 1st FY (Mar 31, 2024) | At the end of 2nd FY (Mar 31, 2025)** | At the end of 3rd FY (Mar 31, 2026)** |
|----------------------|---|-------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|
| EPS (Basic) | Issuer: | 17.47 | 23.10 | NA | NA |
| | Peer Group | | | | |
| | Aptus Value Housing Finance India Limited | 10.08 | 12.30 | NA | NA |
| | Aavas Financiers Limited | 54.26 | 62.00 | NA | NA |
| | Home First Finance Company India Limited | 25.20 | 34.50 | NA | NA |
| | Industry Average | 29.85 | 36.27 | NA | NA |
| (P/E) | Issuer: | 28.20 | 27.00 | NA | NA |
| | Peer Group | | | | |
| | Aptus Value Housing Finance India Limited | 29.90 | 25.13 | NA | NA |
| | Aavas Financiers Limited | 27.40 | 21.22 | NA | NA |
| | Home First Finance Company India Limited | 37.70 | 26.03 | NA | NA |
| | Industry Average | 31.70 | 24.13 | NA | NA |
| RoNW% | Issuer: | 13.40% | 14.0% | NA | NA |
| | Peer Group | | | | |
| | Aptus Value Housing Finance India Limited | 16.10% | 17.2% | NA | NA |
| | Aavas Financiers Limited | 14.10% | 13.9% | NA | NA |
| | Home First Finance Company India Limited | 13.50% | 15.5% | NA | NA |
| | Industry Average | 14.57% | 15.6% | NA | NA |
| NAV per share | Issuer: | 141.38 | 215 | NA | NA |
| | Peer Group | | | | |
| | Aptus Value Housing Finance India Limited | 67.05 | 75.5 | NA | NA |
| | Aavas Financiers Limited | 413.58 | 477 | NA | NA |
| | Home First Finance Company India Limited | 206.48 | 240 | NA | NA |
| | Industry Average | 229.04 | 264.17 | NA | NA |

* Sourced from Prospectus | All the financial information for listed industry peers mentioned above is on a consolidated basis and is sourced from the financial results of the respective company for the year ended March 31, 2023 submitted to stock exchanges.

** will be updated in due course

- (1) P/E Ratio: P/E Ratio has been computed based on the closing market price of equity shares divided by the Basic EPS provided under Note 2 below.
- (2) Net Asset Value: Net Asset Value is computed as the Equity attributable to owners of the company at the end of year divided by the equity shares outstanding
- (3) Return on Net Worth % (RONW %) is calculated as Profit after taxes attributable to owners of the company as a percentage of Equity attributable to owners of the company.)

14. Any other material information

| Particulars | Date |
|---|-----------|
| Resignation of Ajay Narayan Jha as Non executive Independent Director | 14 Feb 24 |
| Monitoring agency report submitted by CARE Ratings to the stock exchanges | 8 Feb 24 |

Source: Stock Exchange filings; For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and www.nseindia.com