

Name of the Issuer:		India Shelter Finance Corporation Limited
1	Type of Issue (IPO / FPO)	IPO
	<i>Source: Prospectus dated December 16, 2023</i>	
2	Issue Size (Rs. Million)	12,000.00
	- Fresh Issue Size (Rs. Millions)	8,000.00
	- Offer for Sale Component (Rs. Millions)	4,000.00
	<i>Source: Final post issue report dated December 22, 2023</i>	
3	Grade of issue along with name of the rating agency	
	Name	Not Applicable
	Grade	Not Applicable
	<i>Source: Prospectus dated December 16, 2023</i>	
4	Subscription Level (Number of times)	27.12*
	<i>Source: Final post issue report dated December 22, 2023</i>	
	<i>*The above figure is after technical rejections</i>	
5	QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges	
	Particulars	%
	(i) allotment in the issue ⁽¹⁾	11.37%
	(ii) at the end of 1st Quarter immediately after the listing (December 31, 2023)	12.62%
	(iii) at the end of 1st FY (March 31, 2024)	21.37%
	(iv) at the end of 2nd FY (March 31, 2025)	25.46%
	(v) at the end of 3rd FY (March 31, 2026)*	Not Available
	<i>*QIB Holding not disclosed as reporting for the relevant period / fiscal year has not been completed.</i>	
	<i>(1) Source: Institutions (domestic + foreign) holding as disclosed in the stock exchange filing</i>	

6 Financials of the issuer

(In Rs. Millions)

Parameters	1st FY (March 31, 2024)	2nd FY (March 31, 2025)	3rd FY (March 31, 2026)*
Income from Operations	8296.24	11656.4	Not Available
Net Profit for the period	2475.97	3778.7	Not Available
Paid-up equity share capital	535.25	539.5	Not Available
Reserves excluding revaluation reserves	22451.4	26547.9	Not Available

**Financials not disclosed as reporting for the relevant fiscal year has not been completed.*

7 Trading Status in the scrip of the issuer

Company's Equity Shares are listed on both BSE Limited and 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, 2024)	Frequently traded
(ii) at the end of 2nd FY (March 31, 2025)*	Not Available
(iii) at the end of 3rd FY (March 31, 2026)*	Not Available

**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, 2024)	Anup Kumar Gupta Shailesh J Mehta Ajay Narayan Jha	Resignation Reappointment Resignation
(ii) at the end of 2nd FY (March 31, 2025)	Shailesh J Mehta Rupinder Singh	Resignation Reappointment
(iii) at the end of 3rd FY (March 31, 2026)*	Not Available	Not Available

* 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 Not Applicable
(ii) Actual implementation Not Applicable
(iii) Reasons for delay in implementation, if a Not Applicable

10 Status of utilization of issue proceeds

- (i) as disclosed in the offer document Not Available

Particulars (Rs in Mn.)	Amount proposed to be funded from Net Proceeds (Rs.)
To meet future capital requirements towards onward lending	6,400.00
General corporate purposes	1,109.16
Grand Total	7,509.16

- (ii) Actual utilization

Particulars (Rs in Mn.)	Amount proposed to be funded from Net Proceeds (Rs.)
To meet future capital requirements towards onward lending	6,400.00
General corporate purposes	1,109.16
Grand Total	7,509.16

(iii) Reasons for deviation, if any

NIL

11 Comments of monitoring agency

(a) Comments on use of funds	
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	Out of Rs. 49.08 crore, Rs. 45.73 crore has been spent till Q3FY25 and the balance is kept in the IPO account. Entire utilization has been completed in Q3FY25. In Q3FY25, the company had incurred lesser issue expenses than earmarked. This differential amount of ₹3.35 crore was utilised towards one of the main objects, i.e. onward lending
(c) Any other reservations expressed by the monitoring agency about the end use of funds	

12 Pricing Data

Issue Price (Rs.): 493
Designated Stock Exchange: NSE
Listing Date: 20-Dec-23

Price parameters	At close of listing day (December 20, 2023)	At close of 30th calendar day from listing day (January 18, 2024) ⁽¹⁾	At close of 90th calendar day from listing day (March 18, 2024) ⁽²⁾⁽³⁾	As at the end of 1st FY after the listing of the issue (March 31, 2024) ⁽³⁾		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange	544.70	579.95	544.75	604.95	725.10	519.15
NIFTY 50 ⁽⁶⁾	21,150.15	21,571.80	22,055.70	22,462.00	22,529.95	22,427.75
Sectoral Index ⁽⁶⁾	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Price parameters	As at the end of 2nd FY after the listing of the issue (March 31, 2025) ⁽³⁾⁽⁶⁾			As at the end of 3rd FY after the listing of the issue (March 31, 2026) ⁽³⁾⁽⁴⁾		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange	827.90	831.00	807.55	Not Available	Not Available	Not Available
NIFTY 50 ⁽⁶⁾	23,519.35	23,649.20	23,450.20	Not Available	Not Available	Not Available
Sectoral Index ⁽⁶⁾	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Source: NSE website

Note:

(1) 30th calendar day shall be taken as listing date plus 29 calendar days.

(2) 90th calendar day shall be taken as listing date plus 89 calendar days.

(3) High and Low based on intra day prices

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

(5) In case of any reporting day falling on a holiday, previous trading day prices/values have been disclosed.

(6) The Company is not part of any Sectoral index

13 Basis for Issue Price

Accounting ratio	As disclosed in the offer document ⁽¹⁾	At the end of 1st FY (March 31, 2024)	At the end of 2nd FY (March 31, 2025)	At the end of 3rd FY (March 31, 2026) ⁽²⁾	
EPS	Issuer:				
	Consolidated (Basic)	17.47	26.32	33.93	Not Available
	Peer Group:				
	Aptus Value Housing Finance India Limited	10.08	12.27	15.01	Not Available
	Aavas Financiers Limited	54.26	62.03	71.97	Not Available
	Home First Finance Company India Limited	25.20	34.65	42.83	Not Available
	Industry Avg:	29.85	36.32	43.27	N.A.
Price to Earnings Ratio (P/E)	Issuer:				
	Consolidated (Basic and Diluted)	28.20	22.98	24.40	Not Available
	Peer Group (Consolidated)				
	Aptus Value Housing Finance India Limited	29.90	26.99	19.64	Not Available
	Aavas Financiers Limited	27.40	22.87	28.96	Not Available
	Home First Finance Company India Limited	37.70	26.54	23.68	Not Available
	Industry Avg:	31.67	25.47	24.09	N.A.
RoNW(%)	Issuer:				
	Consolidated	13.40%	10.77%	13.95%	Not Available
	Peer Group: (Consolidated)				
	Aptus Value Housing Finance India Limited	16.10%	16.24%	17.40%	Not Available
	Aavas Financiers Limited	14.10%	13%	13.17%	Not Available
	Home First Finance Company India Limited	13.50%	14.41%	15.15%	Not Available
	Industry Avg:	14.57%	14.55%	15.24%	N.A.
NAV per Equity Share	Issuer:				
	Consolidated	141.38	214.73	251.04	Not Available
	Peer Group: (Consolidated)				
	Aptus Value Housing Finance India Limited	67.05	73.52	86.37	Not Available
	Aavas Financiers Limited	413.58	476.79	550.93	Not Available
	Home First Finance Company India Limited	206.48	239.68	279.99	Not Available
	Industry Avg:	229.04	263.33	305.76	N.A.

Notes:

(1) Sourced from Prospectus dated December 16, 2023.

(2) 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.) = net profit after tax and adjustments, attributable to equity shareholders / Weighted average no. of equity shares outstanding during the fiscal year.

Earnings per share calculations are in accordance with the notified Ind AS 33 'Earnings per share' notified accounting standard by the Companies (Indian Accounting Standards) Rules of

(ii) Diluted Earnings per Share (Rs.) = net profit after tax and adjustments, attributable for equity shareholders (after adjusting profit impact of dilutive potential equity shares, if any) / the

aggregate of weighted average number of Equity shares outstanding during the year and the weighted average number of Equity shares that would be issued on conversion of all the

(iii) Total Income = Revenue from Operations and Other Income

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

(v) Return on Net Worth (%) = Net profit after tax, available for equity shareholders / Net worth at the end of the fiscal year.

(vi) Net Asset Value per Equity Share = Net worth at the end of the fiscal year./ Number of equity shares outstanding as at the end of fiscal year

14 Any other material information

Date of disclosure	Announcement
30-Jan-26	Reclassification of 3 entities as Promoter Group of the Company
23-Dec-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 23530 Shares.
16-Dec-25	Reclassification of Anil Mehta as Promoter of the Company
2-Dec-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 76836 Shares.
27-Nov-25	India Shelter Finance Corporation Limited has informed the Exchange regarding allotment of 15000 securities pursuant to Non Convertible Securities at its meeting held on November 27, 2025
21-Nov-25	ICRA reaffirmed AA- Stable rating for the NCD program and Longterm Fund based Term Loans
13-Nov-25	Company allotted 112, 768 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
4-Nov-25	Company had in principle approved the Voluntary Liquidation of India Shelter Capital Finance Limited as a solvent company, subject to necessary approvals as it does not have any business operations.
15-Oct-25	Company had allotted 50,590 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
22-Sep-25	Company allotted 130,723 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
29-Aug-25	Company allotted 69,162 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
11-Aug-25	Company allotted 149,450 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
28-Jul-25	To consider and approve the appointment of Secretarial Auditor of the Company and fix their remuneration
28-Jul-25	To consider and approve the Employee Stock Option Plan 2025 ("ESOP 2025")
28-Jul-25	To consider and approve an increase in the borrowing powers in excess of Paid-Up Share Capital, Free Reserves and Security Premium
28-Jul-25	Re-appointment of Mr. Rupinder Singh (DIN:09153382) as Managing Director & Chief Executive Officer ("MD & CEO") of the Company
28-Jul-25	Re-appoint Mr. Sudhin Bhagwandas Choksey (DIN: 00036085), who retires by rotation
9-Jul-25	Company allotted 73,068 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
14-May-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 8650 Shares.
9-May-25	Re appointment of Rupinder Singh as MD and CEO
9-May-25	Final Dividend of Rs. 5 per equity share declared
18-Apr-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 30482 Shares
31-Mar-25	Resignation of Mr Shailesh J Mehta as Non- Executive Director of the company w.e.f. April 01, 2025
26-Mar-25	India Shelter Finance Corporation Limited has informed the Exchange regarding allotment of 5000 securities pursuant to Non Convertible Securities at its meeting held on March 26, 2025
10-Mar-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 19788 Shares
7-Feb-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 146460 Shares
6-Feb-25	Monitoring agency report submitted by CARE Ratings to the stock exchanges
15-Jan-25	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 7450 Shares.
30-Dec-24	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 149090 Shares.
19-Nov-24	India Shelter Finance Corporation Limited has informed the Exchange regarding Allotment of 169690 Shares
13-Nov-24	Appointment of Akash Jain as the Chief Compliance Officer and Company Secretary
11-Nov-24	Company allotted 1,75,456 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company
25-Oct-24	Monitoring agency report submitted by CARE Ratings to the stock exchanges
20-Sep-24	Company allotted 147,600 Equity shares of Rs. 5/- each pursuant to exercise of Employee Stock Options under the ESOP Schemes of the Company. Accordingly the paid up share capital of the company also increased.
20-Aug-24	ICRA upgraded the credit rating of the company's NCDs to AA- stable
8-Aug-24	Monitoring agency report submitted by CARE Ratings to the stock exchanges
8-Aug-24	Allotment of 38415 shares pursuant to ESOPs
27-Jun-24	CARE Ratings Limited has upgraded the Credit Rating of the Long Term Bank Facilities of the Company
19-Jun-24	Appointment of SRB as auditors of the Company
19-Jun-24	Amendment to MoA and AoA of the Company
5-Jun-24	Waiver of fine by NSE
8-May-24	Appointment of SRB as auditors of the Company
8-May-24	Amendment of AoA and MoA of the Company
8-May-24	Issuance of NCDs - Rs. 1000 cr
19-Apr-24	Approval of corporate agent license by IRDAI
26-Mar-24	Approved continuation of Shailesh J Mehta as Independent Director
20-Mar-24	Amendment of AoA and MoA of the Company
7-Mar-24	Anup Kumar Gupta resigned as non executive director
14-Feb-24	Resignation of Ajay Narayan Jha as Non executive Independent Director
8-Feb-24	Monitoring agency report submitted by CARE Ratings to the stock exchanges

Source: BSE / NSE website

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 for further updates and information, please refer to the website of the Stock Exchanges i.e. www.bseindia.com and / or www.nseindia.com.