

**Name of the issue: Macrotech Developers Limited**

1	<b>Type of issue (IPO/ FPO)</b>	IPO
2	<b>Issue size (Rs. in crore)</b>	2,500.00
3	<b>Grade of issue alongwith name of the rating agency</b>	
	<b>Name</b>	Not Applicable
	<b>Grade</b>	
4	<b>Subscription Level (Number of times) <sup>(1)</sup></b>	1.19*

Source: Final Post Issue Monitoring Report

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

**5 QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges**

<b>Particulars</b>	<b>%</b>
(i) On Allotment in the issue <sup>(1)</sup>	8.80%
(ii) at the end of the 1st Quarter immediately after the listing	9.71%
(iii) at the end of 1st FY (March 31, 2022)	16.36%
(iv) the end of 2nd FY (March 31, 2023)	23.37%
(v) at the end of 3rd FY (March 31, 2024)	27.11%

(1) Source: Minutes of Basis of Allotment. It excludes pre-issue holding by QIBs and includes allotment to Anchor Investors

**6 Financials of the issuer**

(Consolidated Rs. in crore)

Parameters	31-Mar-22	31-Mar-23	31-Mar-24
Net Sales/ Income from operations	9233.20	9470.36	10316.1
Net Profit after Minority Interest	1201.41	489.42	1554.2
Equity Capital	481.51	491	994
Reserves excluding revaluation reserves	11623	12180	16474

**7 Trading Status in the scrip of the issuer**

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Particulars	BSE	NSE
(i) at the end of 1st FY (March 31, 2022)	Infrequently Traded	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2023)	Infrequently Traded	Frequently Traded
(iii) at the end of 3rd FY (March 31, 2024)	Infrequently Traded	Frequently Traded

**8 Change, if any, in directors of issuer from the disclosures in the offer document**

Particulars	Name of Director	Appointed / Resigned
During year ended March 31, 2022	No	
During year ended March 31, 2023	Rajeev Bakshi, Harita Gupta	Appointed
During year ended March 31, 2024	-	

**9 Status of implementation of project/ commencement of commercial production**

Particulars	Remarks
(i) as disclosed in the offer document	
(ii) Actual implementation	Not Applicable
(iii) Reasons for delay in implementation, if any	

**10 Status of utilization of issue proceeds**

<b>(i) as disclosed in the offer document*</b>	<b>Estimated Utilisation from Net Proceeds (Rs. In Crore)</b>
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	1,500.00
Acquisition of land or land development rights	375
General corporate purposes	532.77
<i>*Source: Prospectus dated June 28, 2021</i>	
<b>(ii) Actual utilization</b>	
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	1,500.00
Acquisition of land or land development rights	375
General corporate purposes	532.77
<b>(iii) Reasons for deviation, if any</b>	<b>No deviation</b>

\* Monitoring agency report dated February 7, 2022

**11 Comments of monitoring agency, if applicable**

a) Comment 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	

\* Monitoring agency report dated February 7, 2022

**12 Price-related data**

Designated SE	BSE
Issue Price (Rs.)	486
Listing Date	April 19, 2021

Price parameters	At close of listing day April 19, 2021	At close of 30th calendar day from listing day May 18, 2021	At close of 90th calendar day from listing day July 17, 2021	As at the end of March 31, 2022		
				Closing price	High	Low
Market Price	463.15	333.40	308.60	1,125.30	1,128.80	1,106.60
Sensex	47,949.42	50,193.33	53,140.06	58,568.51	58,890.92	58,485.79
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2023			As at the end of March 31, 2024		
	Closing price	High	Low	Closing price	High	Low
Market Price	465.30	472.20	420.18	1,133.75	1,177.95	1,123.05
Sensex	58,991.52	59,068.47	58,273.86	73,651.35	74,190.31	73,120.33
Sectoral Index	Not comparable to any of the available sectoral indices					

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. Market price on BSE taken, being the designated stock exchange
2. High and Low based on closing prices

**13 Basis for Issue Price and Comparison with Peer Group & Industry Average**

Accounting ratio	Name of company	As disclosed in the offer document <sup>(1)</sup>	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)	<b>Issuer:</b>	18.46	26.28	10.1	16.03
	<b>Peer Group:</b>				
	Brigade Enterprises Limited	6.39	3.67	12.64	19.56
	DLF Ltd.	-2.41	6.06	8.22	11.02
	Godrej Properties Ltd.	10.84	12.68	20.55	26.09
	Oberoi Realty Ltd.	18.96	28.80	52.38	52.99
	Prestige Estates Projects Ltd.	10.63	28.69	23.49	34.28
	Sobha Ltd	29.69	12.32	10.99	5.18
Sunteck Realty Ltd.	7.14	1.79	0.1	4.99	
P/E	<b>Issuer:</b>	26.33	42.82	46.07	70.86
	<b>Peer Group:</b>				
	Brigade Enterprises Limited	43.62	141.01	37.52	47.82
	DLF Ltd.	NA	62.78	43.43	81.4
	Godrej Properties Ltd.	131.10	131.87	50.15	88.16
	Oberoi Realty Ltd.	30.80	32.61	16.09	27.85
	Prestige Estates Projects Ltd.	25.80	17.21	17.15	34.13
	Sobha Ltd	15.56	57.59	39.18	279.68
Sunteck Realty Ltd.	48.10	243.35	2832.00	78.06	
RoNW%	<b>Issuer:</b>	17.80	9.98	3.84	8.86
	<b>Peer Group:</b>				
	Brigade Enterprises Limited	4.66	2.9	8.98	12.37
	DLF Ltd.	-26.62	4.1	5.40	6.91
	Godrej Properties Ltd.	5.63	4.1	6.16	7.25
	Oberoi Realty Ltd.	7.99	10.1	15.59	13.91
	Prestige Estates Projects Ltd.	9.82	12.00	9.44	12.17
	Sobha Ltd	11.59	4.7	4.17	1.95
Sunteck Realty Ltd.	3.46	0.9	0.05	2.27	

	<b>Issuer:</b>	103.86	251.40	264.06	176.31
	<b>Peer Group:</b>				
	Brigade Enterprises Limited	119.73	124.97	136.25	153.91
	DLF Ltd.	139.24	148.80	152.27	159.3
NAV per share based on balance sheet	Godrej Properties Ltd.	190.64	312.01	334.05	370.5
	Oberoi Realty Ltd.	237.33	286.47	335.81	380.76
	Prestige Estates Projects Ltd.	139.41	238.16	255.89	294.36
	Sobha Ltd	256.33	264.69	263.15	265.07
	Sunteck Realty Ltd.	199.5	190.54	198.45	213.28

(1) Sourced from Prospectus dated April 10, 2021

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

(i) Basic earnings per Equity Share are computed in accordance with applicable accounting standard

(ii) Net asset value per Equity Share = Restated Net worth at the end of the year / Weighted average number of Equity Shares outstanding during the year.

(iii) P/E - Closing Market Price as of relevant fiscal year end / Basic EPS

(iv) RoNW (%) = Restated Net profit/(loss) after tax and adjustments, as restated available for equity shareholders / Restated Net worth at the end of the year

#### 14 Any other material information

Particulars	Date
For further updates and information, please refer stock exchange websites i.e. <a href="http://www.bseindia.com">www.bseindia.com</a> and <a href="http://www.nseindia.com">www.nseindia.com</a>	-

Source- Stock Exchange filings