IPO FACT SHEET

IPO : Elevate Campuses Limited — September 2026

Snapshot

Elevate Campuses Limited, formerly known as Good Host Spaces Limited, is an education infrastructure and student accommodation company operating across India and the UAE. The Company owns and manages student accommodation campuses and K-12 school infrastructure, supporting educational institutions through accommodation, facilities management and related services. As of March 31, 2026, its owned portfolio comprised seven student accommodation campuses with 20,368 beds across six Indian cities, along with K-12 assets, while its managed portfolio covered 14 student accommodation campuses with 55,487 beds.

Opening Date	Wednesday, September 23, 2026
Closing Date	Friday, September 25, 2026
Price Band	Rs. 343 to 362 per share
Bid Lot	41 Shares
Issue Size	5,80,11,049 shares (aggregating up to Rs. 2100 Cr)
Fresh Issue	5,80,11,049 shares (aggregating up to Rs. 2100 Cr)
Registrar	Kfin Technologies Ltd.

Company Vision

Elevate Campuses Limited aims to create inclusive educational communities by providing modern student accommodation and K-12 infrastructure that support student wellbeing and holistic development. Its approach combines asset ownership, professional management, technology-enabled services and strategic partnerships with educational institutions. By offering accommodation, dining, security, recreational facilities, campus services and quality school infrastructure, the Company intends to support students throughout their educational journey, from pre-primary education to post-graduate studies, while expanding its presence across education-focused markets in India and internationally.

Growth Prospects

Elevate Campuses Limited operates in student accommodation and education infrastructure segments that the RHP identifies as having significant growth potential. The Company states that the Indian student accommodation market remains under-served, with increasing private higher-education enrolment, urban migration and private-sector investment supporting demand. Its student accommodation portfolio has expanded through both owned and asset-light managed models. The Company also plans to expand its K-12 Assets portfolio through proposed acquisitions and strategic partnerships. Its stated growth strategy includes acquisitions, development, asset repositioning and collaborations with educational institutions. The Company believes its existing scale, operating capabilities and institutional relationships provide opportunities to expand capacity and geographic presence.

Key Financials

Amount in cr.	FY2026	FY2025	FY2024
Assets	5,773	2,421	2,105
Total Income	603	394	363
Profit After Tax	174	50	40
EBITDA	545	256	220
NET Worth	956	700	656
Reserves and Surplus	947	698	654
Total Borrowing	4,121	1,207	985

Risk Assessment

Elevate Campuses Limited faces risks associated with the education infrastructure and student accommodation sectors. Changes in the education sector, including cyclical or structural developments, could affect enrolments, occupancy, revenues and cash flows. The Company also operates in a competitive market where alternative accommodation providers may offer different pricing or services, potentially affecting occupancy. Its business depends on relationships and agreements with educational institutions, and adverse developments affecting major partner institutions could reduce student demand and accommodation occupancy. Expansion through acquisitions and greenfield development may involve execution, regulatory, financing and integration risks. In addition, the capital-intensive nature of owned assets may increase financial requirements and exposure to operating conditions.