

**IPO : Property Share Investment Trust REIT****April 2026****Snapshot**

PropShare Celestia is a scheme under Property Share Investment Trust, established in December 2025 as a small and medium real estate investment trust in India. It focuses on acquiring and managing high-quality commercial real estate assets, particularly the “Stratum @ Venus Grounds” property in Ahmedabad. The project spans over 2,07,838 sq. ft. and is fully occupied by a diversified tenant base, ensuring stable rental income. The scheme aims to generate consistent distribution yields for investors through structured cash flows. Backed by professional management and regulatory compliance, it offers an opportunity to invest in income-generating real estate assets.

Opening Date	Friday, April 10, 2026
Closing Date	Thursday, April 16, 2026
Price Band	Rs. 1000000 to Rs. 1050000 per share
Bid Lot	1 Shares
Issue Size	2330 shares (aggregating up to Rs. 245 Cr)
Fresh Issue	2330 shares (aggregating up to Rs. 245 Cr)
Registrar	Kfin Technologies Ltd.

Company Vision

The company’s vision is to become a leading platform in India’s real estate investment landscape by providing investors with transparent, accessible, and high-quality opportunities in income-generating commercial assets. It aims to deliver consistent and sustainable returns through disciplined asset selection, professional management, and strong governance practices. By leveraging market expertise and technology, the company seeks to enhance investor trust and broaden participation in real estate ownership. Its long-term focus is on building a diversified portfolio of premium properties, ensuring steady cash flows, and creating value for stakeholders while maintaining regulatory compliance and operational excellence.

Growth Prospects

The company’s growth prospects are supported by increasing demand for commercial real estate and the rising popularity of Real Estate Investment Trusts (REITs) in India. With a fully leased, income-generating asset and long-term tenant agreements, it ensures stable cash flows and predictable returns. The company can expand by acquiring additional high-quality properties, diversifying its portfolio across key cities, and benefiting from urbanization and corporate expansion. Strong occupancy levels and rental escalation clauses further enhance revenue visibility. Backed by professional management and regulatory support, the company is well-positioned to capitalize on growing investor interest in structured real estate investments.

Risk Assessment

The company faces risks related to real estate market fluctuations, which may impact property valuations and rental income. Dependence on a limited number of tenants increases the risk of revenue disruption in case of lease termination or vacancy. Changes in economic conditions, interest rates, and regulatory policies may also affect returns and investor sentiment. Additionally, as this is a relatively new investment scheme with no prior trading history, liquidity and price discovery of units remain uncertain. Operational risks, including property management and maintenance issues, could further impact performance, making consistent cash flow generation subject to various external and internal factors.