

MATERIALITY POLICY

This materiality policy ("**Policy**") has been formulated to define the respective materiality thresholds in respect of the proposed initial public offering of the equity shares of IndiQube Spaces Limited (the "**Company**"), pursuant to the disclosure requirements under Schedule VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (as amended from time to time) ("**SEBI ICDR Regulations**"), in respect of the following:

1. Identification of 'material' companies to be disclosed as group companies of the Company in the Offer Documents;
2. Identification of 'material' outstanding litigation (in addition to all criminal proceedings, actions by statutory/ regulatory authorities and taxation matters) involving the Company, its promoters, and directors (collectively, the "**Relevant Parties**"); and
3. Identification of 'material' outstanding dues to creditors.

APPLICABILITY

The board of directors of the Company ("**Board**") at their meeting held on 18th December 2024, discussed and approved this Policy. This Policy shall be effective from the date of its approval by the Board.

In this Policy, the term "**Offer Documents**" means the Draft Red Herring Prospectus, the Red Herring Prospectus and the Prospectus (each along with any addenda or corrigenda, thereto) to be filed by the Company in connection with the proposed initial public offering of its equity shares with the Securities and Exchange Board of India, the Registrar of Companies, Karnataka at Bengaluru and the stock exchanges where the equity shares of the Company are proposed to be listed, as applicable.

All other capitalised terms not specifically defined in this policy shall have the same meanings ascribed to such terms in the Offer Documents.

A. Identification of material companies to be disclosed as group companies

Requirement:

As per the requirements of the SEBI ICDR Regulations, group companies include (i) such companies (other than the subsidiaries, if any, and the promoters) with which there were related party transactions, during the period for which financial information is disclosed in the Offer Document(s), as covered under the applicable accounting standards; and (ii) other companies as considered 'material' by the Board.

With respect to point (ii), companies (other than the companies covered under (i) above) which are identified based on the policy of materiality specified below, shall be disclosed in the Offer Documents.

Policy on materiality:

In addition to the companies covered in (i) above, for the purpose of disclosure in the Offer Documents, a company shall be considered material and shall be disclosed as a 'Group Company' if (a) such company is a member of the promoter group (in terms of Regulation 2(1)(pp) of the

SEBI ICDR Regulations); and (b) the Company has entered into one or more transactions during the most recent financial year (and any stub period, as applicable) in the restated financial information of the Company included in the Offer Documents which individually or in the aggregate, exceed 10% of the total revenue from operations of the Company for the most recent completed financial year as per the Restated Financial Information of the Company.

Information about Group Companies identified based on the above approach shall be disclosed in the Offer Documents in accordance with SEBI ICDR Regulations. If any company has been identified as group company under (ii) above, then the Company will have to take the same on record. Alternatively, if no company is identified as a group company under (ii) above, then the Company will have to take the same on record.

The relevant financial information of the Group Companies identified, based on the above approach, will be disclosed on the website of respective Group Companies in accordance with SEBI ICDR Regulations.

B. Identification of 'material' litigation (in addition to all criminal proceedings and actions by statutory/regulatory authorities)

Requirement:

As per the requirements of the SEBI ICDR Regulations, the Company must disclose the following outstanding litigation involving the Company, its directors and/or promoters (collectively "**Relevant Parties**");

- (i) all criminal proceedings (including matters at FIR stage where no/some cognizance has been taken by the court or notices received for criminal proceedings);
- (ii) all actions by regulatory authorities and statutory authorities;
- (iii) disciplinary action including penalty imposed by SEBI or stock exchanges against the promoters in the last five financial years preceding the relevant Offer Document including any outstanding action;
- (iv) claims related to direct and indirect taxes, in a consolidated manner, giving the number of cases and total amount involved in such cases. Additionally, all tax-related notices, orders, proceedings, findings/observations, penalties and claims breaching the materiality threshold should be disclosed; and
- (v) other pending litigations or arbitration proceedings - as per policy of materiality defined by the Board.

Further, as per the requirements of SEBI ICDR Regulations, the Company shall also disclose such outstanding litigation involving the group companies which has a material impact on the Company.

Pre-litigation notices received or sent by any of the Relevant Parties and group companies from/to third parties (excluding those notices issued by judicial / statutory / regulatory / governmental / tax authorities or notices threatening criminal action) shall, in any event, not be considered as litigation and accordingly not be disclosed in the Offer Documents until such time

that Relevant Parties or group companies, as applicable, are impleaded as a party in litigation proceedings before any judicial/arbitral forum.

Policy on materiality:

Other than litigations mentioned in points (i) to (iv) above, any other pending litigation involving the Relevant Parties would be considered 'material' for the purpose of disclosure in the Offer Documents, if:

- (i) the aggregate monetary claim made by or against our Relevant Parties (individually or in aggregate), in any such pending litigation/ arbitration proceeding is equal to or exceeds, to the extent quantifiable, the lower of (a) 2% of the turnover of our Company; or (b) 2% of the net worth of our Company, each as per the latest Fiscal included in the Restated Consolidated Financial Statements of our Company; or (c) 5% of the average of the absolute value of the profit/loss after tax as per the last three Fiscals included in the Restated Financial Information of our Company.
- (ii) all outstanding litigation, with a common cause of action and the aggregate of each of the claim amounts involved in outstanding litigation arising out of such common cause of action, exceed the amount as specified in (i) above.
- (iii) any other outstanding litigation, where the monetary impact is not quantifiable or lower than the threshold specified in (i) above, but an adverse outcome of which would materially and adversely affect the Company's business, prospects, operations, performance, financial position or reputation.

Any pending litigation involving the group companies, as identified in accordance with provisions of SEBI ICDR Regulations would be considered to have a 'material impact' on the Company for the purpose of disclosure in the Offer Documents, if an adverse outcome from such pending litigation would materially and adversely affect the business, operations, performance or financial position or reputation of the Company.

C. Identification of material creditors

Requirement:

As per the requirements of the SEBI ICDR Regulations, the Company shall make relevant disclosures in the Offer Documents and on the website of the Company for outstanding dues to creditors as follows:

- (i) based on the policy on materiality defined by the Board, details of the creditors which include the consolidated number of creditors and the aggregate amount involved;
- (ii) consolidated information on outstanding dues to micro, small and medium enterprises ("MSME") and other creditors, separately giving details of number of cases and amount involved will be disclosed in the Offer Documents; and
- (iii) complete details about outstanding overdues to material creditors along with the name and amount involved for each such material creditor shall be disclosed on the website of the Company with a web link thereto in the Offer Documents.

For outstanding dues to MSME and other creditors, the disclosure will be based on information available with the Company regarding the status of the creditors as MSME as defined under Section 2 read with Section 7 of the Micro, Small and Medium Enterprises Development Act, 2006, as amended, as has been relied upon by the statutory auditors in preparing their audit report.

Policy on materiality:

For identification of a material creditor, a creditor of the Company shall be considered to be material for the purpose of disclosure in the Offer Documents and the website of the Company, if amounts due to such creditor is equivalent to or in excess of 5% of the total trade payables of the Company as of end of the most recent financial period covered in the Restated Financial Information included in the Offer Documents.

GENERAL

It is clarified that the Policy is solely for the purpose of disclosure requirements prescribed under the SEBI ICDR Regulations with respect to the Offer Documents, and should not be applied towards any other purpose, including for disclosure of material information by listed entities pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

The Policy shall be without prejudice to any disclosure requirements, which may be prescribed under the Companies Act, 2013 and the rules thereunder or by SEBI and/ or such other regulatory, judicial, quasi-judicial, administrative or statutory authority with respect to listed companies or disclosure requirements as may be prescribed by SEBI through its observations on the Offer Documents, or additional disclosures that may arise on account of any investor or other complaints.

This policy shall be subject to review/changes as may be deemed necessary and in accordance with regulatory amendments from time to time.