

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 reserves	2,245	NA	NA

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

8. 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 1st FY (31 March 2024)

Frequently Traded

(ii) at the end of 2nd FY (31 March 2025) ⁽¹⁾

(iii) at the end of 3rd FY (31 March 2026) ⁽¹⁾

NA

Note: ⁽¹⁾ Will be updated in due course

NA

9. 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

10. 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

11. Status of utilization of issue proceeds

(iv) As Disclosed in the offer documents	750.92 cr
(v) Actual Utilization	756.14 cr
(vi) Reasons for deviation, if any	NA

(2) 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

12. 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
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

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

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

- (5) 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.
- (6) 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
- (7) 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