

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS



(Please scan this QR Code to view the RHP)

This is an abridged prospectus containing salient features of the red herring prospectus of Epack Prefab Technologies Limited (the “Company”) dated September 18, 2025 filed with the Registrar of Companies, Uttar Pradesh at Kanpur (the “RHP” or “Red Herring Prospectus”). You are encouraged to read greater details available in the RHP, which is available at <https://www.sebi.gov.in/sebiweb/home/HomeAction.do?doListing=yes&sid=3&ssid=15&smid=11>. Unless otherwise specified all capitalized terms used herein and not specifically defined shall bear the same meaning as ascribed to them in the RHP. This abridged prospectus is not for distribution outside India.

THIS ABRIDGED PROSPECTUS CONSISTS OF FOUR PAGES OF BID CUM APPLICATION FORM ALONG WITH INSTRUCTIONS AND EIGHT PAGES OF ABRIDGED PROSPECTUS. PLEASE ENSURE THAT YOU HAVE RECEIVED ALL THE PAGES.

Please ensure that you have read the RHP (if in India), the preliminary international wrap dated September 18, 2025 together with the RHP (the “Preliminary Offering Memorandum”) (if outside India), this abridged prospectus (“Abridged Prospectus”) and the general information document (“GID”) for investing in public offers undertaken through the Book Building Process before applying in the Offer. The investors are advised to retain a copy of the RHP/Abridged Prospectus for their future reference. You may obtain a physical copy of the Bid cum Application Form and the RHP from the Stock Exchanges, Syndicate Members, the Registrar to the Offer, Registrar and Share Transfer Agents (“RTAs”), Collecting Depository Participants (“CDPs”), Registered Brokers, Underwriters, bankers to the Offer, Self Certified Syndicate Banks (“SCSBs”). You may also download the RHP from the website of Securities and Exchange Board of India (“SEBI”) at www.sebi.gov.in, at the websites of National Stock Exchange of India Limited (“NSE”) and BSE Limited (“BSE”), and together with NSE, the “Stock Exchanges”) at www.nseindia.com and www.bseindia.com, respectively, and the website of our Company at www.epackprefab.com and the websites of the Book Running Lead Managers at www.mnclgroup.com, www.motilaloswalgroup.com, respectively.



EPACK PREFAB TECHNOLOGIES LIMITED

(Formerly known as EPack Polymers Private Limited)

Corporate Identity Number: U74999UP1999PLC116066; Date of Incorporation: February 12, 1999

REGISTERED OFFICE	CORPORATE OFFICE	CONTACT PERSON	TELEPHONE AND EMAIL	WEBSITE
61-B, Udyog Vihar Surajpur, Kasna Road, Gautam Buddha Nagar, Greater Noida - 201306, Uttar Pradesh, India	B-13, Ecotech-1st Extension, Gautam Buddha Nagar, Greater Noida - 201306, Uttar Pradesh, India	Nikita Singh, Company Secretary and Compliance Officer	Telephone: + 91 120 444 1080 Email: prefabinvestors@epack.in	www.epackprefab.com

OUR PROMOTERS: SANJAY SINGHANIA, AJAY DD SINGHANIA, BAJRANG BOTHRA, LAXMI PAT BOTHRA AND NIKHIL BOTHRA

DETAILS OF THE OFFER TO THE PUBLIC							
Type of Offer	Fresh Issue size	Offer for Sale size	Total Offer size	Eligibility	Share reservation among QIBs, NIIs and RIIs		
					QIBs	NIIs	RIIs
Fresh Issue and Offer for Sale	Up to [●] Equity Shares of face value of ₹ 2 each aggregating up to ₹3,000.00 million	Up to 10,000,000 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	Up to [●] Equity Shares of face value of ₹ 2 each aggregating to ₹ [●] million	The Offer is being made pursuant to Regulation 6(1) of the SEBI ICDR Regulations, as amended. For further details, see “Other Regulatory and Statutory Disclosures – Eligibility for the Offer” on page 503. For details in relation to share reservation among QIBs, NIIs and RIIs, see “Offer Structure” on page 523 of the RHP.	Not more than 50% of the Offer being available for allocation to QIB Bidders. However, 5% of the Net QIB Portion (excluding the Anchor Investor Portion) will be available for allocation proportionately to Mutual Funds only.	Not less than 15% of the Offer or the Offer less allocation to QIB Bidders and RIIs.	Not less than 35% of the Offer, or the Offer less allocation to QIB Bidders and NIIs.

The Equity Shares are proposed to be listed on NSE and BSE. For the purpose of the Offer, NSE is the Designated Stock Exchange (the “Designated Stock Exchange”).

DETAILS OF THE OFFER FOR SALE BY THE SELLING SHAREHOLDERS AND WEIGHTED AVERAGE COST OF ACQUISITION PER EQUITY SHARE							
Name of the Selling Shareholders	Type	Number of Equity Shares Offered/ Amount (in ₹ million)	Weighted Average Cost of Acquisition per Equity Share (in ₹)*^A	Name of the Selling Shareholders	Type	Number of Equity Shares Offered/ Amount (in ₹ million)	Weighted Average Cost of Acquisition per Equity Share (in ₹)*^A
Sanjay Singhania	Promoter Selling Shareholder	Up to 999, 897 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.42	Suman Bothra	Promoter Group Selling Shareholder	Up to 121,228 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.05
Ajay DD Singhania	Promoter Selling Shareholder	Up to 995, 859 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.46	Nitin Bothra	Promoter Group Selling Shareholder	Up to 766,866 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.43
Bajrang Bothra	Promoter Selling Shareholder	Up to 100, 000 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.46	Leela Devi Bothra	Promoter Group Selling Shareholder	Up to 800, 373 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.46
Laxmi Pat Bothra	Promoter Selling Shareholder	Up to 1,386,906 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.37	Rajjat Bothra	Promoter Group Selling Shareholder	Up to 1, 599, 627 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.07
Nikhil Bothra	Promoter Selling Shareholder	Up to 225,000 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.17	Avishi Singhania	Promoter Group Selling Shareholder	Up to 166, 063 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	Nil
Divisha Singhania	Promoter Group Selling Shareholder	Up to 250,077 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.08	Pinky Ajay Singhania	Promoter Group Selling Shareholder	Up to 1,005,954 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.35
Preity Singhania	Promoter Group Selling Shareholder	Up to 1,009,679 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	0.19	Arshia Singhania	Promoter Group Selling Shareholder	Up to 166,063 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	Nil
Drishikka Singhania	Promoter Group Selling Shareholder	Up to 240,347 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	Nil	Araanya Singhania	Promoter Group Selling Shareholder	Up to 166,061 Equity Shares of face value of ₹ 2 each aggregating up to ₹ [●] million	Nil

*As certified by Talati & Talati LLP, Chartered Accountants, by way of their certificate dated September 18, 2025.

^ Pursuant to resolutions passed by our Board and the Shareholders in their meetings dated September 2, 2024 and September 30, 2024, respectively, the authorized share capital of our Company was sub-divided from 22,000,000 equity shares and 2,000,000 preference shares of face value of ₹ 10 each to 110,000,000 Equity Shares and 10,000,000 Preference Shares of face value of ₹ 2 each. Accordingly, the issued, subscribed and paid-up equity share

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

capital of our Company was sub-divided from 3,875,400 equity shares of face value of ₹ 10 each to 19,377,000 Equity Shares of face value of ₹ 2 each and Pursuant to resolutions passed by our Board and the Shareholders in their meetings dated September 2, 2024, and September 30, 2024, respectively, our Company has issued and allotted Equity Shares through bonus issue in the ratio of three (3) Equity Shares for every one (1) Equity Share held and accordingly the weighted average cost of acquisition adjusted for the split and bonus.

PRICE BAND, MINIMUM BID LOT & INDICATIVE TIMELINES

Price Band [#]	₹ 194 per Equity Share to ₹ 204 per Equity Share of face value of ₹ 2 each
Minimum Bid Lot Size	73 Equity Shares and in multiples of 73 Equity Shares thereafter
Anchor Investor Bid/Offer Period	Tuesday, September 23, 2025
Bid/Offer Opens On	Wednesday, September 24, 2025 ⁽¹⁾
Bid/Offer Closes On	Friday, September 26, 2025 ⁽²⁾⁽³⁾
Finalisation of Basis of Allotment with the Designated Stock Exchange	On or about Monday September 29, 2025
Initiation of refunds (if any, for Anchor Investors) / unblocking of funds from ASBA Account***	On or about Tuesday, September 30, 2025
Credit of Equity Shares to Demat accounts of Allottees	On or about Tuesday, September 30, 2025
Commencement of trading of the Equity Shares on the Stock Exchanges	On or about Wednesday, October 01, 2025

(1) Our Company, in consultation with the BRLMs, may consider participation by Anchor Investors. The Anchor Investor Bid/ Offer Period shall be one Working Day prior to the Bid/Offer Opening Date in accordance with the SEBI ICDR Regulations.

(2) Our Company, in consultation with the BRLMs, may consider closing the Bid/Offer Period for QIBs one Working Day prior to the Bid/Offer Closing Date in accordance with the SEBI ICDR Regulations.

(3) UPI mandate end time and date shall be 5:00 p.m. on the Bid/Offer Closing Date, i.e., on Friday, September 26, 2025.

*** In case of any delay in unblocking of amounts in the ASBA Accounts (including amounts blocked through the UPI Mechanism), exceeding two Working Days from the Bid/Offer Closing Date, for cancelled / withdrawn / deleted ASBA Forms, the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the Bid Amount, whichever is higher from the date on which the request for cancellation/ withdrawal/ deletion is placed in the Stock Exchanges bidding platform until the date on which the amounts are unblocked (ii) any blocking of multiple amounts for the same ASBA Form (for amounts blocked through the UPI Mechanism), the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the total cumulative blocked amount except the original application amount, whichever is higher from the date on which such multiple amounts were blocked till the date of actual unblock; (iii) any blocking of amounts more than the Bid Amount, the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the difference in amount, whichever is higher from the date on which such excess amounts were blocked till the date of actual unblock; (iv) any delay in unblocking of non-allotted/ partially allotted Bids, exceeding two Working Days from the Bid/Offer Closing Date, the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the Bid Amount, whichever is higher for the entire duration of delay exceeding two Working Days from the Bid/Offer Closing Date by the SCSB responsible for causing such delay in unblocking. The BRLMs shall, in their sole discretion, identify and fix the liability on such intermediary or entity responsible for such delay in unblocking. The BRLMs shall be liable for compensating the Bidder at a uniform rate of ₹100 per day or 15% per annum of the Bid Amount, whichever is higher from the date of receipt of the investor grievance until the date on which the blocked amounts are unblocked. The Bidder shall be compensated in the manner specified in the SEBI ICDR Master Circular, as partially modified by the SEBI T-3 Circular and SEBI ICDR Master Circular, which for the avoidance of doubt, shall be deemed to be incorporated in the deemed agreement of our Company with the SCSBs, to the extent applicable, issued by SEBI, and any other applicable law in case of delays in resolving investor grievances in relation to blocking/unblocking of funds. The processing fees for applications made by UPI Bidders using the UPI Mechanism may be released to the remitter banks (SCSBs) only after such banks provide a written confirmation in accordance with SEBI ICDR Master Circular and any subsequent circulars or notifications issued by SEBI in this regard.

THE WEIGHTED AVERAGE COST OF ACQUISITION OF ALL SHARES TRANSACTED IN THE LAST ONE YEAR, EIGHTEEN MONTHS AND THREE YEARS PRECEDING THE DATE OF THE RED HERRING PROSPECTUS IS AS FOLLOWS:

Period	Weighted average cost of acquisition per Equity Share ("WACA") (in ₹)*	Cap price is 'x' times the weighted average cost of acquisition	Range of acquisition price: Lowest price – Highest price (in ₹)*s
Last one year preceding the date of the RHP	25.08	8.13	0 - 184
Last 18 months preceding the date of the RHP	25.08	8.13	0 - 184
Last three years preceding the date of the RHP	24.31	8.39	0 - 184

* As certified by Talati & Talati LLP, Chartered Accountants, by way of their certificate dated September 18, 2025.

& Pursuant to resolutions passed by our Board and the Shareholders in their meetings dated September 2, 2024 and September 30, 2024, respectively, the authorized share capital of our Company was sub-divided from 22,000,000 equity shares and 2,000,000 preference shares of face value of ₹ 10 each to 110,000,000 Equity Shares and 10,000,000 Preference Shares of face value of ₹ 2 each. Accordingly, the issued, subscribed and paid-up equity share capital of our Company was sub-divided from 3,875,400 equity shares of face value of ₹ 10 each to 19,377,000 Equity Shares of face value of ₹ 2 each and Pursuant to resolutions passed by our Board and the Shareholders in their meetings dated September 2, 2024, and September 30, 2024, respectively, our Company has issued and allotted Equity Shares through bonus issue in the ratio of three (3) Equity Shares for every one (1) Equity Share held and accordingly the weighted average cost of acquisition adjusted for the split and bonus.

\$ South Asia Growth Fund III Holdings LLC and South Asia EBT Trust III collectively hold 7,065,217 CCPS, which, pursuant to their letter dated September 4, 2025, will be converted to 8,143,094 and 95,021 Equity Shares respectively. The acquisition price per CCPS was ₹184.00 at the time of allotment, however, the CCPS got converted into Equity Shares at a price of ₹157.80 per Equity Share.

Disclaimer: The Equity Shares have not been recommended by any U.S. federal or state securities commission or regulatory authority. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of this Red Herring Prospectus or approved or disapproved the Equity Shares. Any representation to the contrary is a criminal offence in the United States. In making an investment decision, investors must rely on their own examination of our Company and the terms of the Offer, including the merits and risks involved. The Equity Shares offered in the Offer have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act"), or any state securities laws in the United States, and unless so registered may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, such Equity Shares are being offered and sold only outside of the United States in offshore transactions as defined in, and in reliance on, Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur.

RISKS IN RELATION TO THE FIRST OFFER

This being the first public issue of Equity Shares of our Company, there has been no formal market for the Equity Shares of our Company. The face value of our Equity Shares is ₹ 2 each. The Floor Price, Cap Price and the Offer Price (as determined and justified by our Company, in consultation with the BRLMs, on the basis of the assessment of market demand for Equity Shares by way of the Book Building Process, in accordance with SEBI ICDR Regulations, and as stated in "Basis for Offer Price" on page 174) should not be taken to be indicative of the market price of the Equity Shares after the Equity Shares are listed. No assurance can be given regarding an active and/ or sustained trading in the Equity Shares or regarding the price at which the Equity Shares will be traded after listing.

GENERAL RISK

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Offer. For taking an investment decision, investors must rely on their own examination of our Company and the Offer including the risks involved. The Equity Shares offered in the Offer have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does the SEBI guarantee the accuracy or adequacy of the contents of the Red Herring Prospectus. Specific attention of the investors is invited to "Risk Factors" on page 42 of the RHP and on page 10 of this Abridged Prospectus.

PROCEDURE

You may obtain a physical copy of the Bid cum Application Form and the RHP from the Stock Exchanges, Syndicate Members, Registrar to the Offer, RTAs, CDPs, Registered Brokers, bankers to the Offer or SCSBs.

If you wish to know about processes and procedures applicable to the Offer, you may request for a copy of the RHP and/or the BID from the BRLMs or download it from the website of SEBI at www.sebi.gov.in, the websites of NSE and BSE at www.nseindia.com and www.bseindia.com, respectively, and the websites of the BRLMs at www.mnclgroup.com, www.motilaloswalgroup.com, respectively.

For further details, please refer to "Other Regulatory and Statutory Disclosures — Price information of past issues handled by the BRLMs" on page 503 of the RHP.

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

PRICE INFORMATION OF BRLMs

Issuer Name	Name of the Merchant Banker	+/- % change in closing price, +/- % change in closing benchmark		
		30th calendar days from listing	90th calendar days from listing	180th calendar days from listing
Sri Lotus Developers and Realty Limited	Monarch Network Capital Limited	3.33% [0.68%]	Not applicable	Not applicable
Scoda Tubes Limited	Monarch Network Capital Limited	46.59% [3.42%]	25.09% [-0.16%]	Not applicable
Exicom Tele Systems Limited	Monarch Network Capital Limited	46.41% [0.71%]	113.49% [4.06%]	171.51% [12.88%]
Gem Aromatics Limited	Motilal Oswal Investment Advisors Limited	Not applicable	Not applicable	Not applicable
Sri Lotus Developers and Realty Limited	Motilal Oswal Investment Advisors Limited	54.48% [0.22%]	Not applicable	Not applicable
National Securities Depository Limited	Motilal Oswal Investment Advisors Limited	21.84% [0.65%]	Not applicable	Not applicable
GNG Electronics Limited	Motilal Oswal Investment Advisors Limited	42.55% [-1.42%]	Not applicable	Not applicable
HDB Financial Services Limited	Motilal Oswal Investment Advisors Limited	2.51% [-2.69%]	Not applicable	Not applicable
Sambhvi Steel Tubes Limited	Motilal Oswal Investment Advisors Limited	55.74% [-2.69%]	Not applicable	Not applicable
Ellenbarrie Industrial Gases Limited	Motilal Oswal Investment Advisors Limited	41.09% [-2.69%]	Not applicable	Not applicable
Schloss Bangalore Limited	Motilal Oswal Investment Advisors Limited	-6.86% [3.34%]	-8.17% [-1.17%]	Not applicable
Dr. Agarwals Health Care Limited	Motilal Oswal Investment Advisors Limited	+3.82% [-6.18%]	-12.44% [+2.44%]	+12.38% [+2.57%]

BOOK RUNNING LEAD MANAGERS

Monarch Network Capital Limited Telephone: +91 22 6647 6400 E-Mail: ecm@mncgroup.com Investor Grievance e-mail: mbd@mncgroup.com	Motilal Oswal Investment Advisors Limited Telephone: +91 22 7193 4380 E-Mail: epack ipo@motilaloswal.com Investor grievance e-mail: moiaplredressal@motilaloswal.com
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Name of Syndicate Member	Monarch Network Capital Limited and Motilal Oswal Financial Services Limited
Name of Registrar to the Offer	KFin Technologies Limited Telephone: +91 40 796 11000; E-Mail: epackprefab ipo@kfinetech.com; Investor grievance e-mail: einward.ris@kfinetech.com
Name of Statutory Auditor	Talati & Talati LLP, Chartered Accountants
Name of Credit Rating Agency and the rating or grading obtained, if any	Not Applicable
Name of Debenture Trustee	Not Applicable
Self Certified Syndicate Bank(s) and mobile applications enabled for UPI Mechanism	The banks registered with SEBI, which offer the facility of ASBA services, (i) in relation to ASBA (other than through the UPI Mechanism), where the Bid Amount will be blocked by authorizing an SCSB, a list of which is available on the website of SEBI at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmld=34 or www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmld=35 and as updated from time to time and at such other websites as may be prescribed by SEBI from time to time, (ii) in relation to Bidders using the UPI Mechanism, a list of which is available on the website of SEBI at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmld=40 or such other website as may be prescribed by SEBI and updated from time to time. Applications through UPI in the Offer can be made only through the SCSBs mobile applications (apps) whose name appears on the SEBI website. A list of SCSBs and mobile applications, which, are live for applying in public issues using UPI Mechanism is provided as Annexure 'A' to the SEBI circular no. SEBI/HO/CFD/DIL2/CIR/P/2019/85 dated July 26, 2019. The list is available on the website of SEBI at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmld=43 and as updated from time to time and at such other websites as may be prescribed by SEBI from time to time.
Syndicate SCSB Branches	In relation to Bids (other than Bids by Anchor Investors and RIs) submitted under the ASBA process to a member of the Syndicate, the list of branches of the SCSBs at the Specified Locations named by the respective SCSBs to receive deposits of Bid cum Application Forms from the members of the Syndicate is available on the website of the SEBI (www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmld=35) and updated from time to time or any other website prescribed by SEBI from time to time. For more information on such branches collecting Bid cum Application Forms from the Syndicate at Specified Locations, please see the website of the SEBI https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmld=35 , as updated from time to time or any other website prescribed by SEBI from time to time.
Registered Brokers	The list of the Registered Brokers eligible to accept ASBA Forms, including details such as postal address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com , as updated from time to time.
Details regarding website address(es) / links from which the investor can obtain a list of RTAs, CDPs and stock brokers who can accept applications from investors, as applicable	The list of the RTAs eligible to accept ASBA Forms at the Designated RTA Locations, including details such as address, telephone number, and e-mail address, are provided on the websites of BSE and NSE at http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx?expandable=6 and http://www.nseindia.com/products/content/equities/pos/asba_procedures.htm , respectively, or such other websites as updated from time to time. The list of the CDPs eligible to accept ASBA Forms at the Designated CDP Locations, including details such as name and contact details, are provided on the websites of BSE and NSE at http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx?expandable=6 and http://www.nseindia.com/products/content/equities/pos/asba_procedures.htm , respectively, or such other websites as updated from time to time. For further details, see "General Information" on page 99 of the RHP.

PROMOTERS OF OUR COMPANY

Sr. No.	Name	Individual/ Corporate	Experience and Educational Qualification / Corporate Information
1.	Sanjay Singhania	Individual	Sanjay Singhania is the Managing Director and Chief Executive Officer of our Company with effect from December 4, 2024. He has been associated with our Company since February 12, 1999. He holds a bachelor's degree in commerce (with major in accountancy) from Gauhati University, Guwahati, Assam, India and a master's degree in business administration from Swinburne University of Technology, Victoria, Australia. He has over 25 years of experience in the EPS packaging and Pre-Engineered Steel Building industry.
2.	Ajay DD Singhania	Individual	Ajay DD Singhania is a Non-Executive Director of our Company. He is associated with our Company since December 27, 1999. He holds a bachelor's degree in technology from Himachal Pradesh University, Hamirpur, Himachal Pradesh, India and a master's degree in business administration from University of Stranton, Pennsylvania. He has participated and completed various certified courses like the Executing Growth Strategies course from the Wharton School, University of Pennsylvania; Transformational Leadership from the Indian School of Business, the Seven Habits of Highly Effective People training programme by Franklin Covey. He has also been named a Paul Harris Fellow from the Rotary Foundation of Rotary International. He has over 25 years of experience in the Pre-Engineered Steel Building industry.
3.	Bajrang Bothra	Individual	Bajrang Bothra is the Chairman and Non-Executive Director of our Company. He has been associated with our Company since March 6, 2020. He has a master's degree in commerce from Sri Ram College of Commerce, University of Delhi, New Delhi, India. He is currently on the Board of EPACK Durable Limited and East India Technologies Private Limited. He has 34 years of experience in electronics manufacturing services and Pre-Engineered Steel Building industry.
4.	Laxmi Pat Bothra	Individual	Date of Birth: November 19, 1961, Educational Qualifications: i. Diploma in Mechanical Engineering from the Board of Technical Education, Delhi ii. Studentship from the Institution of Engineers (India). Business Experience: i. East India Technologies Private Limited
5.	Nikhil Bothra	Individual	Nikhil Bothra is Whole Time Director of our Company with effect from December 4, 2024. Prior to being appointed as Whole Time Director, he has worked with our Company as a consultant in the field of Strategy & Management, Sales, Marketing & Brand Promotion since December 1, 2012. He holds a bachelor's degree in Bachelor of Arts with Honours in Management Studies from the University of Nottingham, Nottingham, United Kingdom. He has completed the Post Graduate programme in Family Managed Business from S.P Jain Institute of Management & Research, Mumbai, Maharashtra, India.

For details in respect of the Promoters, please refer to "Our Promoters and Promoter Group" on page 367 of the RHP.

BUSINESS OVERVIEW AND STRATEGY

Company Overview: We were incorporated in the year 1999 and have a legacy of over 25 years, operating into two business verticals, i.e. (i) Pre-Fab Business, wherein we provide complete solutions to customers on turnkey basis which includes designing, manufacturing, installation and erection of pre-engineered steel buildings, pre-fabricated structures and its components in India and overseas ("Pre-Fab Business"); and (ii) manufacturing of expanded polystyrene sheets and blocks (also referred as "EPS Block Molded" products and "EPS Shape Molded" products) for various industries such as construction, packaging, and consumer goods in India ("EPS Packaging Business").

Revenue segmentation by geographies from our Pre-Fab Business:

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

Particulars	Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Amount (₹ in million)	As a percentage of revenue from Pre-Fab Business (%)	Amount (₹ in million)	As a percentage of revenue from Pre-Fab Business (%)	Amount (₹ in million)	As a percentage of revenue from Pre-Fab Business (%)
North and Central	3,133.94	32.88%	3,297.08	44.95%	1,596.83	33.58%
East	1,083.64	11.37%	467.25	6.33%	498.91	10.49%
South	2,249.42	23.60%	1,291.09	17.50%	1,484.12	31.21%
West	3,046.00	31.95%	2,279.77	30.90%	1,120.86	23.57%
Total	9,513.00	99.80%	7,335.19	99.41%	4,700.72	98.87%

Key Performance Indicators:

Sr. No.	Particulars	Fiscal 2025	Fiscal 2024	Fiscal 2023
GAAP Measures				
1	Revenue from operations (₹ million)	11,339.17	9,049.02	6,567.61
2	EBITDA (₹ million)	1,177.94	870.02	515.30
3	EBIT (₹ million)	1,004.88	743.34	413.14
4	Profit After Tax (₹ million)	593.22	429.69	239.72
5	Net Debt (₹ million)	538.95	1,296.20	926.33
NON-GAAP Measures				
6	Growth in Revenue from Operations (%)	25.31%	37.78%	45.91%
7	EBITDA Margin (%)	10.39%	9.61%	7.85%
8	EBIT Margin (%)	8.86%	8.21%	6.29%
9	Profit After Tax Margin (%)	5.20%	4.74%	3.63%
10	Return on Equity (%)	22.69%	29.13%	21.01%
11	Return on Capital Employed (%)	22.88%	27.21%	20.31%
12	Total Asset Turnover (x)	1.47	1.73	1.78
13	Fixed Asset Turnover	4.22	4.70	4.46
14	Net Working Capital Days	35	24	32
15	Net Debt to EBITDA (x)	0.46	1.49	1.80
16	Net Debt to Equity (x)	0.15	0.77	0.73
Operational Measures				
17	Installed Capacity:			
17 a	Pre Engineered Capacity (MTPA)	133,922	70,632	61,012
17 b	Sandwich Insulated Panels Capacity (SQM)	510,000	510,000	510,000
18	Number of manufacturing facilities related to Pre-Fab Business	3	3	2
19	Installed Capacity for EPS Packaging Business (MTPA)	8,400	8,400	8,400
20	Number of manufacturing facilities related to EPS Packaging Business	1	1	1
21	Segmental Revenue:			
21 a	Pre-Fab Business (₹ million)	9,532.31	7,378.43	4,754.66
21 b	EPS Packaging Business (₹ million)	1,806.86	1,670.59	1,812.95
22	Order Book:			
22 a	Pre-Fab Business Order Book during the year (₹ million)	12,092.35	9,444.70	7,041.23
22 b	Pre-Fab Business Order Book Pending (₹ million)	9,169.63	6,302.11	4,485.15

Notes: As certified by Talati & Talati LLP, Chartered Accountants, vide certificate dated September 18, 2025.

Capacity calculated for Fiscals 2025, 2024 and 2023 (source: ICE Certificate issued dated August 12, 2025, by Ocean Tech Engineering Consultancy Services).

i. Revenue from Operations means the Revenue from Operations as appearing in the Restated Consolidated Financial Information. ii. EBITDA is calculated as Profit before tax for the year, plus finance costs and depreciation and amortisation expenses, less other income. iii. EBIT is calculated as Profit before tax for the year, plus finance costs less other income and Associates shares in profit / loss. iv. Profit after tax (PAT) refers to Restated Profit / (Loss) for the year from Continuing Operations as appearing in the Restated Consolidated Financial Information. v. Net Debt is Total Borrowings (Current plus Non-Current) minus Total Cash and Cash Equivalent). vi. Revenue Growth (%) is calculated as Revenue from operations for the current year minus Revenue from operations for the previous year as a % of Revenue from operations for the previous year. vii. EBITDA Margin (%) is calculated as EBITDA divided by Revenue from Operations viii. EBIT Margin (%) is calculated as EBIT divided by Revenue from Operations. ix. PAT Margin (%) is calculated as Profit for the year as a percentage of Total Income. x. Return on Equity (%) is calculated as Restated Profit attributable to owners of the Company divided by Average Equity for the year. Average Equity is calculated as average of the total equity (excluding NCI) at the beginning of the year and at the end of the year. xi. Return on Capital Employed (%) is calculated as Earnings before interest and taxes (EBIT) divided by Average Capital Employed. EBIT is calculated as Profit before tax plus finance costs. Average Capital Employed is calculated as average of the capital employed at the beginning of the year and at the end of the year. Capital Employed is sum total of Total Net Worth and Total Debt. xii. Total Asset Turnover is Revenue from Operations divided by Average Total Assets xiii. Fixed Asset Turnover is calculated as Revenue from Operations divided by Fixed Assets which consists of Property, Plant and Equipment, Capital Work-In Progress and Right-to-use Assets. xiv. Net Working Capital Days is calculated as Inventory Days (Average Inventory / COGS * No. of Days) Plus Receivables Days (Average Trade Receivables / Revenue from Operations * No. of days) minus Payable Days (Average Trade Payables / COGS * No. of Days) xv. Net Debt to EBITDA is Net Debt divided by EBITDA. xvi. Net Debt to Equity is Net Debt divided by Total Equity. xvii. Order Book During the year is the Order Book net of Cancelled Order xviii. Order Book pending at the end of the Fiscal Year.

Revenue segmentation in terms of top 5/10 customers:

a. Pre-Fab Business:

(₹ in million)

Sr. No.	Particulars*	Fiscal 2025		Fiscal 2024		Fiscal 2023	
		Revenue from operations of the Pre-Fab business	% Revenue from operations of the Pre-Fab business	Revenue from operations of the Pre-Fab business	% Revenue from operations of the Pre-Fab business	Revenue from operations of the Pre-Fab business	% Revenue from operations of the Pre-Fab business
1.	Top 5 Customers	1,453.80	15.29%	1,679.40	22.76%	1,981.47	41.67%
2.	Top 10 Customers	2,400.70	25.18%	2,648.55	35.90%	2,513.89	52.87%

*While more than 50% of our revenue originate from our top 10 customers, names of the customers have not been included in the above table as consents for disclosure of certain customer names were not available. Further, since this information is commercially sensitive to our business, we are unable to disclose the names of our top 10 customers.

b. EPS Packaging Business:

(₹ in million)

Sr. No.	Particulars*	Fiscal 2025		Fiscal 2024		Fiscal 2023	
		Revenue from operations	% Revenue from operations	Revenue from operations	% Revenue from operations	Revenue from operations	% Revenue from operations
1.	Top 5 Customers	1,064.64	58.92%	1,191.30	71.31%	1,347.68	74.34%
2.	Top 10 Customers	1,282.25	70.97%	1,269.89	76.01%	1,452.73	80.13%

*While more than 50% of our revenue originate from our top 10 customers, names of the customers have not been included in the above table as consents for disclosure of certain customer names were not available. Further, since this information is commercially sensitive to our business, we are unable to disclose the names of our top 10 customers.

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

Industries Served: Engineering & Consultancy, Automobile & Transportation, Manufacturing & Industrial, Construction & Real Estate, Chemicals & Materials, Financial Services & Investment, Technology & IT, Energy & Utilities, Textiles & Fashion, Consumer Goods & Retail, Media & Entertainment, Food & Agriculture, Environmental & Sustainability, Non-Profit & Social Work, Real Estate Builders & Construction Company, Expandable Polystyrene (Eps) Manufacturer, EPC Contractor, Manufacture Of Other Products Of Wood, Manufacture Of Articles Of Cork, Straw And Plaiting Materials, Manufacturer And Supplier Of Equipment For The Railway Industry, Logistics Company, Infrastructure Industry, Building Roads, Bridges, and Buildings, Real Estate, Renting and Business Activities, Diverse Sectors of Construction and Infrastructural Development, Refractories & Cement, Oil and Gas Pipeline Infrastructure, EPC Projects, Hi-Tech Manufacturing and Services, Power, Construction, and Telecom Industries, Real Estate / Industrial Parks, Pharma & Life Sciences, Non-Profit / Cultural & Social, Paper Industry, Packaging Industry, Real Estate / Industrial Manufacturing, Warehousing Company, Real Estate / Urban Development, Real Estate / Construction, Others, Industrial Gear Boxes & Fabrication, Construction and Infrastructure, Industrial, Power, and Railway Sectors, Individual, Construction, Electrical / Engineering, Pharma, Cement, Education, Government Entity, Industrial Equipment / Machinery, Non-Profit / Spiritual, Interior Design, Non-Profit / Religious, Non-Profit / Religious & Social, Construction / Infrastructure, Real Estate/Infrastructure, Consulting, Construction/Manufacturing, Mass Media Company, Building Automation Firm, Energy / Distribution, EPC Contractor / Construction, and Petrochemicals.

Market Share: EPack Prefab Technologies Ltd had a market share of ~2%, as of FY24 within the Indian Prefabricated Industry

Intellectual property:

As on the date of the Red Herring Prospectus, the Company has the below mentioned intellectual property registered:

Trademark:

Name of the IPR registration/ license	Issuing Authority	Whether registered/ applied for/ unregistered	Trademark/ Application Number	Date of registration/ application	Class	Date of Expiry
KOOL-PACK (Wordmark)	Registrar of Trade Marks, Delhi	Registered	1377956	August 02, 2025	21	August 17, 2035

For details, see “Government and Other Approvals-IV. Intellectual Property” on page 501 of the RHP.

Manufacturing Facilities:

Particulars	Unit 1 - Greater Noida (Uttar Pradesh)	Unit 2 - Greater Noida (Uttar Pradesh)	Unit 3 - Ghiloth, Rajasthan Unit 3	Unit 4 - Mambattu, Andhra Pradesh*
Area	190,273.63 square feet	175,058.86 square feet	215,278.21 square feet***	875,389.23 square feet*
Details of lease deed	Plot 61 B: Lease Deed dated March 27, 1999, between Greater Noida Industrial Development Authority and the Company Plot 61 C: Lease deed dated November 30, 2002, between Greater Noida Industrial Development Authority and the Company	B-13: Lease Agreement dated July 1, 2025 between Epack Prefab Solutions Private Limited and the Company B-14: Lease agreement dated January 28, 2022, between Rural Communication and Marketing Private Limited and the Company	Lease- Agreement dated June 28, 2021, between Rajasthan State Industrial Development & Investment Corporation Limited and the Company	Plot 5: Lease deed dated April 06, 2023, between Andhra Pradesh Industrial Infrastructure Corporation Limited and the Company Plot 6: Lease deed dated April 06, 2023, between Andhra Pradesh Industrial Infrastructure Corporation Limited and the Company Plot 6A & 6B: Agreement for sale of land dated June 29, 2024, between Andhra Pradesh Industrial Infrastructure Corporation Limited and the Company
Tenure of lease	Plots 61B & 61C are leased for a period of 90 years	Plot B-13 is rented for a period of 11 months and Plot B-14 is leased for a period of 5 years	Plot SP5-128 is leased for a period of 99 years	Plot 5 & Plot 6 are leased for a period of 33 years (extendable up to 99 years)
Key Activities	EPS Packaging Business; primarily shapes and block moulding	Pre-Fab Business; Built up fabricated structures, cold form, roof/ wall cladding, discontinuous Sandwich Insulated Panels, doors/ windows and other accessories, light gauge steel framed structures	Pre-Fab Business; Built up fabricated structures	Pre-Fab Business- Built up fabricated structures, cold form, roof/wall cladding and other accessories
Workforce**	Permanent Employees (Other staff) - 75 Permanent Employees (labourers on pay rolls of Company) - 403 Contractual Labour- 107	Permanent Employees (Other staff) – 614 Permanent Employees (labourers on pay rolls of Company) – 464 Contractual Labour- 112	Permanent Employees (Other staff) – 68 Permanent Employees (labourers on pay rolls of Company) – 277 Contractual Labour- 138	Permanent Employees (Other staff) – 92 Permanent Employees (labourers on pay rolls of Company) – 378 Contractual Labour- 68

Employee strength: As of March 31, 2025, our company had 849 permanent employees. For details, see “Our Business—Human Resource and Training” on page 313 of the RHP.

BOARD OF DIRECTORS

Sr. No	Name	Designation	Experience and Educational Qualification	Other Directorships
1.	Bajrang Bothra	Chairman and Non-Executive Director	He has been associated with our Company since March 6, 2020. He has a master's degree in commerce from Sri Ram College of Commerce, University of Delhi, New Delhi, India. He is currently on the Board of EPACK Durable Limited and East India Technologies Private Limited. He has 34 years of experience in electronics manufacturing services and Pre-Engineered Steel Building industry.	Indian Companies: 1. East India Techno Solutions Private Limited; 2. EPACK Durable Limited; 3. EPack New Age Solutions Limited (formerly known as EPack Pre-fabricated Limited); 4. Bothra Manufacturing Company Private Limited; 5. EPack Petrochem Solutions Private Limited; 6. East India Technologies Private Limited; and 7. Epack Manufacturing Technologies Private Limited Foreign Companies: Nil
2.	Sanjay Singhania	Managing Director and Chief Executive Officer	He has been associated with our Company since February 12, 1999. He holds a bachelor's degree in commerce (with major in accountancy) from Gauhati University, Guwahati, Assam, India and a master's degree in business administration from Swinburne University of Technology, Victoria, Australia. He has over 25 years of experience in the EPS packaging and Pre-Engineered Steel Building industry.	Indian Companies: 1. Comso Market Private Limited; 2. EPack New Age Solutions Limited (formerly known as EPack Pre-fabricated Limited); 3. EPACK Durable Limited; 4. EPack Petrochem Solutions Private Limited; 5. Krish Packaging Private Limited; 6. EPack Prefab Solutions Private Limited; and 7. PHD Chamber of Commerce and Industry Foreign Companies: Nil
3.	Ajay DD Singhania	Non-Executive Director	He is associated with our Company since December 27, 1999. He holds a bachelor's degree in technology from Himachal Pradesh University, Hamirpur, Himachal Pradesh, India and a master's degree in business administration from University of Stranton, Pennsylvania. He has participated and completed various certified courses like the Executing Growth Strategies course from the Wharton School, University of Pennsylvania; Transformational Leadership from the Indian School of Business, the Seven Habits of Highly Effective People training programme by Franklin Covey. He has also been named a Paul Harris Fellow from the Rotary Foundation of Rotary International. He has over 25 years of experience in the Pre-Engineered Steel Building industry.	Indian Companies: 1. EPack New Age Solutions Limited (formerly known as EPack Pre-fabricated Limited); 2. Epack Manufacturing Technologies Limited 3. EPack Petrochem Solutions Private Limited; 4. Madhav Building Solution Private Limited; 5. EPACK Durable Limited; and 6. Epavo Electricals Private Limited Foreign Companies: Nil

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

Sr. No	Name	Designation	Experience and Educational Qualification	Other Directorships
4.	Nikhil Bothra	Whole Time Director	He holds a bachelor's degree in Bachelor of Arts with Honours in Management Studies from the University of Nottingham, Nottingham, United Kingdom. He has completed the Post Graduate programme in Family Managed Business from S.P Jain Institute of Management & Research, Mumbai, Maharashtra, India. He has participated in various certified programmes, conferences and exhibition like B2B Marketing (Online) organised by Indian Institute of Management, Ahmedabad, Gujarat, India, Master of Business from Business Mastery Program, the 10x Leader Program by the 10x Leader and have also participated in Roof India Exhibition for Asia's most definitive expo for roofing and allied products, represented our Company for exhibition of India Warehousing Show 2024. He has experience 12 years of experience as a consultant and in Pre-Engineered Steel Building industry.	Indian Companies 1. Epavo Electricals Private Limited; and 2. EPack Prefab Solutions Private Limited Foreign Companies Nil
5.	Manorama Nagarajan	Independent Director	She holds a bachelor's degree in commerce from University of Madras, Tamil Nadu, India and a master's degree in business administration from University of Madras, Tamil Nadu, India and is a qualified cost accountant from the Institute of Cost and Works Accountants of India. She was working in Internal Audit Department with Tube Investments of India Limited and was posted to TICI as accountant in Financial Accounting Section. She worked with Ricoh India Limited as Assistant Vice President (Finance) – FPA & IT. She worked as General Manager - Finance & Accounts in Caparo Maruti Limited. She worked as a CFO with Continental Engines Limited. She was appointed as Chief Financial Officer in Rockman Industries Limited. She joined Krishna Maruti Limited as a Group CFO. She has participated and completed various certified courses like the CII TCM Assessor Training Program from Confederation of Indian Industry, Introduction to MFG/PRO from QAD Alliances, Microsoft Business Solution Courses from Microsoft, and completed the executive education program on Role of a CFO: Integrating Strategy & Finance from Indian School of Business. She has over 35 years of experience in the finance industry.	Indian Companies 1. Spares Superhero Private Limited 2. Tessolve Semiconductor Private Limited 3. Rockman Advanced Composites Private Limited Foreign Companies Nil
6.	Dharam Chand Jain	Independent Director	He holds a bachelor's degree in engineering from University of Rajasthan, Rajasthan, India and has completed Master of Studies in Applied Criminology and Police Management from University of Cambridge, Cambridge, United Kingdom. He joined the Indian Police Service (IPS) in 1991 and belongs to the Rajasthan cadre. He was previously associated as Assistant Superintendent of Police, Superintendent of Police, Inspector General of Police and Additional Director General of Police with Rajasthan Police and as Superintendent of Police, Deputy Inspector General of Police, Joint Director, Additional Director and Special Director with Central Bureau of Investigation. He was a part of Empowered Committee of the CBI in the year 2020. He was awarded the President's Police Medal for Distinguished Service in 2017 & the Police Medal for Meritorious Service in 2007, he is also the recipient of the United Nations Peace Medal, and DGP Disk of Rajasthan Police. He has represented in Interpol. He has worked in several national administration services for over 33 years.	Indian Companies Nil Foreign Companies Nil
7.	Ram Grovher	Independent Director	He holds a bachelor's degree in commerce (Honours) from Meerut University, Uttar Pradesh, India and is an associate member of the Institute of Chartered Accountants of India. He is also a life trustee at Rotary Noida Research & Social Welfare Trust. He has successfully attended multiple workshops such as a workshop on XBRL by Webtel Electrosoft (Private) Limited and on Accounting Standards by Institute of Company Secretaries of India. He has previously worked with Talbros Automotive Components Limited. He is a partner in M/s. Blaze High Advisors. He has over 18 years of experience.	Indian Companies Nil Foreign Companies Nil
8.	Bipin Garg	Independent Director	He holds a bachelor's degree in commerce (Honours Course) from University of Delhi, New Delhi, India. He is a qualified and practicing Chartered Accountant from the Institute of Chartered Accountants of India. Prior to joining our Company, he was associated as Director with Adisan Real Estate Management Private Limited, Trozen Finance and Securities Private Limited, Carpel Estates Private Limited and as whole-time director with Tricone Projects India Limited. He has over 36 years of experience.	Indian Companies Insta Connect Private Limited Foreign Companies Nil
9.	Manuj Agarwal	Independent Director	Manuj Agarwal is an Independent Director of our Company. He is associated with our Company since December 20, 2024. He holds a bachelor's degree in electrical engineering from University of Rourkee, Uttarakhand, India. He is a founder and Managing Director in Unisol India Private Limited since October 21, 1997. He is on the Board of Director of Atletta Sportswear Private Limited; Unisol India Private Limited; Unisol Footwear Private Limited; Avileen Academic Services Private Limited; and Avileen Education Foundation. He has 27 years of experience.	Indian Companies 1. Atletta Sportswear Private Limited 2. Unisol India Private Limited 3. Unisol Footwear Private Limited 4. Avileen Academic Services Private Limited; and 5. Avileen Education Foundation Foreign Companies Nil
10.	Krishnan Ganesan	Non- Executive Nominee Director**	Krishnan Ganesan is a Non- Executive Nominee Director of our Company. He has been associated with our Company since December 2024. He has more than two decades of experience in the finance industry. He is currently a Managing Director at South Asia Advisors LLP, a sub-advisor to GEF Capital Partners. Prior to this, he was associated with Florintree Advisors Private Limited as Director-Private Equity and CFO. Prior thereto, he was associated with WIP (India) Private Limited (part of Wayzata Investment Partners group), ICICI Venture Funds Management Company Limited, Stern Stewart India Private Limited and Lovelock & Lewes (a member firm of Price water house Coopers International). He holds a degree of bachelor of commerce from the University of Madras. He is a certified national rank holding Chartered Accountant from the Institute of the Chartered Accountants of India and is also a qualified Company Secretary from the Institute of Company Secretaries of India. He has completed Post Graduate Diploma in Management from Indian Institute of Management Kozhikode, Kerala, India where he was awarded the gold medal for scholastic performance.	Indian Companies 1. SS Supply Chain Solutions Private Limited 2. Shanghai Yiyiwei New Energy Technology Company Limited Foreign Companies Nil

* Adjudication application has been filed with the MCA for surrender of New DIN. Upon completion of the surrender process and regulatory approval, the Original DIN will be reinstated. For further details, please see Risk Factor 41 – “Our Whole-Time Director, Nikhil Bothra is in possession of two Director Identification Numbers (“DIN(s)”) and is in the process of surrendering one of the DINs, which may expose him/us to regulatory liabilities or penalties and may adversely affect our business, results of operations and financial condition.”

**Nominee of South Asia Growth Fund III Holdings LLC and South Asia India EBT Trust III.

For further details, see “Our Management” on page 339 of the RHP.

OBJECTS OF THE OFFER

The Offer comprises a Fresh Issue of up to [●] Equity Shares of face value ₹ 2, aggregating up to ₹ 3,000.00 million by our Company and an Offer for Sale of up to 10,000,000 equity shares of face value ₹ 2 aggregating up to ₹ [●] million by the Promoter / Promoter Group Selling Shareholders. See “Summary of Offer Document” and “The Offer” on pages 24 and 96, respectively.

Offer for Sale

Each of the Promoter/ Promoter Group Selling Shareholders will be entitled to its respective portion of the proceeds of the Offer for Sale after deducting its proportion of the Offer expenses and relevant taxes thereon. Our Company will not receive any proceeds from the Offer for Sale. The proceeds of the Offer for Sale will be received by the Selling Shareholders and will not form part of the Net Proceeds. See ‘- Offer related expenses’ on page 169.

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

Object of the Fresh Issue

Our Company proposes to utilize the Net Proceeds towards funding the following objects:

1. Financing the capital expenditure requirements for setting up new manufacturing facility at Ghiloth Industrial Area, Shahjahanpur, Alwar in Rajasthan for manufacturing of continuous Sandwich Insulated Panels and pre-engineered steel building ("Project");
2. Financing the capital expenditure towards expansion of existing manufacturing facility at Mambattu (Unit 4) in Andhra Pradesh for increasing the pre-engineered steel building capacity;
3. Repayment and/or pre-payment, in full or part, of certain borrowings availed by our Company; and
4. General corporate purposes.

(collectively, referred to herein as the "Objects")

In addition to the aforementioned Objects, our Company will receive benefit of listing of the Equity Shares on the Stock Exchanges, enhancement of our Company's visibility and brand name amongst our existing and potential customers and creation of a public market for the Equity Shares in India.

The main objects clause and matters necessary for furtherance of the main objects clause as set out in the Memorandum of Association enables our Company: (i) to undertake our existing business activities; and (ii) to undertake the proposed activities for which the funds are being raised by us pursuant to the Fresh Issue; and (iii) to undertake the activities towards which the loans proposed to be repaid and/or pre-paid from the Net Proceeds were utilised.

Net Proceeds: After deducting the Offer-related expenses from the Gross Proceeds, we estimate the Net Proceeds of the Fresh Issue to be ₹ [●] million ("Net Proceeds"). The details of the Net Proceeds of the Offer are summarized in the table below:

S. No	Particulars	Estimated Amount (in ₹ million)
1.	Gross Proceeds of the Fresh Issue	Up to ₹ 3,000.00 million
2.	Less: Offer Expenses in relation to the Fresh Issue ⁽¹⁾	[●] ⁽¹⁾⁽²⁾
3.	Net Proceeds	[●] ⁽²⁾

⁽¹⁾ See "Offer Related Expenses" on page 169.

⁽²⁾ To be determined after finalisation of the Offer Price and updated in the Prospectus prior to filing of the RoC.

Utilisation of Net Proceeds

The Net Proceeds are proposed to be utilised in accordance with the details provided in the table below:

Particulars	Amount (in ₹ million)	Percentage of Net Proceeds (%)*
Financing the capital expenditure requirements for setting up new manufacturing facility at Ghiloth Industrial Area, Shahjahanpur, Alwar in Rajasthan for manufacturing of continuous Sandwich Insulated Panels and pre-engineered steel building ("Project")	1,029.67	[●]
Financing the capital expenditure towards expansion of existing manufacturing facility at Mambattu (Unit 4) in Andhra Pradesh for increasing the pre-engineered steel building capacity	581.73	[●]
Repayment and/or pre-payment, in full or part, of certain borrowings availed by our Company	700.00	[●]
General corporate purposes**	[●]	[●]
Total Net Proceeds**	[●]	[●]

* To be determined after finalisation of the Offer Price and updated in the Prospectus prior to filing of the RoC.

** The amount to be spent towards general corporate purposes will be finalised upon determination of the Offer Price and updated in the Prospectus prior to filing with the RoC. The amount to be utilised for general corporate purposes shall not exceed 25% of the Gross Proceeds.

Means of finance: We intend to fund the entire cost of the Project from the Net Proceeds. Accordingly, we confirm that there are no requirements for our Company to make firm arrangements of finance under Regulation 7(1) (e) of the SEBI ICDR Regulations through verifiable means towards at least 75% of the stated means of finance, excluding the amount to be raised from the Fresh Issue and existing identifiable internal accruals of our Company. In case of a shortfall in the Net Proceeds or any increase in the actual utilization of funds earmarked for the objects, our Company shall bear such cost out of internal accruals. Our Company may also consider raising bridge financing facilities, including through secured or unsecured loans or any short-term instrument like non-convertible debentures, commercial papers or inter-corporate deposits, pending receipt of the Net Proceeds.

Details and reasons for non-deployment or delay in deployment of proceeds or changes in utilisation of issue proceeds of past public offers / rights issues, if any, of our Company in the preceding 10 years: Not Applicable.

Terms of issuance of convertible security, if any: Not Applicable.

Name of Monitoring Agency: CARE Ratings Limited

Shareholding Pattern as on the date of the RHP:

Category of shareholder	Pre-Offer number of Equity Shares (Number of fully paid-up Equity Shares held)	% Holding of Pre-Offer Shareholding
Promoters and Promoter Group	74,834,088	87.27
Public	10,912,027	12.73
Total	85,746,115	100.00

SUMMARY OF RESTATED CONSOLIDATED FINANCIAL INFORMATION

Summary of selected financial information derived from our Restated Consolidated Financial Information is as follows:

(in ₹ million, except per share data)

Particulars	As at and for the Fiscal		
	2025	2024	2023
Equity Share capital	155.02	38.75	38.75
Net worth ⁽¹⁾	3,539.27	1,689.57	1,260.95
Revenue from operations	11,339.17	9,049.02	6,567.61
Profit/ (loss) after tax	593.22	429.59	239.72
Basic earnings per equity share (in ₹/share) ⁽²⁾	7.65	5.54	3.09
Diluted earnings per equity share (in ₹/share) ⁽²⁾	7.39	5.54	3.09
Net Asset Value per share (in ₹/share) ⁽³⁾	45.66	21.80	16.27
Total borrowings ⁽⁴⁾	2,102.31	1,453.12	1,059.33

Notes: 1. Net Worth means the aggregate value of paid-up share capital and other equity created out of the profits, securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, derived from the Restated Consolidated Financial Information, but does not include reserves created out of revaluation of assets, write-back of depreciation, capital reserves and amalgamation. 2. Basic EPS and Diluted EPS for all the year are considered post the split in the face value of equity shares and issue of Bonus Equity Shares in accordance with Ind AS 33 – Earning Per Share notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended). Basic EPS and Diluted EPS = Restated profit for the year attributable to equity shareholders of the company divided by total weighted average number of equity shares outstanding at the end of the year. 3. NAV is calculated by dividing net asset by number of equity shares outstanding at the end of the year adjusted for the split in the face value of the equity shares and issue of Bonus Equity Shares. 4. Total borrowings includes current and non-current borrowings.

For further details, see "Financial Information – Restated Consolidated Financial Information" on page 380 of the RHP.

INTERNAL RISK FACTORS

Below mentioned risks are the top 5 risk factors as per the RHP. For further details, see “Risk Factors” on page 42 of the RHP.

1. U.P. Pollution Control Board has filed a complaint against our Company under Section 14(2) of the Commission for Air Quality Management in National Capital Region and Adjoining Areas Act, 2021 (“Air Act”) for non-compliance of the directions under the Air Act. In case, the said complaint is decided against our Company, it may impact our EPS Packaging Business.
2. We have made certain non-compliance in respect of conduct of (i) AGM and filing of financial statement; (ii) loans to directors; and (iii) inaccuracies in filing of Form DPT-3. In case our application for compounding are not accepted, we may be exposed to penalties.
3. The interests of our Promoters/Directors in our Promoter Group and Group Companies namely, EPACK Durable Limited and East India Technologies Private Limited may cause conflicts of interest in the ordinary course of our business.
4. We are dependent on top ten customer in respect of our EPS Packaging Business. Loss of any major customer may impact revenue from our EPS Packaging Business.
5. Our registered office and all of our manufacturing facilities are located on leased land. We are yet to execute a formal sale deed in respect of the land situated at Mambattu (Andhra Pradesh) where we intend to expand our existing manufacturing facility. If we are unable to comply with conditions of use of such land, we may have to relocate our operations which may have an adverse impact on our business, results of operations, financial condition and cash flows.

SUMMARY OF OUTSTANDING LITIGATION, CLAIMS AND REGULATORY ACTION

- A. A summary of outstanding litigation proceedings involving our Company, Directors, Promoters, Subsidiary, Key Managerial Personnel, Senior Management Personnel and Group Companies in accordance with the SEBI ICDR Regulations and the Materiality Policy, as of the date of the Red Herring Prospectus is disclosed below: (in ₹ million)

Name of Individual/Entity	Number of Criminal Proceedings	Number of Tax Proceedings	Number of Statutory or Regulatory Proceedings	Number of Disciplinary Actions by the SEBI or the stock exchanges against our Promoters in the last five Fiscals	Number of Material Civil Proceedings	Aggregate amount involved*
Company						
Against our Company	Nil	22	1	Not applicable	4	213.94
By our Company	1	Nil	Nil	Not applicable	1	12.69
Directors (other than Promoters)						
Against our Directors	Nil	Nil	Nil	Not applicable	Nil	Nil
By our Directors	Nil	Nil	Nil	Not applicable	Nil	Nil
Promoters						
Against our Promoters	1	Nil	Nil	Nil	Nil	2.48
By our Promoters	2	Nil	Nil	Nil	Nil	2.90
Subsidiary						
Against our Subsidiary	Nil	Nil	Nil	Not applicable	Nil	Nil
By our Subsidiary	Nil	Nil	Nil	Not applicable	Nil	Nil
Key Managerial Personnel (Other than Executive Directors)						
Against our Key Managerial Personnel	Nil	Not applicable	Nil	Not applicable	Not applicable	Nil
By our Key Managerial Personnel	Nil	Not applicable	Nil	Not applicable	Not applicable	Nil
Senior Management Personnel (Other than Key Managerial Personnel)						
Against our Senior Management Personnel	Nil	Not applicable	Nil	Not applicable	Not applicable	Nil
By our Senior Management Personnel	Nil	Not applicable	Nil	Not applicable	Not applicable	Nil
Group Companies						
Outstanding litigation that has a material impact on our Company	3	1	Nil	Not applicable	Nil	16.44**

* To the extent quantifiable

** The amount involved is for tax proceedings.

For further details, see “Outstanding Litigation and Material Developments” on page 491 of the RHP.

- B. Brief details of material outstanding litigation / legal proceedings initiated against the Company and amount involved:

S. No.	Particulars	Litigation filed by	Current status	Amount involved
1.	A plaint has been filed by Artis Technical Textile Private Limited (“Plaintiff”) against our Company vide special civil suit bearing reference number 72/2025 before the Court of Hon’ble Civil Judge (Senior Division), Dadra and Nagar Haveli (“Court”). For further information in relation to this matter, please refer to “Outstanding Litigation and Material Developments -Litigations involving our Company – Material civil litigation” on page 491 of the RHP.	Artis Technical Textile Private Limited	The matter is currently pending.	₹ 188.03 plus interest of ₹ 33.85 million along with an additional compensation for amount equal to 1% per week of total contract value

- C. Regulatory Action, if any – disciplinary action taken by SEBI or Stock Exchanges against the Promoters in last 5 financial years including outstanding action, if any: Nil

- D. Brief details of outstanding criminal proceedings against our Promoters:

S. No.	Particulars	Litigation filed by	Current status	Amount involved
1.	Deepak Sharma (the “Complainant”) filed a first information report (the “FIR”) bearing reference number 0033 on April 19, 2025, under sections 316(2), 318(4), 125, 296, 351(3) and 3(5) of the Bhartiya Nyaya Sanhita, (BNS), 2023 (“BNSS”) against Bajrang Bothra, Laxmi Pat Bothra, Sanjay Singhania, Ajay DD Singhania, Nikhil Bothra and Ors. (the “Accused”) before the Police Station at Khetri, Guwahati East, Assam. For further information in relation to this matter, please refer to, please refer to “Outstanding Litigation and Material Developments -Litigations involving our Company – Material civil litigation” on page 491 of the RHP.	Deepak Sharma	The matter is currently pending.	Nil

For further details of the outstanding litigation matters, see “Outstanding Litigation and Material Developments” on page 491 of the RHP.

ANY OTHER IMPORTANT INFORMATION AS PER BRLMs / COMPANY - NIL

DECLARATION BY OUR COMPANY

We hereby certify and declare that all relevant provisions of the Companies Act, and the rules, regulations or guidelines issued by the Government of India, or the rules, regulations and guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with, and no statement, disclosure, and undertaking made in the Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR and the SEBI Act, each as amended, or the rules made, or regulations or guidelines issued thereunder, as the case may be. We further certify that all the disclosures, undertakings and statements made in the Red Herring Prospectus are true and correct.

DECLARATION BY SELLING SHAREHOLDER

Each of the Selling Shareholders, severally and not jointly, accepts responsibility for and confirms the statements made or confirmed by them in the Red Herring Prospectus to the extent of information specifically pertaining to themselves and their respective Offered Shares and assume responsibility that such statements are true and correct in all material respects and are not misleading in any material respect. No Selling Shareholder, severally and not jointly, assumes responsibility for any other statements, disclosures and undertakings in the Red Herring Prospectus, including, inter alia, any of the statements, disclosures or undertakings made or confirmed by or in relation to our Company or our Company’s business or any other Selling Shareholders or any other person(s).