

Date: May 5, 2026

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| To, BSE Limited Listing Dept. / Dept. of Corporate Services, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001. Security Code: 544176 Security ID : AADHARHFC | To, National Stock Exchange of India Limited Listing Dept., Exchange Plaza, 5th Floor, Plot No. C/1, G. Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051 Symbol: AADHARHFC |
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Kind Attn.: Listing Corporate Relationship Department

Sub:- Investor Presentation on the Audited Standalone and Consolidated Financial Results for the year ended March 31, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith a copy of the Investor Presentation of the Company on the Audited Standalone and Consolidated Financial Results for the year ended March 31, 2026.

The Investor Presentation may also be accessed on the website of the Company at: <https://aadharhousing.com/investor-relations/investor-meet-presentation>

The details of conference call scheduled on Tuesday, 5th May, 2026 at 16:15 Hrs (IST) have already been intimated.

The above is for your information, records and dissemination please.

Thanking you.

For Aadhar Housing Finance Limited**Harshada Pathak**
Company Secretary and Compliance Officer
ACS: 19534



GHAR BANEGA, TOH DESH BANEGA.

Aadhar Housing Finance Limited

Investor Presentation **FY26**



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This Presentation has not been approved and will not or may not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India. No part of this document should be considered as a recommendation that any investor should subscribe to or purchase securities of any member of the Group and should not form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. This document is not financial, legal, tax, investment or other product advice. To the extent permitted by law, the Group and their respective directors, employees, advisers and representatives disclaim the liability (including without limitation any liability arising from negligence or otherwise) for any loss or damage whatsoever, which may arise by placing reliance on anything contained in or omitted from or otherwise arising in connection with this Presentation.

This Presentation contains statements of future expectations and other forward-looking statements, including those relating to general business plans and strategy of the Company and the Group, the future outlook and growth prospects, market opportunities and business profitability, and future developments of the business and the competitive and regulatory environment, which involve known and unknown risks, uncertainties and assumptions that are difficult to predict. These statements include descriptions regarding the intent, belief or current expectations of the Company or its officers with respect to the consolidated results of operations and financial condition, and future events and plans of the Company and the Group. These statements can be recognised by the use of words such as - “expects,” “plans,” “will,” “estimates,” “projects,” “marks,” “believe,” “aim,” “anticipate,” “continue,” “could,” “intend,” “may,” “objective,” “goal,” “plan,” “potential,” “project,” “pursue,” “shall,” “should,” “will,” “would,” or other words or phrases of similar meaning or import, or similar expressions or variations of such expressions. Such forward-looking statements are not guarantees of future performance and involve risks and uncertainties and actual results, levels of activity, performances, achievements or events may differ from those expressed or implied in the forward-looking statements or other projections, as a result of various factors, uncertainties and assumptions, including but not limited to future changes or developments in the business, fluctuations in earnings, price fluctuations, actual demand, exchange rate fluctuations, competition, environmental risks, ability to implement strategies and initiatives and respond to technological changes, ability to manage growth, any change in legal, financial and regulatory frameworks, including any material changes in the regulations governing the Company’s business, political risks, economic and social conditions, including economic growth in India and performance of the Indian economy and economies of various international markets, micro and macro geo-political issues and other factors beyond the Company’s control. There may be additional material risks that are currently not considered to be material or of which the Company or its representatives are unaware. Neither the Company, its affiliates, advisors, representatives, any of their respective affiliates or any such person’s officers or employees guarantee that the assumptions underlying such forward-looking statements or management estimates are free from errors nor does any of such persons accept any responsibility for the future accuracy of the forward-looking statements contained in this Presentation or the actual occurrence of the forecasted developments. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the management of the Company on future events. The Company does not undertake to make any announcement in case any of these forward-looking statements become materially incorrect in future or update any forward-looking statements made from time to time by or on behalf of the Company, and any reliance placed on this Presentation by any person for its investment strategy shall be at his own risk. This Presentation also contains certain financial and operational information relating to the Group that is based on management estimates. These estimates are based on management’s past experience and subjective judgment, and the manner in which such estimates are determined may vary from that used for the preparation and Presentation of similar information provided by other companies engaged in the similar industry in India and globally. The Company does not assume any responsibility to amend, modify or revise any forward-looking statements, on the basis of any subsequent developments, information or events, or otherwise, or in any manner otherwise notify the recipient if information, opinion, projection, forecast or estimate set forth herein, changes or subsequently becomes inaccurate.

This Presentation contains certain information from financial year 2022 onwards which is aggregated based on the Company’s audited or, unaudited and limited reviewed historical financial information. Such financial information may be subject to certain adjustments during the course of audit/review and the audited/ reviewed financial statements of the Company, and may differ from those contained in this Presentation. Further, such financial information has been adjusted for representation purposes and may not be presented in accordance with the applicable accounting standards. Such information has been used by the Company solely as a supplemental measure of the Company’s performance.



PERFORMANCE SNAPSHOT



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Aadhar Housing Finance FY26 Key Highlights

AUM
₹ 305,713 Mn +20%



Disbursements
₹ 95,557 Mn +17%

PAT
₹ 11,083* Mn +22%



ROA
4.4%* +7 bps

GNPA
1.08% +3 bps



Spread
5.8% +13 bps

*Excluding impact of new labour code arising out of past service cost of ₹159 Mn (Net of tax ₹124 Mn).



Aadhar Housing Finance FY26 Key Highlights

HFC focused on low-income housing segment in India, with a seasoned business model and digital focus

SCALE



INR 306 bn

Mar-26 AUM
(100% Secured Retail Book)

ASSET QUALITY



1.08%

GNPA (Mar-26)

DISTRIBUTION



INR 96 bn

FY26 Disbursements

LIABILITY PROFILE



**Rating Upgrade
AA+ / Stable**

CARE rating



INR 11.1* bn FY26 PAT

INR 75 bn Net worth



c.60%

LTV¹ (Mar -26)



626

Branches² (Mar-26)



**42 Borrowings
Relationships**

Diversified



336k

Live accounts (Mar -26)



c.55%

AUM to salaried customers
(Mar-26)



22

States & UTs (Mar-26)



Positive ALM

Across all buckets (Mar-26)

*Excluding impact of new labour code arising out of past service cost of ₹159 Mn (Net of tax ₹124 Mn).
Note: 1.LTV on Gross AUM on outstanding basis; 2. Branches including offices are 638.



FINANCIAL PERFORMANCE



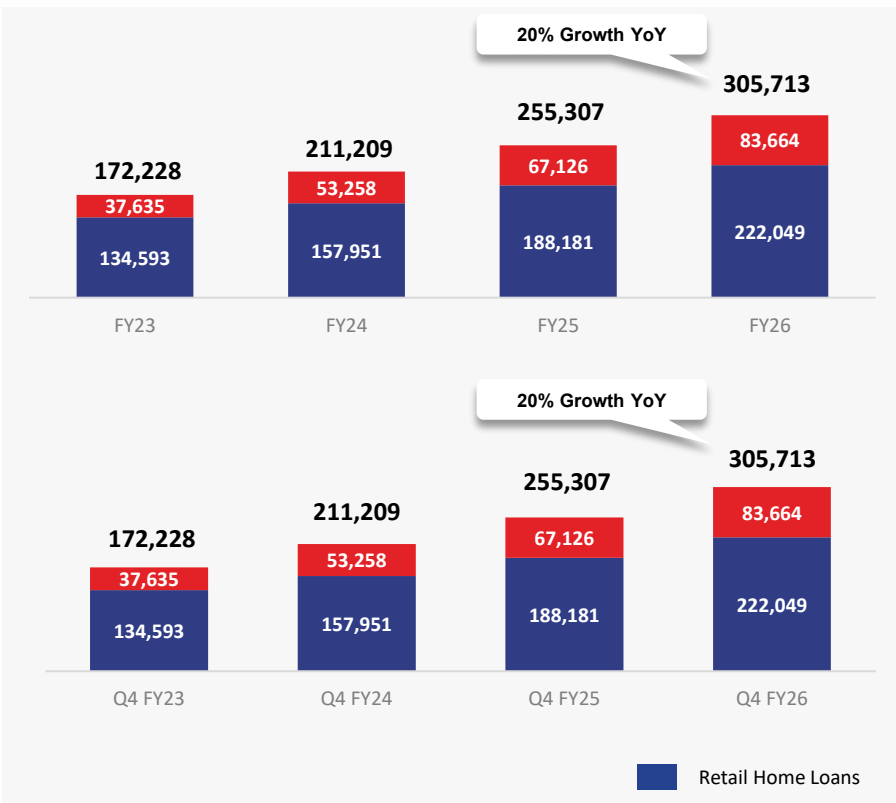
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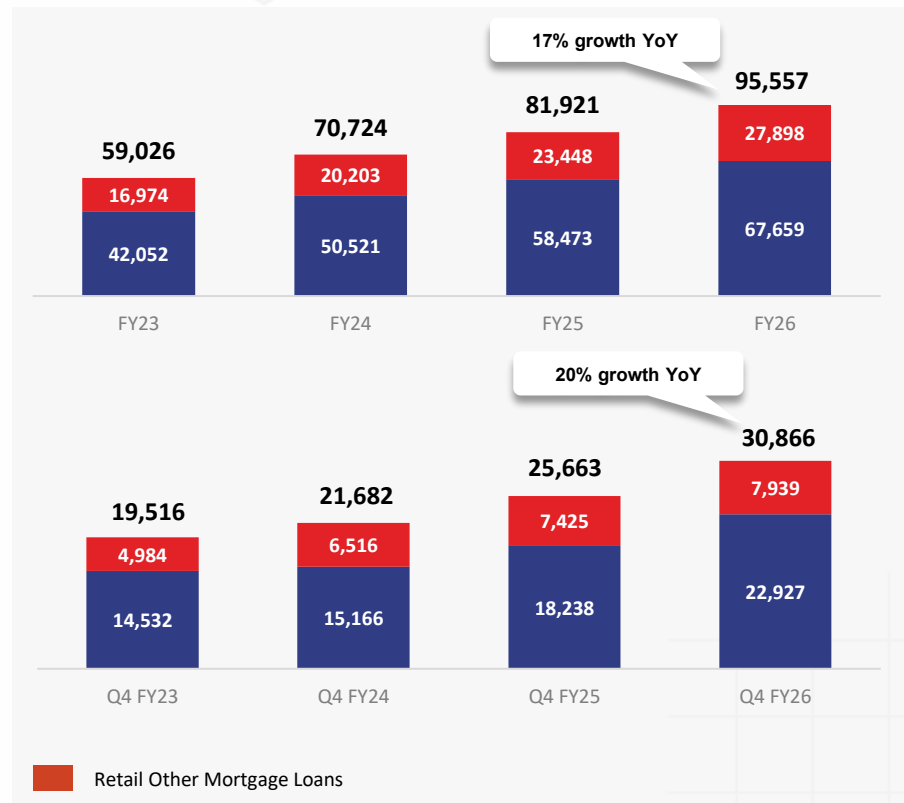


Strong Growth in AUM and Disbursements

AUM – By Product (INR Mn) : Growth of 20% in FY26 YoY



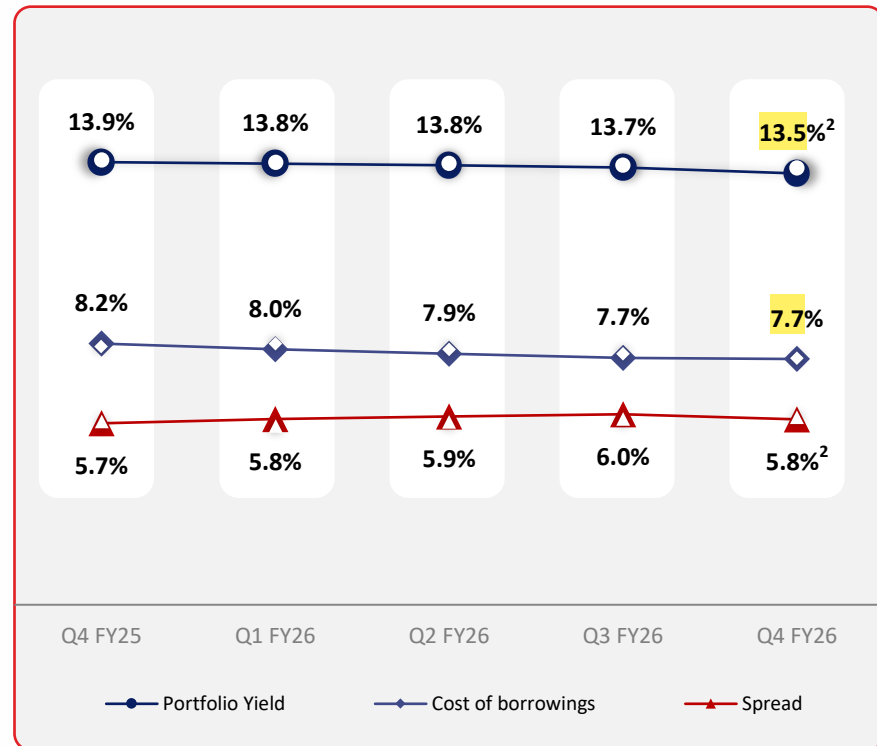
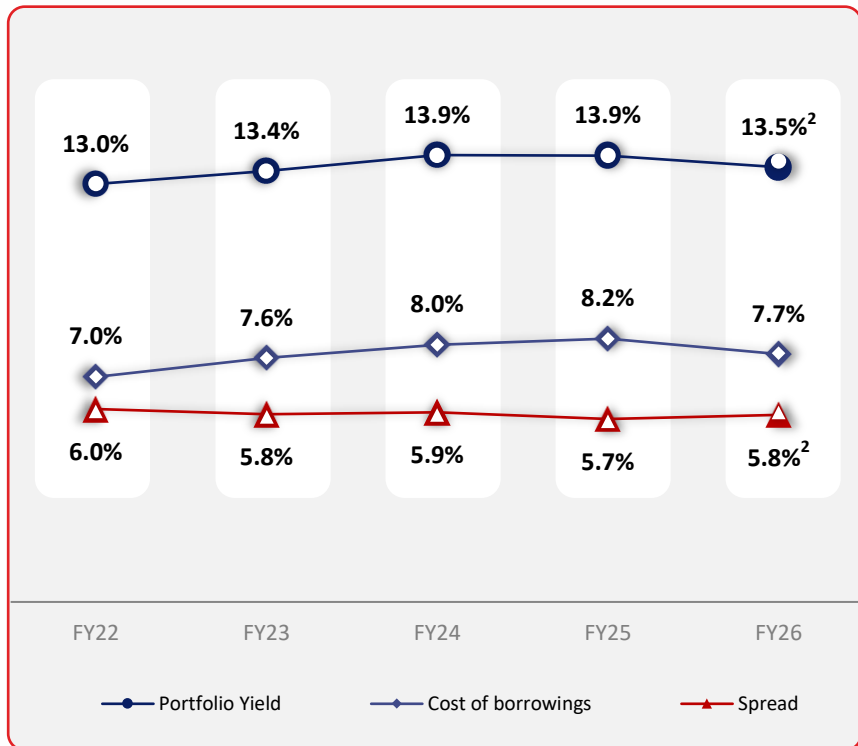
Disbursement – By Product (INR Mn) : Growth of 20% in Q4 FY26 YoY





Stable Spreads Maintained Across Cycles

Yields, Cost of Borrowings and Spreads (%) ¹: Spread increased by 13 bps in FY26 YoY



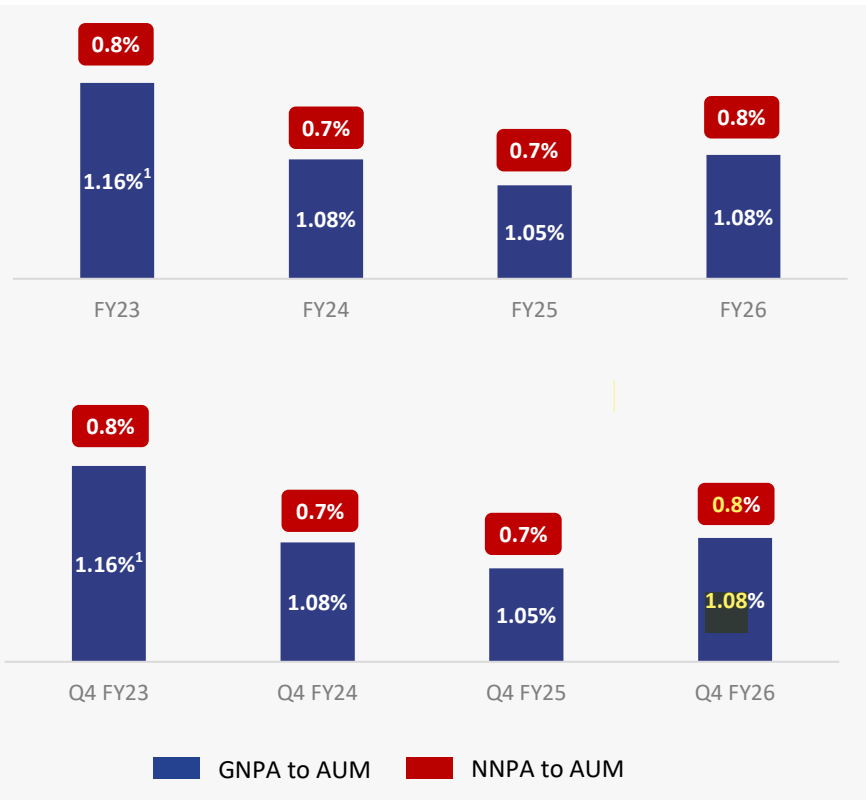
1 . Portfolio Yield/Cost of borrowings as at period end.

2. 15 BPS PLR reduction w.e.f Feb'26 .



Stable Asset Quality and Consistent Improvement in Efficiency

Asset Quality Metrics – GNPA to AUM maintained in FY26



Cost to Income – Improved by 55bps in FY26 on YoY basis



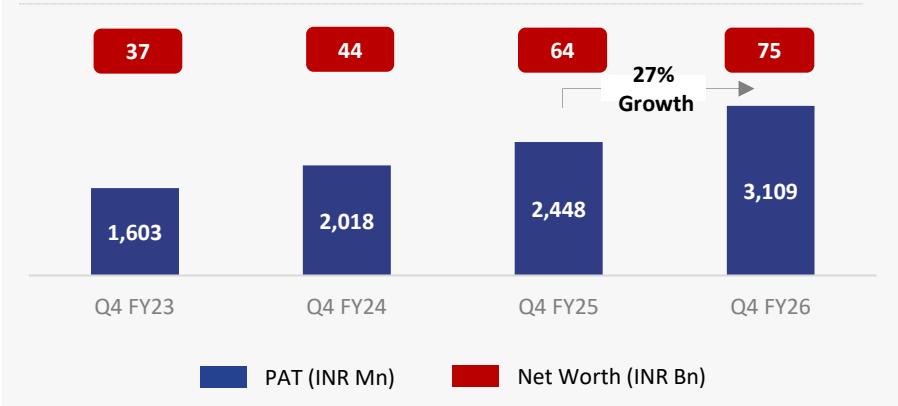
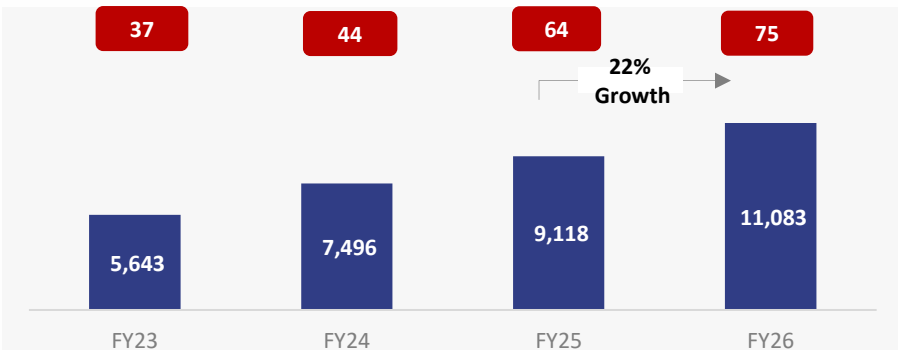
1. Includes 0.04% NPA <= 90 DPD which have been classified as per the RBI circular dated 12th November 2021 respectively.

2. Included in manpower cost is ₹135 Mn related to fresh ESOPs granted in January 2026. (Cost to Income without ESOP cost is 35.0% in Q4 FY26 and 35.3% in FY26).

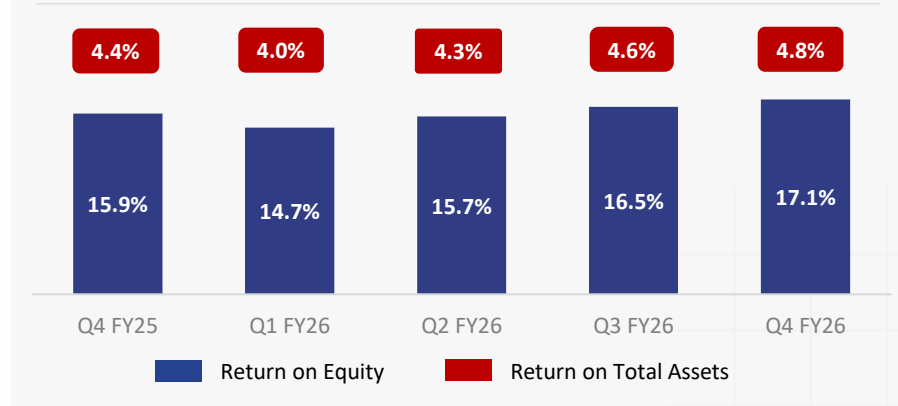
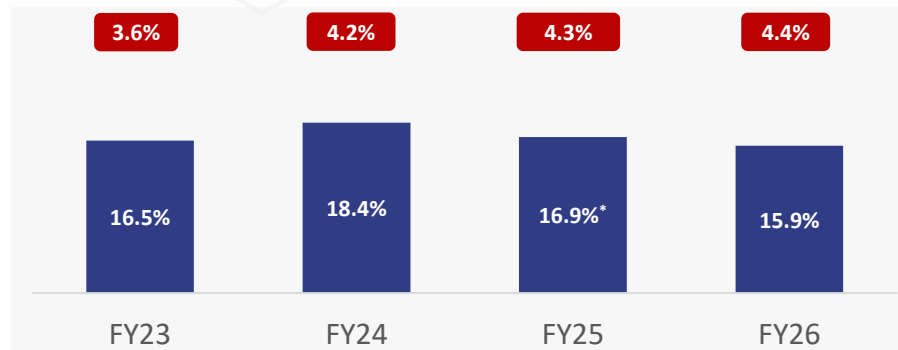


Strong Profitability and Returns

Profit after Tax Increased by 22% in FY26 on YoY basis



Consistent Increase in Return Ratios



*Networth and ROE as on 31 March 2025 includes IPO primary portion of Rs 1000 Crs (Gross), ROE = Profit after tax / Average Equity (Opening equity + closing equity for the respective period / 2
 Note: Before exceptional items for Q3 FY26 and FY26.

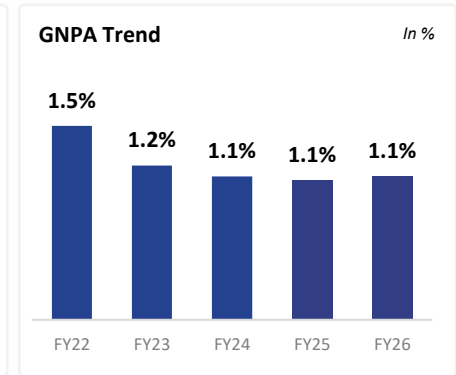
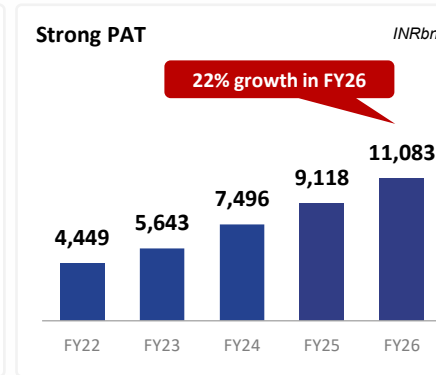
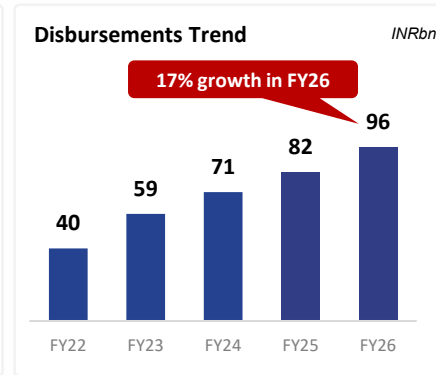
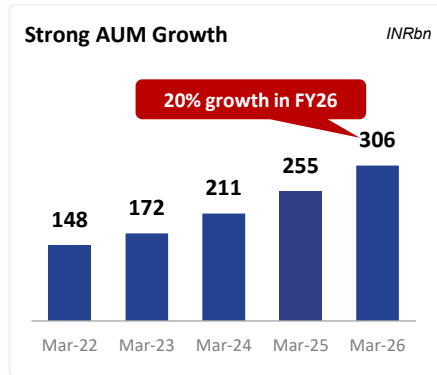


COMPANY OVERVIEW



Introduction to Aadhar Housing Finance

- 1** HFC focused on low-income housing segment with ticket size less than INR1.5mn, with an AUM of **INR306bn**
- 2** 100% secured retail loan book
- 3** Granular portfolio skewed towards **Salaried** customers; Average ticket size of **INR1.1mn**
- 4** Pan-India presence with **626** branches covering **552** districts across **22** states and union territories; serving **c.336k** live accounts
- 5** 42 lender relationships with a diversified borrowing base
- 6** **Technology** enabled business model across functions
- 7** Highly profitable franchise delivering **c.26% PAT CAGR¹** and **4.4%* RoA**
- 8** Experienced, cycle-tested and professional management team with **strong corporate governance**



Note: 1. CAGR of PAT before exceptional items from FY22 to FY26

*Excluding impact of new labour code arising out of past service cost of ₹159 Mn (Net of tax ₹124 Mn)



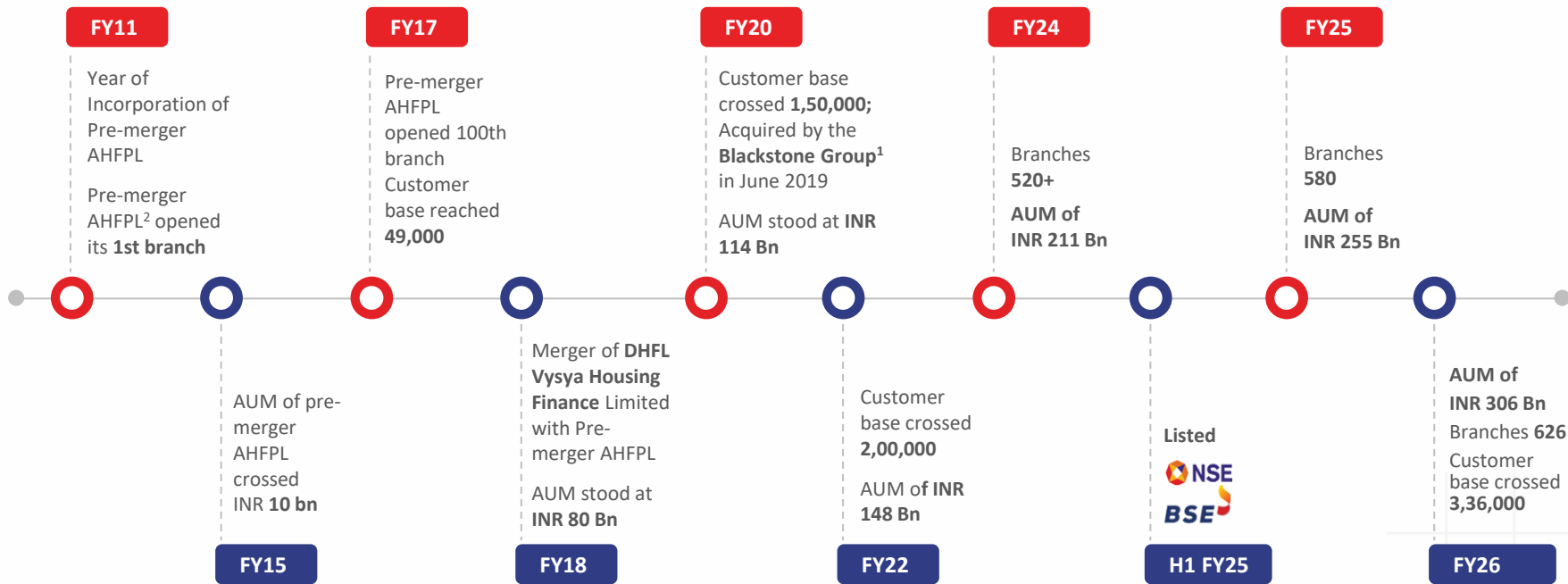
Aadhar Housing Finance – Value Proposition





Key Milestones

Seasoned business model showcasing strong resilience across business cycles



Note: 1. Through BCP Asia II Holdco VII Pte. Ltd., an affiliate of Blackstone; 2. Pre-merger AHFPL refers to the entity incorporated as 'Aadhar Housing Finance Private Limited' at Mumbai, Maharashtra as a private limited company under the Companies Act, 1956, pursuant to a certificate of incorporation dated May 3, 2010, issued by the Registrar of Companies, Maharashtra at Mumbai and which commenced its operations in February 2011. Aadhar Housing Finance Private Limited was later converted into a public company on September 3, 2013 and was merged into our Company in 2017 pursuant to a scheme of amalgamation approved by the National Company Law Tribunal, Bengaluru Bench at Bengaluru, vide its order dated October 27, 2017.

Highly Experienced Board of Directors



Raj Vikash Verma,

Independent Director & Non- Executive Chairman

40 years of work experience across Banking, Finance, Mortgage and Real Estate Sector, including Regulatory bodies

Previously worked with RBI, NHB, CERSAI, PFRDA, etc.



Dr. Punita Kumar Sinha,

Independent Director

Founder of Pacific Paradigm Advisors

Serves on the boards of Tata Capital, Ventive Hospitality, etc.



Mukesh Mehta,

Non Executive (Nominee) Director

Serves as Senior MD, CIO, Blackstone Advisors India

Serves on the board of International Gemmological Institute, VFS Global, R Systems International, PGP Glass, TaskUs, AGS Health, etc.



Deo Shankar Tripathi

WTD¹ and Executive Vice Chairman

Previously acted as MD & CEO of the Company

Named in “101 Top Most Influential BFSI Leaders” by ET Now in 2020



Sharmila A. Karve,

Independent Director

Previously associated with Price Water House Coopers as a Partner

Serves on the boards of EPL, Syngene International, etc.



Amit Dixit,

Non Executive (Nominee) Director

Serves as Senior MD, Head of Asia, Blackstone Advisors India

Serves on the board of several Blackstone portfolio companies



Prateek Roongta,

Non Executive (Nominee) Director

Serves as MD, Blackstone Advisors India

Serves on the board of ASK Investment Managers, International Gemmological Institute, Fino Payments Bank, etc.



Rishi Anand,

Managing Director and CEO

30 + years of work experience across a diverse spectrum of functions and businesses in the financial services space

Previously worked with ICICI Bank, GE Money, AIG, Reliance etc.

Seasoned Management Team



Rishi Anand,
Managing Director and CEO

- 30 + years of work experience across a diverse spectrum of functions and businesses in the financial services space
- Previously worked with ICICI Bank, GE Money, AIG , Reliance etc.



Rajesh Viswanathan,
Chief Financial Officer

- Several years of experience in accounting, finance, strategy, planning, taxation, treasury, and investor relations
- Previously worked with Bajaj Finance, Bajaj Allianz Life Insurance, KPMG, etc.



R. Anil Kumar Nair, *Chief Operating Officer*

- Master's in Business Administration from Sikkim Manipal University
- Previously worked with Onida, ICICI Bank and Aspire Home Finance Corporation¹



Madhur Bhatnagar, *Chief Recovery & Collections Officer*

- Nearly 20 years of diverse experience in Sales, Credit, and Collection across various industries and products
- Previously worked with Magma Fincorp Ltd, Bajaj Auto Finance Ltd, Bharti Axa Life Insurance, Reliance Capital Ltd, and ICICI Bank Ltd.



Haryyaksha Ghosh, *Chief Data Officer*

- Experienced in the sectors of data science and IT
- Previously worked with Infosys Technologies, Mindwave Solutions, Network 18 Media & Investments, etc.



Vinod Nair, *Chief Human Resources Officer*

- Associated with AHFL since 1st October 2024
- Seasoned HR leader with 25 plus years of experience, Prior to AHFL he was associated with Mahindra Finance, CMS Computers Limited and Datamatics Group



Anmol Gupta, *Chief Treasury Officer*

- Several years of experience in financial operations, preparing budgets, financial reports
- Previously worked with BHW Home Finance, Deutsche Bank and CIMMYT-India



Nirav Shah, *Chief Risk Officer*

- Several years of experience in implementing risk management systems across business units & maintaining a strong integrated risk management
- Previously worked with Tata Capital Housing Finance, etc.



Pratik Jariwala, *Chief Compliance Officer*

- Over 15 years of experience in governance, risk, and control across banking and financial services
- Previously associated with Kotak Mahindra Bank, IDFC First Bank, and CRISIL



Harshada Pathak, *Company Secretary & Compliance Officer*

- 18 years of experience working in compliance and secretarial departments
- Previously worked with Volkswagen Finance, Mahindra & Mahindra Financial Services and Essar Investments



Sharad Jambukar, *Chief Information Technology Officer*

- Seasoned IT leader with 21+ years of experience driving technology strategy and transformation in the BFSI sector
- Previously held leadership roles at SBI Capital Markets (VP & Group Head - IT), L&T General Insurance (Head of IT), and worked with L&T Finance, ICICI Bank, and others



BUSINESS OVERVIEW

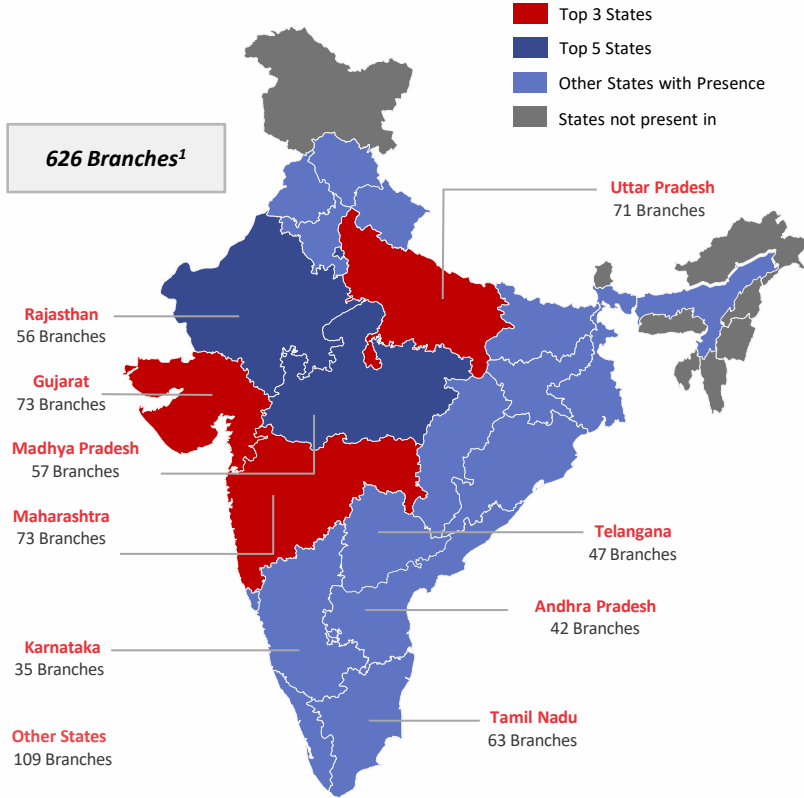


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Pan-India Presence

Distribution Network

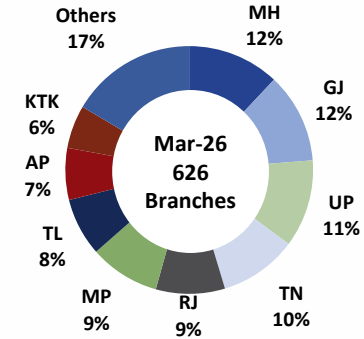


Note: UP = Uttar Pradesh, MP = Madhya Pradesh, MH = Maharashtra, TN = Tamil Nadu, GJ = Gujarat, RJ = Rajasthan, KTK = Karnataka, TL = Telangana, AP = Andhra Pradesh.

1. Branches including offices are 638.

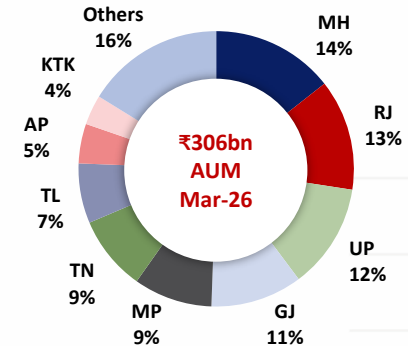
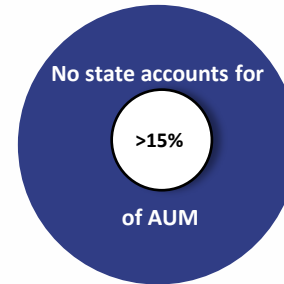
Branch Distribution

By State (March 31, 2026)



State wise AUM

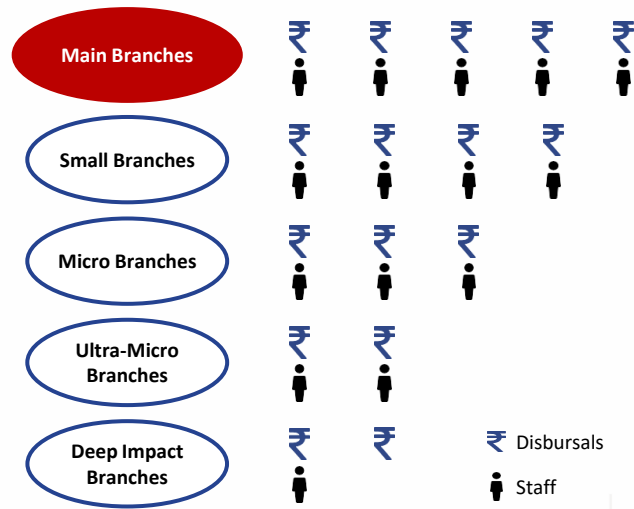
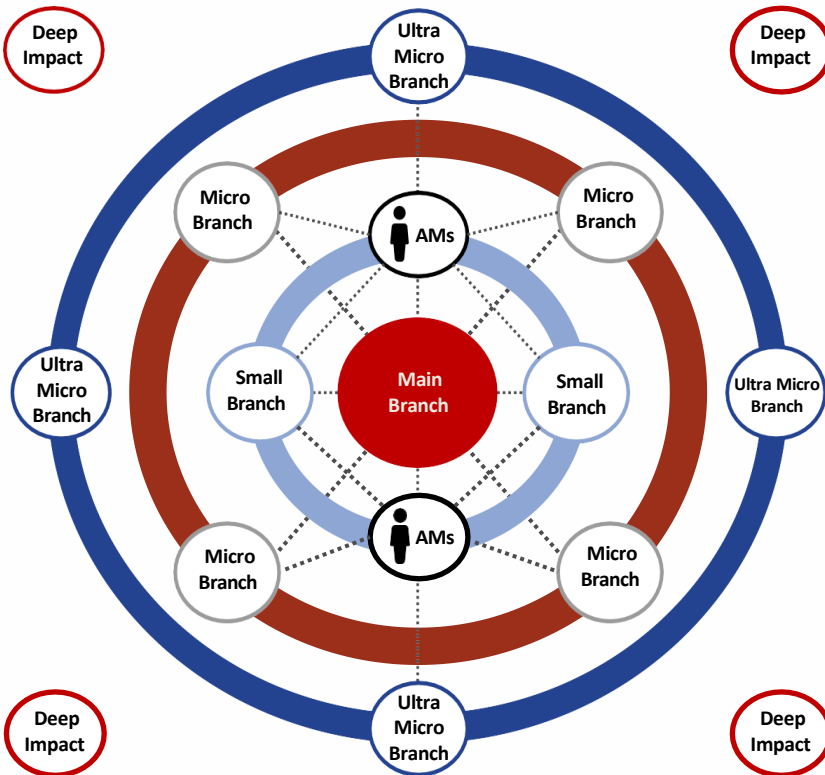
Diversified presence with a focus on cost control





Distribution Strategy

Agile branch network with each location catered to by an appropriate branch size, helping keep Opex in control

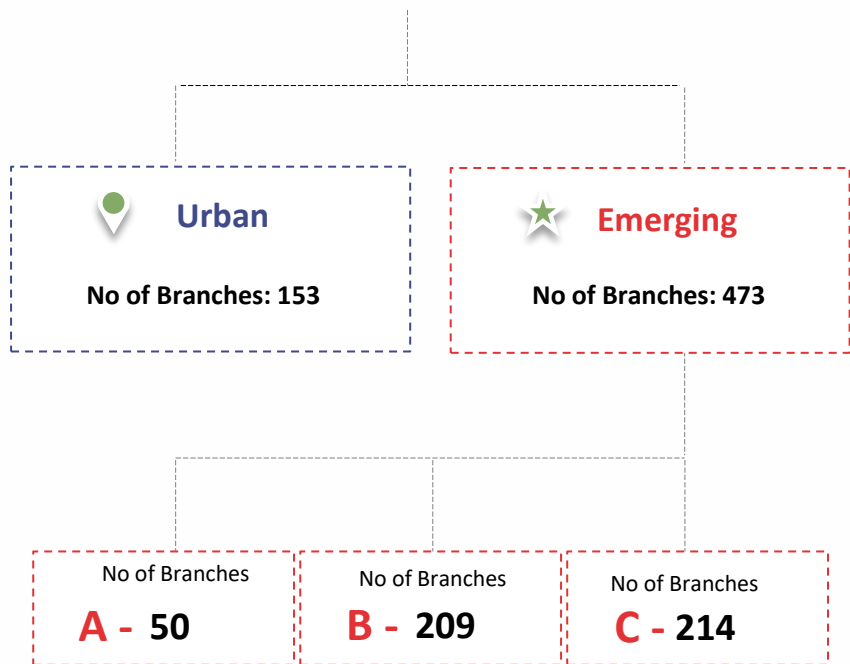


Aadhar Mitra's in non-allied industries (Vegetable vendors, Cement dealers, Saloon's etc.)

Deep Impact branches are being opened in remote locations with an aim to cater to the housing needs of customers in tier 4 and tier 5 towns in India

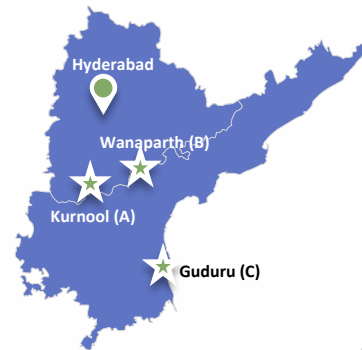


Distribution Strategy

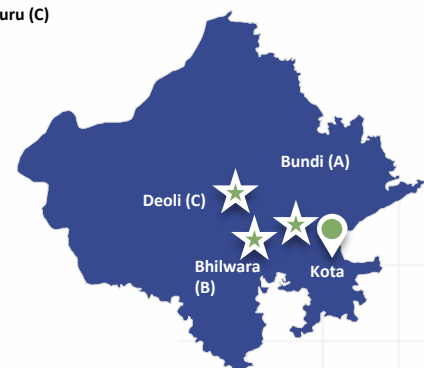


Branch Breakup: Examples

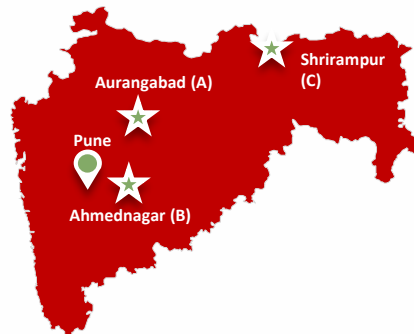
APTL (Andhra Pradesh / Telangana)



Rajasthan



Rest of Maharashtra



Comprehensive Credit Assessment Process

Credit Underwriting

Centralized processing at regions –Salaried Customers

- Regional processing units to process applications for salaried customers
- Ensures standardisation, cost optimization and better turn-around time

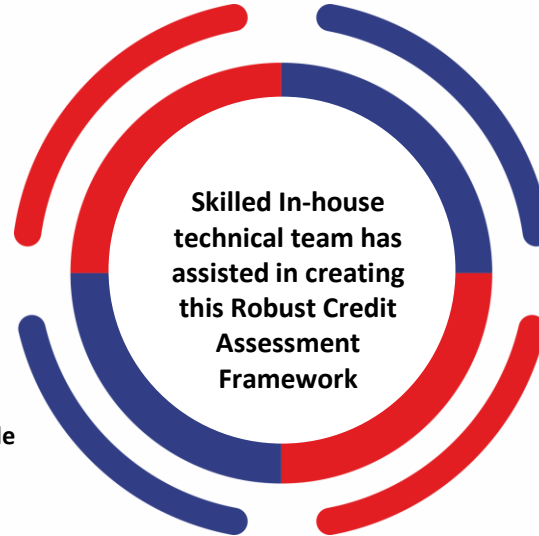
Decentralized processing – other customers

- Branch led processing through credit managers
- On-ground verification of business and income
- Analysis of expected cash flow of customer's business

Legal Due Diligence

Loan documentation, builder due diligence, title checks

- Inhouse legal team and empaneled lawyers verify documents; ensure that the property is legally enforceable
- Reports prepared by empanelled lawyers reviewed by in-house legal team



Risk Containment Unit

File screening, field investigation, document verification

- RCU screens every loan application and supporting document
- Suspicious documents sampled and verified at source

Technical Due Diligence

Activities

- Site visits, technical evaluation of properties and the periodical review of construction projects

Multiple opinions sought in specific cases

- Technical assessments through in-house engineers
- For properties above a certain threshold, additional valuation from independent third parties

Assessment of property valuation

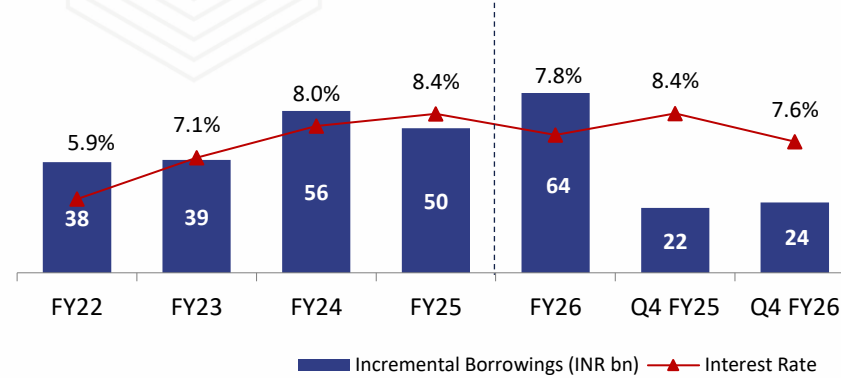
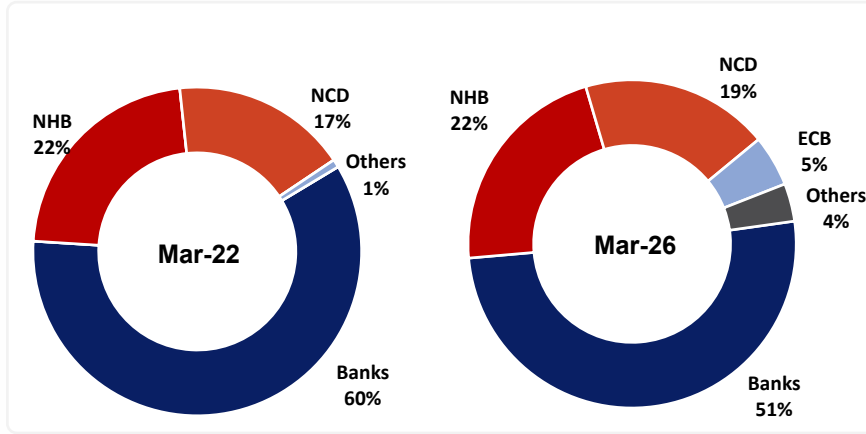
- Done by in-house technical team of civil engineers

Post-disbursement sampling

- ~5% of the properties mortgaged in each quarter are re-valued to review the variance in valuation
- Cases of variance are examined for taking remedial actions

Diversified Funding Sources

Increasing focus on diversifying borrowings



Banks

Mutual Funds

NHB

DFI

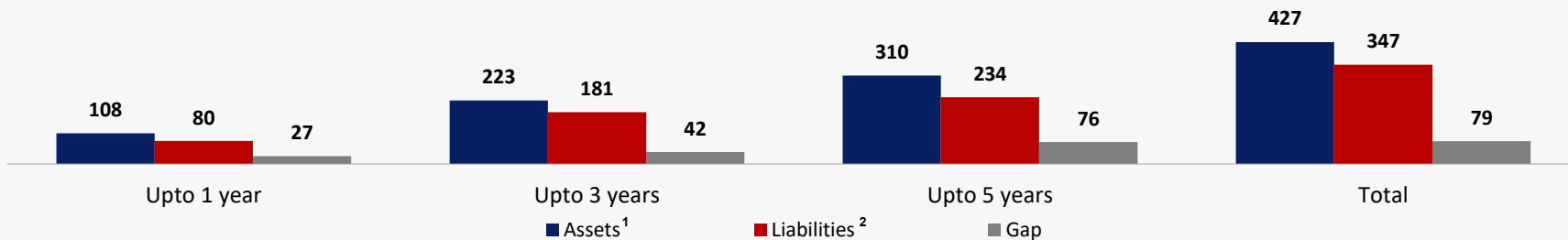
Note: 1. Interest rate for incremental borrowing. Represents weighted average rate of interest on fresh borrowings in the relevant year or period.



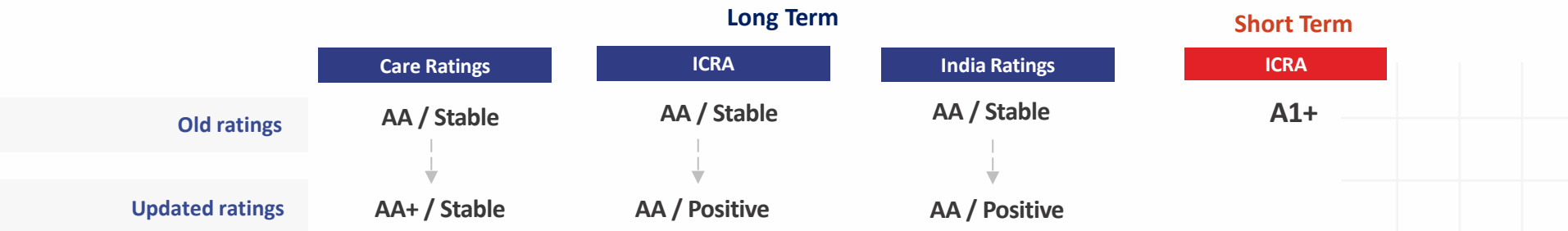
Positive ALM Position Across Buckets

Asset Liability Management – INR bn (as on Mar-26)

73% of Gross AUM and 76% of borrowings have floating interest rates



High-level of Ratings Across Tenures from Leading Rating Agencies



Note: 1. Assets represents cash and cash equivalents, other bank balances, housing and other loans, investments, and receivables and other financial assets; 2. Liabilities represent trade payables, debt securities, borrowings (other than debt securities), deposits, subordinated liabilities and other financial liabilities. The above asset maturity profile is calculated based on historical customer behaviour on the loan assets.

Social Objectives at the Core of the Business



E
Home Aspirations



S
Socially Inclusive



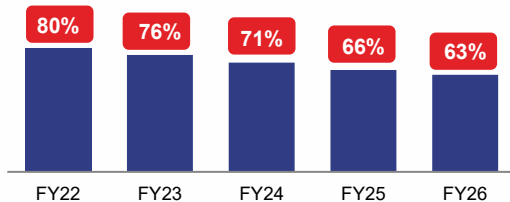
G
Governance

Portfolio focused on EWS / LIG segments

63%

Gross AUM with EWS/LIG customers

AUM focused on EWS / LIG Customers



Overview of various CSR activities

Aadhar Mitras / Mahila
Aadhar Mitras

Incentive based representative model

Aadhar Kaushal –

Skill development for youth from the underserved segment

Aadhar Aangan

Ensuring nutrition, early childhood education and care

Aayushman Aadhar

Supporting healthcare infrastructure with health camps

Blackstone, a leading investment firm, with total AUM of US\$1.3 trillion¹, is the promoter²

Strong set of Independent Directors

Constantly ***strengthening corporate governance – 3 Independent Directors***

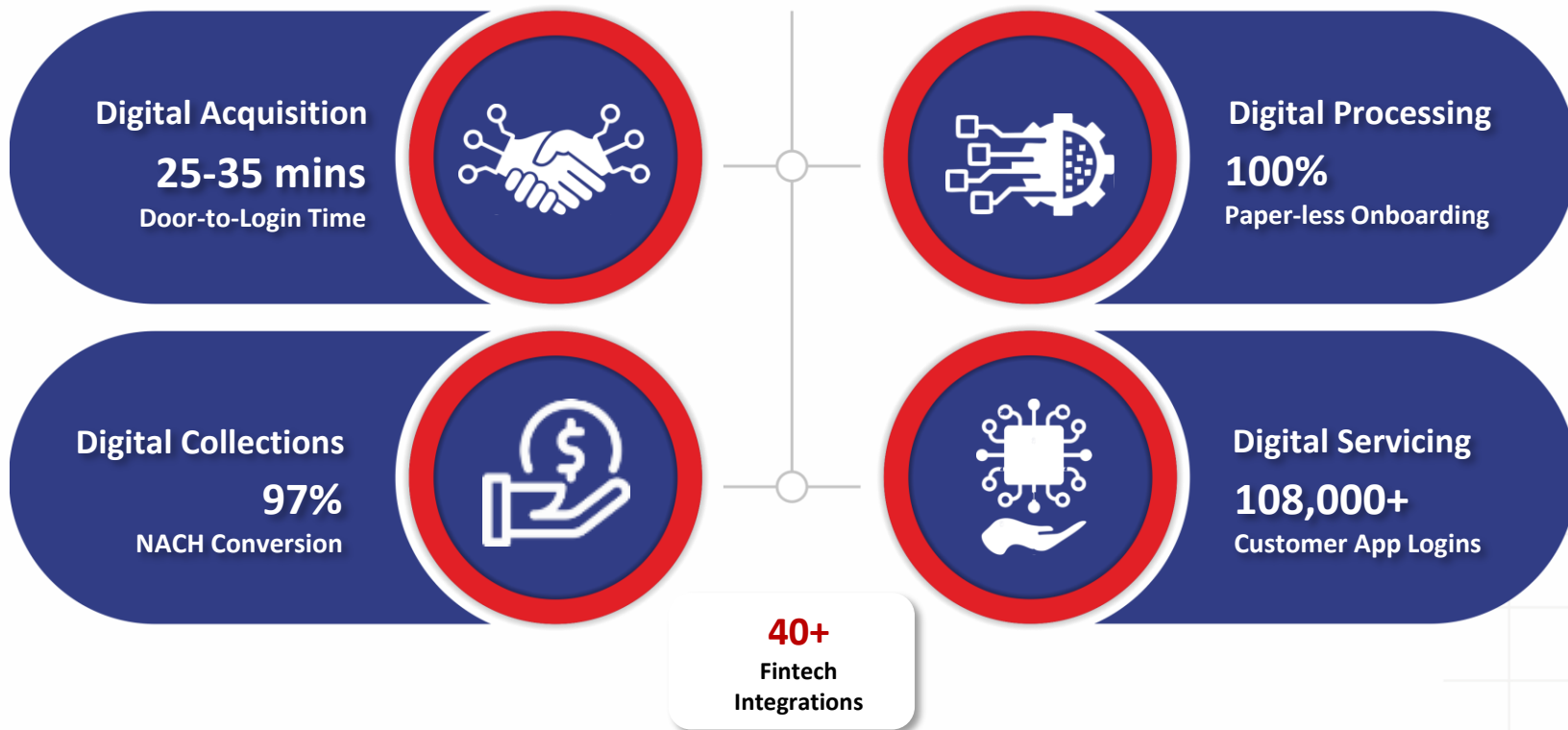


TECH CAPBILITIES





End-to-End TCS-Enabled Core System



Business Transformation through Data Science (AI / ML)



Credit Risk Underwriting

- Application scorecards for credit underwriting
- Automatic rejection of non-creditworthy loan applicants



Collections Analysis

- Predictive analytics to identify high risk customers
- Segmentation into customer cohorts as Red-Amber-Green (“RAG”) to improve collections efficiencies



Branch Opening

- Transformational branch opening strategy driven by geo-spatial analytics
- GenAI integrations, RPA & BI Cockpits help in faster data processing, quicker decision making & shorter time to action



Risk Based Pricing

- Integrate credit risk underwriting scorecards with risk-based pricing to “right-price” risk
- Automation to eliminate human bias, lower TATs, improve underwriting efficiencies & approval rates



Customer Retention

- Mitigate outward balance transfers while maintaining ROI premiums
- Integrate RAG segmentation to aid retention decisioning
- Identify refinancing opportunities to amplify yields



Asset Quality & Risk Management

Strengthening risk analytics with cutting-edge AI/ML to elevate credit underwriting precision, mitigate emerging risks and optimize collections efficiency



Operational Efficiencies & Business Excellence

Increasing operational efficiencies by integrating business processes with data science like branch opening



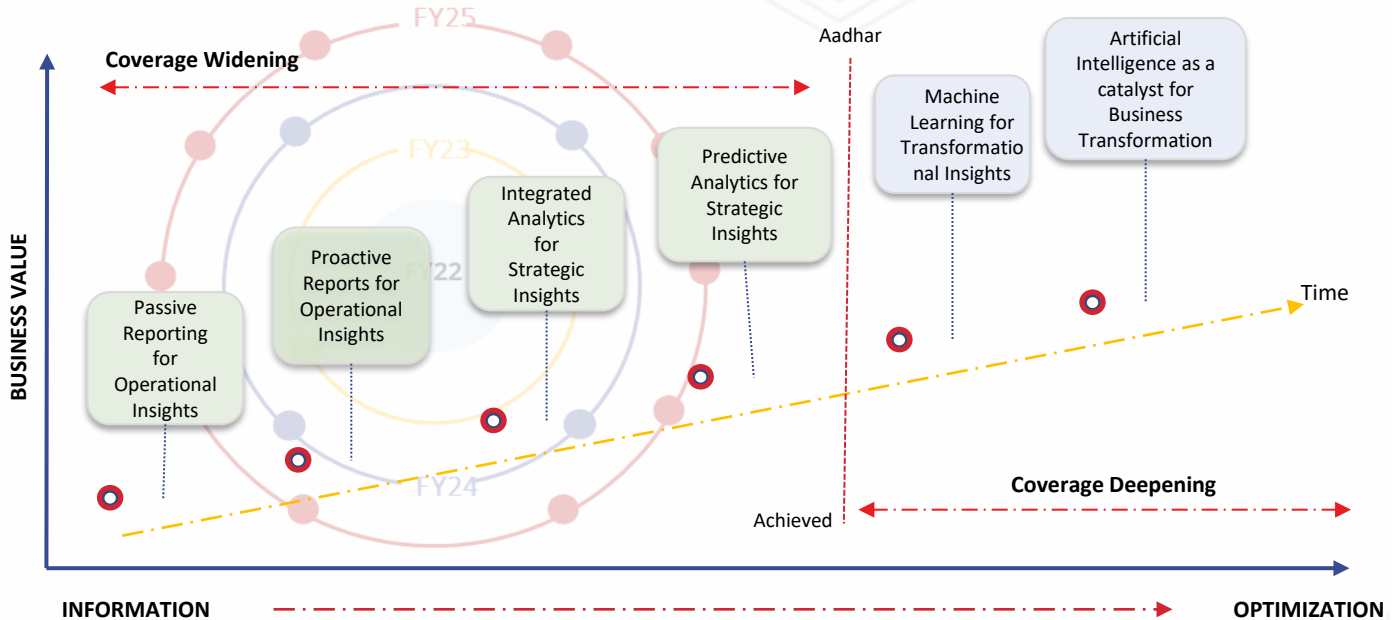
AUM Retention & Amplifying Yields

Automating risk-based pricing for higher approval rates, emphasizing on AUM retention and yield amplification by mitigating outward BT through data-driven strategies



Data & Analytics Maturity: The Growth Multiplier

- FY25**
 - Business
 - Product
 - Operations
 - FP&A
 - Treasury
 - RCU
 - Hindsight
 - Legal
 - Marketing
 - HR
- FY24**
 - Collection
 - Credit
 - Retention
 - Finance
- FY23**
 - Risk
 - Internal-Audit



Data Maturity

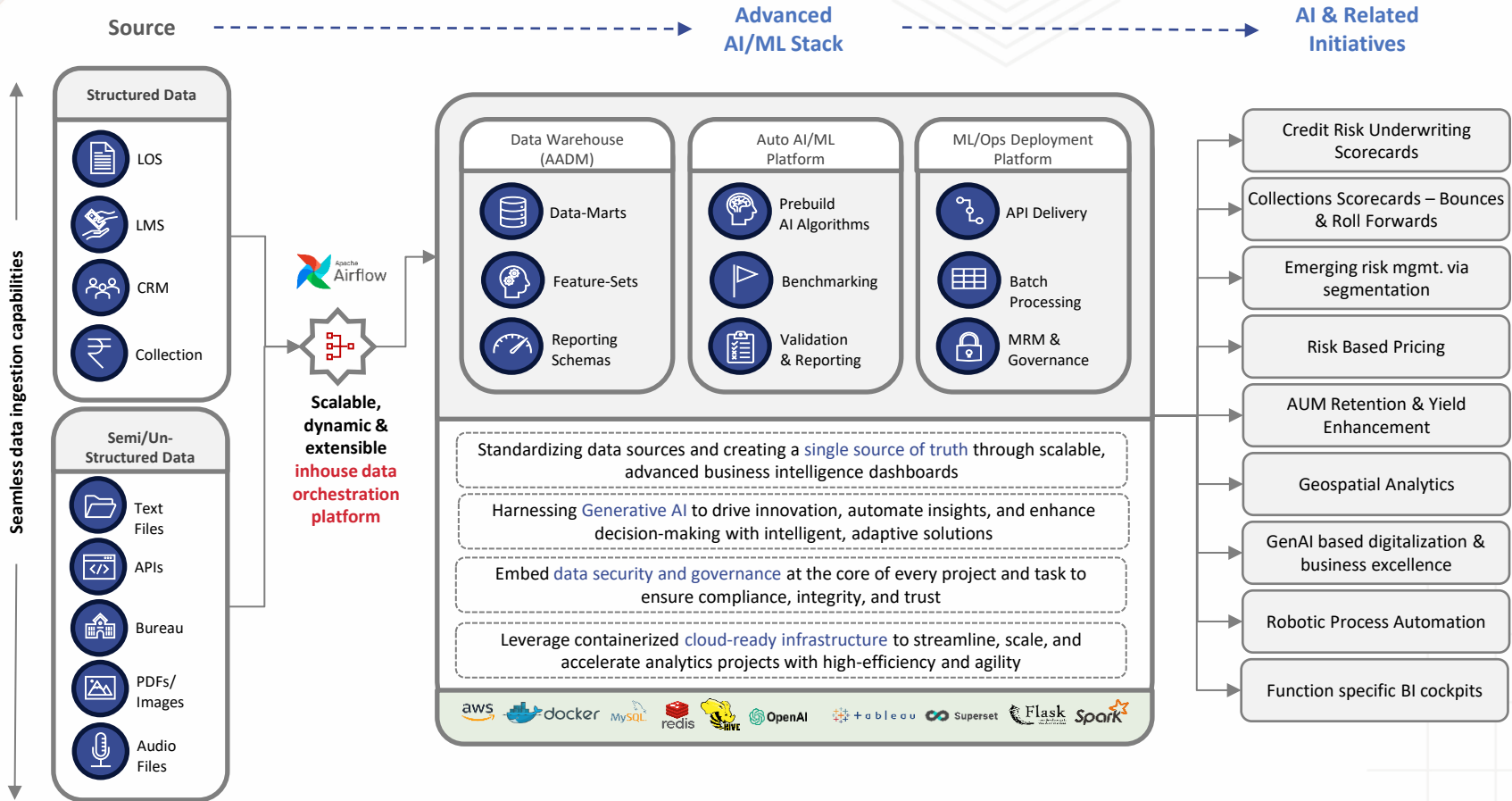
| INFORMATION | Diagnostic | Predictive & Prescriptive | OPTIMIZATION |
|-------------|------------|---------------------------|----------------------|
| Descriptive | Diagnostic | Predictive & Prescriptive | Cognitive & Adaptive |

AI Maturity

| | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> • Data Centralization • Basic Data Warehousing • Ad-Hoc Governance | <ul style="list-style-type: none"> • Centralization & Democratization • Enterprise Data Repositories | <ul style="list-style-type: none"> • Robust Governance • Metadata Management • Self Service Access | <ul style="list-style-type: none"> • Trusted AI Data Foundation • Ethical/Regulatory Compliance • Frictionless Pipelines |
|--|--|---|---|



Transforming Data & AI: Built to Scale, Engineered for Trust





Scalable Technology Platform Developed by TCS enabling smooth and agile Digital Processes

Analytics

- Monitoring of loan portfolios
- Servicing & performance management of pool investments on a continuous basis

Finance & Accounting

- Enabling an enterprise wise integrated accounting solution
- Enabling capturing and generation of GST data to be filed in various GST returns

Customer Engagement

- Website and mobile application acting as convenient platforms for customers
- Offers loan account tracking, payments, service requests etc.
- Developing social media channels (like WhatsApp)

Mobility Solutions

- Enables collection agents on field to capture customer payments electronically
- Developing a sales mobility app to assist field sales team in submitting customer leads



Digital Onboarding

- Digitizing loan life cycle management
- Capturing leads from multiple sources
- Customer onboarding
- Loan application processing

Loan Origination

- Enabling credit team to underwrite applications through rule-based deviations and workflows based on customer profile

Loan Servicing

- Disbursal and repayment schedule management
- NPA tracking
- Interfacing with agencies such as CIBIL, CERSAI, PMAY etc.

Collection Management

- Enabling real time solution to allocate accounts to agents
- Handles payments and collections from agents



IT Platform augmented with Digital Capabilities

DIGITAL ACQUISITION

Lead Generation



CSC



IPPB



Gram Haat



JK Cement



udChalo

Incentive Automation



DIGITAL PROCESSING

Identify Tech



Karza

→ PAN, Aadhaar, EPFO Verifications



iXsight

→ Dedupe Engine

Reg Tech



CRIF

→ Multi Bureau Verifications

Open Banking



Novel Pattern

→ Bank Aggregator & Analyzer

Property Tech



Teal

→ Digital Property Search



CERSAI

→ CKYC, Asset Search



SignDesk

→ e-Signing & e-Stamping

Payment Tech



Paytm

→ Online Fee Payment Gateway



Razorpay

→ Online Fee Payment Gateway



Lotuspay

→ Online Fee Payment Gateway

Robo Processing



Automation Edge

→ RPA Automations

DIGITAL SERVICING

Digital Welcome Kit



Anur Cloud



Cloud Telephony



Simple2Call

Digital Collections



BBPS

Communication



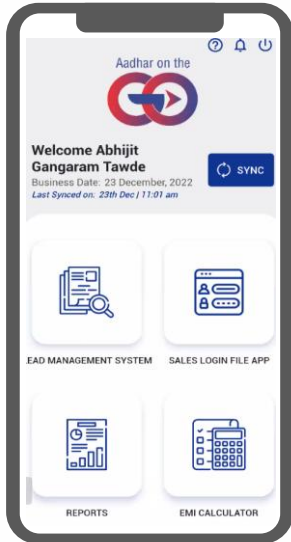
Gupshup



Extensive Suite of Applications

Robust customer engagement and partner empowerment through mobility apps; Focus on consistently improving employee experience through virtual office

Sales Mobility App



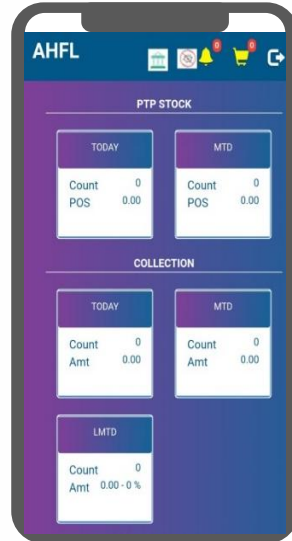
Faster onboarding of customers

Customer Service



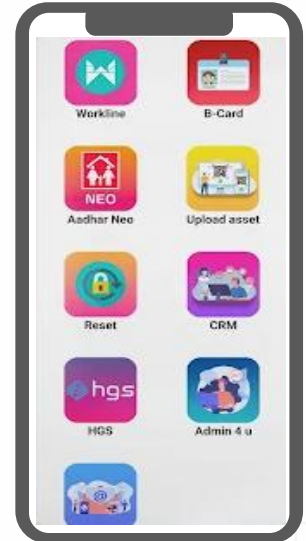
All-in-one customer app

Collections App



Live tracking of collections

Employee Super App



Integrated HR app for all employee services



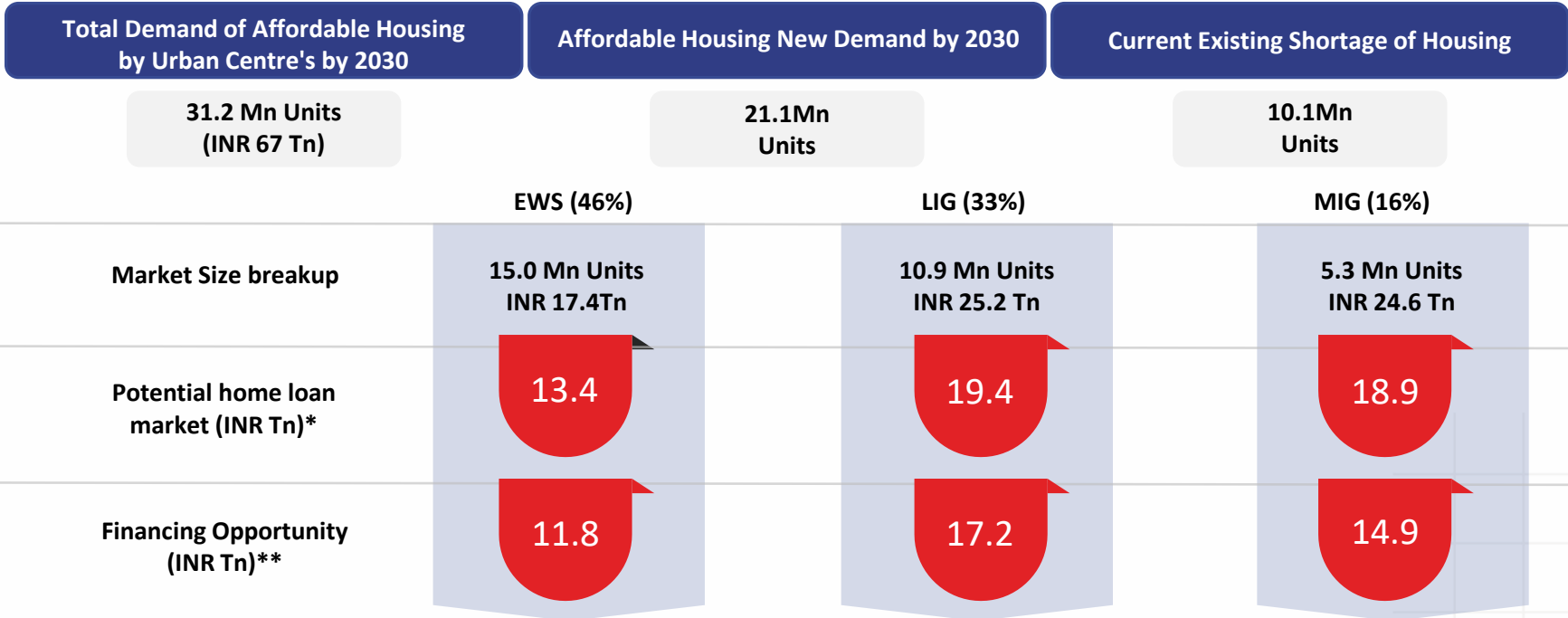
INDUSTRY OVERVIEW





Affordable Housing Finance Market in India: Opportunity Size

- Urban areas are projected to host 40% of India's population by 2030 from current 36% leading to a rise in Affordable housing in urban areas
- An expected shortage of affordable housing units is expected to be 32.3 Mn by 2030 which includes current shortage of 10.1Mn
- the potential financing opportunity for banks and Housing Finance Companies (HFCs) in the affordable housing segment is estimated to be INR 45tn, a 3.5x increase than the existing loan volume of INR 13Tn
- Housing Finance Companies (HFCs) constitute 53% and Scheduled Commercial Banks (SCBs) holding a share of 47% of the total loan market currently



Based on an assumption of a *77% loan dependency and **90% & 80% Loan-to-Value (LTV) ratios applied at various loan thresholds
 Source: Knight Frank Research Estimates

Key Growth Enablers

Government Initiatives' Impact on Housing Finance

- **Increased allotment for Housing Schemes:** The Union Budget for 2024–2025 provided INR 30,170 Cr for the Pradhan Mantri Awas Yojana-Urban (PMAY-U), a 20.19% increase over the preceding year's amount. PMAY 2.0 targets 30 million houses by 2029 (10 million urban, 20 million rural)
- **Interest Subsidies:** As per PMAY 1.0 subsidy was 2.50 lac to 2.67 lac, As per PMAY 2.0 its 1.50 lac
- **Tax Incentives:** Continued tax benefits for homebuyers and developers, encouraging housing investments

Changing Dynamics

- **Urbanization:** Migration to cities drives demand for housing and tailored loan products. Moreover, development of 'Satellite cities' to decongest urban centers will increase demand for affordable housing units in these places
- **Rising Disposable Incomes** Higher disposable incomes boost affordability and demand for housing loans
- **Demographic Shifts** The rise of nuclear families increases the need for individual housing solutions

Market Penetration Opportunities

- **Low Mortgage-to-GDP Ratio:** At 12.34% (as of March 24), India has significant growth potential compared to developed markets
- This under-penetration presents a substantial opportunity for affordable housing finance companies to expand their services, particularly in rural and semi-urban areas where demand is high but access to financing is limited

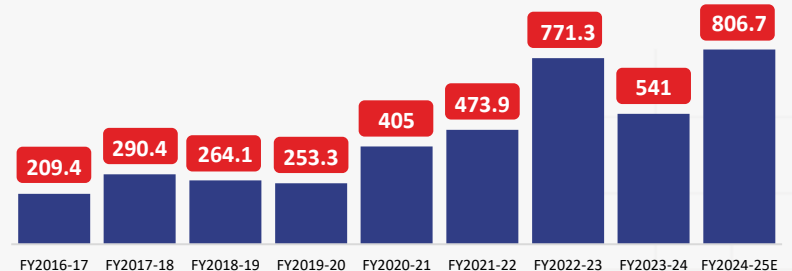
Focus on Financial Inclusion

- There's a growing emphasis on reaching underserved populations with affordable financing options.
- Housing finance companies are increasingly targeting low-income segments, which are often overlooked by traditional lenders

Population growth in Potential satellite cities supporting Urban Centers (Mn)

| City | Population in 2024 | Population by 2034 (E) |
|-----------|--------------------|------------------------|
| Ahmedabad | 8.9 | 11.3 |
| Mumbai | 21.7 | 27.3 |
| Pune | 7.3 | 9.3 |
| Bengaluru | 14.2 | 18.1 |
| Chennai | 12.3 | 15.4 |
| Hyderabad | 11.1 | 14.2 |
| Kolkata | 15.6 | 19.6 |
| NCR | 33.8 | 43.3 |

Central government budgetary allocation for PMAY (INR bn)





FINANCIAL INFORMATION

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |



Consolidated Profit and Loss Statement

| Particulars (INR Mn) | Q4 FY26 | Q4 FY25 | YoY | Q3 FY26 | QoQ | FY26 | FY25 | YoY |
|--|----------------|----------------|------------|----------------|------------|-----------------|-----------------|------------|
| Interest on loans | 8,300.4 | 6,943.0 | | 8,076.6 | | 31,405.5 | 26,018.3 | |
| Other Interest and Investment Income | 249.2 | 350.1 | | 291.7 | | 1,196.1 | 1,394.0 | |
| Non-Interest Income | 670.6 | 556.2 | | 523.4 | | 2,257.7 | 2,006.3 | |
| Upfront Income on Fresh Assignment | 704.9 | 489.1 | | 546.0 | | 2,009.5 | 1,670.5 | |
| Total Income | 9,925.1 | 8,338.4 | 19% | 9,437.7 | 5% | 36,868.8 | 31,089.1 | 19% |
| Finance costs | 3,433.3 | 3,147.1 | | 3,475.0 | | 13,643.9 | 11,737.7 | |
| Net interest margin | 6,491.8 | 5,191.3 | 25% | 5,962.7 | 9% | 23,224.9 | 19,351.4 | 20% |
| Operating Expenses ¹ | 2,407.6 | 1,968.3 | | 2,030.5 | | 8,330.8 | 7,048.1 | |
| Pre-Provision Operating Profit | 4,084.2 | 3,223.0 | 27% | 3,932.2 | 4% | 14,894.1 | 12,303.3 | 21% |
| Credit Costs | 101.7 | 63.9 | | 175.3 | | 675.8 | 570.7 | |
| Profit Before Tax and Exceptional Item | 3,982.5 | 3,159.1 | 26% | 3,756.9 | 6% | 14,218.3 | 11,732.6 | 21% |
| Exceptional Item ² | - | - | | 159.2 | | 159.2 | - | |
| Profit Before Tax | 3,982.5 | 3,159.1 | | 3,597.7 | | 14,059.1 | 11,732.6 | |
| Tax Expenses | 873.3 | 710.7 | | 785.6 | | 3,100.3 | 2,614.3 | |
| Profit After Tax | 3,109.2 | 2,448.4 | 27% | 2,812.1 | 11% | 10,958.8 | 9,118.3 | 20% |
| Total Comprehensive Income | 3,202.2 | 2,410.4 | 33% | 2,821.2 | 14% | 11,021.1 | 9,080.3 | 21% |
| Earnings per equity share (Diluted) | 7.0 | 5.6 | | 6.4 | | 24.8 | 20.9 | |
| Profit After Tax (without Exceptional Item) | 3,109.2 | 2,448.4 | 27% | 2,936.1 | 6% | 11,082.9 | 9,118.3 | 22% |

1. Included in manpower cost is ₹135 Mn in Q4 FY26 and FY26 related to fresh ESOPs granted in January 2026.

2. Reflects impact of new labour code



Consolidated Balance Sheet

| Particulars (INRmn) | As on March 31, 2026 | As on March 31, 2025 |
|--|----------------------|----------------------|
| Sources of Funds | | |
| Share capital | 4,357 | 4,314 |
| Reserves and surplus | 71,052 | 59,409 |
| Borrowings | 187,438 | 163,224 |
| Trade payables & Other Liabilities | 11,141 | 5,146 |
| Derivative Financial Instruments | - | 147 |
| Total | 273,988 | 232,240 |
| Application of Funds | | |
| Loan Assets | 248,396 | 204,841 |
| Investments and Cash & Cash Equivalent | 18,521 | 22,366 |
| Other Financial Assets and Trade Receivables | 4,436 | 3,728 |
| Non-Financial Assets | 1,936 | 1,305 |
| Derivative Financial Instruments | 699 | - |
| Total | 273,988 | 232,240 |
| Capital Adequacy Ratio (%) | | |
| Tier I | 42.0% | 44.1% |
| Tier II | 0.5% | 0.5% |



ECL Provisions

| Particulars (INR Mn) | March 31 st , 2026 | December 31 st , 2025 | March 31 st , 2025 |
|--------------------------------------|-------------------------------|----------------------------------|-------------------------------|
| Gross Stage 1 | 240,994 | 224,781 | 196,774 |
| % portfolio in Stage 1 | 95.9% | 95.3% | 94.9% |
| ECL Provision Stage 1 | 859 | 681 | 594 |
| ECL Provision % Stage 1 | 0.4% | 0.3% | 0.3% |
| Gross Stage 2 | 7,556 | 7,796 | 8,269 |
| % portfolio in Stage 2 | 3.0% | 3.3% | 4.0% |
| ECL Provision Stage 2 | 1,063 | 1,042 | 1,068 |
| ECL Provision % Stage 2 | 14.1% | 13.4% | 12.9% |
| Gross Stage 3 a (DPD <= 90) | 77 | 13 | 16 |
| % portfolio in Stage 3 a | 0.0% | 0.0% | 0.0% |
| ECL Provision Stage 3 a | 19 | 3 | 4 |
| Gross Stage 3 b (DPD > 90) | 2,671 | 3,340 | 2,213 |
| % portfolio in Stage 3 b | 1.06% | 1.42% | 1.07% |
| ECL Provision Stage 3 b | 962 | 1,082 | 764 |
| ECL Provision % Stage 3 | 35.7% | 32.4% | 34.5% |
| Gross Stage 1, 2 & 3 | 251,298 | 235,930 | 207,272 |
| ECL Provision Stage 1, 2 & 3 | 2,903 | 2,808 | 2,430 |
| Total ECL Provision % | 1.2% | 1.2% | 1.2% |



Glossary

| Terminology | Definition |
|-------------|---------------------------------------|
| ALM | Asset Liability Management |
| AM | Aadhar Mitra |
| ATS | Average Ticket Size |
| AUM | Assets Under Company's Management |
| CAGR | Compounded Annual Growth Rate |
| CPU | Central Processing Unit |
| CRWAR | Capital to Risk Weighted Assets Ratio |
| DPD | Days Past Due |
| ESG | Environmental, Social and Governance |
| EWS | Economically Weaker Sections |
| RCU | Risk Containment Unit |
| GNPA | Gross Non Performing Assets |
| GST | Goods and Services Tax |
| HFC | Housing Finance Company |
| LAP | Loan Against Property |
| LIG | Low Income Group |

| Terminology | Definition |
|-------------|--|
| LIH | Low Income Housing |
| LTV | Loan to Value |
| NBFC | Non-Banking Financial Company |
| NCD | Non-Convertible Debenture |
| NHB | National Housing Bank |
| NNPA | Net Non Performing Assets |
| NPA | Non Performing Assets |
| PAT | Profit After Tax |
| PMAY | Pradhan Mantri Awas Yojana |
| PSL | Priority Sector Lending |
| QIB | Qualified Institutional Buyers |
| RERA | Real Estate (Regulation and Development) Act |
| RoA | Return on Asset |
| RoE | Return on Equity |
| TAT | Turnaround Time |
| TCS | Tata Consultancy Services Limited |

THANK YOU

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GHAR BANEGA, TOH DESH BANEGA.

