	Name of the Issue: Indiqube Spaces Limited		15-Nov-25
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	
	*Source: Prospectus for the offer dated July 25, 2025		
3	Grade of issue along with name of the rating agenc	у	
	Name NA		
	Grade NA		

4 Subscription Level (Number of times)

* excluding Eligible employee and Elgibile shareholder reservation and after removing multiple and duplicate bids and

Source: Post Offer Report dated August 1, 2025

5 QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges

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)*	Not Available
(iv) at the end of 2nd FY (March 31, 2027)*	Not Available
(v) at the end of 3rd FY (March 31, 2028)*	Not Available

(v) at the end of 3rd FY (March 31, 2028)*

*QIB Holding not disclosed as reporting for the relevant period/fiscal year has not been completed.

(1) Source: Post offer report

6 Financials of the issuer

			(Rs. In Mn)
Parameters	1st FY (March 31, 2026)*	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*
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

*Financials not available as reporting for the relevant years has not been completed.

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.

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)*	Not Available
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available

^{*} Trading status not disclosed as the relevant fiscal years have not been completed.

8 Change in Directors of Issuer from the disclosures in the offer document#

•	Change in Directors of issuer from the disclosures in the other document				
	Particulars	Name of Director	Appointed/Resigned		
	(i) at the end of 1st FY (March 31, 2026)*(1)	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		

(1) As at November 15, 2025

Source - Stock Exchange website

9 Status of implementation of project/ commencement of commercial production

(ii) Actual implementation

(i) as disclosed in the offer document

(iii) Reasons for delay in implementation, if any

Not applicable* Not applicable*

Not applicable*

* Company did not undertake any implementation of project hence the same is not applicable

^{*} Relevant fiscal years have not been completed.

10 Status of utilization of issue proceeds

(i) As disclosed in the offer document

articulars	Amount proposed to be funded from Net Estim Proceeds (in Rs. million)*	nated Deployment (Financial Year 2026)	Estimated Deployment (Financial Year 2027)	Estimated Deployment (Financial Year 2028)
Funding capital expenditure towards establishment of new centers	4,626.49	24,586.20	1868.68	813.78
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 September 30, 2025*
Funding capital expenditure towards establishment of new centers	4,626.49	53.41
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	389.51
Total Net Proceeds	6,044.59	1,356.32

^{*}Source: Monitoring Agency Report dated November 8, 2025

(iii) Reasons for deviation, if any Nil

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds	
	Proceeds were utilized towards purchase of plant and machinery furniture and fixtures, etc.
* Demand forward by Admitted and another detect Al	

^{*} Report issued by Monitoring agent dated November 8, 2025

12	Pricing Data
	Designated Stock Exchange
	Offer Price (Pc.)

Listing Date 30-Jul-25

At close of	At close of	Close of 30th calendar day from listing day (2) (August 28, 2025)		As at the end of the 1st FY after the listing of the issue (31st March, 2026)				
Price parameters	listing day		Close of 90th calendar day from listing day	(1)(4)				
The parameters	(July 30, 2025)		⁽³⁾ (October 27, 2025)	Closing price	High (during the FY)	Low (during the FY)		
Market Price on NSE ⁽⁵⁾	217.97	214.16	224.87	Not Available	Not Available	Not Available		
Nifty*(5)	24,855.05	24,500.90	25,966.05	Not Available	Not Available	Not Available		
Sectoral Index ⁽⁶⁾	Not comparable	to any of the available sectoral indices		Not comparable to any of the available sectoral indices				
	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 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 2028) ⁽¹⁾⁽⁴⁾				issue (31st March,
Price parameters	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 o	f the available sect	oral indices		

(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.

NSE 237.00

(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	At the end of 2nd FY (March 31, 2027)(3)	At the end of 3rd FY
			(March 31, 2026) ⁽³⁾	<u> </u>	(March 31, 2028) ⁽³⁾
EPS (₹)	Issuer:				
	Standalone (Basic)	-7.65	Not Available	Not Available	Not Available
	Standalone (Diluted)	-26.09	Not Available	Not Available	Not Available
	Peer: (Condolidated) (Basic)				
	Awfis Space Solutions Limited	26.82	Not Available	Not Available	Not Available
	Industry Avg:	26.82	Not Available	Not Available	Not Available
Price to Earnings Ratio (P/E)	Issuer:				
	Standalone (Basic)	N.A	Not Available	Not Available	Not Available
	Standalone (Diluted)	N.A	Not Available	Not Available	Not Available
	Peer (Consolidated)				
	Awfis Space Solutions Limited	66.66	Not Available	Not Available	Not Available
	Industry Avg:	66.66	Not Available	Not Available	Not Available
Return on Net Worth (%)	Issuer:				
	Standalone	NA**	Not Available	Not Available	Not Available
	Peer : (Consolidated)				
	Awfis Space Solutions Limited	14.78%			
	Industry Avg:	14.78%	Not Available	Not Available	Not Available
NAV per Equity Share (₹ per share)	Issuer:				
	Standalone	-0.24	Not Available	Not Available	Not Available
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	64.71	Not Available	Not Available	Not Available
	Industry Avg:	64.71	Not Available	Not Available	Not Available
Revenue from operation for Fiscal 2025 (in ₹million)	Issuer:				
Revenue nom operation for Fiscal 2025 (in Chillion)	Standalone	10.592.86	Not Available	Not Available	Not Available
		10,592.00	Not Available	Not Available	Not Available
	Peer Group: (Consolidated) Awfis Space Solutions Limited	12,075	Not Available	Not Available	Not Available
	•				
	Industry Avg:	12,075	Not Available	Not Available	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

(iii) 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

(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.

Any other material information

Announcement

Intimation of Postal Ballot Notice

Intimation of Scrutinizer"s report and voting results of the postal ballot.

Monitoring Agency Report for the quarter ended 30th September 2025 is attached.

Date

•			-
30 July 2025	Listing of Equity Shares of Indiqube Spaces Ltd		
07 August 2025	Indiqube Spaces Ltdhas 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	Indigube Spaces Limited would like to intimate the change of CIN of the company.	1	

Indiqube Spaces Ltdhas 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 quarte

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 u

Disclaimer:

16 September 2025

04 November 2025

08 November 2025

10 November 2025

The information compiled herein is in accordance with the disclosure requirements with regard to the track record of the public issues managed by JM Financial Limited ("JM Financial") arising out of the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012.

This information is gathered, inter-alia, from the Prospectus of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and / or the National Stock Exchange of India Limited ("NSE" and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

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