

## BASIS FOR ISSUE PRICE

Investors should read the following summary with the section titled “**Risk Factors**”, the details about our Company under the section titled “**Our Business**” and its financial statements under the section titled “**Financial Information of the Company**” beginning on page no. 31, 144 and 227 respectively of the Prospectus. The trading price of the Equity Shares of Our Company could decline due to these risks and the investor may lose all or part of his investment.

Price Band/ Issue Price shall be determined by our Company in consultation with the Book Running Lead Manager on the basis of the assessment of market demand for the Equity Shares through the Book Building Process and on the basis of the qualitative and quantitative factors as described in this section. The face value of the Equity Shares is ₹ 10/- each and the Issue Price is 8.5 times the face value.

For the purpose of making an informed investment decision, the investors should also refer to “**Risk Factors**”, “**Our Business**” and “**Financial Statement as restated**” beginning on pages 31, 144 and 227 respectively of this Prospectus.

### QUALITATIVE FACTORS

We believe the following business strengths allow us to successfully compete in the industry:

- a) Experienced and Qualified Management and Employee base
- b) Strong and Consistent Financial Performance
- c) Growing customer base
- d) Scalable and reliable business model
- e) Experienced Promoters and Senior Management with extensive domain knowledge

For a detailed discussion on the qualitative factors which form the basis for computing the price, please refer to sections titled “**Our Business**” beginning on page 144 of this Prospectus.

### QUANTITATIVE FACTORS

The information presented below relating to our Company is based on the Restated Financial Statements. For details, please refer section titled “**Financial Information of the Company**” on page 227 of this Prospectus.

Some of the quantitative factors which may form the basis for calculating the Issue Price are as follows:

#### 1. Basic & Diluted Earnings per share (EPS) (Face value of ₹ 10 each):

As per the Restated Financial Statements: -

Sr. No	Period	Basic & Diluted (In Rs.)	Weights
1.	Financial Year 2022-2023	2.33	1
2.	Financial Year 2023-2024	6.66	2
3.	Financial Year 2024-2025	8.55	3
	<b>Weighted Average</b>	<b>6.88</b>	

#### Notes:

- i. The figures disclosed above are based on the Restated Financial Statements of the Company.
- ii. The face value of each Equity Share is ₹10.00.
- iii. Earnings per Share has been calculated in accordance with Accounting Standard 20 – “Earnings per Share” issued by the Institute of Chartered Accountants of India.
- iv. The above statement should be read with Significant Accounting Policies and the Notes to the

*Restated Financial Statements as appearing in Note IV.*

- v. *Basic Earnings per Share = Net Profit/(Loss) after tax, as restated attributable to equity shareholders/ Weighted average number of equity shares outstanding during the year/period.*
- vi. *Diluted Earnings per Share = Net Profit/(Loss) after tax, as restated attributable to equity shareholders/ Weighted average number of diluted potential equity shares outstanding during the year/ period.*

**2. Price Earning (P/E) Ratio in relation to the Price Band of ₹ 75.00/- to ₹ 85.00/- per Equity Share of Face Value of ₹ 10/-each fully paid up**

Particulars	(P/E) Ratio at the Floor Price i.e. 75	(P/E) Ratio at the Cap Price i.e. 85
P/E ratio based on the Basic & Diluted EPS, as restated for the Financial Year 2024-25	8.77	9.94
P/E ratio based on the Weighted Average EPS, as restated.	10.90	12.35

**3. Industry P/E ratio**

Particulars	P/E ratio*
Highest	182.5
Lowest	5.5
Industry Average	38.1

\*Source: Industry peer Group P/E Ratio- Construction – Capital Market Vol No. XXXX/11/40SPLSLP11 of date July 07 – July 20, 2025.

*The highest PE has been adjusted to remove the extremes for better comparison.*

**4. Weighted Average Return on Net worth (RoNW)\***

Sr. No	Period	RoNW (%)	Weights
1	Financial Year 2022-2023	9.53%	1
2	Financial Year 2023-2024	23.05%	2
3	Financial Year 2024-2025	23.43%	3
	<b>Weighted Average</b>	<b>20.99%</b>	

**Note:**

- i. *The RoNW has been computed by dividing net profit after tax (excluding exceptional items) with restated Average Net worth of the year/ period*
- ii. *Weighted average = Aggregate of year-wise weighted RoNW divided by the aggregate of weights i.e. (RoNW x Weight) for each year / Total of weights*

**5. Net Asset Value (NAV) per Equity Share as per restated financials:**

**(In Rs.)**

Sr. No.	NAV per Equity Share	Outstanding at the end of the year
1.	As at March 31, 2023	25.58
2.	As at March 31, 2024	32.24
3.	As at March 31, 2025	40.79
5.	NAV per Equity Share after the Issue	50.25
6.	Issue Price	85.00

**Notes:**

1. *NAV per share = Restated Net worth at the end of the year / weighted average number of equity shares outstanding at the end of the year/ period.*
2. *Net worth is computed as the sum of the aggregate of paid-up equity share capital, all reserves created out of the profits, and securities premium account received in respect of equity shares.*

3. Issue Price per Equity Share will be determined by our Company in consultation with the Book Running Lead Manager.

#### 6. Comparison of Accounting Ratios with Industry Peers:

S. No.	Name of the Company	Face Value (Per Share)	CMP	EPS	P/E Ratio	RONW (%)	NAV (Rs. Per share)	PAT (Rs. in Lakh)
1	Mahendra Realtors & Infrastructure Limited	10.00	85.00	8.55	9.94	23.43%	40.79	1,486.63
2	AB Infrabuild Limited	10.00	179.90	3.36	53.54	0.17	20.74	1,612.14
3	Maruti Infrastructure Limited	2.00	13.92	0.21	66.29	0.07	14.77	192.88

\*Source: [www.bseindia.com](http://www.bseindia.com)

#### Notes:

- Considering the nature and turnover of the business of the Company the peer is not strictly comparable. However, the same has been included for broader comparison.
- The figures for Mahendra Realtors & Infrastructure Limited (Formerly named Mahendra Realtors & Infrastructure Private Limited) are based on the restated results for the year ended March 31, 2025.
- The figures for the peer group are based on standalone audited results for the respective year ended March 31, 2025.
- Current Market Price (CMP) is the closing price of the respective scrip as of 24<sup>th</sup> July, 2025.

#### 7. Key Performance Indicator

The KPIs disclosed below have been used historically by our Company to understand and analyze the business performance, which as a result helps us in analyzing the growth of our company.

The KPIs disclosed below have been approved by a resolution of our Audit Committee dated 29.07.2025 and the members of the Audit Committee have verified the details of all KPIs pertaining to our Company. Further, the members of the Audit Committee have confirmed that there are no KPIs pertaining to our Company that have been disclosed to any investors at any point of time during the three-year period prior to the date of filing of this Prospectus. Further, the KPIs herein have been certified by our Statutory Auditors namely Mehta Chokshi & Shah LLP, Chartered Accountants, vide their certificate dated 29.07.2025

The KPIs of our Company have been disclosed in the sections titled **“Our Business”** and **“Management’s Discussion and Analysis of Financial Condition and Results of Operations – Key Performance Indicators”** on pages 144 and 264 respectively. We have described and defined the KPIs, as applicable, in **“Definitions and Abbreviations”** on page 1.

Our Company confirms that it shall continue to disclose all the KPIs included in this section on a periodic basis, at least once in a year (or any lesser period as determined by the Board of our Company), for a duration of one year after the date of listing of the Equity Shares on the Stock Exchange or till the complete utilization of the proceeds of the Fresh Issue as per the disclosure made in the Objects of the Issue Section, whichever is later or for such other duration as may be required under the SEBI ICDR Regulations. Further, the ongoing KPIs will continue to be certified by a member of an expert body as required under the SEBI ICDR Regulations.

#### Key Performance Indicators of our Company

Particulars	Unit	Financial Year ended March 31st, 2025	Financial Year ended March 31st, 2024	Financial Year ended March 31st, 2023
Revenue from operations <sup>(1)</sup>		12,477.18	10,148.98	6,302.02
Revenue CAGR (%) from F.Y. 2023-2025 <sup>(2)</sup>	%	40.71%		
EBITDA <sup>(3)</sup>		2,189.89	1,699.67	903.59
EBITDA (%) Margin <sup>(4)</sup>		17.55%	16.75%	14.34%
EBITDA CAGR (%) from F.Y. 2023-2025 <sup>(5)</sup>	%	55.68%		
EBIT <sup>(6)</sup>		2,166.40	1,673.25	876.51
ROCE (%) <sup>(7)</sup>		30.56 %	29.87%	19.72%
Current Ratio <sup>(8)</sup>		1.32	1.27	1.34
Operating Cash Flow <sup>(9)</sup>		(562.69)	2,182.13	995.86
PAT <sup>(10)</sup>		1,486.63	1,157.83	404.12
PAT Margin <sup>(11)</sup>	%	11.91%	11.41%	6.41%
Net Worth <sup>(12)</sup>		7,088.90	5,602.27	4,444.44
ROE/ RONW <sup>(13)</sup>		23.43	23.05	9.53
EPS <sup>(14)</sup>		8.55	6.66	2.33

*Notes:*

(1) Revenue from operations is the revenue generated from operations by our Company.

(2) Revenue CAGR: The three-year compound annual growth rate in Revenue.

$$[(Ending\ Value/Beginning\ Value)^{(1/N)}]-1$$

(3) EBITDA is calculated as Profit before tax + Depreciation + Interest Expenses

(4) EBITDA Margin is calculated as EBITDA divided by Revenue from Operations

(5) EBITDA CAGR: The three-year compound annual growth rate in EBITDA.

$$[(Ending\ Value/Beginning\ Value)^{(1/N)}]-1$$

(6) EBIT is Earnings before Finance Cost and taxes.

(7) ROCE: Return on Capital Employed is calculated as EBIT divided by capital employed, which is defined as shareholders' equity plus long-term debt.

(8) Current Ratio: Current Asset over Current Liabilities

(9) Operating Cash Flow: Net cash inflow from operating activities

(10) PAT is mentioned as profit after tax for the period.

(11) PAT Margin is calculated as PAT for the period/year divided by revenue from operations.

(12) Net Worth means the aggregate value of the paid-up share capital and reserves and surplus of the company.

(13) ROE: Return on Equity is calculated as PAT divided by average shareholders' equity

(14) EPS: Earning per share is calculated as PAT divide by Weighted No. of equity shares.

KPI	Explanation
Revenue from operation	Revenue from Operations is used by our management to track the revenue profile of the business and in turn helps to assess the overall financial performance of our Company and volume of our business.
Revenue CAGR %	Revenue CAGR informs the management of compounded annual growth rate i.e. Rate at which Company's revenue are growing on annual basis.
EBITDA	EBITDA provides information regarding the operational efficiency of the business
EBITDA Margin (%)	EBITDA Margin (%) is an indicator of the operational profitability and financial performance of our business

EBITDA CAGR %	EBITDA CAGR indicate our compounded growth of the business
ROCE %	ROCE provides how efficiently our Company generates earnings from the capital employed in the business.
Current Ratio	Current ratio indicates the company's ability to bear its short-term obligations
Operating Cash Flow	Operating cash flow shows whether the company is able to generate cash from day-to-day business
PAT	Profit after Tax is an indicator which determine the actual earning available to equity shareholders
PAT Margin (%)	PAT Margin (%) is an indicator of the overall profitability and financial performance of the business.
Net Worth	Net worth is used by the management to ascertain the total value created by the entity and provides a snapshot of current financial position of the entity.
ROC/RONW	ROC/RONW (%) is an indicator which shows how much company is generating from its available shareholders' funds
EPS	Earning per shares is the company's earnings available of one share of the Company for the period

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### Comparison of KPI with listed industry peers

(Amount in lakh, except EPS, % and ratios)

Financial Performance	Unit	A B INFRABUILD (FY 2024-25)	A B INFRABUILD (FY 2023-24)	A B INFRABUILD (FY 2022-23)	Maruti Infra (FY 2024-25)	Maruti Infra (FY 2023-24)	Maruti Infra (FY 2022-23)
Revenue from Operations <sup>(1)</sup>		20,816.88	18,381.00	12,308.86	5,073.33	3,839.67	3,518.33
Growth in Revenue from Operations <sup>(2)</sup>	%	13.25%	49.33%	91.38%	32.13%	9.13%	37.94%
Total Income <sup>(1)</sup>		20,993.56	18,448.79	12,378.65	5,102.33	3,873.44	3,544.79
Growth in Total Income <sup>(3)</sup>	%	13.79%	49.04%	91.63%	31.73%	9.27%	37.20%
EBITDA <sup>(4)</sup>		3,480.03	2,469.35	1,338.85	382.56	390.13	298.83
EBITDA Margin <sup>(5)</sup>	%	16.58%	13.38%	10.82%	7.49%	10.07%	8.43%
PAT <sup>(1)</sup>		1,612.14	1,141.74	753.78	192.88	168.95	126.71
Growth in PAT <sup>(6)</sup>	%	40.67%	51.47%	772.03%	14.16%	33.34%	145.71%
PAT Margin <sup>(7)</sup>	%	7.68%	6.19%	6.09%	3.78%	4.36%	3.57%
EPS <sup>(1)</sup>		3.36	2.58	5.95	0.21	1.35	1.01
NAV <sup>(8)</sup>		20.74	18.44	27.88	14.77	20.60	19.25
Return on Equity <sup>(9)</sup>	%	0.17%	0.20%	0.24%	0.07%	0.02%	0.01%
Return on Capital Employed <sup>(10)</sup>	%	0.24%	0.26%	0.35%	0.12%	0.08%	0.08%
Debt Equity Ratio <sup>(1)</sup>		1.56	0.92	2.55	0.65	1.32	1.51
Net Worth <sup>(1)</sup>		11,037.82	8,154.64	3,532.10	2,768.48	2,575.60	2,406.65

Notes:

1. Figures are taken from Standalone financial statements / Annual Reports of the respective companies.
2. Growth in Revenue from operations (%) is calculated as Revenue from operations of the relevant period minus Revenue from operations of the preceding period, divided by Revenue from operations of the preceding period.
3. Growth in Total Income (%) is calculated as total income of the relevant period minus Total Income of the preceding period, divided by Total Income of the preceding period.
4. EBITDA is calculated as Profit Before Tax (Excluding Exceptional Items) + Depreciation + Finance Cost
5. EBITDA Margin is calculated as EBITDA divided by Total Income
6. Growth in PAT (%) is calculated as PAT of the relevant period minus PAT of the preceding period, divided by PAT of the preceding period.
7. PAT Margin is calculated as PAT for the period/year divided by the total income
8. NAV is calculated as Net worth of the relevant period divided by total number of shares of the relevant period.
9. Return of Equity is calculated as PAT for the period divided by Average of Paidup Share Capital.
10. Return on Capital Employed is calculated as PBIT (Profit before Tax + Finance Cost) divided by Average Capital Employed

## 8. Weighted average cost of acquisition (“WACA”), floor price and cap price:

- a) The price per share of our Company based on the primary/ new issue of shares (equity / convertible securities)

The Company has issued the following shares (excluding shares issued under ESOP / ESOS / Bonus shares) during the 18 months preceding the date of this PROSPECTUS, where such issuance is equal to or more than 5% of the fully diluted paid-up share capital of the Company (calculated based on the pre-issue capital before such transaction(s) and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of 30 days.

NIL

- b) The price per share of our Company based on the secondary sale/acquisition of shares (equity shares)

There has been no secondary sale/acquisitions of Equity Shares, where the promoters, members of the promoter group or shareholder(s) having the right to nominate director(s) in the board of directors of the Company are a party to the transaction (excluding gifts), during the 18 months preceding the date of this certificate, where either acquisition or sale is equal to or more than 5% of the fully diluted paid up share capital of the Company (calculated based on the pre-issue capital before such transaction/s and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of rolling 30 days.

Date of Acquisition	No. of Share Acquired	Nature of Consideration	Price of Acquisition	Consideration paid
26-03-2024	1,61,36,250	Bonus Share	NIL	NIL
<b>Average Cost of Acquisition*</b>	<b>₹ NIL</b>			

- c) Weighted average cost of acquisition, floor price and cap price

Types of transactions	Weighted average cost of acquisition (₹ per Equity Shares)	Floor price* (i.e. ₹ 75)	Cap price* (i.e. ₹ 85)
Weighted average cost of acquisition of primary / new issue as per paragraph 8(a) above.	Nil	Nil	Nil
Weighted average cost of acquisition for secondary sale / acquisition as per paragraph 8(b) above.	Nil	-	-

\* To be updated at the Prospectus stage.

This is a Book Built Issue and the price band for the same was published 2 working days before the opening of the Issue in all editions of the English national newspaper Business Standard, all editions of the Hindi national newspaper Business Standard and regional Edition of Regional newspaper Pratahkal where the registered office of the company is situated each with wide circulation.

The Price Band/ Floor Price/ Issue Price was determined by our Company in consultation with the BRLM and





has been justified by us in consultation with the BRLM on the basis of the above information. Investors should read the above-mentioned information along with “*Our Business*”, “*Risk Factors*” and “*Restated Financial Statements*” on pages 144, 31 and 227 respectively, to have a more informed view. The trading price of the Equity Shares of our Company could decline due to the factors mentioned in “*Risk Factors*” or any other factors that may arise in the future and you may lose all or part of your investments.

## **9. Justification for Basis of Offer Price**

Explanation for Issue Price / Cap Price being 85.00 price of weighted average cost of acquisition of primary issuance price / secondary transaction price of Equity Shares (set out in *Weighted Average Cost of Acquisition* table above) along with our Company’s key performance indicators and for the Fiscals 2025, 2024 and 2023.

₹85.00

Explanation for Issue Price / Cap Price being 85.00 price of weighted average cost of acquisition of primary issuance price secondary transaction price of Equity Shares (set out in *Weighted Average Cost of Acquisition* table above above) in view of the external factors which may have influenced the pricing of the Issue.

₹85.00

## **10. The Issue Price is 8.5 times the Face Value of the Equity Shares.**

The Issue Price of ₹ 85.00 has been determined by our Company in consultation with the BRLM, on the basis of market demand from investors for Equity Shares, as determined through the Book Building Process, and is justified in view of the above qualitative and quantitative parameters. Investors should read the above-mentioned information along with “*Risk Factors*”, “*Our Business*”, “*Management Discussion and Analysis of Financial Condition and Results of Operations*” and “*Financial Information*” on pages 31, 144, 264 and 227 respectively of this Prospectus, to have a more informed view. The trading price of the Equity Shares could decline due to the factors mentioned in the “*Risk Factors*” and you may lose all or part of your investments.

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