

1 Type of Issue (IPO/FPO)

IPO

2 Issue Size (Rs. Cr)

2500

* As per Basis of Allotment approved by NSE

3 Grade of issue alongwith name of the rating agency

Name Not Applicable
Grade Not Applicable

4 Subscription Level (Number of times):

1.19*

*The above figure is after technical rejection and excludes anchor allotment

Source: Final Post Issue Monitoring Report

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

Particulars	%
(i) allotment in the issue*	8.80%
(ii) at the end of the 1st Quarter immediately after the listing of the issue	9.71%
(iii) at the end of 1st FY (March 31, 2022)#	Not Available
(iv) at the end of 2nd FY (March 31, 2023)#	Not Available
(v) at the end of 3rd FY (March 31, 2024)#	Not Available

* As per the Basis of Allotment (including anchor investor portion)

QIB Holding not disclosed as reporting for relevant fiscal years have not been completed.

Source:

(1) Basis of Allotment

(2) Reported to the stock exchanges;

6 Financials of the issuer (as per the annual financial results submitted to stock exchanges)

(Rs. Crore)

Parameters (Consolidated)	1st FY (March 31, 2022) ⁽¹⁾	2nd FY (March 31, 2023) ⁽¹⁾	3rd FY (March 31, 2024) ⁽¹⁾
Income from operations	Not Available	Not Available	Not Available
Net Profit for the period	Not Available	Not Available	Not Available
Paid-up equity share capital	Not Available	Not Available	Not Available
Reserves excluding revaluation reserves	Not Available	Not Available	Not Available

⁽¹⁾ Financials not disclosed as reporting for the fiscal year has not been completed/ not publicly available**7 Trading Status in the scrip of the issuer**

Company's Equity Shares are listed on both, the BSE Limited and the National Stock Exchange of India Limited.

The Shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2022)*	Not Applicable
(ii) at the end of 2nd FY (March 31, 2023)*	Not Applicable
(iii) at the end of 3rd FY (March 31, 2024)*	Not Applicable

* Trading status not disclosed as the relevant fiscal year has not been completed.

8 Change in Directors of issuer from the disclosures in the offer document

Particulars	Name of the Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2022)*	Not Available	Not Available
(ii) at the end of 2nd FY (March 31, 2023)*	Not Available	Not Available
(iii) at the end of 3rd FY (March 31, 2024)*	Not Available	Not Available

As per the website of BSE and NSE

* Changes in Directors not disclosed as the relevant fiscal year has not been completed.

9 Status of implementation of project/ commencement of commercial production

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

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Particulars (Rs in Cr)	Amount proposed to be funded from Net Proceeds
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	1,500.00
Acquisition of land or land development rights	375.00
General corporate purposes	532.77
Grand Total	2,407.77

Source: Prospectus dated August 13, 2021

(ii) Actual utilization*

Particulars (Rs in Cr)	Amount
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	1,500.00
Acquisition of land or land development rights	83.69
General corporate purposes	532.77
Grand Total	2,116.46

* Up to June 30, 2021. Issue proceeds to be utilized over FY22 and FY23. Source: Statement of deviation/variation in utilization of funds as on June 30, 2021, BSE

(iii) Reasons for deviation, if any - No Deviation

Note: To be updated in due course

11 Comments of monitoring agency, if applicable

a) comments on use of funds	No comments
b) comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	
c) Any other reservations expressed by the monitoring agency about the use of funds	

12 Pricing Data

Issue Price (Rs.): 486
 Designated Stock Exchange: BSE
 Listing Date: 19-Apr-21

Price parameters	At close of listing day (April 19, 2021)	At close of 30th calendar day from listing day (May 18, 2021) ⁽⁴⁾	At close of 90th calendar day from listing day (July 17, 2021) ⁽⁴⁾	As at the end of 1st FY after the listing of the issue (March 31, 2022) ⁽⁴⁾			As at the end of 2nd FY after the listing of the issue (March 31, 2023) ⁽⁴⁾			As at the end of 3rd FY after the listing of the issue (March 31, 2024) ⁽⁴⁾		
				Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price (on NSE)	463.15	632.85	852.60	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
CNX Nifty	14,359.45	15,108.10	15,923.40	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Sectoral Index	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Source: NSE Website

(1) 30th calendar day has been taken as listing date plus 29 calendar days, except where 30th,calendar day is a holiday, in which case we have considered the closing data of the next trading day

(2) 90th calendar day has been taken as listing date plus 89 calendar days, except where 30th,calendar day is a holiday, in which case we have considered the closing data of the next trading day

(3) High and Low based on intra day prices

(4) Pricing data not disclosed as the relevant fiscal year/ period has not completed.

13 Basis for Issue Price

Accounting ratio	As disclosed in the offer document	At the end of 1st FY (March 31, 2022) [#]	At the end of 2nd FY (March 31, 2023) [#]	At the end of 3rd FY (March 31, 2024) [#]
EPS (Basic & Diluted)	Issuer⁽¹⁾:	18.46	Not Available	Not Available
	Peer Group:			
	Brigade Enterprises Ltd.	6.39	Not Available	Not Available
	DLF Ltd.	(2.41)	Not Available	Not Available
	Godrej Properties Ltd.	10.84	Not Available	Not Available
	Oberoi Realty Ltd.	18.96	Not Available	Not Available
	Prestige Estates Projects Ltd.	10.63	Not Available	Not Available
	Sobha Ltd.	29.69	Not Available	Not Available
	Sunteck Realty Ltd.	7.14	Not Available	Not Available
	Industry Avg:	11.61	Not Available	Not Available
P/E ⁽²⁾	Issuer⁽¹⁾:	26.33	Not Available	Not Available
	Peer Group:			
	Brigade Enterprises Ltd.	43.62	Not Available	Not Available
	DLF Ltd.	Not Applicable	Not Available	Not Available
	Godrej Properties Ltd.	131.10	Not Available	Not Available
	Oberoi Realty Ltd.	30.80	Not Available	Not Available
	Prestige Estates Projects Ltd.	25.80	Not Available	Not Available
	Sobha Ltd.	15.56	Not Available	Not Available
	Sunteck Realty Ltd.	48.10	Not Available	Not Available
	Industry Avg:	27.31	Not Available	Not Available
RoNW (%)	Issuer⁽¹⁾:	17.80%	Not Available	Not Available
	Peer Group:			
	Brigade Enterprises Ltd.	4.66%	Not Available	Not Available
	DLF Ltd.	-26.62%	Not Available	Not Available
	Godrej Properties Ltd.	5.63%	Not Available	Not Available
	Oberoi Realty Ltd.	7.99%	Not Available	Not Available
	Prestige Estates Projects Ltd.	9.82%	Not Available	Not Available
	Sobha Ltd.	11.59%	Not Available	Not Available
	Sunteck Realty Ltd.	3.46%	Not Available	Not Available
	Industry Avg:	2.36%	Not Available	Not Available
NAV per share based on last balance sheet	Issuer⁽¹⁾:	103.86	Not Available	Not Available
	Peer Group:			
	Brigade Enterprises Ltd.	119.73	Not Available	Not Available
	DLF Ltd.	139.24	Not Available	Not Available
	Godrej Properties Ltd.	190.64	Not Available	Not Available
	Oberoi Realty Ltd.	237.33	Not Available	Not Available
	Prestige Estates Projects Ltd.	139.41	Not Available	Not Available
	Sobha Ltd.	256.33	Not Available	Not Available
	Sunteck Realty Ltd.	199.50	Not Available	Not Available
	Industry Avg:	183.17	Not Available	Not Available

Notes:

(1) Sourced from Prospectus dated April 10, 2021 (NSE). Disclosure is based on the consolidated financial information (wherever available)

Information not provided as the relevant fiscal year has not completed/data not available

Key ratios for the Company for the three fiscal years stated above shall be calculated as follows:

(i) EPS (Rs) is Profit after tax attributable to equity shareholders for the year divided by Weighted average number of Equity Shares outstanding during the year / period

(ii) P/E - Closing Market Price as of relevant fiscal year end or period / EPS

(iii) RoNW - Return on net worth % is Net profit after tax (as restated) divided by net worth at the end of the year/period (excluding revaluation reserve).

(iv) NAV per share - Networth as per the restated financial information/ Total Equity Shares Outstanding as of fiscal year end or period

14 **Any other material information**

1	18-Jun-21	NCLT, Mumbai bench approved Scheme of Amalgamation of Copious Developers and Farms Private Limited (First Transferor Company) and Ramshyam Infracon Private Limited (Second Transferor Company) with Macrotech Developers Limited (Transferee)
2	03-Sep-21	Appointment of Mr Lee Polisano as an Independent Director

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