

MACROTECH DEVELOPERS INDIA LIMITED
- IPO TRACK RECORD

Name of the Issue:	Macrotech Developers Limited
1 Type of Issue	Initial Public Offer
2 Issue size (Rs crores) <i>Source: Prospectus dated April 10, 2021</i>	2,500.00
3 Grade of Issue along with name of the rating agency	
Name	Not Applicable
Grade	Not Applicable
4 Subscription level (number of times) <i>*After removing technical rejection & excluding Anchor Investor Portion</i> <i>Source: Minutes of Basis of Allotment dated April 15, 2021</i>	1.1868*
5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges	
Particulars	% age
(i) On Allotment (April 16, 2021)*	8.80%
(ii) at the end of the 1st Quarter immediately after the listing of the issue (June 30, 2021)*	9.71%
(iii) at the end of 1st FY (March 31, 2022)*	16.36%
(iv) at the end of 2nd FY (March 31, 2023)*	23.37%
(v) at the end of 3rd FY (March 31, 2024)*	27.11%
<i>* Source: Stock Exchange shareholding pattern</i>	

6 Financials of the Issuer

(Consolidated Rs. in crores)

Parameters	1st FY (March 31, 2022)	2nd FY (March 31, 2023)	3rd FY (March 31, 2024)
Income from operations	9,579.17	9,470.36	10,316.10
Net Profit for the period	1,208.51	489.42	1,554.20
Paid-up equity share capital	481.51	491.00	994.00
Reserves excluding revaluation reserves	11,190.26	12,180.00	16,474.00

7 Trading Status

The Equity Shares of Macrotech Developers 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")

Particulars	Status
(i) at the end of 1st FY (March 31, 2022)	Infrequently traded on BSE and frequently traded on NSE
(ii) at the end of 2nd FY (March 31, 2023)	Infrequently traded on BSE and frequently traded on NSE
(iii) at the end of 3rd FY (March 31, 2024)	Infrequently traded on BSE and frequently traded on NSE

**Shall be updated in due course*

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8 Change, if any, 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)	Lee Anthony Polisano	Appointment
(ii) at the end of 2nd FY (March 31, 2023)	Rajiv Bakshi & Harit Gupta	Appointment
(iii) at the end of 3rd FY (March 31, 2024)	Not applicable	Not applicable

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

10 Status of utilization of issue proceeds

		<i>Rs. In crores</i>
(i) As disclosed in the Offer Document		2,407.77
a) Reduction of aggregate outstanding borrowings of the Company		1,500.00
b) Acquisition of land or land development rights		375.00
c) General Corporate Purposes		532.77
(ii) Actual utilization		2,407.77
(iii) Reasons for deviation, if any		None

Source: Monitoring Agency Report dated February 07, 2022

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11 Comments of monitoring agency, if applicable	
(a) Comments on use of funds	Nil
(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	
Source: Monitoring Agency Report dated February 07, 2022	

12 Price- related data

Issue price (Rs): **486**
Designated Stock Exchange: **BSE Limited**
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	At close of 90th calendar day from listing day - July 16, 2021	As at the end of 1st FY after the listing of the issue (March 31, 2022)			As at the end of 2nd FY after the listing of the issue (March 31, 2023)			As at the end of 3rd FY after the listing of the issue (March 31, 2024)		
				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 Designated Stock Exchange	463.15	632.70	853.50	1,125.30	1,498.15	463.15	930.60	1,201.10	719.55	1,133.75	1,215.70	544.70
S&P BSE SENSEX*	47,949.42	50,193.33	53,140.06	58,568.51	62,245.43	47,204.50	58,991.52	63,583.07	63,183.77	73,651.35	74,190.31	73,120.33

Source: Stock Exchange Data
*Being index of SENSEX, the designated stock exchange

13 Basis for Issue Price

Accounting Ratio	Name of company	As disclosed in the offer document [#]	At the end of 1st FY (March 2022) ^{##}	At the end of 2nd FY (March 2023) ^{##}	At the end of 3rd FY (March 2024) ^{##}
EPS (Basic)	Company :				
	Macrotech Developers Limited	18.46	26.25	10.10	16.03
	Peer Group:				
	Brigade Enterprise Ltd.	6.39	3.66	12.64	19.56
	DLF Limited	-2.41	6.06	8.22	11.02
	Godrej Properties Limited	10.84	12.67	20.55	26.09
	Oberoi Realty Limited	18.96	28.80	52.38	40.63
	Prestige Estates Projects Limited	10.63	28.69	23.49	34.28
	Sobha Limited	29.69	12.32	10.99	5.18
	Sunteck Realty Limited	7.14	1.79	0.10	4.99
	Industry Average:	11.61	13.43	18.34	20.25
P/E	Company:				
	Macrotech Developers Limited	26.33	42.90	92.14	72.93
	Peer Group:				
	Brigade Enterprise Ltd.	43.62	141.22	37.52	48.89
	DLF Limited	N/A	62.78	43.43	86.07
	Godrej Properties Limited	131.10	131.98	50.15	91.63
	Oberoi Realty Limited	30.80	32.63	16.09	37.01
	Prestige Estates Projects Limited	25.80	17.21	17.15	36.86
	Sobha Limited	15.56	57.45	39.18	298.51
	Sunteck Realty Limited	48.10	243.99	2,832.00	85.36
	Industry Average:	49.16	98.18	433.65	97.76
RoNW (%)	Company:				
	Macrotech Developers Limited	17.80	9.94	3.84	8.90
	Peer Group:				
	Brigade Enterprise Ltd.	4.66	-2.25	8.98	10.99
	DLF Limited	-26.62	4.12	5.40	4.13
	Godrej Properties Limited	5.63	4.04	6.16	7.20
	Oberoi Realty Limited	7.99	10.05	15.59	14.74
	Prestige Estates Projects Limited	9.82	12.72	9.44	14.33
	Sobha Limited	11.59	4.65	4.17	1.95
	Sunteck Realty Limited	3.46	0.90	0.05	2.27
	Industry Average:	2.36	4.89	7.11	7.94
NAV per share	Company:				
	Macrotech Developers Limited	103.86	252.58	264.06	175.66
	Peer Group:				
	Brigade Enterprise Ltd.	119.73	124.97	136.25	157.91
	DLF Limited	139.24	146.98	152.27	159.30
	Godrej Properties Limited	190.64	312.01	334.05	359.39
	Oberoi Realty Limited	237.33	286.47	335.81	357.85
	Prestige Estates Projects Limited	139.41	238.16	255.89	281.59
	Sobha Limited	256.33	264.69	263.15	265.06
	Sunteck Realty Limited	199.50	190.54	198.45	213.26
	Industry Average:	183.17	223.40	239.41	256.34

Source: [#] Prospectus dated April 10, 2021. ^{##} Consolidated financial statements from Annual Reports /Quarterly results of the respective listed peer company submitted to Stock Exchanges

14 Any other material information

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Date of Announcement	Particulars
For further updates and information, please refer to the stock exchange websites i.e. www.bseindia.com and www.nseindia.com	

Note:

Capitalised terms used herein and not specifically defined herein shall have the meanings given to such terms in the Prospectus dated March 19, 2021 (the "Prospectus")
For further updates and information, please refer to the stock exchange websites i.e. www.bseindia.com and www.nseindia.com