

Name of the Issue: Indiqube Spaces Limited		31-May-26																								
1	Type of Issue Initial Public offer																									
2	Offer Size (Rs. Mn) 7,000.00 Fresh Issue Size (Rs. Mn) 6,500.00 Offer for Sale (Rs Mn) 500.00 <i>*Source: Prospectus for the offer dated July 25, 2025</i>																									
3	Grade of issue along with name of the rating agency Name NA Grade NA																									
4	Subscription Level (Number of times) 7.64 <i>* excluding Eligible employee and Eligible shareholder reservation and after removing multiple and duplicate bids and Source: Post Offer Report dated August 1, 2025</i>																									
5	QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges <table><tr><td>Particulars</td><td>%</td></tr><tr><td>(i) On Allotment in the offer ⁽¹⁾</td><td>10.53%</td></tr><tr><td>(ii) at the end of the 1st Quarter immediately after the listing of the issue (period ended September 30, 2025)</td><td>17.05%</td></tr><tr><td>(iii) at the end of 1st FY (March 31, 2026)</td><td>16.88%</td></tr><tr><td>(iv) at the end of 2nd FY (March 31, 2027)*</td><td>Not Available</td></tr><tr><td>(v) at the end of 3rd FY (March 31, 2028)*</td><td>Not Available</td></tr></table> <i>*QIB Holding not disclosed as reporting for the relevant period/fiscal year has not been completed.</i> <i>(1) Source: Post offer report</i>		Particulars	%	(i) On Allotment in the offer ⁽¹⁾	10.53%	(ii) at the end of the 1st Quarter immediately after the listing of the issue (period ended September 30, 2025)	17.05%	(iii) at the end of 1st FY (March 31, 2026)	16.88%	(iv) at the end of 2nd FY (March 31, 2027)*	Not Available	(v) at the end of 3rd FY (March 31, 2028)*	Not Available												
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6	Financials of the issuer <table><tr><td></td><td colspan="3"><i>(Rs. in Mn)</i></td></tr><tr><td>Parameters</td><td>1st FY (March 31, 2026)</td><td>2nd FY (March 31, 2027)*</td><td>3rd FY (March 31, 2028)*</td></tr><tr><td>Income from operations</td><td>14,508.12</td><td>Not Available</td><td>Not Available</td></tr><tr><td>Net Profit for the period</td><td>(1,063.42)</td><td>Not Available</td><td>Not Available</td></tr><tr><td>Paid-up equity share capital</td><td>211.99</td><td>Not Available</td><td>Not Available</td></tr><tr><td>Reserves excluding revaluation reserves</td><td>4,935.50</td><td>Not Available</td><td>Not Available</td></tr></table> <i>*Financials not available as reporting for the relevant years has not been completed.</i>			<i>(Rs. in Mn)</i>			Parameters	1st FY (March 31, 2026)	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*	Income from operations	14,508.12	Not Available	Not Available	Net Profit for the period	(1,063.42)	Not Available	Not Available	Paid-up equity share capital	211.99	Not Available	Not Available	Reserves excluding revaluation reserves	4,935.50	Not Available	Not Available
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7	Trading Status The equity shares of Indiqube Spaces Limited are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges") The equity shares have not been suspended or delisted. <table><tr><td>Particulars</td><td>Status</td></tr><tr><td>(i) at the end of 1st FY (March 31, 2026)</td><td>Frequently Traded</td></tr><tr><td>(ii) at the end of 2nd FY (March 31, 2027)*</td><td>Not Available</td></tr><tr><td>(iii) at the end of 3rd FY (March 31, 2028)*</td><td>Not Available</td></tr></table> <i>* Trading status not disclosed as the relevant fiscal years have not been completed.</i>		Particulars	Status	(i) at the end of 1st FY (March 31, 2026)	Frequently Traded	(ii) at the end of 2nd FY (March 31, 2027)*	Not Available	(iii) at the end of 3rd FY (March 31, 2028)*	Not Available																
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8	Change in Directors of Issuer from the disclosures in the offer document [#] <table><tr><td>Particulars</td><td>Name of Director</td><td>Appointed/Resigned</td></tr><tr><td>(i) at the end of 1st FY (March 31, 2026)</td><td>NA</td><td>NA</td></tr><tr><td>(ii) at the end of 2nd FY (March 31, 2027)*</td><td>NA</td><td>NA</td></tr><tr><td>(iii) at the end of 3rd FY (March 31, 2028)*</td><td>NA</td><td>NA</td></tr></table> <i>* Relevant fiscal years have not been completed.</i> <i># Source - Stock Exchange website</i>		Particulars	Name of Director	Appointed/Resigned	(i) at the end of 1st FY (March 31, 2026)	NA	NA	(ii) at the end of 2nd FY (March 31, 2027)*	NA	NA	(iii) at the end of 3rd FY (March 31, 2028)*	NA	NA												
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9	Status of implementation of project/ commencement of commercial production (i) as disclosed in the offer document Not applicable* (ii) Actual implementation Not applicable* (iii) Reasons for delay in implementation, if any Not applicable* <i>* Company did not undertake any implementation of project hence the same is not applicable</i>																									

10 Status of utilization of issue proceeds

(i) As disclosed in the offer document

Particulars	Amount proposed to be funded from Net Proceeds (in Rs. million)*	Estimated Deployment (Financial Year 2026)	Estimated Deployment (Financial Year 2027)	Estimated Deployment (Financial Year 2028)
1.Funding capital expenditure towards establishment of new centers	4,626.49	24,586.20	1868.68	813.78
2. Repayment/pre-payment, in full or in part, of certain borrowings availed by our Company	930.35	930.55	-	-
3. General corporate purposes	487.75	487.75	-	-
Total Net Proceeds	6,044.59	24,586.20	1868.68	813.78

*Source: Prospectus for the offer dated July 25, 2025

(ii) Actual utilization

Particulars	Amount proposed to be funded from Net Proceeds	Amount Deployed/Utilized as at March 31, 2026*
1.Funding capital expenditure towards establishment of new centers	4,626.49	892.29
2. Repayment/pre-payment, in full or in part, of certain borrowings availed by our Company	930.35	913.40
3. General corporate purposes	487.75	500.69
Total Net Proceeds	6,044.59	2,306.38

*Source: Monitoring Agency Report dated May 13, 2026

(iii) Reasons for deviation, if any Nil*

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds*	Proceeds were utilized towards capital expenditure and general corporate purpose
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the	
(iii) Any other reservations expressed by the monitoring agency about the end use of funds	

*Source: Monitoring Agency Report dated May 13, 2026

12	Pricing Data	
	Designated Stock Exchange	NSE
	Offer Price (Rs.)	237.00
	Listing Date	30-Jul-25

Price parameters	At close of listing day (July 30, 2025)	Close of 30th calendar day from listing day ⁽²⁾ (August 28, 2025)	Close of 90th calendar day from listing day ⁽³⁾ (October 27, 2025)	As at the end of the 1st FY after the listing of the issue (31st March, 2026) ⁽⁴⁾		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE ⁽⁵⁾	217.97	214.16	224.87	135.61	243.80	131.15
Nifty ⁽⁵⁾	24,855.05	24,500.90	25,966.05	22,331.40	26,373.20	21,743.65
Sectoral Index ⁽⁶⁾	Not comparable to any of the available sectoral indices			Not comparable to any of the available sectoral indices		
Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2027) ⁽¹⁾⁽⁴⁾			As at the end of the 3rd FY after the listing of the issue (31st March, 2028) ⁽¹⁾⁽⁴⁾		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE ⁽⁵⁾	NA	NA	NA	NA	NA	NA
Nifty ⁽⁵⁾	NA	NA	NA	NA	NA	NA
Sectoral Index ⁽⁶⁾	Not comparable to any of the available sectoral indices			Not comparable to any of the available sectoral indices		

*Source: NSE website

(1) The pricing data is not disclosed as the relevant fiscal years have not been completed

(2) 30th calendar day is taken as listing date plus 29 calendar days

(3) 90th calendar day is taken as listing date plus 89 calendar days

(4) High and Low based on intra day prices

(5) In case of reporting dates falling on a trading holiday, values for the trading day immediately preceding the trading holiday have been considered.

(6) Comparable Sectoral index is not available

13 Basis for Offer Price

Accounting ratio	As disclosed in the offer document ⁽¹⁾	At the end of 1st FY (March 31, 2026) ⁽²⁾	At the end of 2nd FY (March 31, 2027) ⁽³⁾	At the end of 3rd FY (March 31, 2028) ⁽³⁾
EPS (₹)	Issuer:			
	Standalone (Basic)	-7.65	(5.28)	Not Available
	Standalone (Diluted)	-26.09	(5.28)	Not Available
	Peer: (Consolidated) (Basic)			
	Awfis Space Solutions Limited	26.82	9.93	Not Available
	Industry Avg:	26.82	9.93	Not Available
Price to Earnings Ratio (P/E)	Issuer:			
	Standalone (Basic)	N.A	(25.68)	Not Available
	Standalone (Diluted)	N.A	(25.68)	Not Available
	Peer (Consolidated)			
	Awfis Space Solutions Limited	66.66	23.23	Not Available
	Industry Avg:	66.66	23.23	Not Available
Return on Net Worth (%)	Issuer:			
	Standalone	NA**	-20.66%	Not Available
	Peer : (Consolidated)			
	Awfis Space Solutions Limited	14.78%	12.83%	
	Industry Avg:	14.78%	12.83%	Not Available
NAV per Equity Share (₹ per share)	Issuer:			
	Standalone	-0.24	25.56	Not Available
	Peer Group: (Consolidated)			
	Awfis Space Solutions Limited	64.71	77.42	Not Available
	Industry Avg:	64.71	77.42	Not Available
Revenue from operation for Fiscal 2025 (in ₹million)	Issuer:			
	Standalone	10,592.86	14,508.12	Not Available
	Peer Group: (Consolidated)			
	Awfis Space Solutions Limited	12,075	14,934.84	Not Available
	Industry Avg:	12,075	14,935	Not Available

(1)*Source: Prospectus for the offer dated July 25, 2025

(2) Information sourced from financials filed by the Issuer Company and Peers on the stock exchanges

(3) Information not provided as the relevant fiscal year has not completed

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

(i) Basic Earnings per Share (Rs.) = loss for the year attributable to owners of our Company divided by the weighted average number of Equity Shares outstanding during the year

(ii) Diluted Earnings per Share (Rs.) = loss for the year attributable to owners of our Company divided by the weighted average number of Equity Shares outstanding during the year adjusted for the effects of all dilutive potential Equity Shares. Basic/Diluted EPS of Peer group refers to the Basic/Diluted EPS sourced from the financial statements of the respective peer group companies for the Fiscal March 31, 2024

(iii) P/E (Basic/Diluted) - Closing Market Price et the end of relevant fiscal year end on NSE/ Diluted EPS

(iv) Return on Average Equity (%) = Ratio of Restated Profit/(loss) after tax for the relevant period to Average Total Equity (which comprises of equity share capital and other equity) as at the last day of the relevant period. Average Total Equity represents the simple average of total equity as at the last day of the relevant period and total equity of the last day of the preceding period.

(v) Net Asset Value per Equity Share = Net asset value per equity share (book value per equity share) is calculated by dividing Total Equity of the company as of the last day of the relevant period by the total number of issued and subscribed equity shares outstanding as of the last day of the relevant period.

(vi) P/B Ratio has been computed based on the closingmarket price of equity shares on at the end of relevant fiscal year divided by NAV

(vii) **Cannot be calculated as the net worth is negative.

14	Any other material information		
	Date	Announcement	
	30 July 2025	Listing of Equity Shares of Indiqube Spaces Ltd	
	07 August 2025	Indiqube Spaces Ltd has informed BSE that the meeting of the Board of Directors of the Company is scheduled on 12/08/2025 ,inter alia, to consider and approve the unaudited financial results of the Company for the	
	12 August 2025	1. Approval of appointment of Internal Auditor. 2. Approval of change in designation of Senior Management Personnel.	
	12 August 2025	Financial results for the quarter ended June 30 2025.	
	14 August 2025	Copy of postal ballot notice.	
	04 September 2025	Company is voluntarily submitting its FY 2024-25 Annual Report to the Stock Exchanges -prepared as per unlisted company format	
	15 September 2025	Indiqube Spaces Limited would like to intimate the change of CIN of the company.	
	16 September 2025	Intimation of Scrutinizer's report and voting results of the postal ballot.	
	04 November 2025	Indiqube Spaces Ltd has informed BSE that the meeting of the Board of Directors of the Company is scheduled on 08/11/2025 ,inter alia, to consider and approve the unaudited financial results of the Company for the quarter	
	08 November 2025	Monitoring Agency Report for the quarter ended 30th September 2025 is attached.	
	10 November 2025	Intimation of Postal Ballot Notice	
	13 December 2025	Indiqube Spaces Limited intimates the result of the postal ballot and scrutinizers report	
	22 December 2025	Allotment of Equity shares of Re.1/- each under Indiqube - Employee Stock Option Plan 2022 ("ESOP 2022")	
	12 January 2026	Indiqube Spaces Limited has informed the Exchanges regarding a press release dated January 12 , 2026 , titled "Indiqube expands into Bhubaneshwar, strengthens PAN India footprint to 17 cities	
	29 January 2026	Indiqube Spaces Ltd has informed BSE that the meeting of the Board of Directors of the Company is scheduled on 10/02/2026 ,inter alia, to consider and approve Indiqube Spaces Ltd has informed BSE that the meeting of th	
	10 February 2026	The presentation on the unaudited financial results for the quarter ended December 31 2025 to be made on 11th February 2026 at 02:00 p.m at the earnings call is attached herewith.	
	10 February 2026	Outcome of the board meeting of Indiqube Spaces Limited ("the company") held on 10th February 2026	
	10 February 2026	Monitoring Agency Report for the quarter ended 31st December 2025	
	16 February 2026	Voluntary intimation regarding the proposed acquisition of equity shares by members of Promoter/Promoter group.	
	25 February 2026	Company has informed the Exchange regarding cessation of Compliance office and Company Secretary and Compliance officer of the Company w.e.f. 25th Feb 2025.	
	25 February 2026	Company has informed the exchange regarding cessation of Bhavana Srivastava (SMP) from the Company w.e.f. 25 February, 2026	
	25 February 2026	Company has informed the Exchange regarding intimation under regulation 30(5) of the regulation	
	02 March 2026	Intimation of Analyst/ Investor Meet	
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	02 March 2026	Intimation of Analyst/ Investor Meet	
	12 March 2026	Allotment of equity shares of Re. 1/- each under Indiqube Stock Option Plan ("ESOP 2022")	
	17 March 2026	Voluntary Disclosure - Acquisition of equity shares of Indiqube Spaces Limited by promoter and promoter group.	
	19 March 2026	Indiqube signs 1140 Seats Workspace Leasing Deal with Major GCC Client in Pune.	
	26 March 2026	Intimation of Closure of Trading Window	
	30 March 2026	IndiQube Signs Rs. 75 Crore Workspace Deal with Leading Healthcare Tech GCC in Bangalore	
	03 April 2026	Intimation of Analyst / Investor meet	
	09 April 2026	Indiqube Spaces Limited submits certificate under regulation 74(5) of SEBI (DP) Regulation, 2018	
	15 April 2026	Indiqube Signs Rs. 52 Crore Workspace Deal with Japanese E-Commerce Giant in Bangalore	
	27 April 2026	Format of the Initial Disclosure to be made by an entity identified as a Large Corporate : Annexure A	
	13 May 2026	Monitoring Agency Report for the quarter ended March 31, 2026	
	14 May 2026	Board Meeting Intimation for Considering And Approving The Audited Financial Results Of The Indiqube Spaces Limited For The Quarter And Year Ended March 31, 2026	
	14 May 2026	Announcement under Regulation 30 (LODR)-Analyst / Investor Meet - Intimation	
	16 May 2026	Intimation of Analyst / Investor meet on May 22, 2026.	
	17 May 2026	Intimation of Analyst / Investor meet on May 26, 2026.	
	20 May 2026	Result for Q4 FY 26	
	20 May 2026	FY 2026 Results	
	20 May 2026	Press Release for the period ended March 31, 2026	
	20 May 2026	Investor Presentation on the financial results for the period ended March 31, 2026	
	20 May 2026	Appointment of Company Secretary and Compliance Officer	
	20 May 2026	Appointment of Secretarial Auditors of the Company for a period of 5 years, subject to shareholders approval	
	21 May 2026	Board of Directors of the Company have re-appointed Singhvi and Unni LLP, Chartered Accountants, as the internal auditors of the Company for financial year 2026-27.	
	21 May 2026	Newspaper publication: Audited financial results of Company for the quarter and year ended March 31, 2026	
	21 May 2026	Announcement under Regulation 30 (LODR)-Analyst / Investor Meet - Outcome	
	21 May 2026	Announcement under Regulation 30 (LODR)-Analyst / Investor Meet - Outcome	
	25 May 2026	Intimation of Postal Ballot Notice	
	26 May 2026	Annual Secretarial Compliance Report for the financial year ended March 31, 2026	
	26 May 2026	Newspaper publication: Postal Ballot Notice	
	26 May 2026	Newspaper Publication: Proposed Variation in the Object/ Terms of utilisation of the Initial Public Offering Proceeds	
	27 May 2026	Submission of transcript of Earnings calls held on May 21, 2026 on the financial results for the quarter and year ended March 31, 2026	
	Note: The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable. For further up		