June 22, 2026

To, **BSE Limited,** **Phiroze Jeejeebhoy Towers, Dalal Street,** **Mumbai- 400001** **Scrip Code: 544044**	**To,** **National Stock Exchange of India Limited,** **Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E),** **Mumbai – 400 051** **NSE Symbol: INDIASHLTR**
ISIN: INE922K01024 **INE922K07104** **INE922K07112**	**ISIN: INE922K01024**

Sub: Annual Report for Financial Year 2025-26 and Notice of 28th Annual General Meeting ("AGM") of India Shelter Finance Corporation Limited

We wish to inform you that the 28th Annual General Meeting ("AGM") of the members of India Shelter Finance Corporation Limited will be held on **Thursday, July 16, 2026** at 11:00 A.M. (IST) through Video Conferencing / Other Audio-Visual Means ("VC/OAVM"), in accordance with the applicable circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India to transact the businesses as set out in the Notice of AGM.

Pursuant to Regulation 34(1) of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Annual Report of the Company, along with the Notice of the AGM for the financial year 2025-26 is being sent to the members through electronic mode.

Further, Pursuant to Regulation 36(1)(b) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the company will send physical intimation letters to those members whose email IDs are not registered with the Company/Depositories, providing the web link, including the exact path to access the Annual Report and Notice of the AGM.

The Annual Report and the Notice of the AGM are enclosed herewith and are also available on the Company's website at:

1. 28th AGM Notice
2. Integrated Annual Report- 2025-26

The details, including the manner of registering / updating email addresses, casting vote through e-voting, and attending the AGM through VC / OAVM are set out in the Notice of the AGM.

Kindly take the above information on records.

Thanking you.
Yours faithfully,
For India Shelter Finance Corporation Limited

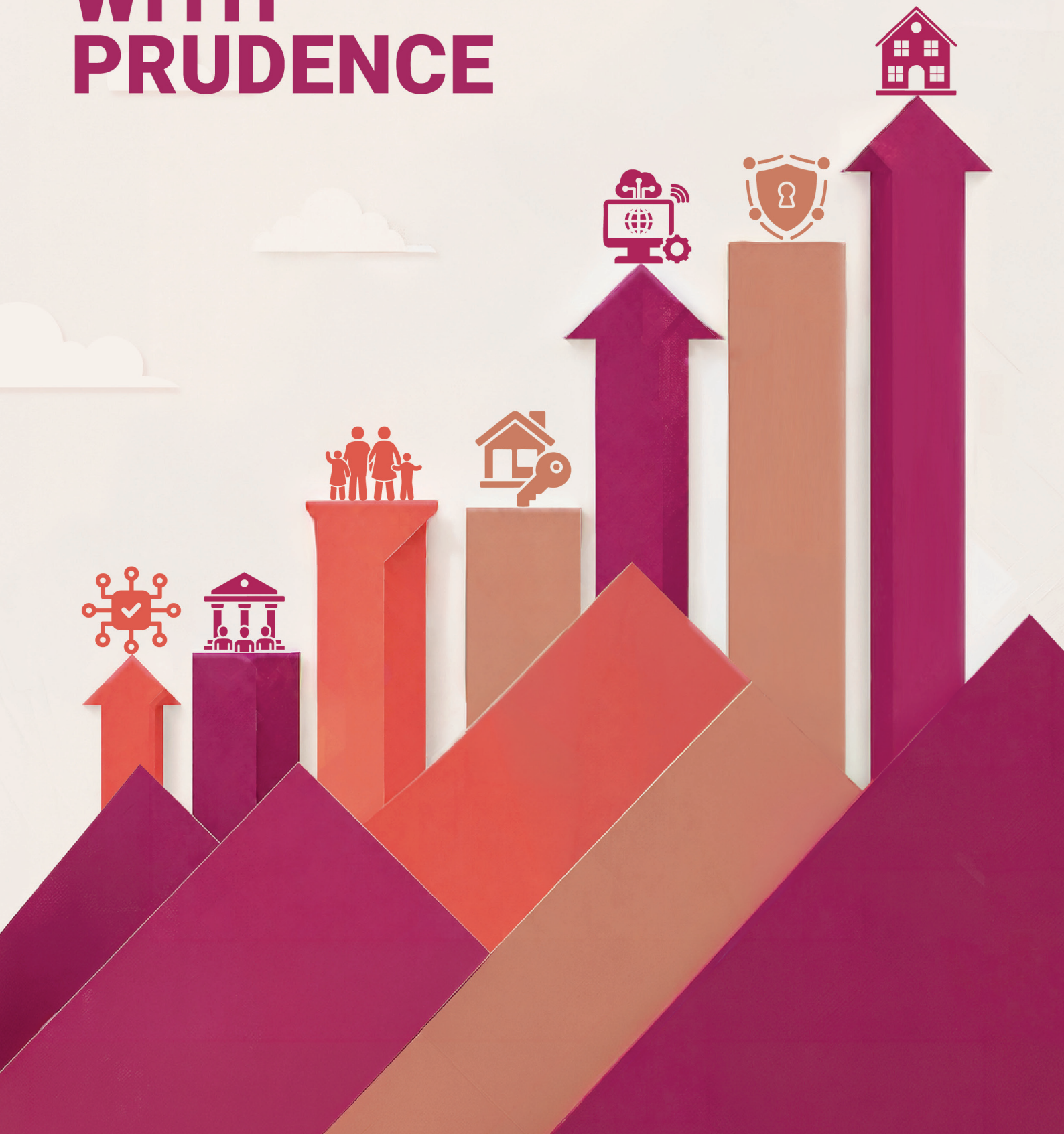
MUKTI CHAPLOT
Digitally signed by MUKTI CHAPLOT
Date: 2026.06.22 15:50:24 +05'30'

Mukti Chaplot
Company Secretary and Compliance Officer
Mem. No. 38326

IndiaShelter Home Loans

Integrated Annual Report 2025-26

PROGRESS WITH PRUDENCE



Disclaimer:

This document contains statements about expected future events and financials of India Shelter Finance Corporation Limited ('The Company'), which are 'forward-looking'. By their nature, 'forward-looking' statements require the Company to make assumptions and are subject to inherent risks and uncertainties. There is a significant risk that the assumptions, predictions, and other forward-looking statements may not prove to be accurate. Readers are cautioned not to place undue reliance on forward-looking statements as several factors could cause assumptions, actual future results and events to differ materially from those expressed in the forward-looking statements. Accordingly, this document is subject to the disclaimer and qualified in its entirety by the assumptions, qualifications and risk factors referred to in the Management Discussion and Analysis section of this Annual Report.

To access the Investor Relations page, please click on this link:

https://www.indiashelter.in/investor-relations

Or, scan this QR code



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INVESTOR INFORMATION

Market Capitalisation as of 31 March, 2026	: ₹8,207 Crs
CIN	: L65922HR1998PLC042782
BSE Code	: 544044
NSE Symbol	: INDIASHLTR
Dividend Declared	: ₹10 per Share
AGM Date	: 16 July, 2026
AGM Venue	: Virtual

ABOUT THE REPORT

This Report has been prepared in accordance with the principles of Integrated Reporting (<IR>), as outlined by the International Integrated Reporting Council (IIRC), with a focus on addressing the expectations of diverse stakeholders. As the Company's principal communication document, it presents the strategies, business model, and the significant economic, social, and environmental impact of India Shelter Finance Corporation Limited ('India Shelter', 'The Company', or 'We').

It also provides an overview of our operational and financial performance, illustrating how we manage our business and deliver value. In line with our strategy, the report identifies material issues that may influence our ability to create sustainable value, while also covering the social and environmental aspects that are long-embedded in our practices. This reflects our continued progress in monitoring and disclosing relevant and material data across these areas.

Scope and Boundary

Our report provides a holistic view of the Company, outlining our strategic direction, operational performance, and long-term value creation initiatives. It covers our economic, social, and environmental aspects across all operational branches, along with our corporate office in Gurugram.

Reporting Principles

Driven by our commitment to transparency, regulatory compliance and meaningful stakeholder engagement, this Integrated Report has been prepared in accordance with globally accepted reporting principles and applicable Indian regulatory requirements. The Report aligns with the framework prescribed by the International Integrated Reporting Council (IIRC) and is supported by a comprehensive set of financial, sustainability and governance standards.

The preparation and disclosures in this Report are guided by the following frameworks and regulations:

Indian Regulatory Frameworks

- Indian Accounting Standards (Ind AS)
- Companies Act, 2013 and its applicable rules
- SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- National Guidelines on Responsible Business Conduct (NGRBC)
- Secretarial Standards issued by the Institute of Company Secretaries of India

Global Reporting and Sustainability Frameworks

- Integrated Reporting (<IR>) Framework by IIRC
- Global Reporting Initiative (GRI) Standards 2021
- United Nations Sustainable Development Goals (UN SDGs)

Statutory sections of the Report, including the Board's Report, Management Discussion and Analysis (MD&A), Corporate Governance Report and the Business Responsibility and Sustainability Report (BRSR), are prepared in compliance with the above-mentioned Indian regulatory requirements.



Value Creation Model

For over 15 years, we have established ourselves as one of India's leading affordable housing finance companies, delivering significant financial and non-financial value to stakeholders. Guided by a strategic value creation model, we aim to deliver long-term impact through digital transformation, leveraging diverse capitals. By effectively utilising these inputs, driving activities that strengthen performance, and influencing these capitals, we create meaningful outputs and outcomes that contribute to a sustainable future for our Company and all stakeholders.

Read more on page **26.**

Materiality

This Report presents the overview of the materiality assessment process that evaluates both financial impact on the Company and the broader impacts on stakeholders and the environment. We have identified 10 material topics that are integral to our strategic priorities and underpin our approach to sustainable growth.

Read more on page **34.**

Independent Verification

We have conducted rigorous internal reviews of the financial and non-financial disclosures in this report. S. R. Batliboi & Associates LLP has audited our financial statements, ensuring accuracy, reliability, and compliance with regulatory standards.

Reporting Period

This report covers the financial year from 01 April, 2025 to 31 March, 2026.



HOW TO NAVIGATE THROUGH AND READ THIS REPORT

The Report presents a clear and connected view of our business, covering our evolution, positioning, strategy, execution, and performance. Through each section, we aim to guide our readers to better understand our business and value creation journey.

Our Foundation

1 About Us

Overview of our business model, positioning, and the segments we serve.

2 Our Journey

Key milestones and the evolution of our scale and presence.

What Defines Us

1 What Differentiates Us

Core strengths that define our approach to growth, risk, and customer engagement.

How We Execute Our Model

1 Our Business Model

How we deploy capital, manage trade-offs, and structure a granular, secured lending portfolio.

2 Our Strategic Roadmap

Priorities across short, medium, and long-term horizons, supported by key strategic enablers.



The Environment We Navigate

1 Operating Environment

Structural trends shaping the affordable housing finance landscape and emerging opportunities.

2 Stakeholder Engagement

How stakeholder expectations are identified, prioritised, and integrated into decision-making.

How We Manage and Control

1 Risk Management

Framework for identifying, assessing, and managing risks to ensure stability and disciplined growth.

2 Governance Framework

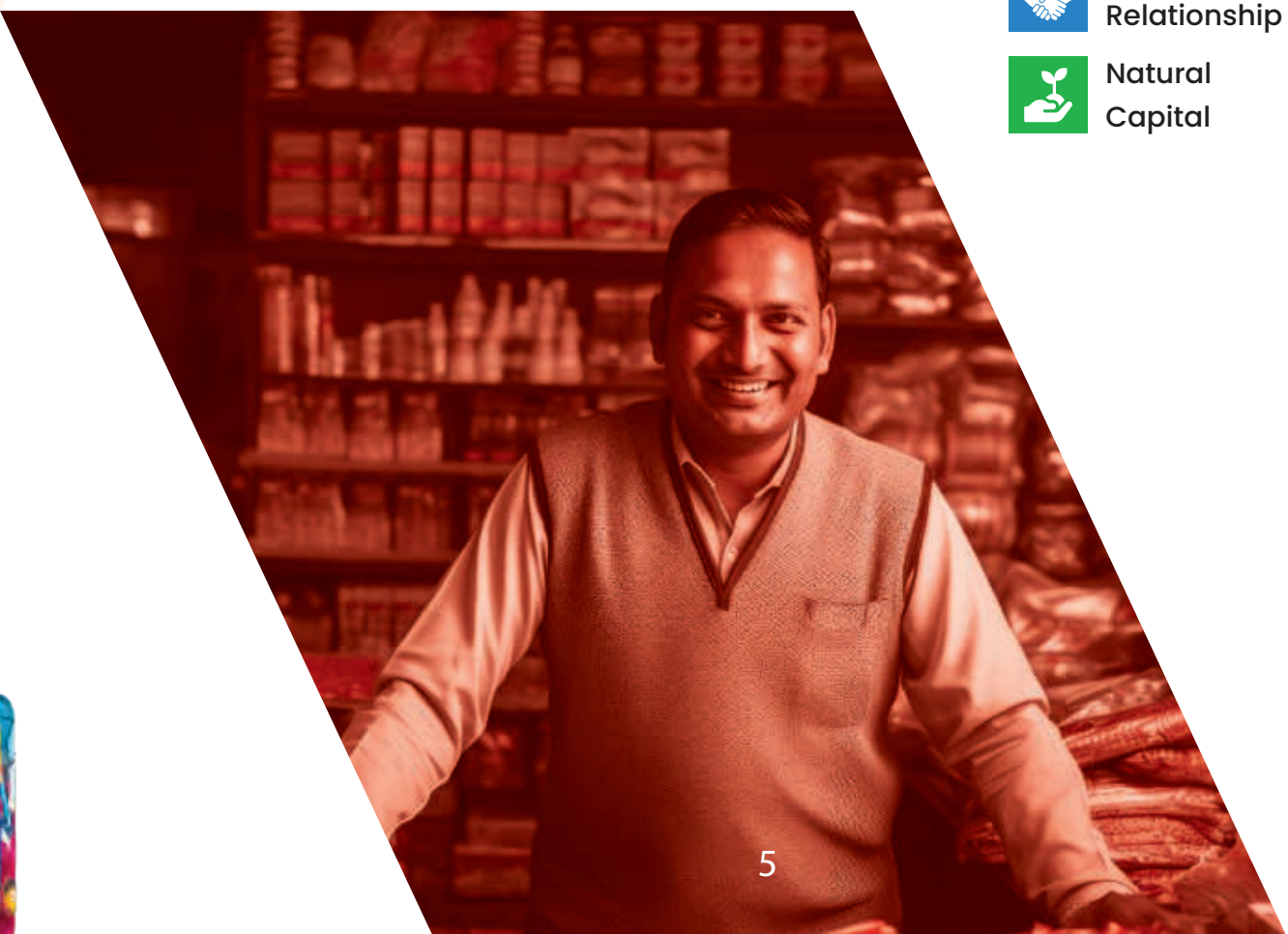
Oversight structures and practices that support accountability, transparency, and regulatory compliance.

How We Deliver Performance

1 Capital-wise Performance

Performance across:

- Financial Capital
- Service Capital
- Intellectual Capital
- Human Capital
- Social and Relationship Capital
- Natural Capital





Progress is often construed as speed.

But the most enduring journeys are not the fastest; they are the most thoughtfully navigated.

At India Shelter Finance Corporation, growth is not pursued at the cost of stability. It is built with intent, expanding reach while safeguarding stability. Every new market entered and every home financed reflects a deeper commitment to enable aspirations while protecting the foundation they stand on.





Prudence here is not caution. It is conviction.

The discipline to assess, adapt and act with foresight. It ensures that growth is not just achieved but sustained across cycles and challenges.

Because true progress does more than just moving forward. It strengthens, it compounds and it endures.



PROGRESS WITH PRUDENCE

is our belief that the future is best built with ambition that is measured and growth that is designed to last.

KEY PERFORMANCE INDICATORS

METRICS THAT DEFINE PROGRESS

Financial Capital

₹11,044 Crs
Gross AUM

₹3,834 Crs
Disbursement

₹3,198 Crs
Net Worth

5.8%
Return on Assets

17.0%
Return on Equity

6.6%
Spread

1.2%
Gross Stage-3 Assets

0.9%
Net Stage-3 Assets

0.5%
Credit Cost

56.4%
Capital Adequacy Ratio

₹2,028 Crs
Liquidity

AA-(Stable)
Credit Rating
CARE Rating, ICRA, IND RA

Service Capital

307
Branches

15
States Covered

91%
Presence in Tier II and Tier III Markets

99%
In-House Sourcing

₹10 Lacs
Average Ticket Size

52%
Loan-to-Value (LTV)

>6 Years
Vintage in all 15 States

Intellectual Capital

95%
Digital Collections

82%
Customers Registered on App

72%
Service Requests on App

92%
Account Aggregator Penetration*

**Account Aggregator penetration is on sanctioned loan base*



Human Capital

4,800
Total Employees

21%
Women Employees at Head Office

46%
ESOP Penetration*

**Excluding front-line staff*

Social and Relationship Capital

1,38,371
Customers

72%
First-time Mortgage Borrowers

76%
Self-employed Customers

81%
LIG + MIG Customers

99%
Women Applicants

Natural Capital

4,546
No. of Trees Planted

25,000
Trees under Maintenance

372
Workdays Generated

~90,920 Kg per Year*
Carbon Sequestration

**Approximately 20 Kg of CO_2 per year, considered globally as a conservative estimate for sequestration potential of trees*



INTERVIEW WITH MD AND CEO

INSIGHTS THAT GUIDE THE JOURNEY



Our focus has evolved beyond expanding our geographical footprint to reinforcing the systems that underpin it. As our balance sheet grows in tandem, we are creating a business that is not only larger, but fundamentally stronger and more resilient.

Mr. Rupinder Singh
MD and CEO



True institutional value is not created by growth alone, but by the discipline that safeguards it. Progress without prudence is fragile; but when the ambition to scale is matched by the vigilance to protect, we build an enterprise capable of weathering any economic season.

Dear Valued Shareholders,

I write to you at the close of the financial year 2025-26 with a profound sense of pride and responsibility. This has been a landmark year for India Shelter Finance Corporation Limited, one defined by the crossing of significant financial milestones and the continued strengthening of our institutional capabilities.

Yet, if I were to distil the essence of our journey over the past twelve months into a single guiding philosophy, it would be this **Progress with Prudence**. In an environment where the pursuit of rapid scale often overshadows the need for systemic strength, we have consciously chosen a path that balances ambitious market expansion with disciplined risk management.

Our focus has evolved beyond expanding our geographical footprint to reinforcing the systems that underpin it. As our balance sheet grows in tandem, we are creating a business that is not only larger, but fundamentally stronger and more resilient.

The Macroeconomic Canvas: Navigating Tailwinds and Turbulence

To fully understand and appreciate our performance this year, it must be viewed through the lens of the broader macroeconomic and industry landscape. Globally, economies have been recalibrating, yet India has continued to stand out for its structural resilience and consistent growth. Domestically, the financial services sector benefited from one of the most significant monetary easing cycles in recent memory. The Reserve Bank of India's cumulative rate cuts of 125 basis points during CY 2025 provided a vital tailwind for the affordable housing sector. These measures have actively lowered Equated Monthly Instalments (EMIs), improved affordability and brought hesitant, first-time homebuyers back into the market.

This environment, however, was not without its complexities. The broader financial ecosystem experienced visible stress, particularly in the unsecured lending and microfinance sectors, further compounded by the seasonal impact of a heavy monsoon mid-year. It is precisely in such bifurcated conditions that our guiding principle of prudence proves to be our greatest asset.

While parts of the financial ecosystem grappled with deterioration in

unsecured assets, we responded with heightened vigilance, strengthening ground-level controls and remaining firmly aligned with our secured lending core. This disciplined approach ensured that demand for our offerings remained structurally robust and well-diversified across our core states. By December and January, as we transitioned into CY 2026, we began to see early and encouraging signs of recovery, reaffirming that the structural demand for affordable housing in semi-urban India remains largely insulated from short-term sectoral noise.

The Year in Review: Historic Milestones and Financial Excellence

I am pleased to report that 2025-26 marks a defining inflexion point in India Shelter's journey. During the year, we crossed the ₹10,000 Crs milestone in Gross Asset Under Management, closing at ₹11,044 Crs, while also expanding our distribution footprint with our branch network surpassing 300 locations. Concurrently, we fortified our balance sheet, with our Net Worth surpassing the ₹3,000 Crs mark to ₹3,198 Crs and delivered a strong earnings performance with PAT crossing ₹500 Crs.

These milestones are more than numerical achievements; they reflect the outcomes of consistent, disciplined execution. We delivered a 29% growth in Gross Assets Under Management alongside a Return on Equity (ROE) of 17.0%. This combination of growth and profitability underscores the structural integrity and strength of our business model.

A key driver of this performance has been our continued focus on protecting our yields. Our spreads remained healthy, at 6.6% by the year's end. At the same time, we enhanced operational efficiency, leveraging scale to reduce our Opex-to-Gross Managed Assets ratio to 4.0%.

Our liability management strategy has also remained exceptionally prudent and forward-looking. To fuel our growth sustainably, we actively diversified our funding base and reduced our Cost of Funds (COF), which declined from 8.7% to 8.2%, improving by 50 basis points year-on-year. This continued institutional support reflects the confidence placed in our underwriting standards and governance framework.

Strategic Pillars: The Engine of Prudent Progress

Our financial achievements are the downstream results of three core strategic pillars that we have consistently strengthened over the year: Productivity-led Distribution, Technology-Enabled Underwriting, and Robust Asset Quality.

1 Productivity-led Distribution

While we expanded our physical footprint by adding over 41 branches, taking our total network to 307 branches across 15 states, our strategy evolved beyond simply 'widening the net' to deepening our presence. With 91% of our network concentrated in underpenetrated Tier II and Tier III markets, we adopted a cluster-based expansion approach. The emphasis remained on optimising existing infrastructure and driving higher disbursements per branch. At the same time, our in-house sourcing model ensured that customer engagement remained strong and portfolio quality uncompromised, with no dilution through external dependencies.

2 Deepening the 'Phygital' Moat

Technology is the great democratiser of credit, and this year, our digital transformation accelerated dramatically. We have firmly established an industry-leading digital operational funnel, achieving 99% e-signing and over 95% digital collections. This has significantly reduced dependence on manual interventions while improving Turnaround Time (TAT) across the value chain.

More importantly, we are repositioning technology from a support function to a core growth engine. During the year, we introduced an in-house digital sourcing channel, which we plan to scale up in the coming times.

At the heart of our underwriting framework is our proprietary Business Rule Engine (BRE). By evaluating over 100 distinct data points, it enables a precise assessment of the creditworthiness of self-employed micro-entrepreneurs who may lack formal income documentation. This allows us to expand access in a calibrated manner, without diluting our risk discipline.

3 Robust Asset Quality

Prudence is most evident in how an institution manages risks. We have maintained a well-calibrated Gross AUM mix, with 56% in Home Loans and 44% in Loans Against Property (LAP). Our LAP portfolio remains a defensible core strength. By consistently securing these loans against Self-Occupied Residential Property (SORP), we

leverage the profound psychological attachment and commitment borrowers have to their primary home, keeping default rates low and protecting our margins against yield compression.

We are well positioned as we move into 2026-27, with a clear focus on maintaining a stable GNPA.

A home is more than an economic asset; it represents the foundation of intergenerational progress and social mobility. Our responsibility is to keep access to this opportunity open for the underserved—guided always by disciplined underwriting that safeguards our collective future.

Driving Social Impact, Sustainability, and a People-first Culture

At India Shelter, our business model and our ESG mandates are not parallel tracks; they are fundamentally intertwined. We exist to bridge the massive credit gap for Low-Income Groups (LIG) and the Economically Weaker Sections (EWS), which today constitute 70% of our portfolio.

Our commitment to inclusion is clearly reflected in our borrower profile: 99% of our applicants are women, enabling greater financial agency at the household level, while 72% are first-time mortgage borrowers entering the formal credit ecosystem. We have also worked closely with the government to operationalise the Pradhan Mantri Awas Yojana 2.0. As of March 2026, around 71% of the eligible customers have benefited from these critical interest subsidies.

This progress is made possible by the strength and commitment of our people. I am proud to share that India Shelter was recognised as a 'Great Place to Work' this year as well. To further align employee interests with long-term value creation, we expanded our Employee Stock Option Plan (ESOP) to include 750+ employees, representing 46% of our workforce (excluding frontline personnel). This broad-based ownership structure reinforces a culture of accountability, retention, and shared success.

Looking Ahead: Vision 2030

As we look towards the horizon, our roadmap is defined by a clear, ambitious, and achievable target: reaching ₹30,000 Crs in Gross AUM by 2030.

In the near term, for 2026-27, we remain confident in delivering 25% to 30% loan growth. We enter the year on a structurally stronger footing. Our strategic focus on high-yielding, self-employed customers in semi-urban India provides a natural hedge against macroeconomic volatility and yield compression, positioning us well even in a declining interest rate environment.

We will continue to advance with the same discipline that has defined our journey, scaling our digital capabilities, enhancing branch-level productivity, and maintaining an unwavering focus on asset quality.

To our shareholders, lending partners, regulators, and our employees, I extend my sincere gratitude for your continued trust. You are part of an institution committed to expanding access to housing finance. Together, we are not only building a strong and profitable franchise but also enabling homes, livelihoods, and aspirations across India.

Mr. Rupinder Singh
MD and CEO

ABOUT INDIA SHELTER

FOUNDATIONS THAT DEFINE US

Access to housing finance is not uniform, and this is where India Shelter operates. We focus on segments where formal credit remains limited, particularly among first-time and informal income borrowers, building our presence through an emphasis on understanding and disciplined execution.

Our model combines a branch-led distribution network with structured processes, enabling us to serve these segments consistently while maintaining control over asset quality and operating performance.

What We Do

We provide housing finance solutions through:

- Affordable Home Loans
- Loan against Property

Our offerings are designed to address the needs of customers in Tier II and Tier III markets, with a focus on simplicity, accessibility, and reliability.

Who We Serve

Our customer base is centred on:

- First-time home buyers
- Self-employed and informal income customers
- Low- and middle-income segments

Our Distribution

Our presence is built with a focus on depth within selected markets:

- **307** branches across **15** states
- Strong cluster-based expansion model
- Localised sourcing, servicing, and collections

Our Portfolio Approach

Our lending model is defined by granularity and discipline:

- Average ticket size of ₹10 Lacs
- Small-ticket, secured loan portfolio
- Diversified and granular customer base

Our Experience

- 15 years of operating track record
- Deep understanding of informal income borrower segments





Our Values

Honesty

Building trust through transparency and ethical behaviour is the cornerstone of our brand

Respect

Respecting diverse perspectives and fostering open communication fuels our collective success

Hard Work

We believe in going the extra mile, exceeding expectations, and relentlessly pursuing our mission of accessible housing finance for all



Our Underwriting and Risk Approach

Our processes ensure consistency and control:

- Structured underwriting tailored to informal income profiles
- Focus on maintaining asset quality across cycles
- Technology-supported processes across the lending lifecycle

Customer Profile Snapshot

72%	91%	76%	81%
First-time Mortgage Borrowers	Customers from Tier II and Tier III Markets	Self-employed Customers	Customers in LIG and MIG Segments

Key Success Factors

- 15-year vintage with a deep understanding of customer segments and micro-markets
- Technology-driven company with a scalable model
- Extensive, diversified phygital distribution with a pan-India presence
- Curated in-house processes enabling robust asset quality across cycles
- Professional management guided by a board comprising industry veterans
- Strong focus on governance
- Diversified and robust liabilities franchise



OUR JOURNEY

MILESTONES THAT MARK OUR EVOLUTION



2011

₹4 Crs

Gross AUM

2011

- Commenced operations in Rajasthan
- Secured first investment from Sequoia



2012-15

₹200+ Crs

Gross AUM

2012

- Achieved ICRA credit rating of BB+ (Stable)

2013

- Expanded presence to 5 states
- Secured investment from Nexus Venture Partners

2014

- Surpassed ₹100 Crs in Gross AUM

2015

- Surpassed ₹200 Crs in Gross AUM

2016-19

₹1,000+ Crs

Gross AUM

2016

- Expanded presence to 7 States
- Secured investment from WestBridge Capital

2017

- Surpassed ₹500 Crs in Gross AUM

2018

- Credit rating upgraded to ICRA A- (Positive)
- Opened 1st branch in southern India
- Expanded presence to 8 states

2019

- Surpassed ₹1,000 Crs in Gross AUM
- Credit rating upgraded to ICRA A (Stable)

2020-21

₹2,000+ Crs

Gross AUM

2020

- Expanded presence to 12 states

2021

- Expanded presence to 15 states
- Crossed 100 branches



2022-23

₹4,000+ Crs

Gross AUM

2022

- Annual PAT crossed ₹100 Crs
- WestBridge Capital acquired majority stake

2023

- CARE upgraded credit rating to A+ (Positive)

2024-25

₹8,000+ Crs

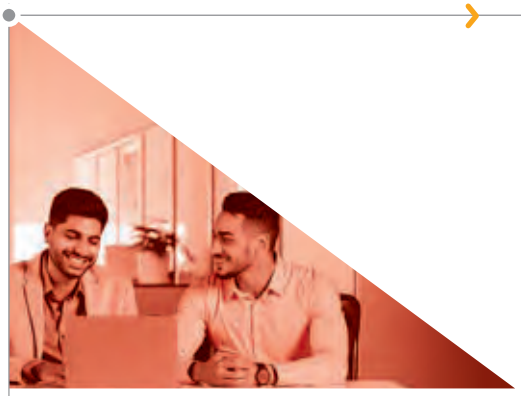
Gross AUM

2024

- Crossed 200+ branches
- Listed on BSE Limited and NSE Limited
- India Ratings and Research Assigned AA- (Stable) credit rating

2025

- Quarterly PAT crossed ₹100 Crs



2026

₹10,000+ Crs

Gross AUM

2026

- Gross AUM crosses ₹11,000 Crs
- Crossed 300+ branches
- PAT crossed ₹500 Crs

KEY DIFFERENTIATORS

STRENGTHS THAT SET US APART

India Shelter's differentiation lies in its ability to combine deep customer understanding with disciplined execution. Focused on underserved segments, the Company has built a scalable and resilient lending model supported by strong distribution, prudent risk management, and a stable funding base.

This integrated approach enables India Shelter to deliver consistent growth while maintaining asset quality and operational efficiency.



1 Deep Understanding of Informal Income Customers

A significant proportion of our customers operate outside the formal income documentation framework. Traditional underwriting models are therefore insufficient. Our approach focuses on understanding cash flows, business stability and local ecosystems through on-ground assessment, supported by parallel credit, technical and legal evaluations.

76% self-employed borrowers

72% first-time mortgage borrowers

Risk discipline remains central:

- Conservative **52%** loan-to-value (LTV)
- Centralised credit control ensuring consistency
- Data-backed early warning systems built over **15+ years**

What sets this apart

An underwriting framework that converts complexity into capability, enabling us to serve segments effectively.

2 Branch-led, Community-embedded Presence

Our presence across Tier II and Tier III markets is not incidental, but strategic. These geographies represent the largest unmet demand for affordable housing finance yet remain under-served by traditional lenders. By building a dense branch network in such regions, we are able to stay close to the customer, understand local income patterns, and underwrite with greater context.

- **307** branches across **15** states, focused on Tier II and Tier III markets
- **91%** of customers from emerging markets, driving financial inclusion
- Local sourcing and collections teams improve customer understanding and repayment behaviour
- **>6** Years vintage in all 15 States

What sets this apart

A distribution strategy that is early in the opportunity curve, yet structurally scalable as the network matures.

3 Sourcing with Control, Not Dependence

In a segment where borrower profiles are often undocumented or informal, the quality of sourcing directly determines asset quality. Our near-complete in-house sourcing model allows us to engage directly with customers, assess intent more effectively, and eliminate intermediary-driven risks enabling faster turnaround time (~4-day sanction cycle)

- **99%** sourcing through in-house teams

What sets this apart

A sourcing model that prioritises long-term portfolio quality over short-term volume acceleration.

4 Technology as a Growth Engine

Our integrated digital ecosystem enables real-time data capture, faster credit processing, and seamless customer interaction. At the same time, it allows our field teams to operate efficiently in markets where physical presence remains critical.

The adoption of tools such as Account Aggregator, e-sign and predictive analytics further improves speed, accuracy and scalability.

- **95%** collections through digital channels
- **99%** e-sign penetration
- **92%** adoption of Account Aggregator framework

What sets this apart

A "phygital" architecture where technology drives efficiency, while human insight ensures contextual accuracy.

5 Prudent Balance Sheet Management

Our growth trajectory reflects not just expansion, but calibrated execution. Strong spreads, stable yields and a declining cost of funds demonstrate our ability to manage both sides of the balance sheet effectively. At the same time, consistent return ratios reflect disciplined capital allocation.

- ROA **5.8%** and ROE **17.0%**
- Spreads consistently above **6%**, supporting earnings stability
- Strong capital with CRAR **56.4%** and internal accrual generation

What sets this apart

A balance between growth and profitability that is sustainable across cycles.

6 Diversified and Stable Liability Profile

In a tightening or volatile liquidity environment, diversity of funding becomes a strategic advantage. Our access to multiple funding sources, including banks, NHB refinance, capital markets and international institutions, allows us to optimise cost and tenure while reducing dependence on any single channel.

- Relationships with **30+** lenders, including NHB, Banks and Financial Institutions
- Improving cost of funds (8.2%), supporting margin expansion
- Long-tenure borrowings (8+ years), reducing refinancing risk

What sets this apart

A liability structure that enhances resilience, not just funding access.

OUR BUSINESS OFFERINGS

SERVICES THAT DRIVE INCLUSION

We offer focused housing finance solutions tailored to underserved and first-time borrowers across Tier II and Tier III markets. By combining a deep understanding of informal income profiles with disciplined underwriting, we deliver accessible, customised lending products.



Home Loans

The Home Loan segment is the foundational cornerstone of India Shelter's portfolio, tailored explicitly for the Economically Weaker Sections (EWS) and Low-income Groups (LIG). The product is designed to fulfil the fundamental aspiration of homeownership for first-time buyers, particularly targeting self-employed individuals who traditionally lack formal income documentation (like IT returns or standardised salary slips).

Target Segment

Self-employed micro-entrepreneurs, unorganised sector workers, and salaried individuals in Tier 2/3/4 cities.

Ticket Size and Tenor

Highly granular, low-ticket-size loans averaging at ₹10 Lacs, with contractual tenure of 12 to 15 years, with behavioural tenure of 7 to 8 years.

End-Use

Primarily first-time House purchase, self-construction, home extension, and home improvement.

Underwriting Core

Relies on a decentralised, "phygital" (physical + digital) model. Assessment involves deep physical verification of the property and applicant's cash flow, supported by a robust digital Business Rule Engine (BRE) to gauge repayment capacity.

Key KPIs

56%	1.2%	55–57%	50–55%
Portfolio Share	GNPA	Loan-to-Value (LTV)	FOIR at Origination

Our leadership remains confident in both the scale of the opportunity and the strength of our positioning. The affordable housing market in India continues to be vast and underpenetrated, particularly in the segments we serve. Within this landscape, we have built a distinct niche, focusing on emerging geographies where competition from larger players remains limited.

Aman Saini | Business Head



Growth Enablers

- **Distribution Moat**

  We possess an extensive phygital network with 307 branches across 15 states, focusing on contiguous expansion into adjacent markets.

- **Technological Superiority**

  Our tested underwriting and risk management processes are digitised end-to-end. We utilise machine learning-based credit scorecards and an in-house BRE analysing 100+ fields for collateral and customer evaluation.

- **PMAY 2.0**

  Government programmes like the Pradhan Mantri Awas Yojana (PMAY) are significant tailwinds; 2,500+ of our customers have already received subsidies under this scheme.

- **Digital Adoption**

  We are scaling digital sourcing channels to enhance operating leverage.

Strategic Priorities

Our long-term vision is clear and ambitious:

- **Vision 2030**

  We are committed to reaching ₹30,000 Crs in Gross AUM by the year 2030.

- **Annual Guidance**

  We project a sustained annual loan growth of 25% to 30% while maintaining spreads above 6%.

- **Operating Leverage**

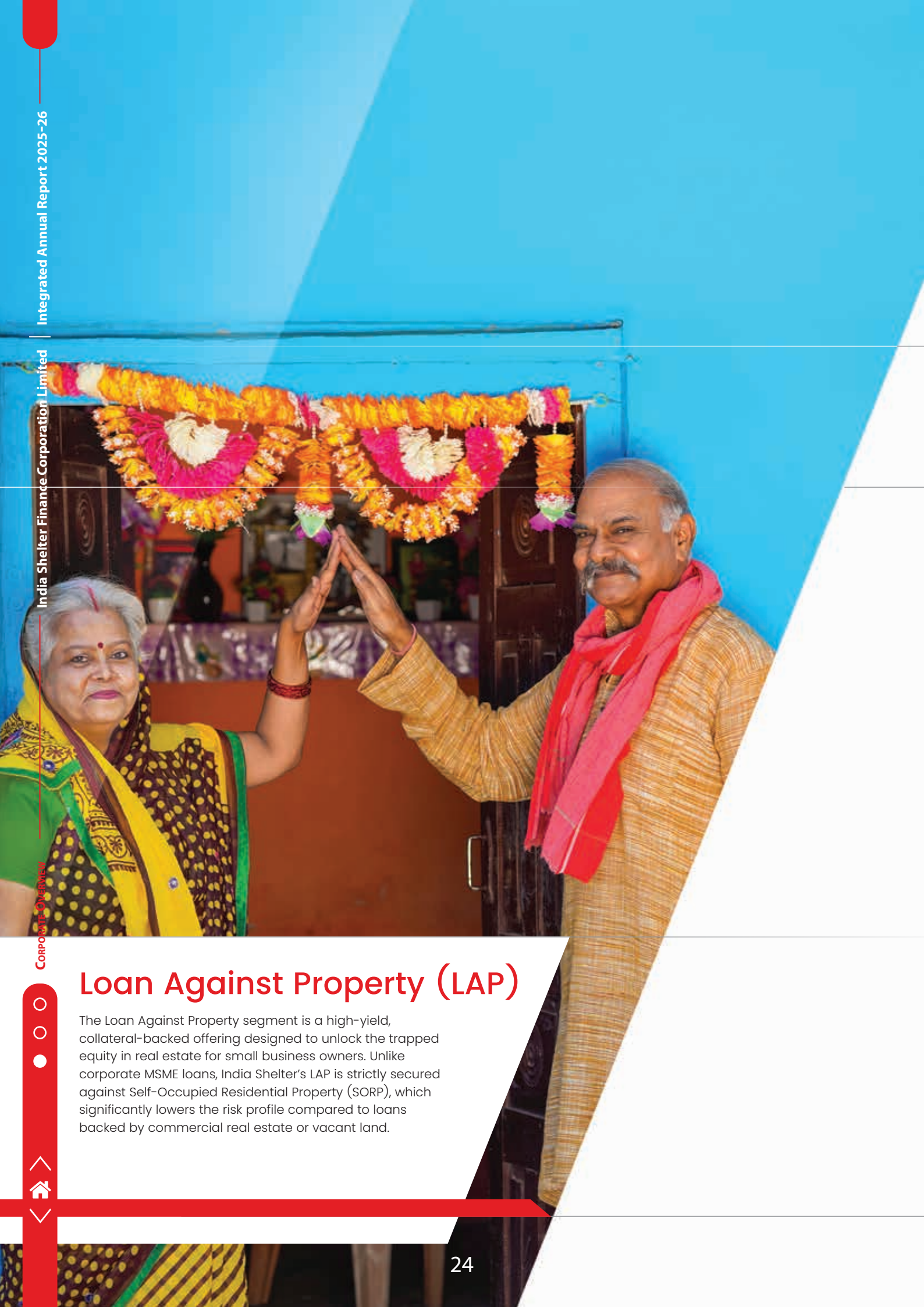
  We target an ROE of approximately 18% in the medium term as we optimize leverage to 4x and work towards bringing down Opex to Gross AUM by 15-20 bps every year.

- **Network Expansion**

  We plan to continue adding 40 to 45 new branches annually to deepen our presence in existing states.

- **Credit Cost**

  We aim to maintain credit costs in the range of 40–50 bps on a sustained basis.



Loan Against Property (LAP)

The Loan Against Property segment is a high-yield, collateral-backed offering designed to unlock the trapped equity in real estate for small business owners. Unlike corporate MSME loans, India Shelter's LAP is strictly secured against Self-Occupied Residential Property (SORP), which significantly lowers the risk profile compared to loans backed by commercial real estate or vacant land.

Target Segment

Caters to micro, small, and medium enterprises (MSMEs), including Kirana store owners, small-scale manufacturers, and local traders seeking capital support.

End-Use

Primarily utilised for working capital requirements and business expansion.

Ticket Size and Tenor

Ticket sizes remain comparable to home loans average at ₹10 Lacs with a contractual tenure of 10 years and an average realised tenure of 6 years.

Underwriting Core

Focuses heavily on the cash flow generation of the underlying micro-business, paired with the psychological comfort that the borrower will not default on their primary, self-occupied residence.

Key KPIs

44%	1.3%	97%	45%
Portfolio Share	GNPA	SORP	Loan-to-Value (LTV)

We view our Loan Against Property offering not merely as a portfolio diversifier, but as a core competency. By strictly securing these loans against Self-Occupied Residential Property (SORP), we leverage the borrower's strong psychological attachment to their home, which naturally mitigates default intent. Underpinning this is our tech-enabled and rigorously tested risk management framework, which has demonstrated resilience across multiple business cycles. Our disciplined underwriting approach, supported by end-to-end digitised processes and robust credit assessment mechanisms, enables us to maintain strong asset quality while scaling responsibly. With a steadily building pipeline and healthy conversion trends, we remain well-positioned to drive sustainable growth.



Nitin Goel | Head-Credit & Policy

Growth Enablers

- **Under-penetrated MSME Credit**

  A massive credit gap exists for micro-enterprises in India. Traditional banks often reject these profiles due to a lack of formal GST/tax filings, allowing India Shelter to step in with its cash-flow-based underwriting.

- **Cross-Selling Opportunities**

  As Home Loan customers establish a solid repayment history and see an appreciation in their property values, they become prime, low-acquisition-cost candidates for LAP top-ups to fund their growing businesses.

- **Quick Turnaround Time (TAT)**

  For small business owners, the speed of capital access is often more critical than the interest rate. India Shelter's tech-enabled processing allows for quicker disbursements, creating a strong competitive moat.

Strategic Priorities

- **ROA and ROE Expansion**

  Position the LAP segment as a critical driver for Return on Assets (ROA) and Return on Equity (ROE) expansion.

- **Proportionate Growth**

  Grow the LAP book proportionately with the Home Loan book to maintain optimal portfolio balance, protecting margins without escalating risk.

- **Strict Underwriting Guardrails**

  Continue to fiercely guard underwriting parameters by strictly lending against residential properties and avoiding commercial real estate exposures.

- **Leverage Infrastructure**

  Utilize existing branch infrastructure to capture the rising credit appetite of MSMEs fuelled by India's broader economic formalisation.

BUSINESS MODEL

FRAMEWORK THAT DELIVERS LONG-TERM VALUE

We have built our business model on efficiently deploying capital to serve underserved and first-time home buyers across Tier II and Tier III markets. Anchored in a secured lending approach, we combine a strong distribution network, data-driven underwriting, and digital capabilities to enable scalable and sustainable growth.

By maintaining a balance between growth and asset quality, optimising funding costs, and driving operational efficiency, we continue to deliver consistent profitability while expanding access to affordable housing finance.

Capital for Value Creation

Financial Capital → Enables Growth with Stability: A strong capital base supported by consistent profitability allows the Company to fund expansion while maintaining balance sheet strength

Borrowing and Liquidity → Ensures Funding Resilience: A diversified borrowing profile with 30+ lenders, including NHB and SIDBI, combined with long-tenure funding, supports cost optimisation and liquidity stability

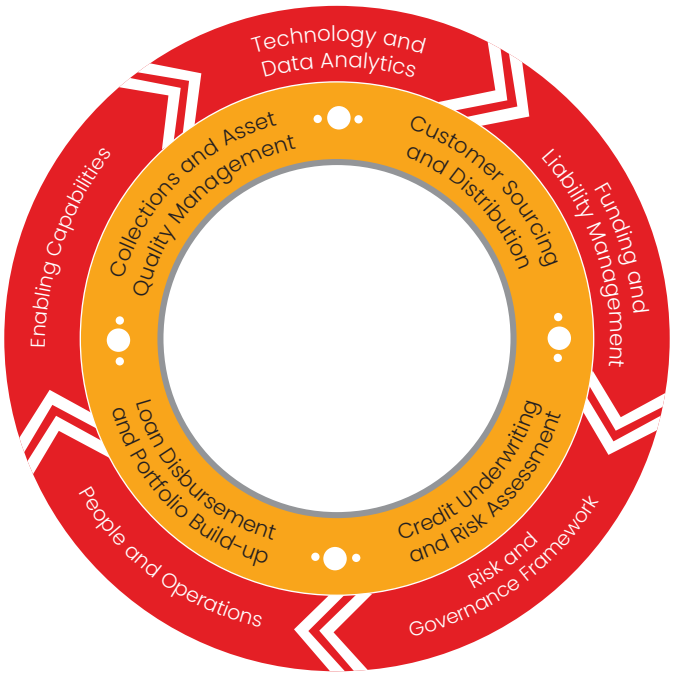
Distribution Capital → Drives Market Penetration: A 307 branch network across Tier II and Tier III cities enables access to underserved customers and supports scalable disbursement growth

Technology Capital → Enhances Efficiency and Risk Control: Digital capabilities including e-KYC, e-sign, and digital collections improve turnaround time, reduce costs, and strengthen underwriting

Human Capital → Strengthens Customer Connect: A growing workforce of 4,800 employees supports on-ground sourcing, customer engagement, and collections effectiveness

Risk and Governance Capital → Ensures Sustainability: Strong underwriting frameworks, secured lending (~100%), and disciplined credit cost (~0.5%) enable stable asset quality and long-term resilience

India Shelter's Business Model







Capital Trade-Offs

Growth vs Asset Quality

Scaling Gross AUM at 25% to 30% while maintaining controlled Stage-3 levels of 1.2% and stable credit costs of 0.5% reflects disciplined portfolio selection

Yield vs Customer Segment Risk

Lending to self-employed and informal segment customers offers risk adjusted yields, but is balanced through conservative underwriting and LTV

Cost of Funds vs Growth Momentum

Expansion is supported by optimising cost of funds (declining trend: 8.7% to 8.2%) while maintaining spreads consistently above 6%

Physical Expansion vs Digital Scale

Continued investment in branch expansion is complemented by growing digital sourcing channel, balancing reach with efficiency

Operational Efficiency vs Investment in Capability

Investments in technology and people are balanced with improving Opex-to-Gross AUM ratios, driving operating leverage

Material Areas

1. **Affordable Housing Access**
   Enabling home ownership for underserved segments
2. **Operational Efficiency**
   Improving cost ratios through scale and digital processes
3. **Asset Quality and Risk Discipline**
   Maintaining stable credit costs and delinquency levels
4. **Funding Strength and Liquidity**
   Diversified borrowings and strong liquidity buffers
5. **Digital Transformation**
   Enhancing sourcing, underwriting, and collections

Stakeholders

Customers
Access to formal housing finance for first-time and underserved borrowers

Employees
Growth-driven culture with an expanding branch network and workforce scale

Lenders and Investors
Consistent returns supported by strong ROA of 5.8% and ROE of 17.0%

Communities
Supporting financial inclusion and housing development in emerging markets

Regulators
Strong governance, transparent disclosures, and prudent risk management contributing to the stability and integrity of the financial system

OUR STRATEGIC ROADMAP

DIRECTION THAT DRIVES SCALABLE GROWTH

Our growth strategy is anchored in disciplined expansion, operational efficiency, and technology-led transformation. We continue to deepen our presence in underserved Tier II and Tier III markets, while maintaining prudent underwriting and strong asset quality.

As we crossed ₹10,000 Crs in Gross AUM in 2025-26, it marked an important milestone in our growth journey. Building on this scale, we are focused on strengthening our digital capabilities, diversifying our funding profile, and improving operational productivity.

Our strategy is structured across three horizons, reflecting our focus on strengthening core operations, scaling our franchise, and building a future-ready institution.



Strategic Enablers

India Shelter's strategy is supported by a strong foundation of enablers that drive execution and long-term sustainability.

Technology and Innovation	People and Culture	Risk and Governance	Responsible Lending	Customer-centric Approach

Short Term

Strengthening Foundations

The Company continues to focus on strengthening its operational backbone to support sustainable growth.

- Expanding branch network across underserved markets, with a calibrated rollout aligned to growth guidance of 40–45 branches annually
- Strengthening underwriting and credit assessment frameworks to maintain stable asset quality, with Stage-3 levels remaining controlled and credit costs within 0.4% to 0.5%
- Improving collections efficiency and operational productivity, supported by better cost ratios and operating leverage
- Enhancing digital onboarding and customer experience through AA Framework, e-KYC, e-signing, and automated processes

Strategic Focus

Building a robust operating foundation while maintaining profitability and risk discipline.

Medium Term

Scaling the Franchise

India Shelter is focused on scaling its presence and strengthening its distribution-led model.

- Deepening presence across Tier II and Tier III markets, which continue to drive demand for affordable housing finance
- Expanding digital sourcing channels, with a clear focus to increase contribution over time
- Diversifying funding sources through multiple institutional partnerships, including first-time sanctions from institutions such as SIDBI during the year, strengthening liquidity and funding resilience
- Leveraging data and technology to enhance credit decisioning, risk management, and customer acquisition

Strategic Focus

Scaling the lending franchise while improving efficiency, reach, and funding resilience.

Long Term

Building a Future-Ready Housing Platform

The long-term strategy is focused on building a scalable, technology-driven housing finance institution.

- Building a technology enabled lending platform with integrated digital capabilities across sourcing, underwriting, and collections
- Strengthening leadership in affordable housing finance through focused presence in underserved segments
- Expanding financial inclusion by enabling access to housing credit for first-time borrowers and self-employed customers, supported by participation in government-led initiatives such as PMAY
- Creating sustainable long-term stakeholder value through disciplined growth and strong return ratios

Strategic Focus

Transforming into a future-ready, technology-led housing finance platform.

EXTERNAL ENVIRONMENT

FORCES THAT DEFINE MARKET DYNAMICS

India's affordable housing finance segment continues to be supported by structural demand drivers such as urbanisation, rising aspirations, and policy support. Despite a higher base and selective credit tightening, the segment remains resilient, with industry expected to grow at a CAGR of 20-25% over the medium term.



Megatrends and Our Approach

1 Opportunities in Underserved Markets

Mortgage penetration in India remains low at around 12.18% of GDP, well below developed markets. This highlights a significant untapped opportunity, particularly across Tier II and Tier III regions.

OUR APPROACH

We continue to deepen our presence in existing geographies, where a large share of opportunity is available. This is supported by calibrated branch expansion and localised underwriting.

2 Rising Consumption and Aspirational Demand

India's rising per capita income and consumption are driving home ownership aspirations, especially among first-time buyers and the self-employed individuals.

OUR APPROACH

Our portfolio remains focused on these segments, with first-time mortgage borrowers accounting for 72% and self-employed customers at 76%, reflecting alignment with evolving demand.

3 Sustained Demand for Affordable Housing

Affordable housing continues to see strong demand, supported by urbanisation and demographic shifts. The segment has remained resilient even during cyclical slowdowns.

OUR APPROACH

We focus on small-ticket loans, with an average ticket size of around ₹10 Lacs. This enables us to serve end-use driven demand while maintaining portfolio granularity.

4 Expanding Access to Formal Credit

Access to formal credit continues to improve, supported by specialised lenders and evolving underwriting practices. This is enabling deeper penetration into lower-income segments.

OUR APPROACH

Our fully secured and granular portfolio, combined with structured underwriting, supports calibrated expansion while maintaining asset quality.

5 Digital Transformation across the Lending Ecosystem

Digital adoption across the lending lifecycle is improving efficiency, turnaround times, and monitoring capabilities.

OUR APPROACH

We have achieved high digital adoption across processes, with around 95% digital collections, 99% e-NACH and 92% Account Aggregator penetration and 99% e-signing integration.

6 Policy Support and Regulatory Tailwinds

Government initiatives aimed at improving housing affordability and financial inclusion continue to support demand in the affordable housing segment.

OUR APPROACH

Our business remains aligned with policy direction, with a focus on financial inclusion and access to housing finance across underserved segments.

STAKEHOLDER ENGAGEMENT

CONNECTIONS THAT BUILD SHARED VALUE

Stakeholder engagement lies among the core aspects of our business model, enabling us to align our growth strategy with the evolving needs of customers, regulators, investors, employees, and communities.

Operating in underserved markets, we engage continuously through our branch network, digital platforms, and governance mechanisms. This approach ensures we remain responsive to stakeholder expectations while supporting sustainable growth, advancing financial inclusion, and creating long-term value.



OUR Stakeholder ENGAGEMENT PROCESS

We follow a structured engagement framework that enables us to consistently integrate stakeholder feedback into our strategy and operations.

IDENTIFY
Key stakeholder groups across the lending ecosystem

ENGAGE
Through branch interactions, digital platforms, investor communication, and regulatory interfaces

ASSESS
Evaluate stakeholder expectations and emerging concerns

RESPOND
Align policies, processes, and service delivery accordingly

MONITOR
Track outcomes and refine engagement mechanisms



Stakeholder Engagement Matrix

STAKEHOLDERS	KEY CONCERNS	RESPONSE
Customers	Access to formal housing finance Speed and ease of loan processing Transparency in pricing and terms Availability of credit for informal/ self-employed segment	Focus on Tier II and Tier III markets enabling underserved access Serving first-time borrowers and self-employed Technology-enabled onboarding improving turnaround time Branch-led and digital hybrid model ensuring accessibility and service
Regulators	Compliance with lending and regulatory norms Asset quality and credit discipline Governance and transparency	Strong compliance framework aligned with regulatory requirements Continuous monitoring of Stage 3 and credit costs Robust governance and disclosure practices
Investors and Lenders	Sustainable growth and profitability Asset quality and risk management Liquidity and funding stability	Consistent performance with ROA of 5.8% and ROE of 17.0% Maintaining spreads above 6% and stable credit costs Diversified borrowing profile Regular investor engagement through earnings calls and disclosures
Employees	Career growth and performance alignment Productivity and operational efficiency Work environment and stability	Expansion-driven workforce aligned with branch growth Performance-oriented culture linked to business outcomes Increasing use of technology and digital tools to enhance productivity
Communities	Financial inclusion Access to housing finance in underserved regions Economic participation	Enabling home ownership across underserved geographies Supporting financial inclusion through lending to informal income segments Strengthening local engagement through branch presence

MATERIALITY ASSESSMENT

PRIORITIES THAT SHAPE OUR FOCUS

Understanding what matters most to our stakeholders and our business is central to creating long-term value. Our materiality assessment helps us identify and prioritise ESG issues that have the greatest impact on our operations, stakeholder expectations, and overall performance.

These insights guide our strategic priorities, strengthen our risk management approach, and shape our sustainability initiatives.

Approach to Materiality Assessment

We undertook a structured materiality assessment to identify and prioritise key ESG issues relevant to our business. This process combined stakeholder consultations, industry benchmarking, and internal evaluations to develop a comprehensive view of the risks and opportunities we face.

Each issue was assessed based on its impact on our business and its relevance to stakeholders. The identified priorities were then reviewed and validated to ensure alignment with our strategy and risk framework, enabling a focused and integrated approach to ESG.



Material Issues Identified

Environmental

Climate Change Resilience

Climate Change Resilience focuses on a company's ability to adapt to climate-related risks and opportunities, ensuring long-term sustainability by mitigating environmental, social, and economic impacts.	Extreme weather can impair property collateral values. Proactive resilience mapping mitigates loss given default (LGD) and protects portfolio value.	
GRI: 201 (Economic Performance) **SASB:** FN-MF-450a (Environmental Risk to Mortgages)		

Energy Management

Energy Management as a material topic helps demonstrate an organisation's efforts to efficiently manage energy consumption, reduce carbon emissions, and implement sustainable practices to minimise environmental impact, enhancing long-term operational efficiency and resilience to climate change.	Reduction in Scope 1 and 2 greenhouse gas emissions, leading to a smaller corporate carbon footprint and lower operational electricity expenses.	
GRI: 302 (Energy) **SASB:** Carbon Emissions		

Description | Description of Impact | GRI Topic / Industry Topic (MSCI/SASB)

Capital Impacted | Relevant Stakeholders

Financial Capital | Borrowing and Liquidity | Distribution Capital | Technology Capital | Human Capital | Risk and Governance Capital | Social and Relationship Capital | Intellectual Capital

Customers | Employees | Lenders and Investors | Board | Govt. | IT Regulators | NGOs | Communities | Regulators

Social

Financial Inclusion

Financial Inclusion ensures access to affordable financial services for all, enabling individuals and businesses to participate fully in the economy. As India Shelter offers access to affordable financial services, fostering economic empowerment and promoting social equity, it becomes a critical material topic for the Company.	Drives core business revenue while creating immense socio-economic value by facilitating first-time homeownership and MSME growth in Tier 2/3/4 cities.	
GRI: 203 (Indirect Economic Impacts) **SASB:** FN-MF-270b (Financial Inclusion)		

Diversity and Inclusion

Diversity and Inclusion is crucial for any company as it fosters innovation, improves decision-making, enhances customer relationships, and promotes equitable access to financial services, aligning with broader social and regulatory expectations. Furthermore, workplaces with equal opportunities attract top talent, essential for a sector reliant on skilled professionals. Hence, this parameter is crucial in aligning organisational values with societal expectations.	Enhances employee retention, drives innovative "phygital" strategies through diverse perspectives, and ensures the workforce mirrors the local communities served.	
GRI: 405 (Diversity and Equal Opportunity) **MSCI:** Human Capital Development		



Community Engagement

Community Engagement as a material topic helps demonstrate an organisation's efforts to build positive relationships with local communities, address social issues, support development initiatives, and contribute to societal well-being through active involvement and partnerships.	Builds deep grassroots trust, establishes India Shelter as a responsible corporate citizen, and strengthens the brand's social license to operate locally.	
GRI: 413 (Local Communities)		 

Customer Satisfaction

Customer Satisfaction is important for India Shelter as it directly impacts reputation, customer loyalty, and business growth. High levels of satisfaction ensure repeat business, positive referrals, and enhanced trust, while also contributing to regulatory compliance and long-term profitability. By prioritising customer needs, providing personalised solutions, and ensuring transparent communication, the Company fosters a positive brand image and strengthens its competitive position in the market.	High satisfaction drives customer retention, lowers behavioural default rates, and generates organic word-of-mouth referrals and LAP cross-sell opportunities.	
GRI: 418 (Customer Privacy / Custom) **MSCI:** Financial Product Safety		

Description | Description of Impact | GRI Topic / Industry Topic (MSCI/SASB)

Capital Impacted | Relevant Stakeholders

Financial Capital | Borrowing and Liquidity | Distribution Capital | Technology Capital | Human Capital | Risk and Governance Capital | Social and Relationship Capital | Intellectual Capital

Customers | Employees | Lenders and Investors | Board | Govt. | IT Regulators | NGOs | Communities | Regulators

Governance

Business Ethics

Business ethics helps to ensure integrity, transparency, and responsible practices, fostering trust, regulatory compliance, and long-term relationships with customers, investors, and stakeholders.	Protects the institution against severe financial penalties, operational disruptions, and catastrophic reputational damage.	
GRI: 205 (Anti-corruption) **MSCI:** Business Ethics		

Risk Management

Risk management helps to identify, assess, and mitigate potential financial, operational, and market risks. Effective risk management ensures stability, regulatory compliance, and long-term sustainability, safeguarding stakeholder interests.	Ensures long-term business viability, stable asset quality (contained Stage-3 NPA levels), positive ALM and consistent, predictable shareholder returns.	
GRI: 102 (Governance) **SASB:** FN-CB-510a (Systemic Risk)		

Regulatory Compliance

Regulatory compliance emphasises on the adherence to relevant financial regulations, industry standards, and legal frameworks. It involves ensuring transparency, managing risks, and maintaining operational integrity, while safeguarding investor trust, customer protection, and fulfilling obligations to regulatory bodies, thereby ensuring long-term business sustainability.	Prevents regulatory sanctions, licensing issues, and business continuity threats, ensuring seamless scaling of operations.	
GRI: 419 (Socioeconomic Compliance)		Regulators and Tax Authorities

Description | Description of Impact | GRI Topic / Industry Topic (MSCI/SASB)

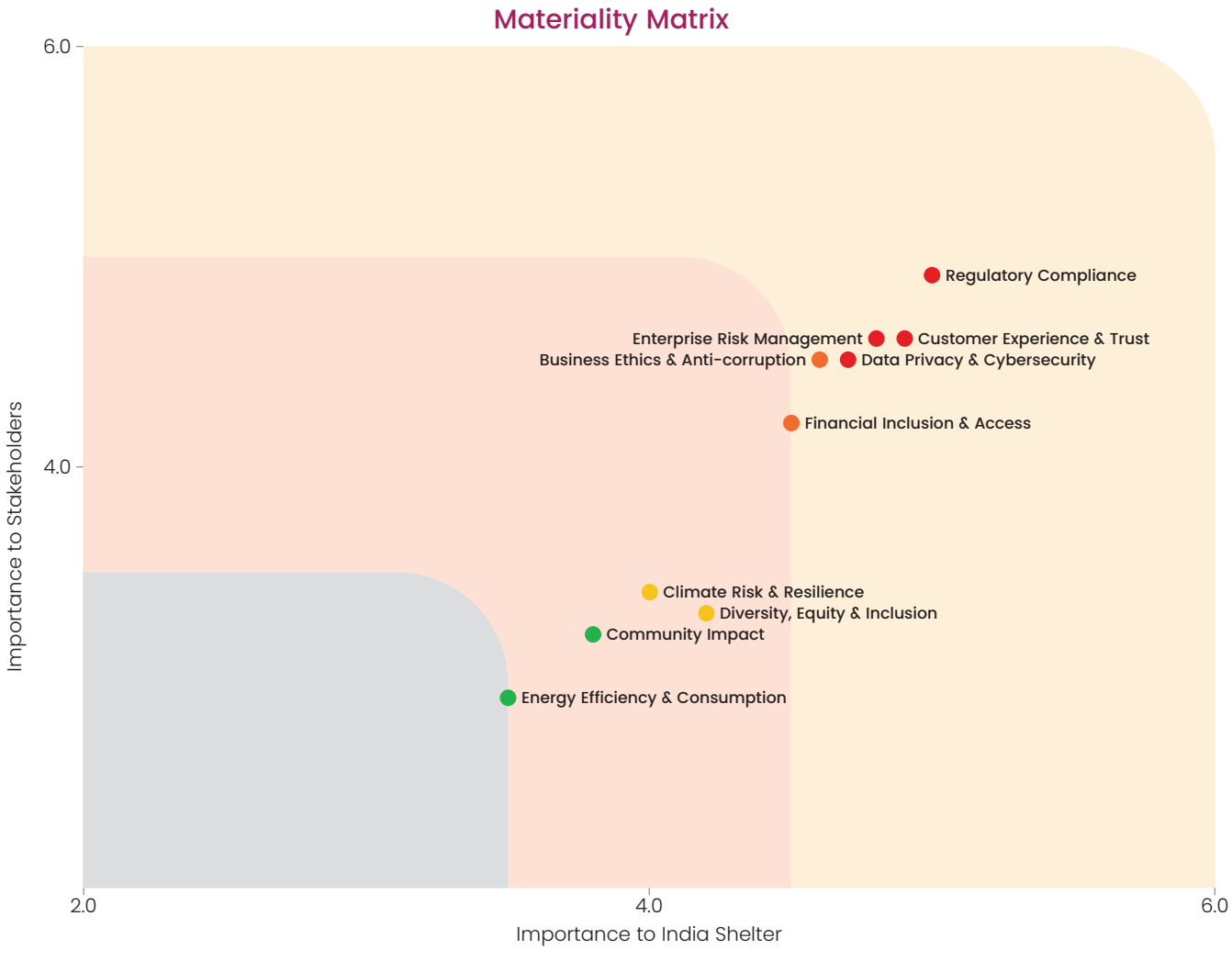
Capital Impacted | Relevant Stakeholders





Data Privacy and Cybersecurity

Data privacy and cybersecurity safeguard sensitive customer information, maintain regulatory compliance, and protect against financial and reputational risks. Ensuring robust data protection measures builds trust, enhances customer confidence, and prevents data breaches or cyberattacks, which could lead to significant legal, financial, and operational consequences. By prioritising data privacy and cybersecurity, the company upholds its commitment to safeguarding stakeholders' interests and maintaining a secure, trustworthy platform for financial transactions.	Prevents data breaches, identity theft, and subsequent legal liabilities, which are critical as the company scales its digital sourcing.
GRI: 418 (Customer Privacy) **SASB:** FN-MF-220a (Data Security)	



RISK MANAGEMENT

VIGILANCE THAT SAFEGUARDS STABILITY

We follow a disciplined and proactive approach to risk management, integrating risk assessment across every stage of our lending lifecycle. As we scale our affordable housing franchise, we remain focused on preserving asset quality, maintaining stable credit costs, and upholding prudent underwriting standards.

Supported by robust systems, data-led insights, and strong governance, we continuously assess emerging risks and calibrate our approach to enable sustainable growth while safeguarding stakeholder interests.

Risk Management Framework

Our approach is anchored in disciplined oversight and proactive risk control across the lending lifecycle

1	2	3	4	5
Embedding risk management across core processes, including underwriting, collections, and portfolio monitoring	Monitoring asset quality metrics such as Stage-3 assets and credit costs within guided ranges	Maintaining a fully secured lending portfolio to mitigate credit exposure	Ensuring adequate provisioning buffers and ECL coverage to strengthen risk preparedness	Reviewing liquidity, funding profile, and cost of funds regularly to support financial stability

Stress Testing and Scenario Analysis

Our evaluation processes are designed to assess resilience and guide calibrated decision-making under varying conditions:

- Monitoring asset quality trends and borrower behaviour, with calibrated growth aligned to credit conditions
- Assessing interest rate movements and cost of funds to protect margins in a declining rate environment
- Tracking portfolio performance across geographies and borrower segments, with focus on Tier II and Tier III markets
- Using data-driven insights to refine credit underwriting and risk selection models

Three Lines of Defence

We follow a structured governance framework to ensure accountability and oversight across risk management.

First Line – Business Teams

- Responsible for origination, underwriting, and collections
- Ensure adherence to defined credit policies and operational controls
- Drive portfolio growth while maintaining quality standards

Second Line – Risk and Compliance

- Establishes risk policies, frameworks, and monitoring mechanisms
- Oversees credit risk, operational risk, and regulatory compliance
- Ensures alignment with internal guidelines and external regulations

Third Line – Audit and Governance

- Provides independent assurance on effectiveness of risk management practices
- Evaluates internal controls, governance standards, and compliance frameworks
- Strengthens oversight through periodic audits and reviews



Our approach to risk is anchored in a rigorous three-tiered defence model, integrating operational management with independent risk oversight and audit governance. This structure provides us with comprehensive, real-time visibility across our portfolio. On the credit side, we maintain strict discipline through a holistic underwriting framework, evaluating borrower history, demographics, and income, supported by continuous post-disbursement monitoring to ensure superior asset quality.

Equally critical to our resilience is our IT governance. We have implemented an enterprise-wide Information Security Management System (ISMS) aligned with ISO 27001 standards. By deploying role-based access controls (RBAC), multi-factor authentication (MFA), robust data encryption, and regular vulnerability assessments, we ensure our digital infrastructure remains secure. As the regulatory landscape evolves, this dual focus on credit vigilance and cyber resilience secures our long-term growth and stakeholder trust.

Sharad Pareek | Chief Risk Officer

Key Risk Areas and Mitigation Strategies

RISK AREA	RISK DESCRIPTION	CAPITAL IMPACTED
 **Credit**	Risk arising from borrower defaults or deterioration in asset quality	Loan book/Earning assets
 **Operational**	Risk from process inefficiencies, system failures or human errors	Operating capital/Cost base
 **Market and Liquidity**	Risk from interest rate movements, funding access and liquidity mismatches	Borrowings/Treasury capital
 **Technology and Digital**	Risk from system disruptions or digital infrastructure inefficiencies	Technology investments/Business continuity capital
 **Information Security and Cybersecurity**	Risk of data breaches or cyber threats compromising systems and customer data	Data assets/Reputation capital
 **Forex**	Risk from foreign exchange fluctuations affecting borrowings	External borrowings (if any)
 **Collection and Recovery**	Risk of delays or inefficiencies in collections	Cash flows/Asset quality
 **Compliance and Regulatory**	Risk of non-compliance with regulatory requirements	Regulatory capital/License to operate

SHAREHOLDER LINKAGE	MITIGATION STRATEGIES
Direct impact on profitability, ROA/ROE and net worth through provisions and write-offs	» Strong underwriting and borrower assessment frameworks » Secured lending with controlled LTV » Continuous monitoring of Stage 3 assets with SARFAESI recovery » Legal and structured recovery mechanisms » Data-driven credit scoring and portfolio analytics
Impacts Opex to Gross AUM ratio and operating leverage, thereby affecting margins	» Increased adoption of digital processes (e-KYC, e-sign, AA Framework) » Standardisation across branches » Continuous efficiency and productivity improvements
Affects net interest margins, spreads and growth sustainability	» Diversified borrowing base across lenders » Active cost of funds management with spreads >6% » Strong ALM discipline and liquidity buffers
Impacts scalability, customer experience and long-term competitiveness	» High digital adoption across onboarding and servicing » 99% e-signing, 92% Account Aggregator penetration and 95% digital collections » Automated underwriting systems » Scalable IT infrastructure
Potential financial losses, regulatory penalties and reputational damage	» Aadhaar-based e-KYC and secure onboarding » Reduced manual intervention » Strengthened data protection frameworks and controls
Impacts cost of funds and earnings volatility	» Predominantly domestic borrowing profile » Diversified domestic funding (Banks, Financial Institutions) » Focus on long-tenure borrowings » All forex debt exposure fully hedged
Impacts liquidity, profitability and asset quality metrics	» Digitally enabled collections framework » Continuous delinquency monitoring » Data-driven recovery and retention strategies
Can lead to penalties, restrictions and reputational impact	» Robust compliance framework » Regular monitoring and reporting » Strong governance and internal controls

FINANCIAL CAPITAL

DRIVING RESILIENT AND SCALABLE GROWTH

We deploy financial capital through a disciplined approach to scaling our lending franchise, while maintaining asset quality and profitability. Our growth is supported by a granular, secured portfolio, improving operating efficiency, and a well-diversified funding base. This balanced approach enables us to deliver consistent performance, remain resilient across cycles, and strengthen stakeholder confidence.



Key Focus Areas

- Maintaining asset quality with disciplined credit cost management
- Optimising cost of funds while preserving healthy spreads
- Diversifying funding sources to enhance stability
- Strengthening profitability and improving return ratios
- Driving sustained Gross AUM growth through calibrated portfolio expansion

Capitals Impacted

Financial Capital

Supports loan origination, portfolio growth, and sustained profitability

Service Capital

Strengthens distribution capabilities to enable efficient sourcing, servicing, and collections

Intellectual Capital

Enhances credit assessment and risk management through digital platforms, analytics, and underwriting tools

Human Capital

Improves productivity and supports scalable execution as the portfolio and branch network expand

Social and Relationship Capital

Expands access to formal housing finance, strengthening trust and long-term relationships with underserved and first-time borrowers

Stakeholders Impacted

Investors and Lenders

Stable returns, sustained profitability, and capital efficiency

Customers

Access to affordable housing finance through effective capital deployment

Regulators

Compliance supported by disciplined asset quality and prudent growth

SDG Linkages



Performance Drivers

- Driving Gross AUM growth through calibrated branch expansion and deeper penetration in Tier II and Tier III markets
- Supporting disbursement momentum through strong demand from first-time and self-employed borrowers
- Sustaining margins through a declining cost of funds (8.2%) and stable yields, with spreads above 6%
- Improving operating leverage through scale and increased digitalisation of processes
- Maintaining stable asset quality despite growth, supported by disciplined underwriting and portfolio selection

From Asset Growth to Liability Credibility

Strong Liability Franchise

We have built a diversified borrowing base of 30+ lenders, banks, financial institutions, securitisation, ECB and direct assignments which supports funding stability and reduces concentration risk. During the year, we further strengthened our liability franchise by securing a first-time sanction from SIDBI, while continuing to access funding from the National Housing Bank. These borrowings provide access to competitive funding and reflect growing institutional confidence in our business model.

Improved Credit Rating Profile

Our consistent financial performance and stable asset quality have supported strong credit ratings in the AA- (Stable) category, improving our access to institutional funding.

Cost of Funds Optimisation

Our cost of funds improved to around 8.2%, supported by a diversified liability profile and a stronger credit standing. This has enabled us to sustain healthy spreads and profitability.

Diversified Funding Profile and Lender Base | FY26



- Term Loans by Banks and Financial Institutions | **48%**
- Direct Assignments | **21%**
- NHB | **15%**
- Co-Lending | **6%**
- PTC | **5%**
- ECB | **3%**
- NCD | **2%**

NHB – National Housing Bank, ECB – External Commercial Borrowing, PTC – Pass Through Certificates, NCD – Non-Convertible Debentures

Message from the CFO

Our performance reflects the strength of a disciplined and scalable business model. Growth during the year was driven by sustained demand in our core markets, supported by a calibrated expansion strategy and consistent execution.

We maintained a strong focus on asset quality, ensuring that portfolio growth remained aligned with our risk framework. At the same time, improvements in our liability profile enabled us to optimise our cost of funds and sustain healthy spreads.

As we continue to scale, our focus remains on balancing growth with profitability, strengthening our capital base, and improving operational efficiency. We remain confident in our ability to deliver consistent and sustainable value to our stakeholders.

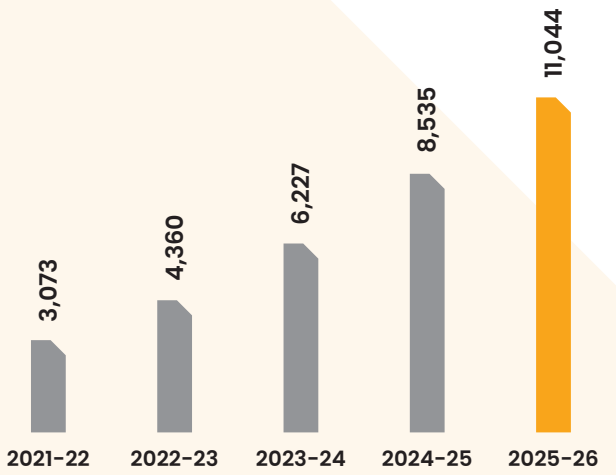
Ashish Gupta | CFO



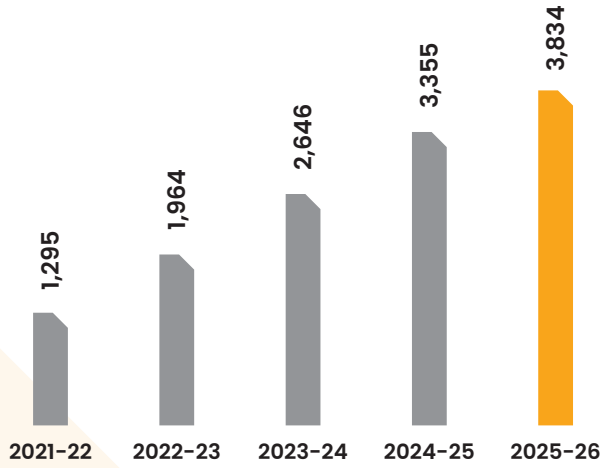


Growth and Scale Metrics

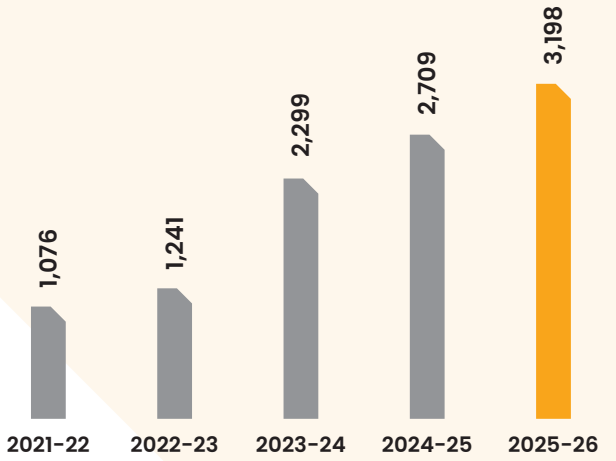
Gross AUM (₹ Crs)



Disbursement (₹ Crs)

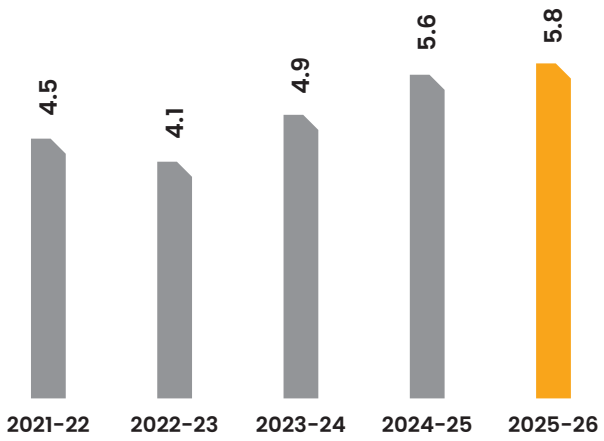


Net Worth (₹ Crs)

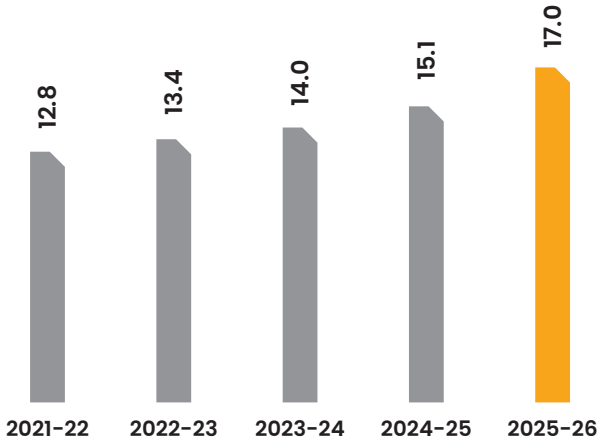


Profitability and Asset Quality Metrics

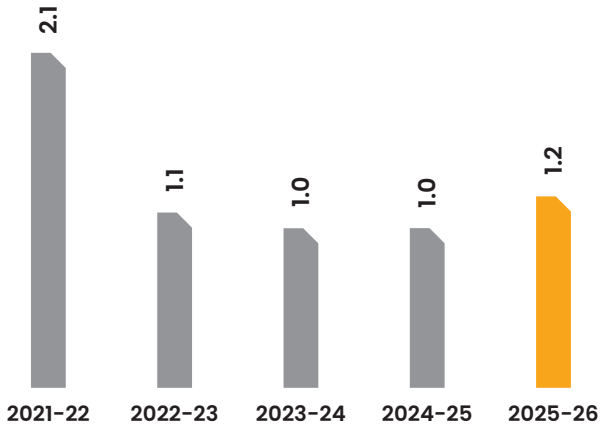
ROA (%)



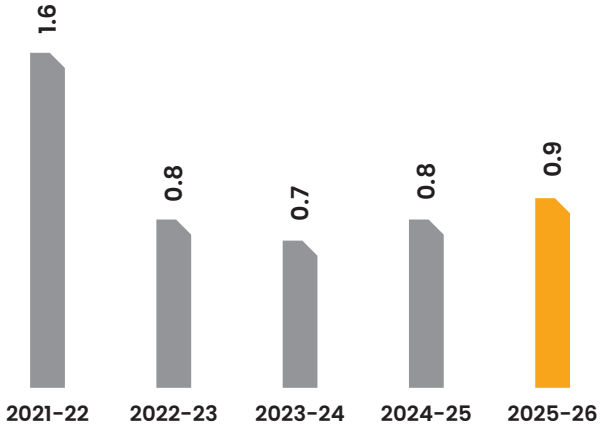
ROE (%)



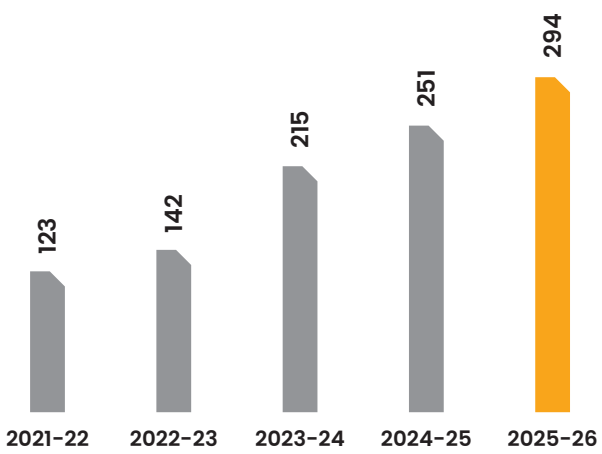
Gross Stage – 3 Assets (%)



Net Stage – 3 Assets (%)



Book Value per Share (₹)



SERVICE CAPITAL

FROM SCALE TO SYSTEM STRENGTH

Our service model is anchored in a branch-led distribution network, enabling us to serve underserved markets effectively. By combining local presence with digital processes, we improve turnaround time, strengthen customer engagement, and ensure consistency in service delivery.

This approach allows us to scale in a measured manner while enhancing productivity and customer experience across the lending lifecycle.



Key Focus Areas

- Expanding distribution reach across core markets
- Improving turnaround time and service consistency
- Enhancing productivity at the branch level
- Strengthening collections and servicing effectiveness
- Integrating digital processes within the distribution model

Capitals Impacted

Human Capital

Clear roles, productivity-driven performance.

Social and Relationship Capital

Improved access to formal financing channels.

Financial Capital

Distribution strength supporting sustainable growth.



Stakeholders Impacted

Customers

Better access, faster processing, consistent service

Employees

Clear roles, productivity-driven performance

Communities

Improved access to formal financing channels

Investors and Lenders

Distribution strength supporting sustainable growth

SDG Linkages



Message from Business Head



Our distribution network remains central to how we originate and service business. We have focused on expanding in a calibrated manner, with a clear emphasis on productivity over scale.

We have seen steady improvement in branch-level performance, supported by stronger processes and sharper on-ground execution. At the same time, increased digital adoption across onboarding and collections has improved turnaround time and operational efficiency.

Going ahead, our priority is to deepen our presence within existing markets, enhance network productivity, and maintain service consistency as we scale.

Aman Saini | Business Head

Our Strategy

Data-driven Workforce Planning

We align branch expansion and staffing with micro-market potential to ensure productivity and effective coverage.

Productivity-led Expansion

We add new branches selectively, focusing on improving disbursement per branch while maintaining operating efficiency.

Digital Integration in Operations

We use e-KYC, AA framework, e-sign, and digital collections to reduce turnaround times and improve process efficiency.

Focused Geographic Expansion

We concentrate expansion within existing states to maintain control, strengthen sourcing, and improve collection efficiency.

Integrated Risk and Compliance

We embed risk controls within sourcing and servicing processes to ensure consistency in underwriting and portfolio quality.

Strategic Network Presence

Our branch network remains the primary driver of sourcing and customer engagement, supported by digital processes that enhance efficiency across the lending lifecycle.

91%

presence in Tier II and Tier III markets

40-45

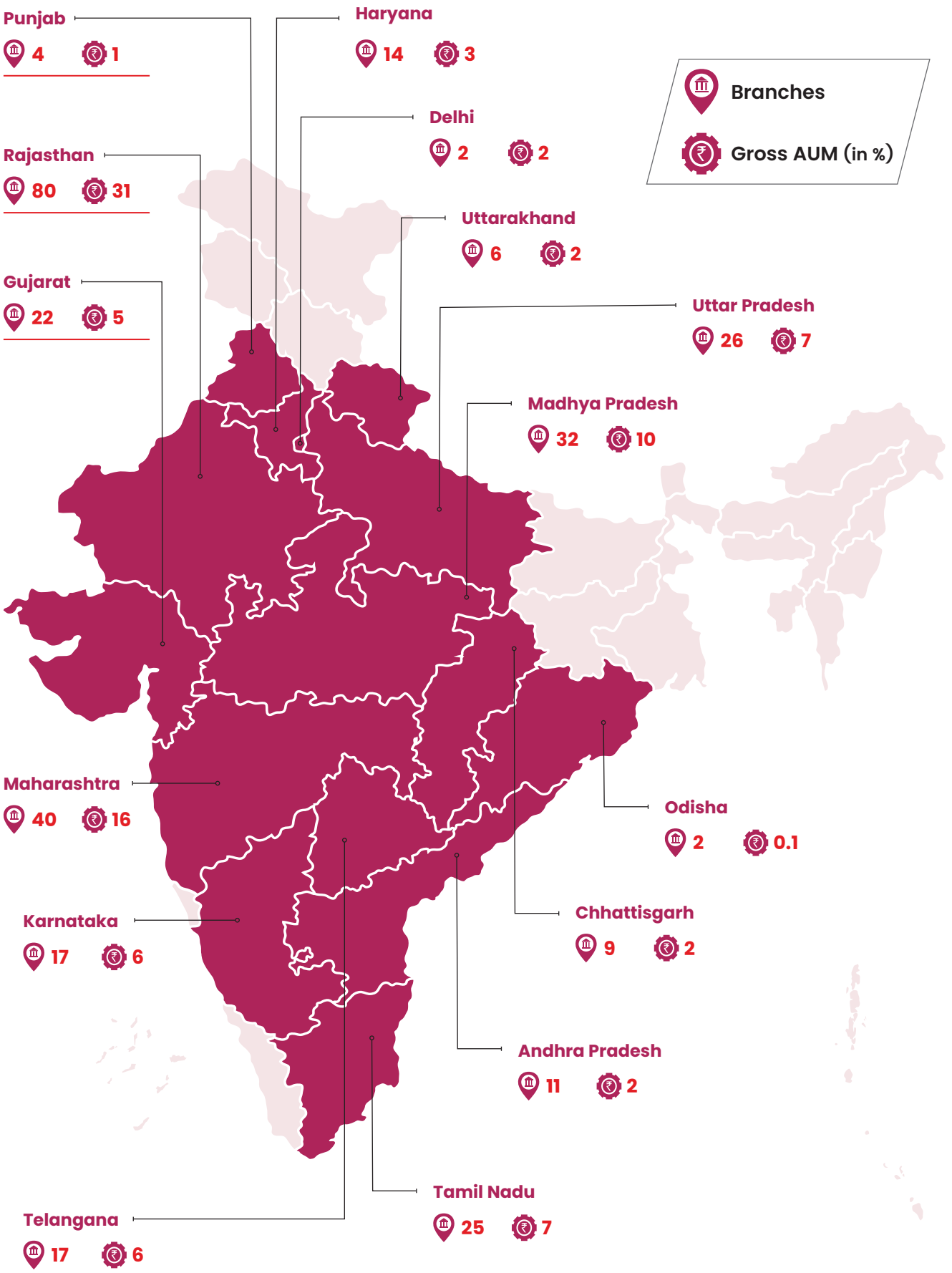
branches added annually, aligned with demand and productivity benchmarks

307

branches across 15 states

Cluster-based expansion, enabling deeper penetration within existing geographies

Strong linkage between branch network, disbursement growth, and Gross AUM expansion



This map is a generalised illustration for ease of understanding and is not intended for reference. The depiction of political boundaries and geographical names may not reflect actual positions. The Company and its directors, officers or employees accept no responsibility for any use, misuse or interpretation of the information, and make no representation regarding its accuracy or completeness.

INTELLECTUAL CAPITAL

STRENGTHENING EFFICIENCY THROUGH TECHNOLOGY AND PROCESSES

Our technology and process capabilities enable efficient execution across sourcing, underwriting, and collections. Over time, technology has evolved from supporting operations to driving business growth.

While we continue to integrate digital tools within our branch-led model to improve turnaround time, strengthen risk assessment, and deliver a consistent customer experience, we are also expanding their role in sourcing and acquisition. The establishment of our in-house digital team for lead generation marks a step forward, with clear focus to increase contribution going forward.



Material Matters

- Improving turnaround time across the loan lifecycle
- Strengthening underwriting through data and system-based processes
- Enhancing operational efficiency through digital integration
- Supporting collections through technology-led tracking and monitoring
- Ensuring consistency and control across distributed branch operations

Capitals Impacted

Service Capital

Enhances sourcing, servicing, and collections efficiency

Human Capital

Improves productivity and supports better decision-making

Financial Capital

Drives efficiency and supports cost optimisation

Social and Relationship Capital

Enhances customer experience through faster processing and greater transparency



Stakeholders Impacted

Customers

Faster turnaround time and improved service experience

Employees

Better tools for sourcing, underwriting, and collections

Investors and Lenders

Improved efficiency and operating leverage

Regulators

Stronger control, monitoring, and compliance

SDG Linkages



Message from the Chief Information Officer (CIO)



Technology continues to play a key role in improving the efficiency and consistency of our operations. We have focused on integrating digital tools across the lending lifecycle, from onboarding to collections, enabling faster turnaround times and more informed decision-making.

We have also strengthened our systems and processes, particularly in underwriting and collections, where data and automation enhance control and visibility. At the same time, our platforms are designed to support our branch teams, enabling more effective execution on the ground.

Going forward, we will continue to enhance system capabilities and improve integration across platforms. We are leveraging Artificial Intelligence across key processes such as customer onboarding, credit assessment, collections, and service delivery to improve efficiency, accuracy, and responsiveness. This will support scalable growth while ensuring a reliable and resilient technology infrastructure.

Abhinav Arya | CIO

The Role of Technology in Our Business

End-to-End Lifecycle Enablement

Lead Generation
- Drives sourcing through digital channels such as social media and website forms
- Leverages AI-led voice chatbots, field sourcing, and customer referrals to expand reach

Customer Onboarding
- Enables seamless onboarding through Aadhaar-based e-KYC and PAN verification
- Integrates CKYC, CERSAI, AML checks, bureau checks, AA Framework and account validation processes

Credit Underwriting
- Strengthens credit assessment using mobile PD, rule engines, and machine learning models
- Supports decision-making through card-based evaluation, online valuation reports, AI based anomaly detection and CAM summaries

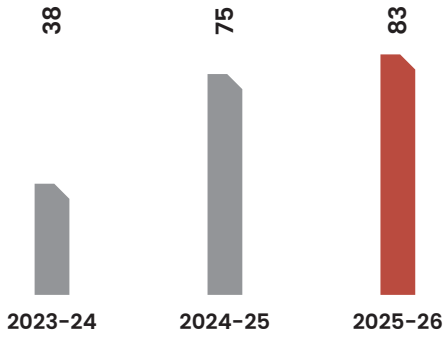
Pre-Disbursal
- Streamlines processes through e-NACH and Aadhaar-based e-sign
- Enhances verification through face liveness checks and deviation approval systems

Loan Disbursal
- Enables efficient disbursal through digital welcome kits and 24×7 NEFT across multiple banks
- Supports operations through a home-grown disbursement management system

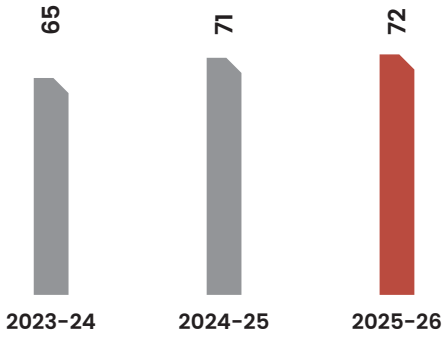
Loan Servicing
- Enhances customer experience through a multi-service customer app and WhatsApp chatbot support
- Strengthens collections through AI-led pre- and post-due collection mechanisms

Digital Adoption Progress

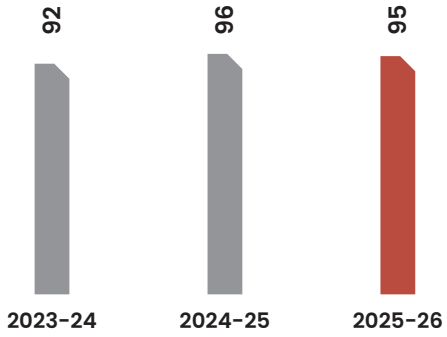
% of Customers Registered on the App



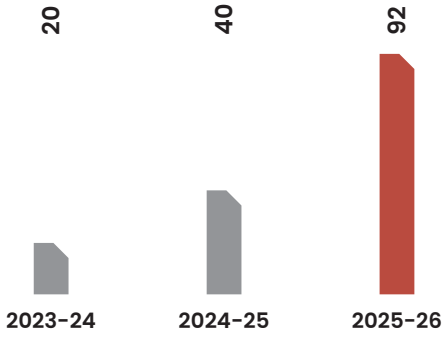
% of Service Requests Raised on the App



% of Digital Collections



% of Account Aggregator Penetration*



**Account Aggregator Penetration is on sanctioned loan base*

Key Apps and Platforms

These applications support different stages of the lending lifecycle:

iTrust



Supports onboarding and verification processes, improving accuracy and reducing manual intervention

iCredit



Facilitates credit assessment and underwriting, enabling structured evaluation of borrower profiles

iTech



Supports internal systems, process integration, and operational efficiency across functions

iCollect



Enables collections tracking, monitoring, and digital payment integration, improving recovery efficiency

iServe



Supports customer servicing and post-disbursement interactions, enhancing customer experience

NATURAL CAPITAL

RESPONSIBILITY THAT SUPPORTS ENVIRONMENTAL BALANCE

We recognise that responsible environmental stewardship is integral to sustainable business growth. As a housing finance provider, our role extends beyond operations to shaping the environmental footprint of the assets we finance.

Accordingly, our approach focuses on minimising impact through efficient resource use, adoption of sustainable practices, and enabling environmentally responsible choices across our lending portfolio.



Key Focus Areas

- Climate Change
- Energy Efficiency and Consumption

Capitals Impacted

- Natural Capital
- Financial Capital
- Social and Relationship Capital

Stakeholders Impacted

- Customers
- Employees
- Investors
- Communities






SDG Linkages





Message from Our Chief Human Resource Officer (CHRO)



Sustainability, for us, is about building resilience across our operations and the assets we finance. We are integrating environmental considerations into our lending approach, improving efficiency, and exploring solutions that reduce our carbon footprint while supporting communities.

Our focus is to align business growth with measurable environmental impact, making informed choices today that shape the homes and communities of tomorrow.

Nilay | CHRO

ESG Framework

Our sustainability approach is embedded across our operations, spanning both internal processes and lending decisions. We focus on responsible environmental practices, efficient resource utilisation, and the advancement of green financing solutions, recognising our role in shaping the sustainability of the assets we support.

By integrating ESG considerations into our decision-making, we aim to reduce our environmental footprint while enabling inclusive and sustainable growth.

ESG Vision

At India Shelter, we are committed to fostering sustainable growth and creating lasting value for our stakeholders through responsible environmental, social and governance (ESG) practices. Our vision is to be a leader in promoting inclusive homeownership while minimising our environmental footprint, enhancing social well-being, and upholding the highest standards of governance. We strive to provide accessible, affordable, and sustainable home financing solutions that empower communities, support economic development, and contribute to a more resilient and equitable society.

ESG Mission

At India Shelter, our mission is to integrate Environmental, Social and Governance (ESG) principles into every facet of our operations, ensuring that our home financing solutions not only support economic growth but also contribute positively towards the environment and society.

- Uphold a commitment to diversity and inclusion, providing equal opportunities for all employees and prohibiting discrimination in any form
- Foster inclusive growth and improve the well-being of communities by promoting affordable, accessible, and transparent home financing solutions
- Deliver exceptional customer service and maintain transparency in our home loan services
- Operate with integrity, adhering to strict corporate governance standards and well-defined policies and procedures
- Prioritise risk management, implementing cautious and informed strategies to protect our financial stability
- Foster open and honest relationships with all stakeholders, addressing their concerns in a timely and transparent manner

Key Initiatives Undertaken

Green Financing

We are working towards integrating green building standards through collaboration with IFC's Excellence in Design for Greater Efficiencies (EDGE) programme. Under this framework, green homes are designed to reduce water, energy, and material consumption by at least 20% compared to conventional buildings.

Through this initiative, we aim to promote climate-resilient housing by supporting energy-efficient design and construction practices across our financing portfolio.

Tree Plantation Activities

Under the 'Trees for Farmers' initiative implemented with Grow Trees in Baran district, Rajasthan, India Shelter supported afforestation on farmers' lands. The project enhances environmental sustainability, improves air quality, and supports local communities dependent on agriculture and forest resources, while also contributing to carbon sequestration over time.

4,546

Trees Planted in 2025-26

90,920 Kg

Carbon Sequestered per Year*

**Approximately 20kg of CO_2 per year, considered globally as a conservative estimate of the sequestration potential of trees*

Digitalisation of Operations

We have implemented a paperless loan origination and servicing process, significantly reducing reliance on physical documentation. This has lowered paper consumption, minimised waste, and improved operational efficiency across branches.

Our digital adoption remains strong, with approximately 99% of applications processed through e-signing and around 95% of collections conducted digitally. This has reduced manual handling and printing across the loan lifecycle.

By promoting digital lending, we also improve accessibility for customers in remote areas, supporting financial inclusion while reducing our environmental footprint. As adoption scales, we aim to further quantify these benefits, particularly in terms of paper savings and resource efficiency.

100%

Loans Processed Digitally

25,000

Trees under maintenance

Sustainable Consumption Practices

We have transitioned from plastic bottles to glass alternatives across our offices. This shift reduces single-use plastic waste while promoting environmental awareness among employees and visitors.

It reflects our broader effort to embed sustainable practices into daily operations and move towards measurable reductions in plastic consumption.



HUMAN CAPITAL

PEOPLE THAT POWER OUR ORGANISATION

Our people remain central to our mission. We believe that nurturing talent, fostering engagement, and building capabilities strengthen our organisation while advancing financial inclusion, community development, and sustainable growth.

Our approach is guided by the principle of 'Get, Keep, and Grow', ensuring we attract the right talent, retain strong performers, and support their continuous development.



Key Focus Areas

- Diversity
- Inclusion

Capitals Impacted

Human Capital

Social and Relationship Capital

Financial Capital

Stakeholders Impacted

Employees

Communities





SDG Linkages



Message from Our Chief Human Resource Officer (CHRO)



We believe a capable and engaged workforce is central to achieving our growth ambitions. By attracting top talent, retaining high performers, and building critical capabilities, we equip our teams to meet the evolving demands of the housing finance sector.

Our focus is to empower employees to deliver results while advancing their careers, creating a workforce that is resilient, skilled, and future-ready.

Nilay | CHRO

Strategic Talent Acquisition and Workforce Planning

We focus on attracting high-quality talent through multiple channels, including a strong employee referral programme that positions our people as brand ambassadors. This approach strengthens our talent pipeline, ensures cultural alignment, and supports business expansion, particularly across Tier II, III, and IV cities.



Employee Well-being and Engagement Initiatives

We take immense pride in being certified as a Great Place to Work, ranking among the top 75 organisations in the BFSI segment. This recognition reflects our strong, inclusive culture, our employee-first policies, and our unwavering commitment to creating an empowering, safe, and supportive workplace for all our teams across the country.

Employee well-being remains integral to our people philosophy. Our programmes combine financial, educational, and health support, while also promoting work-life balance and inclusivity. Celebrating festivals, birthdays, and key milestones further strengthens team cohesion and fosters a sense of belonging.

Key initiatives include

- **India Shelter Child Scholarship Programme:** Annual scholarships for top-performing children of employees
- **Inclusive Work Environment:** Initiatives to support accessibility and inclusion for physically challenged employees
- **Family Support:** Employment opportunities for a family member in the event of an employee's demise
- **Educational Assistance:** Financial support for employees pursuing higher education
- **Health and Wellness:** Mandatory health check-ups and awareness sessions on insurance and related benefits
- **Celebrations:** Observance of Founder's Day, birthdays, and festivals such as Diwali, Independence Day, and Mother's Day









Integrated Learning and Capability Development

We deliver structured learning programmes, apprenticeships, and mentorship opportunities to build capabilities across functions. Apprentices gain hands-on experience under the guidance of field managers, creating a steady pipeline of skilled talent.

375

Apprentices Trained in 2025–26



Pragati: Structured Career Advancement Framework

Pragati identifies high-potential employees, maps skill gaps, delivers targeted development, and enables performance-driven internal promotions. It provides a clear career roadmap, supporting growth and retention of top talent.



Performance Rewards and Employee Recognition

We foster a high-performance culture by recognising and rewarding employees who demonstrate exceptional contribution, commitment and innovation. Recognition remains integral to our workplace, motivating individuals while reinforcing a culture of excellence and accountability.

Our approach goes beyond immediate recognition to building sustained engagement and long-term alignment. Through a broad-based Employee Stock Option Plan (ESOP), we enable employees to participate meaningfully in the Company's growth journey. The programme is designed to drive long-term wealth creation, rewarding high performers while aligning individual success directly with the organisation's overall value creation.

Together, our recognition frameworks and ownership-led incentives cultivate a performance-driven culture where employees are not only acknowledged for their contributions but are also empowered as stakeholders in our long-term success.

- Long Service Award
- ICON Award
- Performance Award
- ISFC Got Talent Award
- On-the-Spot Award



Data-driven Talent Management

We utilise digital tools and advanced people analytics to track performance, engagement, and career progression. These insights enable informed decision-making, strengthen talent management, and support strategic workforce planning aligned with organisational priorities.

Alignment with Strategies

Strategic Objective	HR Initiative	Strategic Linkage
Expanding branch network across underserved markets	» Structured Learning and Mentorship Programmes » Apprentices Training	» Hiring in Tier II–IV cities builds branch capability, apprenticeships and skill development ensure operational readiness
Strengthening underwriting and credit assessment frameworks	» Structured Learning and Mentorship Programmes » Digital Performance Analytics	» Training improves technical capabilities » Analytics ensure informed workforce decisions for credit and risk management
Improving collections efficiency and operational productivity	» Digital Performance Analytics » Performance Awards	» Skilled hiring and learning programmes enhance efficiency » Recognition motivates high performance in collections
Enhancing digital onboarding and customer experience	» Digital Capability Training under Structured Learning Programmes	» Technological prowess equips teams with digital capabilities, improves service quality, and ensures seamless, efficient customer onboarding and experience
Build a technology-driven scalable lending platform	» Digital Performance Analytics	» Tech-focused hiring, training and career progression create a workforce capable of driving scalable, tech-led lending solutions
Create sustainable long-term stakeholder value	» Employee Well-Being and Engagement Initiatives » Pragati Career Advancement Framework Performance Awards	» Engaged and skilled employees drive long-term operational excellence and sustainable value creation

SOCIAL AND RELATIONSHIP CAPITAL

TRUST THAT STRENGTHENS LASTING RELATIONSHIPS

We believe our impact extends beyond home financing. It is about building trust, fostering strong relationships, and creating meaningful social value for the communities, customers, and stakeholders we serve.

Through structured social initiatives, responsible brand engagement, and targeted community programmes, we aim to strengthen our social capital while supporting inclusive and sustainable development.



Key Focus Areas

- Community Engagement
- Customer Satisfaction

Capitals Impacted

- Social and Relationship Capital
- Human Capital
- Intellectual Capital
- Financial Capital

Stakeholders Impacted

- Customers
- Employees
- Investors
- Communities






SDG Linkages



Message from the Marketing Head



Our brand is shaped by the choices and experiences of our customers at every touchpoint. We focus on clear communication, consistent service delivery, and targeted outreach initiatives to strengthen our market position. Each initiative is evaluated not only for visibility, but for its impact on customer behaviour and business outcomes.

By using insights and integrating offline and digital campaigns, we aim to enhance visibility, build trust, and reinforce India Shelter as a reliable and value-driven brand in the housing finance sector. Looking ahead, we are investing in digital capabilities and integrated campaigns that enable us to respond to market trends while maintaining a consistent and trusted presence across channels.

Rohit Gaur | Head - Marketing and Admin

Branding and Market Outreach

Our brand reflects the trust we build with customers and communities. We combine online and offline campaigns, on-ground initiatives, and responsible marketing practices to enhance visibility, deepen engagement, and strengthen credibility.

We integrate technology, personal engagement, and data analytics to deliver a seamless customer experience. Through a 'phygital' model, we combine an experienced sales force with targeted digital outreach and customer insights, enabling meaningful interactions across touchpoints.





Strategic Pillars

1. Strategic Marketing
2. Product Marketing
3. Digital Marketing
4. Public Relations and Advertising





Marketing Initiatives

- Brand Awareness and Visibility
- Integrated Online and Offline Campaigns
- Digital Initiatives and Social Media Presence
- On-Ground Community Outreach
- Customer Engagement Initiatives
- Responsible Marketing Practices
- Brand Trust and Reputation Building





















Community Initiatives

We are committed to creating meaningful social impact through structured programmes that support education, improve access to healthcare, and empower women. These efforts help build stronger, more resilient communities and enable inclusive growth across the regions we serve.

Key Focus Areas



Leukemia Treatment for Underprivileged Children

India Shelter has been partnering with the Bansi Vidya Memorial Trust for over eight years to support life-saving leukemia treatment for underprivileged children. Through this collaboration, children across 65 hospitals in 17 states receive access to critical medical care that would otherwise be beyond reach.



223

Children Supported in 2025-26

Community Healthcare

Since 2023, India Shelter has partnered with the Impact Guru Foundation to improve access to primary healthcare in underserved communities. During the year, 60 medical camps were conducted, supported by a team of general physicians, optometrists, dentists, ENT specialists, pharmacists, and nurses. These camps enabled health consultations, diagnostic tests, medicine distribution, and follow-up care in underprivileged areas.



7,591

Beneficiaries Reached in 2025-26

Mid-day Meal Programme

India Shelter's three-year partnership with the Akshaya Patra Foundation supports the provision of nutritious mid-day meals to government school children. In 2025-26, children benefited across multiple locations, contributing to improved nutrition, attendance, and learning outcomes.



1,400

Children Supported in 2025-26

Sports Initiative

India Shelter has been associated with the Paralympic Committee of India for four years, supporting female para-athletes by funding high-quality sports equipment. This initiative promotes inclusivity in sports and enables athletes to pursue competitive excellence.





6

Female Para-athletes Supported in 2025-26

National Apprenticeship Programme

This apprenticeship programme focuses on enhancing employability and creating sustainable livelihood opportunities for youth. Through structured training and hands-on experience, the programme supports both organisational talent development and broader workforce participation.



652

Apprentices Onboarded

375

Apprentices Trained

148

Full-time Employment at the End of Apprenticeship

GOVERNANCE

OVERSIGHT THAT ENSURES INTEGRITY

Our governance framework continues to evolve with the Company's expanding scale and strategic priorities. Rooted in integrity, transparency and accountability, it was strengthened during the year through enhanced oversight and improved Board effectiveness. With a sharper focus on risk management, compliance and stakeholder engagement, governance remains embedded across operations, enabling agile decision-making while safeguarding long-term value creation and reinforcing responsible, sustainable growth.

Key Policies

RBI and NHB Policies

- Fair Practices Code
- Customer Grievance Redressal Policy
- Know Your Customer and Anti-money Laundering Policy

Governance Policies

- Corporate Governance Policy
- CSR and ESG Policy
- Risk Management Policy
- Fraud Risk Management Policy

Information Technology Policies

- IT Governance Policy
- Cyber Security Policy
- Privacy Policy

SEBI Policies

- Prohibition of Insider Trading Regulations
- Related Party Transactions

HR Policies

- Code of Conduct
- Human Rights Policy
- Equal Opportunities and Non-Discrimination Policy
- Prevention of Sexual Harassment
- Whistle Blower Policy

Board of Directors

Board-Level Committees **7**

- Audit Committee
- Nomination and Remuneration Committee
- Risk Management Committee
- Stakeholders Relationship Committee
- ESG & CSR Committee
- IT Strategy Committee
- Wilful Defaulter Review Committee

Management Team

Management-level Committees **8**

- Asset-Liability Management Committee
- Customer Service & Grievance Redressal Committee
- IT Steering Committee
- Whistle Blower Committee
- Prevention of Sexual Harassment Committee
- Information Security Committee
- Wilful Defaulter Identification Committee
- Special Committee of the Board for Monitoring and Follow-up of cases of Frauds



STRONG LEADERSHIP, ROBUST GOVERNANCE



Mr. Sudhin Bhagwandas Choksey

Chairman and Non-Executive Non-Independent Director

R S W

Age

72 Years

Area of Expertise

Industry Experience, Financial Expertise, Strategy and Planning, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

- CSB Bank Limited
- Fairchem Organics Limited
- Gujarat Ambuja Exports Limited
- The Sandesh Limited
- Anchorage Infrastructure Investments Holdings Limited
- Kuhoo Finance Private Limited
- Kuhoo Tech Innovations Private Limited



Mr. Rupinder Singh

Managing Director and Chief Executive Officer

R I S IS* AL* CS* SC* W*

Age

49 Years

Area of Expertise

Industry Experience, Financial Expertise, Strategy and Planning, Technology Expertise, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

NA

Committees of the Board

- R Risk Management Committee
- A Audit Committee
- I IT Strategy Committee
- E Environmental, Social, Governance and Corporate Social Responsibility Committee
- IS IT Steering Committee
- AL Asset Liability Management Committee
- CS Customer Service & Grievance Redressal Committee
- W Wilful Defaulter Review Committee



Mr. Sumir Chadha

Non-Executive
Non-Independent Director

N E

Age

55 Years

Area of Expertise

Industry Experience, Financial Expertise, Strategy and Planning, Technology Expertise, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

- Star Health and Allied Insurance Company Limited
- Kiwi General Insurance Limited
- Kuhoo Tech Innovations Private Limited
- Mountain Managers Private Limited
- Roppen Transportation Services Private Limited
- Kuhoo Finance Private Limited
- Koyna Consultancy Services LLP
- Safecrop Investments India LLP



Ms. Rachna Dikshit

Independent Director

E IC A* N* W

Age

66 Years

Area of Expertise

Industry Experience, Strategy and Planning, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

- Capital Small Finance Bank Limited
- India SME Asset Reconstruction Company Limited
- Physicswallah Limited
- Arthimpact Digital Loans Private Limited
- PropShare Investment Manager Private Limited
- Miracle Foundation India

N Nomination and Remuneration Committee

S Stakeholders Relationship Committee

* Chairman of Committee

SC Special Committee of the Board for Monitoring and Follow-up of cases of Frauds (SCBMF)

IC Internal Complaints Committee for redressal of Sexual Harassment Complaint



Mr. Thomson Kadantot Thomas

Independent Director

A I* R

Age

55 Years

Area of Expertise

Strategy and Planning, Technology Expertise, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

- Astron Foundation
- Kiwi General Insurance Limited



Mr. Parveen Kumar Gupta

Independent Director

A I R*

Age

66 Years

Area of Expertise

Industry Experience, Financial Expertise, Strategy and Planning, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

- Utkarsh Small Finance Bank Limited
- Bank of India Investment Managers Private Limited
- Generali Central Insurance Company Limited
- Midland Microfin Limited
- National Securities Depository Limited
- Protium Finance Limited

Committees of the Board

R Risk Management Committee

A Audit Committee

I IT Strategy Committee

E Environmental, Social, Governance and Corporate Social Responsibility Committee

IS IT Steering Committee

AL Asset Liability Management Committee

CS Customer Service & Grievance Redressal Committee

W Wilful Defaulter Review Committee



Ms. Savita Mahajan

Independent Director

N E* S*

Age

67 Years

Area of Expertise

Strategy and Planning, Leadership Experience, Governance, Legal and Compliance and Risk Management

Board: Indian Companies

- Avanse Financial Services Limited
- Gemini Edibles & Fats India Limited
- Bhagirath Resurgence Private Limited

Our Board Highlights

61 Years
Average Age

100%
Board Attendance

4.93 Years
Average Tenure

100%
Board Committee Attendance

57%
Board Independence

4
Independent Directors

4
Board Meetings

2
Women Directors

N Nomination and Remuneration Committee

S Stakeholders Relationship Committee

* Chairman of Committee

SC Special Committee of the Board for Monitoring and Follow-up of cases of Frauds (SCBMF)

IC Internal Complaints Committee for redressal of Sexual Harassment Complaint

OUR LEADERSHIP TEAM



MR. RUPINDER SINGH

Managing Director & Chief Executive Officer



MR. ASHISH GUPTA

Chief Financial Officer



MR. SHARAD PAREEK

Chief Risk Officer



MR. NILAY

Chief Human Resource Officer



MR. AMAN SAINI

National Business Head



MR. NITIN GOEL

Head - Credit & Policy



MR. RAVINDER DHILLON

Head – Collections



MR. ROHIT GAUR

Head - Marketing and Admin



MR. ABHINAV ARYA

Chief Information Officer



MS. MUKTI CHAPLOT

Company Secretary



MR. IQBAL SINGH

Head – Internal Audit



MR. AAKASH JAIN

Chief Compliance Officer

AWARDS

RECOGNITION THAT REFLECTS EXCELLENCE



NHB Award for Lending to Women Borrowers



Outstanding Company In AHF - 21st NBFC & Fintech Awards 2026



Best AHF Provider at the National Feather Awards



India's Best Workplaces in NBFC 2025



Best BFSI Campaign – 4 Dino Mein Home Loan



India's Best Workplaces in NBFC by GPTW India



Best Customer Experience Solution of the Year at The BW Fintech Awards 2024



Best CSR Project of the Year



Runner-up under the Mid-layer NBFC Category for Best Risk and Cybersecurity Initiatives



Excellence in Technology Implementation



Best Brand Building Campaign



Great Place to Work-certified



Affordable Housing Finance Company



Rising Star – Housing Finance Company of the Year

CORPORATE INFORMATION

CHAIRMAN
Mr. Sudhin Bhagwandas Choksey

MANAGING DIRECTOR & CEO
Mr. Rupinder Singh

BOARD OF DIRECTORS
Mr. Sudhin Bhagwandas Choksey
Mr. Rupinder Singh
Mr. Parveen Kumar Gupta
Ms. Rachna Dikshit
Ms. Savita Mahajan
Mr. Thomson Kadantot Thomas
Mr. Sumir Chadha

MANAGEMENT TEAM
Mr. Ashish Gupta
Chief Financial Officer

Mr. Sharad Pareek
Chief Risk Officer

Mr. Nilay
Chief Human Resource Officer

Mr. Aman Saini
National Business Head

Mr. Nitin Goel
Head - Credit & Policy

Mr. Ravinder Dhillon
Head - Collections

Mr. Rohit Gaur
Head - Marketing and Admin

Mr. Abhinav Arya
Chief Information Officer

Mr. Iqbal Singh
Head – Internal Audit

Mr. Aakash Jain
Chief Compliance Officer

COMPANY SECRETARY
Ms. Mukti Chaplot

SECRETARIAL AUDITORS
Mr. Jitender Singh
Company Secretary
Awfis Space, 3rd Floor, Signature Tower III-D, Above Zudio, Sector-15, Gurugram - 122001, Haryana, India

STATUTORY AUDITORS
S.R. Batliboi & Associates LLP
67, Institutional Area, Sector 44
Gurugram - 122 002, Haryana

DEBENTURE TRUSTEE
Catalyst Trusteeship Limited
CIN: U74999PN1997PLC110262
GDA House, First Floor, Plot No. 85
S. No. 94 & 95, Bhusari Colony (Right),
Kothrud, Pune, Maharashtra,
India, 411038

KEY BANKERS AND FINANCIAL INSTITUTIONS
Axis Bank Limited
Bajaj Finance Limited
Bandhan Bank Limited
Bank of Baroda
Bank of India
Bank of Maharashtra
Canara Bank
DBS Bank India Limited
DCB Bank Limited
Equitas Small Finance Bank Limited
HDFC Bank Limited
ICICI Bank Limited
IDBI Bank Limited
Indian Bank
IndusInd Bank Limited
Karur Vysya Bank Limited
Kotak Mahindra Bank Limited
NABKISAN Finance Limited
National Housing Bank
RBL Bank Limited
Saraswat Co-operative Bank Limited
Small Industries Development Bank of India
South Indian Bank Limited
State Bank of India
Sundaram Finance Limited
Suryoday Small Finance Bank Limited
The Federal Bank Limited
UCO Bank
Union Bank of India
United States International Development Finance Corporation
Yes Bank Limited

REGISTRAR AND SHARE TRANSFER AGENT
KFin Technologies Limited
(Formerly known as KFin Technologies Private Limited)
Selenium, Tower B, Plot 31-32,
Financial District, Nanakramguda,
Serilingampally Mandal,
Hyderabad - 500 032, Telangana
Tel: +91 40 7961 5565
Website: www.kfintech.com

REGISTERED OFFICE
6th Floor, Plot No. 15
Institutional Area, Sector 44,
Gurugram - 122 002, Haryana
CIN: L65922HR1998PLC042782
Email: secretarial@indiashelter.in
investorrelations@indiashelter.in
Website: https://indiashelter.in/

DIRECTOR'S REPORT

Dear Members,

Your Board of Directors have pleasure in presenting the 28th Annual Report on the Business and Operations of the Company, together with the Audited Standalone and Consolidated Financial Statements for the Financial Year ended 31 March, 2026.

STATE OF COMPANY'S AFFAIRS

India Shelter Finance Corporation Limited is registered as a Housing Finance Company with National Housing Bank and is a technology-driven, retail-focussed provider of affordable housing finance solutions. The Company offers home loans and loans against property designed for low and middle-income individuals, particularly in Tier II and Tier III cities across India. Rooted in trust and innovation, the Company continues to enable individuals in their journey towards homeownership.

The Company is classified as a Middle Layer NBFC pursuant to the Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025.

During the Financial Year, the Company achieved a key milestone in its growth journey by surpassing ₹10,000 Crore in Gross Assets Under Management. This achievement reflects the sustained growth and reinforces the Company's commitment to provide accessible and affordable housing finance. Through our continued efforts, the Company has empowered more than 1.5 Lacs households across India to fulfill their dream of home ownership.

The Company is also registered as a Corporate Agent ("Composite") with Insurance Regulatory and Development Authority of India ("IRDAI"). Further, the Company is also listed with the National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE").

The Company possesses ISO 27001:2022 certification.

FINANCIAL SUMMARY

During the Financial Year 2025-26, the Company demonstrated consistent growth and sustained profitability. The key highlights of the Audited Financial Statements for Financial Year 2025-26 along with comparison figures with the previous Financial Year 2024-25 are summarised below:

(Amount in ₹ Lacs)

Particulars	Standalone		Consolidated	
	2025-26	2024-25	2025-26	2024-25
Total Income	1,53,018.68	1,17,479.86	1,52,857.74	1,17,592.95
Less: Total Expenses	87,519.15	68,671.22	87,529.11	68,674.03
Profit/(Loss)before tax	65,499.53	48,808.64	65,328.63	48,918.92
Less: Current tax	14,529.68	11,461.76	14,549.49	11,488.86
Less: Deferred Tax	463.42	(357.80)	464.46	(357.28)
Profit after tax	50,506.43	37,704.68	50,314.68	37,787.34
Earnings per Share (Face Value ₹5)				
Basic	46.63	35.10	46.46	35.18
Diluted	45.13	33.86	44.96	33.93

DIVIDEND

Pursuant to Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and applicable RBI Regulations, the Company has formulated a Dividend Distribution Policy which is available on the website of the Company at https://www.indiashelter.in/investor-relations.

The Board of Directors ("Board") recommended that a portion of the surplus be distributed as a dividend to shareholders for Financial Year 2025-26. The Board has recommended a final dividend of ₹10/- per equity share, which is equivalent to 200% of the face value of the equity shares, subject to the approval of the shareholders at its ensuing Annual General Meeting. The Dividend Payout Ratio for Financial Year 2025-26 is 22%. The dividend declared is in accordance with the applicable regulations and Dividend Distribution Policy adopted by the Company. No interim dividend was declared during the Financial Year 2025-26. In terms of the provisions of the Income Tax Act, 2025, dividend income is taxable in the hands of members and will be subject to applicable tax deduction.

RESERVES

Pursuant to Section 29C of the National Housing Bank Act, 1987, every Housing Finance Company is required to transfer at least 20% of its net profit every year to Statutory Reserve Account before any dividend is declared. Accordingly, the Company has transferred an amount of ₹101.01 Crore towards Special Reserve (including ₹75 Crore (Previous year ₹56 Crore) under section 36(1)(viii) of Income Tax Act 1961). The balance in the reserve after proposed transfer stands at ₹326.72 Crore as on 31 March, 2026.

Further, the Company has initiated the practice of transferring a percentage of its profits each year to the General Reserve to address any contingent business requirements, in compliance with the applicable provisions of the Companies Act ("the Act"), as approved by the Board.

During the Financial Year, an amount of ₹212 Crore (Rupees Two Hundred Twelve Crore only), has been transferred to the General Reserve.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THIS REPORT

No material changes and commitments have occurred between the end of the Financial Year 2025-26 and the date of this report that may affect the financial position of the Company except as disclosed elsewhere in this report.

CHANGE IN NATURE OF BUSINESS

During the Financial Year 2025-26, there was no change in the nature of business of the Company.

DETAILS OF COMPANIES WHICH HAVE BECOME OR CEASED TO BE SUBSIDIARY, ASSOCIATE OR JOINT VENTURE COMPANIES OR HOLDING COMPANY

Holding Company

During the Financial Year 2025-26, no entity acquired the status of Holding Company of the Company.

Subsidiary Company

India Shelter Capital Finance Limited ("ISCFL"), wholly owned subsidiary of the Company ceased to be the subsidiary of the Company w.e.f. 16 December, 2025 and had initiated the voluntary liquidation under Section 59 of the Insolvency and Bankruptcy Code, 2016 read with Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017. Accordingly the control of subsidiary has been transferred to official liquidator. Further, as on date of this Director's report, the status of the Subsidiary Company is "under the process of voluntary liquidation".

During the Financial Year 2025-26, no other entity acquired the status of Subsidiary Company of the Company.

The Board of Directors at its meeting held on 04 November, 2025, approved initiation of voluntary liquidation of the Subsidiary Company, ISCFL under the applicable provisions of the Act and the Insolvency and Bankruptcy Code, 2016, subject to necessary approvals.

Subsequently, the Board of Directors and the shareholders of the Subsidiary Company at their meeting held on 16 December, 2025, approved voluntary liquidation.

In accordance with regulatory requirements, necessary filings have been made with the Insolvency and Bankruptcy Board of India (IBBI).

During the Financial Year 2025-26, the liquidator has completed the process of realisation of assets and liabilities of Subsidiary Company and distributed the net proceeds of realisation to the Company. The same was not a material subsidiary of the Company and liquidation has not affected any business and financials of the Company.

A statement containing salient features of the financial statements of the subsidiary, pursuant to first proviso to sub – section (3) of Section 129 of the Act read with rule 5 of Companies (Accounts) Rules, 2014, in Form AOC – 1, forms part of this Report as **Annexure 1**.

Associate or Joint Venture Companies

During the Financial Year 2025-26, the Company did not have any Joint Ventures/Associate Companies.

Alteration in Memorandum of Association and Articles of Association

During the Financial Year 2025-26, there were no changes in the Memorandum of Association ("MOA") and Article of Association ("AOA") of the Company.

CHANGE IN SHARE CAPITAL

Authorised Capital

The Authorised Share Capital of the Company as on 31 March, 2026, stood at ₹81,00,00,000/- comprising of 16,20,00,000 Equity shares of ₹5/- each.

Issued, Subscribed and Paid-up Capital

The Paid-up capital of the Company as on the 31 March, 2026, stood at ₹54,37,92,245/- comprising of 10,87,58,449 equity shares of ₹5/- each.

During the Financial Year 2025-26, following options were exercised under the ESOP Schemes of the Company:

Allotment Date	ESOP 2021	ESOP 2023	Total
18 April, 2025	13,082	17,400	30,482
14 May, 2025	4,700	3,950	8,650
08 July, 2025	50,768	22,300	73,068
11 August, 2025	64,200	85,250	1,49,450
29 August, 2025	7,432	61,730	69,162
22 September, 2025	61,464	69,259	1,30,723
15 October, 2025	24,640	25,950	50,590
13 November, 2025	99,645	13,123	1,12,768
02 December, 2025	70,881	5,955	76,836
23 December, 2025	14,120	9,410	23,530
08 January, 2026	13,120	10,745	23,865
07 February, 2026	4,108	3,460	7,568
24 February, 2026	38,970	24,800	63,770
13 March, 2026	33,700	9,000	42,700

During the year under review, the Company has not raised funds by way of public issue, rights issue or preferential issue and hence, the disclosure under Regulation 32(4) of SEBI Listing Regulations is not applicable.

EMPLOYEE STOCK OPTION SCHEMES

ESOP 2021

The Company has adopted the Employee Stock Option Plan, 2021 (ESOP 2021), which was approved by the Board of Directors at their meeting held on 12 May, 2021 and by the Shareholders of the Company by way of a special resolution at their Extra Ordinary General Meeting held on 26 July, 2021 and subsequent modifications thereto.

ESOP 2023

The Company has adopted the Employee Stock Option Plan, 2023 (ESOP 2023), which was approved by the Board of Directors at their meeting held on 12 July, 2023 and by the Shareholders of the Company by way of a special resolution at their Extra Ordinary General Meeting held on 18 July, 2023 and subsequent modifications thereto.

ESOP 2025

During the Financial Year 2025-26, the Company has adopted the Employee Stock Option Plan, 2025 (ESOP 2025), which was approved by the Board of Directors at their meeting held on 09 May, 2025 and by the Shareholders of the Company by way of a special resolution at their Annual General Meeting held on 28 July, 2025 authorising to grant up to 26,60,000 [Twenty Six Lacs Sixty Thousand Only] Employee Stock Options to the Employees, in one or more tranches.

Grants

During the Financial Year 2025-26, following options were granted under the ESOP Schemes of the Company:

Scheme	Number of options granted
ESOP 2021	42,000
ESOP 2023	1,74,000
ESOP 2025	19,35,886

The Nomination and Remuneration Committee administers and monitors the ESOP Schemes in accordance with the provisions of the Act, SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 ["SEBI (SBEB and Sweat Equity) Regulations, 2021"] and SEBI Listing Regulations.

It is confirmed that all the Employee Stock Option Schemes ("ESOP Schemes") of the Company are in compliance with the provisions of SEBI (SBEB and Sweat Equity) Regulations, 2021 as amended from time to time.

The Secretarial Auditor of the Company has issued a Certificate, confirming that the ESOP Schemes have been implemented in accordance with the aforesaid Regulations, as amended from time to time. The said certificate is available for inspection by the Members of the Company.

The disclosures with respect to ESOP Schemes, in terms of Regulation 14 of SEBI (SBEB and Sweat Equity) Regulations, 2021 and Rule 12(9) of the Companies (Share Capital and Debentures) Rules, 2014 are available on the website of the Company at https://www.indiashelter.in/investor-relations

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS TO WHOLLY OWNED SUBSIDIARY

The Company had made investment of ₹12 Crore in the equity share capital of the Subsidiary Company incorporated on 24 March, 2022.

The Board of Directors of the Company in their meeting held on 04 November, 2025, have accorded their consent to initiate the voluntary liquidation process of the Subsidiary Company.

Further, the Board of Directors and the shareholders of the Subsidiary Company in their meeting held on 16 December, 2025, have approved its voluntary liquidation. Accordingly, ISCFL initiated the process of voluntary liquidation and control of the subsidiary has been transferred to official liquidator w.e.f 16 December, 2025.

During the Financial Year 2025-26, the liquidator has completed the process of realisation of assets and liabilities of ISCFL and distributed the net proceeds of realisation to the Company. ISCFL was not a material subsidiary of the Company and liquidation has not affected any business and financials of the Company.

The consolidated financial results of the Company include results for the subsidiary for the period 01 April, 2025 to 15 December, 2025(being the date of transfer of control).

For details refer to Note no. 41 in relation to related party transactions disclosed as per notes to the Standalone Financial Statements.

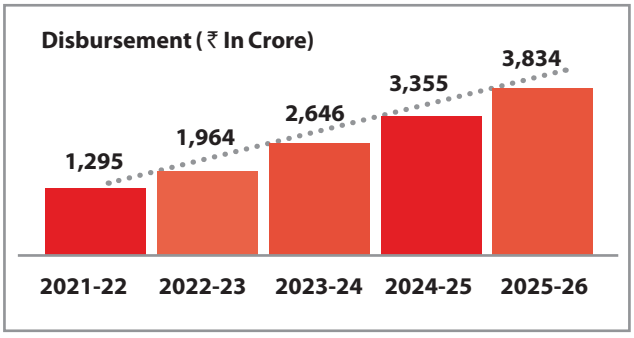
NET WORTH

As of 31 March, 2026, the net worth of the Company stood at ₹3,198 Crore as compared to ₹2,709 Crore on 31 March, 2025, registering an increase of 18.05%.

PERFORMANCE OF THE COMPANY

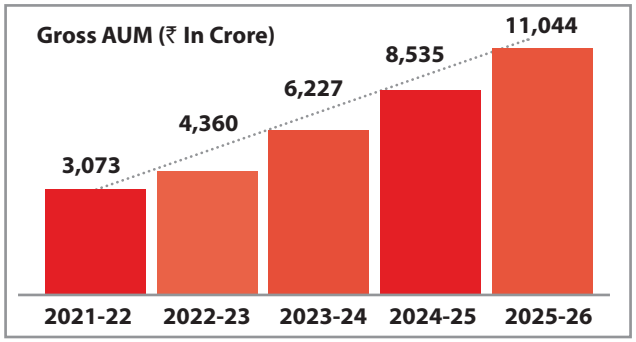
Disbursement

During the Financial Year 2025-26, the Company disbursed ₹3,834 Crore as compared to ₹3,355 Crore in the previous Financial Year registering an annual growth of 14.3%.



Gross Assets Under Management (AUM)

The Gross AUM of the Company stood at ₹11,044 Crore as at 31 March, 2026, as against ₹8,535 Crore in the previous Financial Year, with an annual growth of 29.4%. As of 31 March, 2026, the average ticket size of loan disbursed was ₹10 Lacs. 99% of the borrowers during Financial Year 2025-26 are women, while loans extended to EWS/LIG borrowers accounted for 70% of the AUM.



RESOURCE MOBILISATION

The Company's overall borrowing programme is guided by its Board-approved Borrowing and Investment Policy, which is designed to effectively cater to its funding requirements.

The Company has established a well-diversified base of lenders and investors, including the National Housing Bank, public sector banks, private sector banks and other domestic as well as international financial institutions. As at 31 March, 2026, the Company's sources of funding were primarily in the form of Long-Term Loans from Banks and Financial Institutions (42%), followed by Securitisation & Direct assignment (26%), NHB Refinance (15%), SIDBI Refinance (6%), Co-lending (6%), External Commercial Borrowings (ECB) (3%), Debt capital market (2%). The Company has active relationship with more than 30 lenders and during the Financial Year 2025-26 has raised ₹4,263 Crore through various modes. The Weighted Average Borrowing Cost as at 31 March, 2026, was 8.2% (including Securitisation/Assignment/Co-lending) as against 8.7% as at the end of Financial Year 31 March, 2025.

Pursuant to Special Resolution approved by the members on 28 July, 2025, under Section 180 (1) (c) of the Act, the Board of Directors is authorised to borrow money, from time to time, upon such terms and conditions as the Board may think fit, in excess of the aggregate of paid up share capital and free reserves of the Company, up to an overall limit of ₹1,20,00,00,00,000 (Rupees Twelve Thousand Crore only). The total borrowings of the Company shall remain within the limits as prescribed by RBI.

The Company actively manages its cash flows through prudent Asset-Liability Management practices and undertakes various measures, including diversification of funding sources, optimisation of borrowing tenures and prudent borrowing timing to maintain its cost of funds at an optimal level.

The Company has a comfortable liquidity position as at 31 March, 2026, with ₹641 Crore of liquid assets (excluding lien-marked balances of ₹59 Crore) and ₹1,387 Crore of undrawn

sanctioned facilities in hand. The Liquidity Coverage Ratio ('LCR') (as per applicable RBI guidelines) stood at 127.63% as against the regulatory requirement of 100%.

The Company continues to access diversified sources of funding including term loans, proceeds from the issuance of Non-Convertible Debentures ("NCDs"), ECB, refinance from the NHB and SIDBI. As at 31 March, 2026, the total borrowings of the Company stood at ₹5,681 Crore. The Company remains committed to maintaining a well-diversified resource profile.

During the Financial Year 2025-26, the interest and principal on NCDs issued on private placement basis, were duly paid on the respective due dates.

DIRECT ASSIGNMENT ("DA") FROM BANKS AND FINANCIAL INSTITUTIONS

The Company has continued to utilise the Direct Assignment market to enhance liquidity, diversify its borrowing profile and manage asset-liability mismatches efficiently. During the Financial Year 2025-26, the Company received ₹1,022 Crore towards purchase consideration from transfer of Loan against Property (LAP) assets (Direct Assignment) pool to banks. These transactions were undertaken in compliance with RBI guidelines on transfer of loan exposure of Standard Assets and assigned assets were de-recognised in the books of the Company.

CO-LENDING

During the course of the year, the Company disbursed ₹239 Crore of funds under the co-lending partnership with the partner bank accounting for 80% of the loan disbursed under partnership.

BORROWINGS FROM OTHER SOURCES

During the Financial Year 2025-26, the Company raised ₹2,771 Crore from Banks and Financial Institutions in the form of Term Loans (including Refinance from NHB and SIDBI) and ₹81 Crore through Securitisation Transactions (Pass Through Certificates).

During the Financial Year 2025-26, the NHB reposed faith in the Company by disbursing refinance of ₹579 Crore with this disbursement, the Company had an outstanding of ₹1,236 Crore with the NHB as on 31 March, 2026. Further, the Company has undrawn sanction of ₹172 Crore as on 31 March, 2026, from NHB.

During the Financial Year 2025-26, the Company has issued and allotted 15,000 (Fifteen Thousand) rated, listed, secured, transferable, redeemable, non-convertible debentures denominated in Indian Rupees ("₹"), of face value of ₹1,00,000 (Indian Rupees One Lacs) each, aggregating to ₹1,50,00,00,000 (Rupees One Hundred Fifty Crore only) on a private placement basis on 27 November, 2025, through BSE EBP platform (ISIN No. INE922K07112).

EXTERNAL COMMERCIAL BORROWINGS

The Company has an External Commercial Borrowing (ECB) facility of $ 30 Mn from the US International Development Finance Corporation (DFC). Total outstanding foreign currency loan exposure in the form of External Commercial Borrowing as on 31 March, 2026, constituted 3% of total borrowings and is fully hedged through cross-currency swaps.

DEPOSITS

The Company, being a Non-Deposit taking Housing Finance Company, has not accepted any public deposits within the meaning of Section 73 to 76 of the Act read with the Companies (Acceptance of Deposits) Rules, 2014 and amendment made thereunder. Hence, disclosure under sub rule 5(v) of rule 8 of The Companies (Accounts) Rules, 2014 is not applicable.

Further, the Board of Directors, have resolved that the Company has not accepted and it shall not accept any public deposits under Sections 73 to 76 of the Act, read with applicable rules.

LISTING WITH STOCK EXCHANGE

The equity shares of the Company are listed on BSE Limited ("BSE") and National Stock Exchange of India Ltd. ("NSE") since 20 December, 2023.

The Company has duly paid all applicable listing fees to BSE on which its equity shares and debentures are listed and NSE on which its equity shares are listed.

DISCLOSURES WITH RESPECT TO NON-CONVERTIBLE DEBENTURES

(i) The total number of non-convertible debentures which have not been claimed by the Investors or not paid by the housing finance Company after the date on which the non-convertible debentures became due for repayment: Nil

(ii) The total amount due in respect of such debentures remaining unclaimed or unpaid beyond the date referred to in clause (i) as aforesaid: Nil

DEMATERIALISATION OF EQUITY SHARES & NON-CONVERTIBLE DEBENTURES

All equity shares of the Company are held in dematerialised form with National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL") under ISIN: INE922K01024 as on 31 March, 2026.

The Non-Convertible Debentures (NCDs) issued by the Company are also held in dematerialised form with NSDL and CDSL under ISINs: INE922K07104 and INE922K07112.

DEBENTURE TRUSTEE

The Company has executed Debenture Trust Deed in favour of Catalyst Trusteeship Limited, acting as the Debenture Trustee for the NCDs issued on a private placement basis. The details of Debenture Trustee are as follows.

Catalyst Trusteeship Limited

CIN: U74999PN1997PLC110262

GDA House, First Floor, Plot No. 85,

S. No. 94 & 95, Bhusari Colony (Right),

Kothrud, Paud Road, Pune

Maharashtra, India- 411038

CREDIT RATING

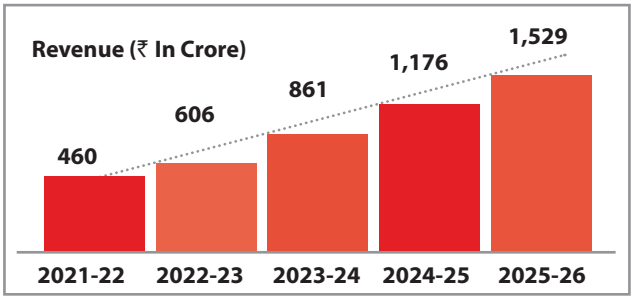
The Company's strong financial discipline and prudent risk management practices are reflected in the credit ratings assigned by reputed Credit Rating Agencies, details of which are provided below:

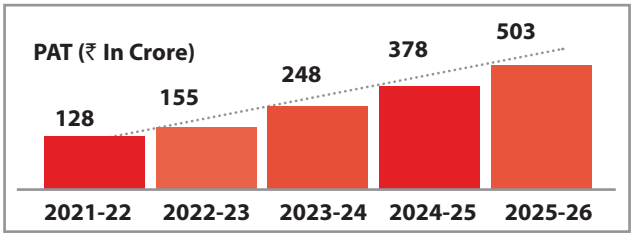
Agency	Instrument	Rating (Outlook)
ICRA	Non-Convertible Debentures	AA- (Stable)
ICRA	Long Term Borrowings	AA- (Stable)
CARE	Long Term Borrowings	AA- (Stable)
India Ratings	Long Term Borrowings	AA- (Stable)

During the year there has been no change in the credit rating assigned to the Company.

PROFITABILITY

The Company delivered strong financial performance in 2025-26. Total income saw a 30% year-on-year (Y-o-Y) growth, rising to ₹1528.6 Crore in 2025-26 from ₹1,175.9 Crore in 2024-25. Operating expenses grew to ₹391.2 Crore in 2025-26 from ₹306.9 Crore in 2024-25, driven by our strategic focus on expanding the Branch Network, workforce, investing in technology, and enhancing brand visibility amid strong business momentum. Pre-provisioning operating profit increased 35% Y-o-Y, reaching ₹693.6 Crore in 2025-26 from ₹515.6 Crore in 2024-25. Credit costs during the year was at ₹40.3 Crore compared to ₹26.4 Crore in 2024-25. Profit before tax stood at ₹653.3 Crore. After accounting for income tax of ₹150.1 Crore, the Profit after Tax (PAT) increased 33% Y-o-Y, reaching ₹503.1 Crore in 2025-26, up from ₹377.8 Crore in the previous year.





ASSET CLASSIFICATION

The Company has complied with its Board-approved policy on Asset Classification, Provisioning, Settlement and Write off. which is in accordance with the Income Recognition and Asset Classification ("IRAC") Norms prescribed by the RBI. Further, the provision computed under the Expected Credit Loss (ECL) methodology is higher than the provision computed in accordance with IRAC Norms prescribed by the RBI.

Details of provisioning are disclosed in Note no. 44.18 to the Standalone Financial Statements.

RECOVERY MECHANISM

The Company is classified as a "Financial Institution" under the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 and has initiated proceedings under this Act against defaulting borrowers for recovery of dues. The Company's in-house legal team, along with empanelled external lawyers, is engaged to initiate and manage legal proceedings. In instances where repossession is ineffective, alternative legal measures, such as proceedings under Section 138 of the Negotiable Instruments Act and arbitration are pursued.

The Company continues to strengthen its collection infrastructure with 100% loan disbursement being carried out through electronic modes and enhanced focus on digital collection mechanism.

CAPITAL ADEQUACY RATIO

In terms of Reserve Bank of India (Housing Finance Companies) Directions, 2025, the Company is required to maintain a minimum capital adequacy of 15% on a standalone basis. The Company maintains strong Capital Adequacy Ratio (CRAR) as against the Regulatory threshold which stood at 56.36% (comprising Tier I capital of 56.08% and Tier II capital of 0.28%) as at 31 March, 2026.

BRANCH EXPANSION

During the Financial Year 2025-26, the Company expanded its footprint by adding 41 new branches, taking the total number of branches to 307 across 15 states, along with 3 offices as at 31 March, 2026. The Company currently operates in the states of Rajasthan, Maharashtra, Madhya Pradesh, Uttar Pradesh, Tamil Nadu, Karnataka, Telangana, Gujarat, Haryana, Uttarakhand, Delhi, Andhra Pradesh, Chhattisgarh, Punjab and Odisha. The Company continues to undertake focused marketing and branding initiatives to enhance visibility and strengthen its market presence.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION

Given the nature of Company's business operations, which are not energy-intensive, the disclosures required under Section 134(3)(m) of the Act read with the Companies (Accounts) Rules, 2014 are not applicable. However, details of the Company's initiatives relating to conservation of energy and technology absorption are provided in the Business Responsibility and Sustainability Report ("BRSR") forming part of this Annual Report.

TECHNOLOGY

In an increasingly digital financial ecosystem, safeguarding the confidentiality, integrity, and availability of information assets is a core strategic priority. To achieve this, the Company embeds a structured, enterprise-wide approach to information security within its operational and governance frameworks. As an ISO 27001-certified organization, we adhere to globally recognized standards, protecting data through a robust Information Security Management System (ISMS) that enforces comprehensive privacy and data protection controls across all business units.

The Company maintains a resilient cybersecurity posture by combining regular risk assessments with strict access management protocols and secure software development lifecycle (SSDLC) practices. To protect the broader operational ecosystem, we have also enhanced our IT risk assessment and third-party risk management workflows. Multiple layers of preventive and detective controls protect digital infrastructure, while Business Continuity and Disaster Recovery (BCDR) mechanisms are regularly reviewed to minimize disruption during unforeseen events.

To mitigate evolving threats, the Company leverages a centralized monitoring and incident response framework powered by real-time threat intelligence and analytics. Committed to strict regulatory compliance, data privacy, and a secure operating environment, the Company continues to reinforce the trust placed in us by customers, regulators, and stakeholders while driving operational resilience and long-term value creation.

FOREIGN EXCHANGE EARNINGS AND OUTGO

The Company has no foreign exchange earnings. The details of foreign exchange expenditures during the Financial Year 2025-26 are as below:

Particulars		For year ended 31 March, 2026 (in Lacs)	For year ended 31 March, 2025 (in Lacs)
a)	Software license expenses	18.31	9.89
b)	Interest Expense of ECB	930.30	879.80

REGULATORY GUIDELINES

During the Financial Year 2025-26, various notifications, circulars and guidelines were issued by the Reserve Bank of India ("RBI") and the National Housing Bank ("NHB") applicable to Housing Finance Companies. All such regulatory updates were periodically placed before the Board of Directors to keep them appraised of the evolving regulatory framework and the Company's compliance status. The Company has complied with all applicable circulars, notifications and guidelines issued by RBI and NHB from time to time and has adopted all requisite policies and procedures in line with regulatory expectations.

The Company continues to comply with the Master Directions, guidelines and circulars issued by the RBI, NHB, the Act, SEBI Listing Regulations, Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, to the extent applicable to the Company, Foreign Exchange Management Act, 1999, Labour Laws, Income Tax Act, Goods and Services Tax Act and other applicable Acts, amended from time to time.

COMPLIANCE WITH SECRETARIAL STANDARDS ON BOARD AND GENERAL MEETINGS:

The Company has complied with all applicable Secretarial Standards issued by the Institute of Company Secretaries of India relating to meetings of the Board of Directors and General Meetings during the year.

DIRECTORS

The Board consists of qualified and experienced individuals from various backgrounds, who possess the necessary skills, expertise, and competencies that enable them to make effective contributions to the Board, its Committees, and the overall decision-making process of the Company.

The composition of the Board is in compliance with the provisions of the Act, the SEBI Listing Regulations and applicable NHB/RBI Regulations. The Board has an optimum combination of Executive, Non-executive and Independent Directors.

As on 31 March, 2026, the Board consists of 7 (Seven) Directors, comprising 1 Chairman (Non-Executive Non-Independent Director), 1 Managing Director & Chief Executive Officer, 4 Independent Directors (including 2 Women Directors), and 1 Non-Executive Non-Independent Director. The composition ensures wide range of skills, independence and domain expertise to the Board.

The Board of Directors of the Company as on 31 March, 2026 are:

Directors	Designation	DIN
Mr. Sudhin Bhagwandas Choksey	Chairman and Non-Executive Non-Independent Director	00036085
Mr. Rupinder Singh	Managing Director & Chief Executive Officer	09153382
Mr. Sumir Chadha	Non-Executive Non-Independent Director	00040789
Mr. Parveen Kumar Gupta	Independent Director	02895343
Ms. Rachna Dikshit	Independent Director	08759332
Ms. Savita Mahajan	Independent Director	06492679
Mr. Thomson Kadantot Thomas	Independent Director	09691435

The following changes took place in the composition of Board of Directors during the Financial Year 2025-26:

- The shareholders of the Company have approved re-appointment of Mr. Sudhin Bhagwandas Choksey (DIN: 00036085), who retired by rotation and being eligible, was reappointed, as Chairman and Non-Executive Non-Independent Director, in the Annual General Meeting held on 28 July, 2025.
- Mr. Shailesh Jayantilal Mehta (DIN: 01633893), ceased to be the Non-Executive Non-Independent Director of the Company w.e.f. 01 April, 2025.
- The shareholders of the Company in their meeting held on 28 July, 2025, have approved re-appointment of Mr. Rupinder Singh (DIN: 09153382) as a Managing Director & Chief Executive Officer of the Company for a further period of five years w.e.f. 23 November, 2025.

BOARD MEETINGS HELD DURING THE YEAR

During the Financial Year 2025-26, four (4) meetings of the Board of Directors were held on [1] 09 May, 2025; [2] 07 August, 2025; [3] 04 November, 2025; [4] 07 February, 2026. The gap between any two consecutive Board meetings did not exceed 120 days in compliance with the provisions of the Act and the SEBI Listing Regulations.

COMMITTEES OF THE BOARD

The Board has constituted the following thirteen (13) Committees to effectively discharge its responsibilities and to comply with the requirements of applicable laws and business needs:

1. Audit Committee
2. Nomination and Remuneration Committee
3. Environmental, Social, Governance and Corporate Social Responsibility Committee ("ESG & CSR Committee")

4. Risk Management Committee
5. IT Strategy Committee
6. IT Steering Committee
7. Information Security Committee
8. Stakeholders Relationship Committee
9. Asset Liability Management Committee
10. Customer Service and Grievance Redressal Committee
11. Wilful Defaulter Committee (Identification and Review Committee)
12. Internal Complaints Committee for redressal of Sexual Harassment Complaints
13. Special Committee of the Board for Monitoring and Follow-up of cases of Frauds' (SCBMF)

The recommendations made by the Committees during the year were duly considered and accepted by the Board.

The details related to the composition, terms of reference and number of Meetings held, etc. of these Committees are provided in the Corporate Governance Report, which forms part of this Report.

KEY MANAGERIAL PERSONNEL (KMP):

During the Financial Year 2025-26, there were no changes in the Key Managerial Personnel (KMP) of the Company. The Key Managerial Personnel of the Company are as follows:

a. Mr. Rupinder Singh –Managing Director & Chief Executive Officer
b. Mr. Ashish Gupta- Chief Financial Officer
c. Ms. Mukti Chaplot – Company Secretary

CORPORATE GOVERNANCE REPORT

The Company remains committed to maintaining the highest standards of corporate governance and continuously benchmark its best practices against evolving regulatory and industry standards. Our commitment to governance is reflected in our continual efforts to develop and refine processes and systems that enhance our governance framework.

A detailed report on corporate governance in compliance with the SEBI Listing Regulations forms part of this Report as **Annexure 2**.

As at 31 March, 2026, the Company is in adherence to the Internal Guidelines on Corporate Governance framed in accordance with the Reserve Bank of India (Housing Finance Companies) Directions, 2025, which, inter alia, prescribe the corporate governance framework governing the Company's engagement with its stakeholders. The aforesaid policy is hosted on the Company's website under the Corporate Governance Policy.

A certificate from Mr. Jitender Singh, Practicing Company Secretary, confirming compliance with the corporate governance requirements, as stipulated under the SEBI Listing Regulations is attached and forms part of this Report as **Annexure 3**.

COMPANY'S POLICY ON DIRECTOR'S APPOINTMENT, REMUNERATION & EVALUATION

The Board, based on the recommendation of the Nomination and Remuneration Committee, has adopted a "Nomination & Remuneration Policy" in compliance with the provisions of Section 178 of the Act. The policy, inter-alia, lays down the criteria for identification and appointment of Directors and Senior Management Personnel of the Company, along with the criteria for determination of remuneration of Directors, KMP and other employees and their evaluation and includes other matters.

The "Nomination & Remuneration Policy" of the Company is placed on the website of the Company at https://www.indiashelter.in/investor-relations. The Remuneration paid to the Directors is in line with the remuneration policy of the Company.

FAMILIARIZATION PROGRAMME FOR INDEPENDENT DIRECTORS

The Company continues to familiarise the Independent Directors with the organisation, including their roles and responsibilities, the industry landscape, and the Company's business model. In addition, structured branch visits were conducted to provide Directors with direct insights into the Company's operations. Detailed information on the training programmes is provided in the Business Responsibility and Sustainability Report ("BRSR"), which forms part of this Report.

ANNUAL EVALUATION

The annual performance evaluation of the Board, its committees and Individual Directors was carried out pursuant to the provisions of the Act and the SEBI Listing Regulations.

The Nomination and Remuneration Committee and the Board of Directors carried out the evaluation of each Director's performance excluding the Director being evaluated, Statutory Board Committees on parameters such as composition and structure of the Board and committees, effectiveness in execution of roles and responsibilities, attendance, acquaintance with business, communication inter-se between Board members, effective participation, domain knowledge, compliance with code of conduct.

During the Financial Year 2025-26, Independent Directors of the Company also in a separate meeting reviewed the performance of the Non- Independent Directors and Board as a whole and assessed the quality, adequacy and timeliness of flow of information between management and the Board which is necessary for the Board to effectively and reasonably perform their duties. Major aspects of board evaluation include who is

to be evaluated, process of evaluation including laying down of objectives and criteria to be adopted for evaluation of different persons, structured feedback and action plans for continuous improvement based on the results.

DIRECTOR & KEY MANAGEMENT PERSONNEL

Retirement by Rotation and Re-appointment

In accordance with Section 152 of the Act, Mr. Sumir Chadha, [DIN: 00040789], Non-Executive Non-Independent Director of the Company, will retire by rotation at the ensuing Annual General Meeting and being eligible, has offered himself for re-appointment.

Resignation/Retirement of Director

Pursuant to Section 149 (6), Section 152 and Section 161 of the Act and other applicable provisions (including any modification or re-enactment thereof), if any, of the Act, the Board of Directors of the Company by way of Circular Resolution dated 31 March, 2025, accepted the resignation of Mr. Shailesh Jayantilal Mehta (DIN: 01633893), as a Non-Executive Non-Independent Director w.e.f. 01 April, 2025.

Declaration by Independent Directors

All Independent Directors have submitted the Declaration of Independence, confirming that they continue to fulfil the criteria of independence as prescribed under section 149(6) of the Act and Regulations 16 of the SEBI Listing Regulations.

In the opinion of the Board, the Independent Directors possess the integrity, expertise and experience (including the proficiency) and fulfil the conditions specified in the Act and the rules made thereunder for appointment as Independent Directors and confirm that they are independent of the management.

Disqualifications of Directors, if any:

None of the Directors of the Company are disqualified under the provisions of Section 164 and Schedule V of the the Act.

Declaration of Fit & Proper Criteria

The Company has in place the Board-approved "Fit and Proper Criteria Policy", which assesses the Fit and Proper Criteria for the Directors at the time of appointment and on a continuing basis as per the criteria prescribed by RBI.

All Directors have confirmed their compliance with the Fit & Proper criteria as prescribed under RBI Directions.

Remuneration to Directors

During the Financial Year 2025-26, no remuneration was paid to Non-executive Directors except Sitting fees and Commission payable to the Independent Directors as disclosed in the Financial Statements forming part of this Report. Details of such payments have been disclosed in the Corporate Governance Report.

Corporate Social Responsibility

The Company firmly believes in the power of making a difference, one step at a time. Our unwavering dedication lies in creating meaningful change by bringing together our employees and communities to have a positive impact on every aspect of society. Whether it is the economic, social, or environmental imperatives, we are committed to fostering growth and development. To achieve this, we empower communities through targeted interventions in crucial areas such as healthcare, education, and societal welfare. We extend a helping hand to the underprivileged children and their families, providing a ray of hope in their darkest hours with our initiatives like Education, Healthcare. We strive towards the progress of society, through our Corporate Social Responsibility (CSR) policy, which lays down the action plan for defining how CSR is to be implemented and is in compliance with the Schedule VII of the Act. The said policy is available at https://www.indiashelter.in/investor-relations.

The Board constituted the Environmental, Social, Governance and Corporate Social Responsibility Committee ("ESG & CSR Committee") in terms of the provisions of Section 135 of the Act and is chaired by an Independent Director.

The ESG & CSR Committee of the Company as on 31 March, 2026, comprises of three members including two Independent Directors as below:

Directors	Designation	DIN
Ms. Savita Mahajan	Independent Director (Chairman of Committee)	06492679
Ms. Rachna Dikshit	Independent Director	08759332
Mr. Sumir Chadha	Non-Executive Non-Independent Director	00040789

During the Financial Year 2025-26, the ESG & CSR Committee met once on 09 May, 2025.

The attendance of members at the said meeting is disclosed in the Corporate Governance Report forming part of this Annual Report.

The Annual Report on CSR containing the composition of the CSR Committee, salient features of the CSR Policy, details of activities, and other information as required under Companies (Corporate Social Responsibility Policy) Rules, 2014 is attached and forms part of this Report as **Annexure 4**.

Business Responsibility & Sustainability Report (BRSR)

Pursuant to Regulations 34(2)(f) of the SEBI Listing Regulations, the top 1000 listed entities based on market capitalisation (as on 31 March of every financial year) are required to include a Business Responsibility and Sustainability Report (BRSR) in their Annual Report.

Accordingly, the BRSR for the Financial Year 2025-26, detailing the Company's initiatives from an environmental, social and governance perspective, is included in the Annual Report which forms part of this Report as **Annexure 5**.

DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT 2013 READ WITH RULES MADE THEREUNDER

The Company is committed to provide a safe work environment where all employees are treated with dignity and respect. The Company has in place a policy on prevention of sexual harassment in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Employee awareness is reinformed through periodic communications, display of notices and mandatory online trainings which forms part of the induction process.

The composition of the Internal Complaint Committees (ICC) have been disclosed in the Corporate Governance Report forming part of this Annual Report.

Pursuant to Section 22 of Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act 2013 read with Rules there under and Rule 8 of The Companies (Accounts) Rules, 2014, as amended, the details of complaints received and disposed off during the Financial Year 2025-26 are as under:

Particulars	Number of Complaints
Number of complaints of sexual harassment filed during the financial year	1
Number of complaints disposed off during the financial year	1
Number of cases pending as on the end of financial year	0

Compliance with the Maternity Benefit Act, 1961

During the Financial Year 2025-26, the Company has complied with the provisions of the Maternity Benefit Act, 1961.

Risk Management Framework

The Company continues to maintain a strong and dynamic Risk Management Framework under the oversight of the Board-level Risk Management Committee.

The Company remains committed to institutionalising a risk aware culture across all functions. The Company operates under a Board-approved Risk Management Policy which provides a structured approach for identification, assessment, monitoring, and mitigation of various internal and external risks. This policy is periodically reviewed and updated to reflect emerging risk trends and regulatory expectations.

Recognising that effective risk management is critical for business continuity, financial sustainability, and stakeholder confidence, the Company has adopted a proactive approach to manage key risk categories, including credit, market, operational, and strategic risks. Appropriate mitigation framework has been implemented to ensure agility and responsiveness in a dynamic business environment.

The Company has strong Risk Management Department headed by Chief Risk Officer (CRO), who is appointed in accordance with applicable RBI Regulations, to oversee the enterprise-wide risk management and ensure independent risk monitoring and reporting.

During the Financial Year 2025-26, the Risk Management Committee actively evaluated the risk landscape through periodic review of key risk indicators, root cause analysis of identified issues and assessment of effectiveness of mitigation measures. The committee also provided strategic direction to strengthen the Company's risk posture, with a focus on enhancing resilience and preparedness in dynamic macro-financial environment.

HUMAN RESOURCES DEVELOPMENT

The Company recognises human capital as a key-driver that creates long-term social and economic benefits for employees and their families. The Company follows a three-pronged strategy: Get, Keep, and Grow to attract, retain, and develop top talent effectively. As on 31 March, 2026, the Company had 4,800 employees on its payroll, out of which 4,615 are males and 185 are females as compared to 3,818 employees as on 31 March, 2025.

PARTICULARS OF EMPLOYEE RELATED DISCLOSURES

The Company grants Employee Stock Options (ESOPs), share based benefit to eligible employees with a view to attracting and retaining the best talent, encouraging employees to align individual performance with the Company's objectives and promoting increased participation in the success of the Company.

The details of the ESOP plan form part of Note No. 45 of the Financial Statements forming part of this Annual Report.

In compliance with Regulation 14 of SEBI (SBEB and Sweat Equity) Regulations, 2021, the disclosures relating to ESOP Schemes are also available on the website of the Company.

The disclosure pertaining to remuneration as required under section 197 of the Act read with rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is available on Company's website. Further, the statements prescribed under rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules,

2014 are open for inspection by the shareholders at the registered office of the Company during the business hours on all working days up to the date of the ensuing Annual General Meeting.

VIGIL MECHANISM & WHISTLE BLOWER POLICY

The Company has established a strong Vigil Mechanism through its Whistle Blower Policy, enabling Directors, employees and other stakeholders to report genuine concerns including violations of applicable laws, rules and regulations. The Chairman of the Audit Committee has direct access to all complaints received under this mechanism. The policy is available on the website of the Company at https://www.indiashelter.in/investor-relations.

The Company has also provided the facility to all employees to report suspected, alleged or actual fraud on an anonymous basis. A dedicated Email ID – Whistleblowing@indiashelter.in serves as a single point of contact for such reporting. The Company has constituted the Whistle Blower Committee to address such concerns.

During the year under review and up to the date of this report, no report under section 143(12) of the Act read with Rule 13 of the Companies (Audit and Auditors) Rules, 2014 has been filed by the Statutory Auditors with the Central Government.

Further, no instance(s) of fraud has/have been noted during the year.

CODE OF CONDUCT FOR PROHIBITION OF INSIDER TRADING AND CODE OF PRACTICES AND PROCEDURES FOR FAIR DISCLOSURE OF UNPUBLISHED PRICE SENSITIVE INFORMATION

The Board has adopted a Code of Conduct to regulate, monitor and report trading by Designated Persons in the securities of the Company in accordance with the provisions of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time. The code, inter alia, requires preclearance for dealing in the securities of the Company and prohibits trading while in possession of Unpublished Price Sensitive Information (UPSI) in relation to the Company and restricts trading during closure of the trading window. The Board of Directors had adopted the 'Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information, which is available on the website of the Company at https://www.indiashelter.in/investor-relations.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

All contracts/arrangements/transactions entered into by the Company during the Financial Year 2025-26, with the related parties were conducted on arm's length basis and in the ordinary course of business. There were no materially significant related party transactions with promoters, directors, key managerial personnel or other designated persons, that could have a potential conflict with the interest of the Company at large.

The particulars of contract or arrangement entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Act have been disclosed in Form No. AOC - 2 as attached, which forms part of this Report as **Annexure 6**. The Company has also formulated a policy named as "Policy on Materiality of Related Party Transactions and on Dealing with Related Party Transactions" in accordance with the applicable laws which is available on the website the Company at https://www.indiashelter.in/investor-relations.

INTERNAL AUDIT & INTERNAL CONTROLS OVER FINANCIAL REPORTING

Pursuant to Section 134(5)(c) of the Act, the Board of Directors have an overall responsibility for ensuring that the Company has established a strong systems/framework of internal financial controls to provide reasonable assurance on the adequacy and operating effectiveness of such controls in relation to financial reporting, operational efficiency and compliance with applicable laws and regulations.

The Company has put in place an adequate internal control systems and processes commensurate with the nature of its business and operations. These controls provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements in accordance with applicable standards. These controls are supported by established policies and procedures, which are periodically reviewed and tested to ensure they operate effectively and safeguard the integrity of financial information.

The Company also has an independent Internal Audit function that adopts a Risk-Based Internal Audit (RBIA) approach, ensuring that audit focus is aligned with key business risks and emerging areas of concern. The function periodically reviews critical business processes and areas and is responsible for independently evaluating the adequacy and effectiveness of internal controls, risk management framework, governance processes, and operational systems.

Significant audit observations, along with management's responses and follow-up actions, are placed before the Audit Committee on a quarterly basis. The Audit Committee actively reviews these observations and monitors the implementation of corrective actions to ensure the overall adequacy and effectiveness of the internal control environment. All the recommendations made by the Audit Committee during the year have been duly considered and implemented by the management.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE ACT

As the Company operates as a Housing Finance Company, the disclosures relating to loans, guarantees and securities provided in the ordinary course of business are exempt under Section 186(11) of the Act.

However, requisite disclosures pertaining to loans, guarantees, and investments in accordance with Section 186 and applicable rules are provided in the Notes to the Standalone Financial Statements.

DISCLOSURE UNDER SECTION 43(a)(ii) OF THE ACT

The Company has not issued shares with differential rights. Hence, no information as per provisions of Section 43(a)(ii) of the Act read with Rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

DISCLOSURE UNDER SECTION 54 (1) (d) OF THE ACT

The Company has not issued any sweat equity shares during the year under review. Hence, no information as per provisions of Section 54(1)(d) of the Act read with Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

DISCLOSURE UNDER SECTION 67(3) OF THE ACT

During the Financial Year 2025-26, there were no instances of non-exercise of voting rights in respect of shares purchased directly by employees under any scheme. Hence, no information pursuant to Section 67(3) of the Act read with Rule 16(4) of Companies (Share Capital and Debentures) Rules, 2014 is furnished.

BUY-BACK OF THE COMPANY'S OWN SHARES

During the Financial Year 2025-26, the Company did not make any buy back of its shares or share equivalent/stock options during the year under review. Hence the provisions of section 68 of the Act, are not applicable.

DISCLOSURE UNDER SECTION 197(14) OF THE ACT

The Managing Director and Chief Executive Officer of the Company has not received any commission from its Subsidiary Company.

DISCLOSURE UNDER RULE 8 OF THE COMPANIES (ACCOUNTS) RULES, 2014

During the Financial Year 2025-26, the Company neither made/ had any application against the Company nor any proceedings are pending under the Insolvency and Bankruptcy Code, 2016. Further there were no instances of one-time settlement for any loans taken from the Banks or Financial Institutions.

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

During the Financial Year 2025-26, there were no instances of difference between amount of the valuation done at the time of one-time settlement and the valuation done while taking loan from the Banks or Financial Institutions.

MAINTENANCE OF COST RECORDS

The Central Government has not specified the maintenance of cost records under section 148(1) of the Act, for the services of the Company.

INVESTOR EDUCATION AND PROTECTION FUND

No amount was required to be transferred to Investor Education and Protection Fund during the year under review, as nothing remain unpaid or unclaimed during the period of past 7 years.

WEBSITE DISCLOSURES

All statutory disclosures, policies and updates are being regularly updated on the website of the Company at www.indiashelter.in.

ANNUAL RETURN

Pursuant to Section 92(3) read with section 134(3)(a) of the Act and Rule 12 of the Companies (Management and Administration) Rules, 2014, the Annual Returns of the Company prepared in accordance with Section 92(1) of the Act read with Rule 11 of the Companies (Management and Administration) Rules, 2014 are placed on the website of the Company at https://www.indiashelter.in/investor-relations.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The Management Discussion and Analysis report as required in term of SEBI Listing Regulations, forms part of this Report as **Annexure 7**.

DIRECTORS' RESPONSIBILITY STATEMENT

In terms of sub-section (5) of Section 134 of the Act we, the Directors of the Company, state in respect of Financial Year 2025-26 that: —

a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;

b) the Directors had selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and loss of the Company for that period;

c) the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Directors had prepared the annual accounts on a going concern basis;

e) the Directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

AUDITORS

STATUTORY AUDITORS

As per provisions of Section 139, 142 and other applicable provisions of the Act, if any, read with the Companies (Audit & Auditors) Rules, 2014, as per RBI guidelines, 2021, and other relevant provisions including any statutory re-enactment or modification thereof, appointment of M/s. S.R. Batliboi & Associates LLP, Chartered Accountants, having Registration Number 101049W/E300004 was approved by the Audit Committee and the Board of Directors at their meeting held on 08 May, 2024 and subsequently by the shareholders of the Company in the Annual General Meeting held on 19 June, 2024 as Statutory Auditors of India Shelter Finance Corporation Limited to hold the office from the conclusion of 26th Annual General Meeting till the conclusion of 29th Annual General Meeting of the Company.

AUDITORS' REPORT

The Statutory Auditors' Report for Financial Year 2025-26 is unqualified with no adverse remarks. The Standalone and Consolidated Financials, notes to the Financial Statements, read with the Auditors' Report, are self-explanatory and not require any further clarification.

DETAILS IN RESPECT OF FRAUDS UNDER SUB-SECTION (12) OF SECTION 143 OF THE ACT

There were no instances of any frauds reported by the Company's auditors.

SECRETARIAL AUDITORS AND SECRETARIAL AUDIT REPORT

Pursuant to Section 204 of the Act read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014 and Regulation 24A of the SEBI Listing Regulations, Mr. Jitender Singh (Membership No.: A33610 & CP: 26612) was appointed as Secretarial Auditor of the Company for a consecutive period of 5(Five) years from the Financial Year 2025-26 till Financial Year 2029-30, as approved by the Board of Directors and shareholders in their meeting held on 09 May, 2025 and 28 July, 2025, respectively.

The Secretarial Auditor has confirmed that they have subjected themselves to Peer Review process by the Institute of Company Secretaries of India ("ICSI") and hold valid certificate issued by the Peer Review Board of ICSI.

The Report of Secretarial Auditor for Financial Year 2025-26 is unqualified, with no adverse remarks and is attached and forms part of this Report as **Annexure 8**. The report by Secretarial Auditor is self-explanatory and does not require any further clarification.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS/COURTS/TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND THE COMPANY'S OPERATIONS IN FUTURE

There were no material orders passed by the Regulators/Courts/Tribunals which would impact the going concern status of the Company and its future operations.

OTHER DISCLOSURES

The Company has license key from Unique Identification Authority of India (UIDAI) as Authentication User Agency (AUA) and e-KYC User Agency (KUA), for OTP/Biometric/Face Authentication.

APPRECIATION

The Board formally expresses their gratitude and sincerely recognises the contributions and ongoing support from the shareholders, customers, debenture holders, debenture trustees, Central and State Governments, Bankers, Reserve Bank of India, National Housing Bank, Registrar of Companies, Securities and Exchange Board of India, BSE Limited, National Stock Exchange of India Limited, Insurance Regulatory and Development Authority of India, Registrar & Share Transfer Agent, Credit Rating Agencies, Auditors and other Statutory and Regulatory Authorities for the kind co-operation and assistance provided to the Company. The Directors also extend their special appreciation to the employees at all levels for their contribution towards the growth of the Company which was made possible by their hard work, dedication and continued support.

For and on behalf of the Board of Directors
India Shelter Finance Corporation Limited

Sd/-
Mr. Sudhin Bhagwandas Choksey
Chairman and Non-Executive Non Independent Director
DIN: 00036085
Place: Gurugram
Date: 02 May, 2026

Sd/-
Mr. Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram
Date: 02 May, 2026

ANNEXURE 1

FORM AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

PART "A": SUBSIDIARIES

Details of Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Lacs)

1. Number of subsidiaries- One

Sl. No.	Particulars		
1.	CIN/any other registration number of subsidiary company		U65990HR2022PLC102253
2.	Name of the subsidiary		India Shelter Capital Finance Limited[1]
3.	The date since when subsidiary was acquired		-
4.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	From	01 April, 2025
		To	15 December, 2025
5.	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries	Reporting Currency	₹
		Exchange Rate	NA
6.	Share capital		1,200.00
7.	Reserves & surplus		0.00
8.	Total assets		1,462.11
9.	Total Liabilities		1,462.11
10.	Investments		0.00
11.	Turnover		0.00
12.	Profit before taxation		76.41
13.	Provision for taxation		20.85
14.	Profit after taxation		55.56
15.	Proposed Dividend		0.00
16.	Extent of shareholding (in percentage)		-

1. The Subsidiary Company has not commenced business and has undergone process of Voluntary Liquidation as per IBC Code 2016 w.e.f. 16 December, 2025

2. Number of subsidiaries which are yet to commence operations:

Sl.No.	CIN/any other registration number	Names of subsidiaries which are yet to commence operations
1.	Not Applicable	

3. Number of subsidiaries which have been liquidated or have ceased to be a subsidiary during the year.

Sl.No.	CIN/any other registration number	Names of subsidiaries
1	U65990HR2022PLC102253	India Shelter Capital Finance Limited (under voluntary liquidation w.e.f 16 December, 2025)

ANNEXURE 1 (CONTD.)

PART "B": ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

4. Number of Associate/Joint Venture- NIL

1.	**Name of associates/Joint Ventures**	-	-	-
2.	**Latest audited Balance Sheet Date**	-	-	-
3.	**Date on which the Associate or Joint venture was associated or acquired -**		-	-
4.	**Shares of Associate/Joint Ventures held by the Company on the year end**	-	-	-
	A Number	-	-	-
	B Amount of Investment in Associates/Joint Venture	-	-	-
	C Extent of shareholding %	-	-	-
5.	**Description of how there is significant influence**	-	-	-
6.	**Reason why the associate/joint venture is not consolidated**	-	-	-
7.	**Net worth attributable to shareholding as per latest audited Balance Sheet**	-	-	-
8.	**Profit/Loss for the year**	-	-	-
	A Considered in Consolidation	-	-	-
	B Not Considered in Consolidation	-	-	-

5. Number of associates or joint ventures which are yet to commence operations: NIL

Sl.No.	CIN/any other registration number	Names of subsidiaries which are yet to commence operations
	Not Applicable	

6. Number of associates or joint ventures which have been liquidated or have ceased to be a subsidiary during the year: NIL

Sl.No.	CIN/any other registration number	Names of subsidiaries
	Not Applicable	

For and on behalf of the Board of Directors of

India Shelter Finance Corporation Limited

Sd/-	**Sd/-**	**Sd/-**	**Sd/-**	**Sd/-**
Sudhin Bhagwandas Choksey	**Rupinder Singh**	**Rachna Dikshit**	**Ashish Gupta**	**Mukti Chaplot**
Chairman and Non-Executive Non-Independent Director	Managing Director and Chief Executive Officer	Independent Director	Chief Financial Officer	Company Secretary
DIN: 00036085	DIN: 09153382	DIN: 08759332		Membership No. 38326

ANNEXURE 2

CORPORATE GOVERNANCE REPORT

COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

India Shelter Finance Corporation Limited ("The Company") is deeply committed to upholding the highest standards of corporate governance, guided by its core values of **"Honesty, Respect and Hard Work"**.

The Company's governance framework ensures that stakeholders are provided with accurate, timely and relevant disclosures, enabling well-informed decision-making. Building and sustaining stakeholder trust remains central to our approach. The Company's corporate governance theory controls business strategies and guarantees financial responsibility, moral business conduct, and equality for all parties involved, including employees, investors, customers, regulators, suppliers and the society at large. We are committed to establishing, maintaining, and continuously enhancing the best possible corporate governance across all aspects of our Company operations.

Corporate governance, for the Company is a continuous journey of improvement. The Company strive to exceed these benchmarks through careful supervision, efficient risk management, and the achievement of strategic goals. The governance practices are designed to align with stakeholder expectations while reflecting the fundamental values.

The Company is in compliance with the applicable provisions of the Non-Banking Financial Company – Reserve Bank of India (Housing Finance Companies) Directions, 2025 (hereinafter "RBI Master Directions") and the applicable SEBI Listing Regulations, SEBI (Prohibition of Insider Trading) Regulations, 2015, SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, Companies Act, 2013 ("the Act") and other applicable laws/ regulations as amended from time to time.

GOVERNANCE STRUCTURE AND DEFINED ROLES AND RESPONSIBILITIES

The Company's governance framework comprises the Board of Directors, Board Committees, and Management and encompasses the systems, practices, and procedures implemented across all areas of the Company's operations to ensure sustainable value creation for its stakeholders through ethical business conduct, transparency and accountability.

This structure includes the practices and procedures implemented throughout the various areas of the Company's operations, aiming to deliver enduring value to its stakeholders through ethical conduct in business activities.

These guidelines provide a framework within which Directors and the Management can effectively pursue the Company's objective for the benefit of its stakeholders. These are framed in conjunction with the Company's Memorandum and Articles of Association, the charter of the committees of the Board and applicable laws/regulations.

The Company recognises and upholds its fiduciary responsibility towards all stakeholders including shareholders.

The Corporate Governance policy is hosted on the website of the Company at https://www.indiashelter.in/investor-relations.

BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT

The Business Responsibility and Sustainability Report describing the initiatives taken by the Company from an environmental, social and governance perspective, forms part of this Annual Report.

BOARD OF DIRECTORS ("BOARD")

The Board represents the interests of the Company's stakeholders and is responsible for overseeing and governing the overall operations and business affairs of the Company. It evaluates corporate performance and achievements, reviews strategic decisions, ensures regulatory compliances and upholds highest standards of corporate governance, and also offers guidance and strategic direction to the management.

The Board, in conjunction with its various Committees, provides leadership and direction to the management of the Company and guides, oversees, and ensures that the Company's operations are conducted in alignment with the best interests of all stakeholders.

The Directors attend and actively participate in Board and Committee Meetings where they contribute to key decision making processes. The responsibilities of the Board, *inter-alia*, include various matters such as providing overall direction and oversight, reviewing financial results on quarterly/half-yearly/ annual basis, ensuring compliance with applicable laws and regulations, reviewing policies in line with regulatory changes, developing a corporate culture and environment that drives long-term value through sustainable business growth.

Size and Composition of Board

The Company's Board comprises highly experienced professionals from diverse backgrounds bringing together a blend of expert thinking, independent judgement and collaborative spirit. The Board functions as trustee to protect and enhance stakeholders' value through effective supervision and strategic guidance. The Board provides direction and exercises appropriate controls.

The Company's Board has an appropriate mix of Independent and Non-Independent Directors as well as Non-Executive and Executive Directors. The Board of Directors of the Company comprises of 7 (Seven) Directors, consisting of 1 (One) Chairman & Non-Executive Non-Independent Director, 1 (One) Managing Director & Chief Executive Officer, 4 (Four) Independent Directors (including 2 (Two) Women Directors), and 1 (One) Non-Executive Non-Independent Director, as on 31 March, 2026. The Chairman of the Company is a Non-Executive Non-Independent Director and is not related to the Managing Director & Chief Executive Officer of the Company. The Composition of the Board is in compliance

ANNEXURE 2 (CONTD.)

with the applicable provisions of the the Act and SEBI Listing Regulations and other regulatory requirements and reflects adherence to the highest standards of Corporate Governance.

The Board of Directors of the Company as on 31 March, 2026 are:

Directors	Designation	DIN
Mr. Sudhin Bhagwandas Choksey	Chairman and Non-Executive Non-Independent Director	00036085
Mr. Rupinder Singh	Managing Director & Chief Executive Officer	09153382
Mr. Sumir Chadha	Non-Executive Non-Independent Director	00040789
Mr. Parveen Kumar Gupta	Independent Director	02895343
Ms. Rachna Dikshit	Independent Director	08759332
Ms. Savita Mahajan	Independent Director	06492679
Mr. Thomson Kadantot Thomas	Independent Director	09691435

Changes in Board of Directors

The following changes took place in the composition of Board of Directors during the Financial Year 2025-26:-

- The shareholders of the Company have approved re-appointment of Mr. Sudhin Bhagwandas Choksey (DIN: 00036085), who retired by rotation and being eligible, was reappointed, as Chairman and Non-Executive Non-Independent Director, in the Annual General Meeting held on 28 July, 2025.
- Mr. Shailesh Jayantilal Mehta (DIN: 01633893), ceased to be the Non-Executive Non-Independent Director of the Company w.e.f. 01 April, 2025.
- The shareholders of the Company in their meeting held on 28 July, 2025, have approved re-appointment of Mr. Rupinder Singh (DIN: 09153382) as a Managing Director & Chief Executive Officer of the Company for a further period of five years w.e.f. 23 November, 2025.

Directorship/Membership of Directors in other Listed Entities as on 31 March, 2026

Name of Director	No. of Directorship in Listed Entities including this listed entity	Membership in Committees as per Regulation 26 of SEBI Listing Regulations*	
		As Member	As Chairperson
Mr. Sudhin Bhagwandas Choksey	6	7	3
Mr. Rupinder Singh	1	1	0
Mr. Sumir Chadha	2	0	0
Mr. Parveen Kumar Gupta	3	6	2
Ms. Rachna Dikshit	3	2	1
Ms. Savita Mahajan	1	3	1
Mr. Thomson Kadantot Thomas	1	2	0

*In terms of Regulation 26(1)(b) of SEBI Listing Regulations, for the purpose of considering the Committee Memberships and Chairmanships, the Audit Committee and the Stakeholders Relationship Committee of Listed Companies/Unlisted Public Companies including our Company has been considered.

Other Directorships of Directors on the Board of other Listed Entities as on 31 March, 2026

Name of Director	Name of Listed Entity	Category of Directorship
Mr. Sudhin Bhagwandas Choksey	Gujarat Ambuja Exports Limited	Independent Director
	Fairchem Organics Limited	Independent Director
	CSB Bank Limited	Independent Director
	Asahi Songwon Colors Limited*	Independent Director
	The Sandesh Limited	Independent Director
Mr. Rupinder Singh	Not Any	Not Any
Mr. Sumir Chadha	Star Health and Allied Insurance Company Limited	Nominee Director
Ms. Savita Mahajan	Not Any	Not Any
Ms. Rachna Dikshit	Capital Small Finance Bank Limited	Independent Director
	Physicswallah Limited	Independent Director
Mr. Thomson Kadantot Thomas	Not Any	Not Any

ANNEXURE 2 (CONTD.)

Name of Director	Name of Listed Entity	Category of Directorship
Mr. Parveen Kumar Gupta	Utkarsh Small Finance Bank Limited	Independent Director
	National Securities Depository Limited	Chairman and Non-Executive Independent Director

*Mr. Sudhin Bhagwandas Choksey ceased as an Independent Director from the Board of Asahi Songwon Colors Limited w.e.f. 04 April, 2026.

Independent Directors

The Board of Directors appoints Independent Director for a certain term based on the Nomination and Remuneration Committee's recommendations. An Independent Director serves as the Company's mentor, coach, and advisor. An Independent Director's responsibilities include enhancing the Company's reputation and governance norms as well as assisting with risk management. In the opinion of the Board, the Independent Directors fulfil the conditions specified in the Listing Regulations and are independent of the Management.

Meeting of Independent Directors

During the Financial Year 2025-26, one separate meeting of Independent Directors was held on 07 February, 2026, without the presence of Non-Independent Directors and members of the management in compliance with Regulation 25(3) of the SEBI Listing Regulations and Section 149(8) read with Schedule IV of the Act.

Declaration by Independent Directors

All Independent Directors have submitted declaration of independence, as required under Section 149(7) of the Act, stating that they meet the criteria of independence as provided in Section 149(6) of the Act and Regulation 16 (1) (b) of SEBI Listing Regulations. In terms of Regulation 25(8) of SEBI Listing Regulations, Independent Directors have confirmed that they are not aware of any situation that exist or may be reasonably anticipated that could impair or impact their ability to discharge their duties with an objective of independent judgment and without any external influence.

They have also confirmed compliance with the provisions of Rule 6 of Companies (Appointment and Qualification of Directors) Rules, 2014 relating to the inclusion of their names in the databank of Independent Directors maintained by Indian Institute of Corporate Affairs (IICA) and they have either undertaken the online proficiency self-assessment test or are exempted therefrom. The terms and conditions of appointment of Independent Directors are available on the Company's website.

Fit & Proper Criteria

The Company has formulated and adopted the Policy on Fit & Proper Criteria for the Directors as per the provisions of the RBI Master Directions. All the Directors of the Company have confirmed that they meet the fit and proper criteria at the time of their appointment/re-appointment and on a continuing basis as prescribed under the RBI Master Directions.

Familiarisation Programmes for the Independent Directors

The Familiarisation Programme for the Company's Independent Directors aims to offer insights into its operations, strategies, business activities, functions, policies, the industry landscape, and the environment in which it operates, as well as the regulatory framework that applies to it.

Pursuant to the provisions of Regulation 25(7) of SEBI Listing Regulations, the Company familiarised the Independent Directors during their meetings about its operations by discussing various aspects related to the sector in which it operates, its approach to business, the performance metrics both operationally and financially, the risk framework, as well as strategies for risk management and mitigation. This also covers regulatory compliance, information technology including aspects of cybersecurity, along with significant advancements and news concerning the Company, which would assist the Directors in making informed decisions promptly.

The details of familiarisation programme imparted to Independent Directors and policy of the Company is hosted on the website of the Company at https://www.indiashelter.in/investor-relations.

Core Skills/Expertise/Competencies of the Board:

The Board has identified the below skills/expertise/competence, fundamental for the effective functioning of the Company:

- Industry Experience
- Financial Expertise
- Strategy & Planning
- Technology Expertise
- Leadership experience
- Risk Management
- Governance, Legal & Compliance

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Name of Director	Core skills/expertise/competencies
Mr. Sudhin Bhagwandas Choksey	Industry Experience, Financial Expertise, Strategy & Planning, Leadership Experience, Governance, Legal & Compliance and Risk Management
Mr. Rupinder Singh	Industry Experience, Financial Expertise, Strategy & Planning, Technology Expertise, Leadership Experience, Governance, Legal & Compliance and Risk Management
Mr. Sumir Chadha	Industry Experience, Financial Expertise, Strategy & Planning, Technology Expertise, Leadership Experience, Governance, Legal & Compliance and Risk Management
Ms. Savita Mahajan	Strategy & Planning, Leadership Experience, Governance, Legal & Compliance and Risk Management
Ms. Rachna Dikshit	Industry Experience, Strategy & Planning, Leadership Experience, Governance, Legal & Compliance and Risk Management
Mr. Thomson Kadantot Thomas	Strategy & Planning, Technology Expertise, Leadership Experience, Governance, Legal & Compliance and Risk Management
Mr. Parveen Kumar Gupta	Industry Experience, Financial Expertise, Strategy & Planning, Leadership Experience, Governance, Legal & Compliance and Risk Management

General Body Meetings

During the Financial Year 2025-26, 27th Annual General Meeting of the members of the Company was held on 28 July, 2025.

i. Annual General Meeting (AGM):

The details of Annual General Meetings held in last 3 Financial Years along with the details of the Special Resolutions, as more particularly set out in the notices of the respective AGM's and passed by the members, are as follows:

Financial year/AGM	Venue	Date & Time
2024-25/27th AGM	Through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM")	28 July, 2025 at 11.00 A.M.
2023-24/26th AGM	Through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM")	19 June, 2024 at 11.00 A.M.
2022-23/25th AGM	Through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM")	14 July, 2023 at 05:00 P.M.

ii. Details of Special Resolutions passed during the last three AGMs are given below:

Date of Annual General Meeting	Particulars
28 July, 2025	• Approved re-appointment of Mr. Rupinder Singh (DIN: 09153382) as Managing Director & Chief Executive Officer ("MD & CEO") of the Company and approve an increase in his remuneration for the Financial Year 2025-26 and thereof • Approved an increase in the borrowing powers in excess of Paid-Up Share Capital, Free Reserves and Security Premium Account of the Company under Section 180 (1) (c) of the Companies Act, 2013 • Approved the Employee Stock Option Plan 2025 ("ESOP 2025") • Approved the appointment of Secretarial Auditor of the Company and fix their remuneration
19 June, 2024	• Approved an increase in Managerial Remuneration of MD & CEO of the Company for Financial Year 2024-25 • Approved the amendment in Articles of Association of the Company
14 July, 2023	• Approved an increase in Managerial Remuneration of MD & CEO of the Company for FY 2023-24 • Approved the Transfer of option from Employee Stock option Plan 2017 to Employee Stock Option Plan 2021 • Approved appointment of Mr. Parveen Kumar Gupta (DIN: 02895343) as Independent Director of the Company • Approved the amendments in the ESOP Schemes 2017 and 2021

iii. Extra-Ordinary General Meeting (EGM):

No Extra-Ordinary General Meeting was held during the Financial Year 2025-26.

ANNEXURE 2 (CONTD.)

iv. Details of Special Resolutions passed in the Extra-Ordinary General Meeting (EGM):

No Extra-Ordinary General Meeting was held during the Financial Year 2025-26.

v. Postal Ballot:

No Postal Ballot conducted during the year under review.

vi. Details of special resolution proposed to be transacted through postal ballot:

No special resolution proposed to be transacted at an ensuing AGM which is required to be passed through postal ballot.

BOARD OF DIRECTORS MEETING

During the Financial Year 2025-26, the Board of Directors of the Company had met four times on [1] 09 May, 2025; [2] 07 August, 2025; [3] 04 November, 2025; [4] 07 February, 2026.

The attendance of the Board of Directors at the Board Meetings held during the Financial Year 2025-26 and at the previous Annual General Meeting ["AGM"] held on 28 July, 2025, are as under:

Name*	Category	Number of Meetings			Last AGM attended
		Held	Entitled	Attended	
Mr. Sudhin Bhagwandas Choksey (DIN: 00036085)	Chairman and Non-Executive Non-Independent Director	04	04	04	Yes
Mr. Rupinder Singh (DIN: 09153382)	Managing Director & Chief Executive Officer	04	04	04	Yes
Ms. Rachna Dikshit (DIN: 08759332)	Independent Director	04	04	04	Yes
Mr. Thomson Kadantot Thomas (DIN: 09691435)	Independent Director	04	04	04	No
Mr. Parveen Kumar Gupta (DIN: 02895343)	Independent Director	04	04	04	Yes
Ms. Savita Mahajan (DIN: 06492679)	Independent Director	04	04	04	Yes
Mr. Sumir Chadha (DIN: 00040789)	Non-Executive Non-Independent Director	04	04	04	No

*Mr. Shailesh Jayantilal Mehta (DIN: 01633893), ceased to be the Non-Executive Non-Independent Director of the Company w.e.f. 01 April, 2025 and was not eligible and hence did not attend any meeting during the Financial Year 2025-26.

Board Proceedings

The Meetings of the Board are held at regular intervals, ensuring that the gap between two consecutive meetings does not exceed 120 days in compliance with applicable statutory requirements. The draft minutes of the Board or Committee(s) meetings are circulated to all members within 15 (fifteen) days from the conclusion of the respective meeting for their review and comments. The comments and feedback, if any, received from the Directors are duly incorporated in the minutes. The final minutes are thereafter approved by the members of the Board/ Committee(s) and recorded in accordance with the provisions of applicable laws and regulatory requirements.

Disclosure of relationships between Directors inter-se

There are no inter-se relationships between the Directors of the Company other than those arising out of their professional engagements in the ordinary course of business.

COMMITTEES OF THE BOARD

The Board has constituted various committees to focus on specific areas and to ensure effective governance and informed-decision making within the framework of the authority delegated to each of the Committees. Each Committee operates in accordance with its respective charter, which clearly defines its scope, powers and composition of the Committee. All decisions and recommendations of the Committees are placed before the Board for its consideration, noting or approval. All such decisions and recommendations were accepted by the Board during the Financial Year 2025-26. The composition and functioning of these Committees are in compliance with the applicable provisions of the Act, SEBI Listing Regulations and the Reserve Bank of India (Housing Finance Companies) Directions, 2025 ("RBI Master Directions") and amendment thereof.

1. Audit Committee
2. Nomination and Remuneration Committee
3. Environmental, Social, Governance and Corporate Social Responsibility Committee ("ESG & CSR Committee")
4. Risk Management Committee
5. IT Strategy Committee
6. IT Steering Committee
7. Information Security Committee
8. Stakeholders Relationship Committee

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9. Asset Liability Management Committee
10. Customer Service and Grievance Redressal Committee
11. Wilful Defaulter Committee (Identification and Review Committee)
12. Internal Complaints Committee for redressal of Sexual Harassment Complaints
13. Special Committee of the Board for Monitoring and Follow-up of cases of Frauds' (SCBMF)

The Company Secretary acts as the Secretary to all the Committees of the Board.

AUDIT COMMITTEE

The Board constituted the Audit Committee in terms of provisions of Section 177 of the Act and the applicable provisions of RBI Master Directions and Regulation 18 read with Part C of Schedule II of SEBI Listing Regulations and is chaired by an Independent Director.

During the Financial Year 2025-26, the Audit Committee of the Company had met four times on [1] 09 May, 2025; [2] 07 August, 2025; [3] 04 November, 2025; [4] 06 February, 2026.

The composition of the Audit Committee as on 31 March, 2026 and attendance of the members at the meetings held during the Financial Year 2025-26 are as below:

Name	Category	Number of Meetings		
		Held	Entitled	Attended
Ms. Rachna Dikshit (DIN: 08759332)	Independent Director (Chairman of Committee)	4	4	4
Mr. Parveen Kumar Gupta (DIN: 02895343)	Independent Director	4	4	4
Mr. Thomson Kadantot Thomas (DIN: 09691435)	Independent Director	4	4	4

The Chairman of the Audit Committee had attended the Annual General Meeting of the Company held on 28 July, 2025.

Terms of reference as prescribed by the board shall inter alia, include,

1. oversight of financial reporting process and the disclosure of financial information relating to our Company to ensure that the financial statements are correct, sufficient and credible.
2. recommendation to the Board of Directors for appointment, re-appointment, replacement, remuneration and terms of appointment of auditors of our Company including the internal auditor, cost auditor and statutory auditor of our Company and the fixation of the audit fee;
3. approval of payment to statutory auditors for any other services rendered by the statutory auditors;
4. examining and reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to
   a) matters required to be included in the director's responsibility statement to be included in the Board's report in terms of clause (c) of sub-section 3 of Section 134 of the Companies Act, 2013;
   b) changes, if any, in accounting policies and practices and reasons for the same;
   c) major accounting entries involving estimates based on the exercise of judgment by management;
   d) significant adjustments made in the financial statements arising out of audit findings;
   e) compliance with listing and other legal requirements relating to financial statements;
   f) disclosure of any related party transactions; and
   g) modified opinion(s) in the draft audit report.
5. reviewing, with the management, the quarterly, half-yearly and annual financial statements before submission to the Board for approval;
6. reviewing, with the management, the statement of uses/application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public issue or rights issue or preferential issue or qualified institutions placement, and making appropriate recommendations to the board to take up steps in this matter;
7. reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;

ANNEXURE 2 (CONTD.)

8. approval of any subsequent modification of transactions of our Company with related parties and omnibus approval for related party transactions proposed to be entered into by our Company, subject to the conditions as may be prescribed;

   Explanation: The term "related party transactions" shall have the same meaning as provided in Clause 2(zc) of the SEBI Listing Regulations and/or the applicable Accounting Standards and/or the Companies Act, 2013.

9. reviewing, at least on a quarterly basis, the details of related party transactions entered into by our Company pursuant to each of the omnibus approvals given;
10. scrutiny of inter-corporate loans and investments;
11. valuation of undertakings or assets of our Company and appointing a registered valuer in terms of Section 247 of the Companies Act, 2013, wherever it is necessary;
12. evaluation of internal financial controls and risk management systems;
13. reviewing, with the management, performance of statutory and internal auditors, and adequacy of the internal control systems;
14. reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
15. discussion with internal auditors of any significant findings and follow-up thereon;
16. reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
17. discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
18. looking into the reasons for substantial defaults in the payment to depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
19. reviewing the functioning of the whistle blower mechanism;
20. monitoring the end use of funds through public offers and related matters;
21. overseeing the vigil mechanism established by our Company, with the chairman of the Audit Committee directly hearing grievances of victimisation of employees and directors, who used vigil mechanism to report genuine concerns in appropriate and exceptional cases;
22. approval of appointment of chief financial officer (i.e., the whole-time finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
23. reviewing the utilisation of loans and/or advances from/ investment by the holding company in the subsidiary exceeding ₹1,000,000,000 or 10% of the asset size of the subsidiary, whichever is lower including existing loans/ advances/investments existing as on the date of coming into force of this provision; and
24. considering and commenting on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders;
25. approving the key performance indicators ("KPIs") for disclosure in the offer documents, and approval of KPIs once every year, or as may be required under applicable law; and
26. carrying out any other functions required to be carried out by the Audit Committee as may be decided by the Board and/or as provided under the Companies Act, 2013, the SEBI Listing Regulations, uniform listing agreements and/or any other applicable laws, as and when amended from time to time, or by any regulatory authority and performing such other functions as may be necessary or appropriate for the performance of its duties.

Powers of Audit Committee

The Audit Committee shall have powers, including the following:

(1) to investigate any activity within its terms of reference;

(2) to seek information from any employee;

(3) to obtain outside legal or other professional advice;

(4) to secure attendance of outsiders with relevant expertise, if it considers necessary; and

(5) such other powers as may be prescribed under the Companies Act, 2013 and the SEBI Listing Regulations.

Reviewing Powers

The Audit Committee shall mandatorily review the following information:

I. management discussion and analysis of financial condition and results of operations;

II. management letters/letters of internal control weaknesses issued by the statutory auditors;

III. internal audit reports relating to internal control weaknesses;

IV. appointment, removal and terms of remuneration of the chief internal auditor;

V. statement of deviations in terms of the SEBI Listing Regulations:

   a. quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) where the Equity Shares are proposed to be listed in terms of the SEBI Listing Regulations;

   b. annual statement of funds utilised for purposes other than those stated in the offer document/prospectus/ notice in terms of the SEBI Listing Regulations; and

ANNEXURE 2 (CONTD.)

VI. such information as may be prescribed under the Companies Act, 2013 and SEBI Listing Regulations.

Nomination and Remuneration Committee

The Board constituted the Nomination and Remuneration Committee in terms of the provisions of Section 178 of the Act and Regulation 19 read with Part D of Schedule II of SEBI Listing Regulations and the applicable provisions of RBI Master Directions and is chaired by an Independent Director.

During the Financial Year 2025-26, the Nomination and Remuneration Committee of the Company had met three times on [1] 09 May, 2025; [2] 04 November 2025; [3] 07 February, 2026.

The composition of the Nomination and Remuneration Committee as on 31 March, 2026 and attendance of the members at the meetings held during the Financial Year 2025-26 are as below:

Name	Category	Number of Meetings		
		Held	Entitled	Attended
Ms. Rachna Dikshit (DIN: 08759332)	Independent Director (Chairman of Committee)	3	3	3
Ms. Savita Mahajan (DIN: 06492679)	Independent Director	3	3	3
Mr. Sumir Chadha (DIN:00040789)	Non-Executivee Non-Independent Director	3	3	3

The Chairman of the Nomination and Remuneration Committee had attended the Annual General Meeting of the Company held on 28 July, 2025.

Terms of reference as prescribed by the board shall inter alia, include, –

1. formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board of Directors a policy relating to the remuneration of the Directors, Key Managerial Personnel, Senior Management and other employees ("Remuneration Policy");
2. for every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Nomination and Remuneration Committee may:
    a. use the services of an external agencies, if required;
    b. consider candidates from a wide range of backgrounds, having due regard to diversity; and
    c. consider the time commitments of the candidates.;
3. formulation of criteria for evaluation of Independent Directors and the Board;
4. devising a policy on Board diversity;
5. identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal and carrying out evaluation of every director's performance (including Independent Director), its committees and individual directors to be carried out either by the Board, by the Nomination and Remuneration Committee or by an independent external agency and review its implementation and compliance. Our Company shall disclose the Remuneration Policy and the evaluation criteria in its annual report;
6. whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors;
7. recommend to the Board, all remuneration, in whatever form, payable to Senior Management;
8. the Nomination and Remuneration Committee, while formulating the Remuneration Policy, should ensure that:
    (a) the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate directors of the quality required to run our Company successfully;
    (b) relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
    (c) remuneration to Directors, Key Managerial Personnel and Senior Management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of our Company and its goals.
9. perform such functions as are required to be performed by the Nomination and Remuneration Committee under the SEBI SBEB Regulations, including the following:
    (a) administering the employee stock option plans of our Company, as may be required;
    (b) determining the eligibility of employees to participate under the employee stock option plans of our Company;

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(c) granting options to eligible employees and determining the date of grant;

(d) determining the number of options to be granted to an employee;

(e) determining the exercise price under the employee stock option plans of our Company; and

(f) construing and interpreting the employee stock option plans of our Company and any agreements defining the rights and obligations of our Company and eligible employees under the employee stock option plans of our Company, and prescribing, amending and/or rescinding rules and regulations relating to the administration of the employee stock option plans of our Company.

10. frame suitable policies, procedures and systems to ensure that there is no violation of securities laws, as amended from time to time, including:

a) the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; and

b) the Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices Relating to the Securities Market) Regulations, 2003, by the trust, our Company and its employees, as applicable; and

11. carrying out any other activities as may be delegated by the Board of Directors of our Company functions required to be carried out by the Nomination and Remuneration Committee as provided under the Companies Act, 2013, the SEBI Listing Regulations or any other applicable law, as and when amended from time to time.

Performance Evaluation of Directors including Independent Directors

Pursuant to the provisions of the Act, read with the applicable rules made thereunder and SEBI Listing Regulations and in compliance with guidance note issued by SEBI under Circular no. SEBI/HO/CFD/CMD/CIR/P/2017/004 dated 05 January, 2017, the performance of the Board as a whole, its Committees, Independent Directors and Non-Independent Directors have been carried out through a structured mechanism. The performance evaluation of individual Directors was carried out by the entire Board excluding the Directors being evaluated. The performance evaluation criteria of Independent Directors included the criteria formulated by the Nomination and Remuneration Committee that inter alia included execution of roles and responsibilities, attendance, acquaintance with business, communication inter-se between board members, effective participation, domain knowledge, compliance with code of conduct. The Board has expressed its satisfaction with the evaluation process.

Particulars of Senior Management:

There was no change in the particulars of senior management since the close of the previous financial year. Further, the particulars of senior management as on 31 March, 2026 are as below:

S. No.	Name	Designation
1	Mr. Rupinder Singh	Managing Director & Chief Executive Officer
2	Mr. Ashish Gupta	Chief Financial Officer
3	Mr. Sharad Pareek	Chief Risk Officer
4	Mr. Nilay	Chief Human Resource Officer
5	Mr. Nitin Goel	Head-Credit & Policy
6	Mr. Ravinder Dhillon	Head-Collections
7	Mr. Abhinav Arya	Chief Information Officer
8	Mr. Aman Saini	Business Head
9	Mr. Rohit Gaur	Head - Marketing and Admin
10	Ms. Mukti Chaplot	Company Secretary
11	Mr. Aakash Jain	Chief Compliance Officer
12	Mr. Iqbal Singh	Head-Internal Audit

Environmental, Social, Governance and Corporate Social Responsibility Committee ("ESG & CSR Committee")

The Board constituted ESG & CSR Committee in terms of the provisions of Section 135 of the Act and is chaired by an Independent Director.

During the Financial Year 2025-26, the ESG & CSR Committee of the Company had met once on 09 May, 2025.

The composition of the ESG & CSR Committee as on 31 March, 2026 and attendance of the members at the meeting held during the Financial Year 2025-26 are as below:

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Name	Category	Number of Meetings		
		Held	Entitled	Attended
Ms. Savita Mahajan (DIN: 06492679)	Independent Director (Chairman of the Committee)	1	1	1
Ms. Rachna Dikshit (DIN: 08759332)	Independent Director	1	1	1
Mr. Sumir Chadha (DIN: 00040789)	Non-Executive Non-Independent Director	1	1	1

The disclosures as per Rule 9 of The Companies (Corporate Social Responsibility Policy) Rules, 2014 forms part of this Annual Report as an annexure to the Directors' Report.

The Company has developed and implemented Environment, Social and Governance Policy and Corporate Social Responsibility Policy and are hosted on the website of the Company at https://www.indiashelter.in/investor-relations.

Terms of reference as prescribed by the Board shall, inter alia, include, –

a) formulate and recommend to the Board, a Corporate Social and Governance Policy which shall indicate amongst others, the guiding principles for selection, implementation and monitoring the activities as well as formulation of the annual action plan which shall indicate the activities to be undertaken by our Company as specified in Schedule VII of the Companies Act, 2013 and make any revisions therein as and when decided by the Board;

b) review and recommend the amount of expenditure to be incurred on the activities referred in clause (a) and amount to be incurred for such expenditure shall be as per the applicable law;

c) monitor the Corporate Social Responsibility Policy of our Company and its implementation from time to time and issuing necessary directions as required for proper implementation and timely completion of corporate social responsibility programme; and

d) any other matter as Corporate Social Responsibility Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time and/or as may be required under applicable law, as and when amended from time to time.

RISK MANAGEMENT COMMITTEE

The Board constituted the Risk Management Committee in terms of the provisions of RBI Master Directions and Regulation 21 read with Part D Schedule II of the SEBI Listing Regulations and is chaired by an Independent Director to identify the risks that can create an impact on the Company and to take appropriate measures to mitigate such risks for assisting the Board to establish a risk culture and risk governance framework in the organisation.

During the Financial Year 2025-26, the Risk Management Committee of the Company had met four times on [1] 09 May, 2025; [2] 07 August, 2025; [3] 04 November, 2025; and [4] 06 February, 2026.

The composition of the Risk Management Committee as on 31 March, 2026 and attendance of the members at the meetings held during the Financial Year 2025-26 are as below:

Name	Category	Number of Meetings		
		Held	Entitled	Attended
Mr. Parveen Kumar Gupta (DIN: 02895343)	Independent Director (Chairman of Committee)	4	4	4
Mr. Rupinder Singh (DIN: 09153382)	Managing Director & Chief Executive Officer	4	4	4
Mr. Thomson Kadantot Thomas (DIN: 09691435)	Independent Director	4	4	4
Mr. Sudhin Bhagwandas Choksey (DIN: 00036085)	Chairman & Non-Executive Non-Independent Director	4	4	4
Mr. Sharad Pareek	Chief Risk Officer	4	4	4
Mr. Ashish Gupta	Chief Financial Officer	4	4	4

The Risk Management Framework encompasses all of the Company's risks, such as strategic, operational, legal and compliance risks. Appropriate risk indicators are used to identify and assess these risks proactively. The Company duly takes cognizance of risks faced by its key stakeholders and their cumulative impact on the overall business environment while framing the risk management policy.

Terms of reference as prescribed by the Board shall inter alia, include, –

a) review, assess and formulate the risk management system and policy of our Company from time to time and recommend for an amendment or modification thereof, which shall include: (a) a framework for identification of internal and external risks specifically

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faced by our Company, in particular including financial, operational, sectoral, sustainability (particularly, environmental, social and corporate governance related risks), information, cyber security risks or any other risk as may be determined by the Risk Management Committee; (b) measures for risk mitigation including systems and processes for internal control of identified risks; and (c) business continuity plan;

b) ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of our Company;

c) monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

d) periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity, and recommend for any amendment or modification thereof, as necessary;

e) keep the Board of directors of our Company informed about the nature and content of its discussions, recommendations and actions to be taken;

f) review the appointment, removal and terms of remuneration of the chief risk officer (if any);

g) to implement and monitor policies and/or processes for ensuring cyber security; and

h) any other similar or other functions as may be laid down by Board from time to time and/or as may be required under applicable law, as and when amended from time to time, including the SEBI Listing Regulations.

STAKEHOLDERS RELATIONSHIP COMMITTEE

The Board constituted Stakeholders Relationship Committee in terms of provisions of the Act and Regulation 20 read with Part D of the Schedule II of SEBI Listing Regulations and is chaired by an Independent Director.

During the Financial Year 2025-26, the Stakeholders Relationship Committee of the Company had met once on 07 February 2026.

The composition of the Stakeholders Relationship Committee as on 31 March, 2026 and attendance of the members at the meeting held during the Financial Year 2025-26 are as below:

Name	Category	Number of Meetings		
		Held	Entitled	Attended
Ms. Savita Mahajan (DIN: 06492679)	Independent Director (Chairman of Committee)	1	1	1
Mr. Sudhin Bhagwandas Choksey (DIN: 00036085)	Chairman & Non- Executive Non- Independent Director	1	1	1
Mr. Rupinder Singh (DIN: 09153382)	Managing Director & Chief Executive Officer	1	1	1

The Chairman of the Stakeholders Relationship Committee had attended the Annual General Meeting of the Company held on 28 July, 2025.

Terms of reference as prescribed by the board shall inter alia include:

(1) considering and looking into various aspects of interest of Shareholders, debenture holders and other security holders;

(2) resolving the grievances of the security holders of the listed entity including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.

(3) formulation of procedures in line with the statutory guidelines to ensure speedy disposal of various requests received from shareholders from time to time;

(4) to allot equity shares and giving effect to allotment of Equity Shares, approval of transfer or transmission of Equity Shares, debentures or any other securities, including applying to stock exchanges for listing of the said equity shares and any other matter incidental there to;

(5) issue of duplicate certificates and new certificates on split/consolidation/renewal, etc.;

(6) review of measures taken for effective exercise of voting rights by Shareholders;

(7) review of adherence to the service standards adopted by the listed entity in respect of various services being rendered by the Registrar & Share Transfer Agent;

(8) to dematerialise or rematerialise the issued shares;

(9) review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the Shareholders of the Company;

(10) Resolving grievances of debenture holders related to creation of charge, payment of interest/principal, maintenance of security cover and any other covenants; and

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(11) carrying out any other functions required to be carried out by the Stakeholders' Relationship Committee as contained in the SEBI Listing Regulations or any other applicable law, as and when amended from time to time.

Details of shareholders complaints:

The Company ensures timely and effective redressal of shareholder complaints, ensuring their resolution to the satisfaction of shareholders. During the period under review, following number of complaints were received and addressed within the prescribed timelines.

Pending at the beginning of Financial Year 2025-26	Received during the Financial Year 2025-26	Disposed off during the Financial Year 2025-26	Unresolved at the end of the Financial Year 2025-26
0	10	10	0

NAME & DESIGNATION OF COMPLIANCE OFFICER

Ms. Mukti Chaplot, is the Company Secretary & Compliance Officer of the Company in terms of Regulation 6 of SEBI Listing Regulations and other applicable provisions of the Act.

The shareholders having any grievances may contact Mr. Rahul Rajagopalan, Head-Investor Relations of the Company. Alternatively, they can also reach out to the Registrar and Transfer Agent (RTA) for resolution of their concerns. Investor complaints can also be lodged through SEBI's centralised web-based grievance redressal platform, SEBI Complaints Redressal System (SCORES). Additionally, the Company facilitates seamless online resolution of disputes in the Indian Securities Market through the SMART Online Dispute Resolution (SMART ODR) Portal.

INFORMATION TECHNOLOGY STRATEGY COMMITTEE

The Board constituted Information Technology Strategy Committee in accordance with Master Direction on Information Technology Governance, Risk, Controls and Assurance Practices issued by Reserve Bank of India dated 07 November, 2023, and is chaired by an Independent Director.

During the Financial Year 2025-26, the Information Technology Strategy Committee met four times on [1] 09 May, 2025; [2] 07 August, 2025, [3] 04 November, 2025 and [4] 06 February, 2026.

The composition of the Information Technology Strategy Committee as on 31 March, 2026 and attendance of the members at the meetings held during the Financial Year 2025-26 are as below:

Name	Category	Number of Meetings		
		Held	Entitled	Attended
Mr. Thomson Kadantot Thomas (DIN: 09691435)	Independent Director (Chairman of Committee)	4	4	4
Mr. Parveen Kumar Gupta (DIN: 02895343)	Independent Director	4	4	4
Mr. Rupinder Singh (DIN: 09153382)	Managing Director & Chief Executive Officer	4	4	4
Mr. Abhinav Arya	Chief Information Officer	4	4	4
Mr. Ashish Gupta	Chief Financial Officer	4	4	4
Mr. Sharad Pareek	Chief Risk Officer	4	4	4

*Chief Information Security Officer is the permanent invitee to the meetings.

Terms of reference as prescribed by the board shall inter alia, include, –

a) Ensuring that the Company has put an effective IT strategic planning process in place;

b) Guiding in preparation of IT Strategy and ensure that the IT Strategy aligns with the overall strategy of the Company towards accomplishment of its business objectives;

c) Satisfy itself that the IT Governance and Information Security Governance structure fosters accountability, is effective and efficient, has adequate skilled resources, well defined objectives and unambiguous responsibilities for each level in the organisation;

d) Ensuring that the Company has put in place processes for assessing and managing IT and cybersecurity risks;

e) Ensuring that the budgetary allocations for the IT function (including for IT security), cyber security are commensurate with the Company's IT maturity, digital depth, threat environment and industry standards and are utilised in a manner intended for meeting the stated objectives; and

f) Reviewing, at least on annual basis, the adequacy and effectiveness of the Business Continuity Planning and Disaster Recovery Management of the Company.

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Asset Liability Management Committee (ALCO)

The Board constituted Asset Liability Management Committee comprising of six members and is chaired by Managing Director and Chief Executive Officer.

During the Financial Year 2025-26, the ALCO Committee of the Company had met sixteen times on [1] 24 April, 2025; [2] 27 May, 2025; [3] 24 June, 2025; [4] 30 July, 2025; [5] 28 August, 2025; [6] 23 September, 2025; [7] 30 October, 2025; [8] 21 November, 2025; [9] 27 November, 2025; [10] 18 December, 2025; [11] 12 January, 2026; [12] 29 January, 2026; [13] 03 February, 2026; [14] 23 February, 2026 [15] 26 March, 2026 and [16] 30 March 2026.

The composition of the Asset Liability Management Committee as on 31 March, 2026 and attendance of the members at the meetings held during the Financial Year 2025-26 are as below:

Name	Category	Number of Meetings		
		Held	Entitled	Attended
Mr. Rupinder Singh (DIN: 09153382)	Managing Director and Chief Executive Officer (Chairman of Committee)	16	16	16
Mr. Ashish Gupta	Chief Financial Officer	16	16	16
Mr. Nitin Goel	Head-Credit & Policy	16	16	16
Mr. Sharad Pareek	Chief Risk Officer	16	16	16
Mr. Aman Saini	National Business Head	16	16	16
Mr. Aakash Jain	Chief Compliance Officer	16	16	16

*Chief Information Officer and Head- Treasury are the permanent invitees to the meetings.

Tearm of reference as prescribed by the board shall inter alia, include, –

1. review borrowings & investments of our Company;
2. review fund planning;
3. profit planning and growth projection;
4. review interest/market and liquidity risk;
5. forecasting and analysing 'what of scenario' and preparation of contingency plans;
6. review liquidity statements submitted to NHB and required action, if any;
7. avail banking and investment services and other matters incidental thereto;
8. avail borrowings, NHB refinance, non-convertible debentures, securitization, direct assignment and all other fund-raising activities within the borrowings powers as may be approved under Section 180(1)(c) of the Companies Act, 2013;
9. create charge on the assets of our Company as may be approved under Section 180(1)(a) of the Companies Act, 2013;
10. to avail foreign currency borrowing including External Commercial Borrowings and approve hedging/derivatives transactions including full currency swap with respect to Foreign Currency Borrowings and all other matters incidental thereto;
11. approve all investments as per the investment policy, such as but not limited to mutual funds, fixed deposits, etc.;
12. approve bank guarantees but not grant of guarantees by our Company to any other organisation/individual;
13. review and approve loan documents, products and related charges;
14. to negotiate, discuss finalise and approve the proposals of co-lending with banks and to discuss, finalise and execute the documents or to do any acts as may be necessary to give effect to the above transaction;
15. to delegate the said authority to any of the authorised officers of our Company as it may deem fit; and
16. all other matters incidental thereto.

Prevention of Sexual Harassment Policy, and information required to be disclosed under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The Company is committed to providing a safe work environment that ensures that every employee is treated with dignity, equality and respect. In compliance of the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 ("POSH Act") and the Rules made thereunder, the Company has in place a comprehensive policy which mandates zero-tolerance approach against any conduct amounting to sexual harassment of women at workplace.

The Company also has an Internal Complaints Committee (ICC) constituted in compliance with the POSH Act read with its allied Rules, comprising of minimum four members with at least 50% women and an external member. Training/awareness programmes are conducted during the year to promote sensitivity towards ensuring a safe and respectable workplace environment.

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An Appellate Committee is also constituted as below:

Members	Designation
Ms. Rachna Dikshit (DIN: 08759332)	Independent Director, as Board Representative
4 other members	Equal number of male & female members from amongst ICC members

Pursuant to the requirements of Section 22 of POSH Act read with Rules made thereunder and Rule 8 of The Companies (Accounts) Rules, 2014, as amended, the details of complaints of sexual harassment during the Financial Year 2025-26 are as under:

Particulars	Number of Complaints
Number of complaints of sexual harassment filed during the financial year	1
Number of complaints disposed off during the financial year	1
Number of cases pending as on the end of financial year	0

During the Financial Year 2025-26, there were 21 meetings of other Committees as per the business requirements of the Company as detailed below:

- The Wilful Defaulter (Identification) Committee had met four times on [1] 24 April, 2025; [2] 29 July, 2025; [3] 27 October, 2025; [4] 28 January, 2026
- The Customer Service & Grievance Redressal Committee had met four times on [1] 25 April, 2025; [2] 29 July, 2025; [3] 27 October, 2025; [4] 28 January, 2026
- The IT Steering Committee had met four times on [1] 18 June, 2025; [2] 08 September, 2025; [3] 23 December, 2025; [4] 13 March, 2026
- The Information Security Committee had met five times on [1] 26 June, 2025; [2] 28 August, 2025; [3] 01 October, 2025; [4] 19 December, 2025; [5] 23 March, 2026
- The Internal Risk Management Committee had met four times on [1] 24 April, 2025; [2] 31 July, 2025; [3] 30 October, 2025; [4] 30 January, 2026

The Committee charter approved by the Board of Directors contains terms of reference of each of these Committees.

PAYMENT TO NON-EXECUTIVE DIRECTORS

All Independent Directors are paid sitting fees for attending every meeting of the Board and committees, in accordance with sitting fees approved by the Board of Directors and as per the applicable regulations:

The details of sitting fees paid, and shares held by Non-Executive Directors in the Company as at 31 March, 2026 are as follows:

Name	Sitting fees (In ₹)		Commission (In ₹)	No. of equity shares held in the Company
	Board	Committees		
Mr. Parveen Kumar Gupta	4,00,000	8,00,000	6,00,000	-
Ms. Rachna Dikshit	4,00,000	6,05,000	6,00,000	-
Ms. Savita Mahajan	4,00,000	3,45,000	6,00,000	-
Mr. Thomson Kadantot Thomas	4,00,000	8,00,000	6,00,000	-
Mr. Sudhin Bhagwandas Choksey	-	-	-	-
Mr. Sumir Chadha	-	-	-	-

The Nomination and Remuneration Committee and Board of Directors in their meeting held 01 May, 2026 and 02 May 2026 respectively, approved commission of ₹6 Lacs per Independent Director in accordance with the provisions of the Act, be paid to and distributed to the Independent Directors of the Company.

The criteria for making payments to non-executive Directors is published on the website of the Company at weblink: https://www.indiashelter.in/investor-relations.

Pecuniary relationship or transactions with Non-Executive Directors:

None of the Non-Executive Directors has any pecuniary relationship or transactions with the Company, except sitting fees and profit related commission paid to the Independent Directors.

No shares and/or convertible instruments were held by Non- Executive Directors during the Financial Year 2025-26;

Remuneration of Managing Director & Chief Executive Officer ('MD & CEO')

The components of the compensation package of Mr. Rupinder Singh, (DIN: 09153382) MD & CEO include salary, a performance-linked Variable Pay, and other benefits. The Nomination and Remuneration Committee recommends the decision, which is then approved by the

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Board and is within the general parameters set by the shareholders at the annual general meeting. He is not qualified for any severance payments.

During the Financial Year 2025-26, Mr. Rupinder Singh was re-appointed as Managing Director & Chief Executive Officer of the Company for a further period of five (5) years commencing from 23 November, 2025, pursuant to the approval of the Board of Directors in their meeting held on 09 May, 2025 and the approval of the shareholders at the Annual General Meeting held on 28 July, 2025.

The details of remuneration paid to Mr. Rupinder Singh, MD & CEO, for the financial year ended 31 March, 2026 are as follows:

S.No.	Particulars of Remuneration	Total Amount
1.	Fixed Pay	₹4,11,61,663
2.	Variable Pay	₹4,05,00,000
3.	Perquisites and Other Benefits	₹45,80,400
4.	Others	Other benefits as approved by the shareholders of the Company
5.	Numbers Stock Options outstanding as on 31 March, 2026*	12,98,159

*The above said stock options were granted in accordance with the applicable ESOP schemes of the company. The vesting and exercise of the above mentioned stock options is in accordance with the applicable ESOP schemes of the company.

For details refer to Note no. 40 in relation to related party transactions disclosed as per notes to the Standalone Financial Statements.

Penalties

During the Financial Year 2025-26, no penalties were levied.

Means of Communication

The Company focuses on prompt, continuous and efficient communication with all its stakeholders. The Company has provided adequate and timely information to its shareholder's, *inter-alia*, through the following means:

i. **Financial Results:** The quarterly, half yearly and annual financial results of the Company were published in the national daily leading newspapers viz Business Standard (English & Hindi) and are also hosted on the Company's website (www.indiashelter.in) and on the websites of Stock exchanges https://www.bseindia.com/ and https://www.nseindia.com/

ii. **Website:** The Company has maintained a separate section 'Investor Relations' on the Company's website providing all the required information in compliance with Regulation 46 and 62 of the SEBI Listing Regulations or any other applicable regulations, including annual reports, financial results and policies of the Company.

Further, the shareholding pattern and other intimations to the stock exchanges from time to time are also displayed on the website of the Company. Details of press news releases, if any, are also hosted on the Company's Website.

iii. **Presentations made to Institutional Investors and Analysts:**

The schedule of analyst/institutional investor meets and presentations made to them on a quarterly basis are informed to the Stock Exchanges and are also displayed on the Company's website. The audio recordings and transcripts of these meetings are also uploaded on the Company's website and weblink of the same is intimated to the Exchanges.

Other Disclosures

i. **Related Party Transactions Policy**

The Company has formulated a policy on materiality of related party transactions and dealing with Related Party Transactions ("RPT's") pursuant to the provisions of the Act and Regulation 23 of the SEBI Listing Regulations which lays down the framework for identification, approval and monitoring of Related Party Transactions. The details of related party transactions entered by the Company in the ordinary course of business and on arm's length basis are included in the notes forming part of the financial statements. The Company did not enter into any material related party transaction during the year under review. During the Financial Year 2025-26, all RPT's were placed before the Audit Committee for approval as required under Section 177 of the Act and Regulation 23 of the SEBI Listing Regulations. No material RPTs and omnibus approvals were entered into by the Company during the Financial Year 2025-26 that could have potential conflict of interests with the Company.

The Policy on materiality of related party transactions and dealing with Related Party Transactions is hosted on the website of the Company at https://www.indiashelter.in/investor-relations.

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ii. Details of non-compliance by the listed entity, penalties, strictures imposed on the listed entity by stock exchange(s) or the board or any statutory authority, on any matter related to capital markets, during the last three years;

During the Financial Year 2024-25, penalties of ₹68,000/- (excluding GST) each were levied by National Stock Exchange of India Limited and BSE Limited for non-compliance with the provisions of composition of Nomination and Remuneration Committee under Regulation 19(1)/19(2) of SEBI Listing Regulations for the quarter ended March, 2024.

During the Financial Year 2023-24, penalties of ₹24,000/- (excluding GST) each were levied by the aforesaid stock exchanges for non-compliance with the provisions relating to composition of Nomination and Remuneration Committee under Regulation 19(1)/19(2) of SEBI Listing Regulations for the quarter ended December, 2023.

The aforesaid penalties of ₹24,000/- and ₹68,000/- (excluding GST) were subsequently waived by both the Stock exchanges vide communication dated 21 May, 2024 and 19 August, 2024 respectively.

Apart from above, there has been no instance of non-compliance by the Company, neither any penalty and nor any restriction was imposed on the Company by the Stock Exchanges or SEBI or any other statutory authority, on any matter related to capital markets, during the Financial Year 2025-26 and last three Financial Years.

iii. Establishment of Vigil Mechanism and Whistle Blower Policy

The Company has established a Vigil Mechanism through its Whistle Blower Policy, enabling Directors, employees and stakeholders to report concerns or violations of applicable laws and regulations. The Chairman of the Audit Committee has direct access to all complaints reported under this mechanism. The policy is hosted on the website of the Company at https://www.indiashelter.in/investor-relations.

iv. Weblink of Corporate Policies

Particulars	Weblink
Policy for determining material subsidiaries	https://www.indiashelter.in/investor-relations
Policy on materiality of related party transactions and dealing with Related Party Transactions	https://www.indiashelter.in/investor-relations

v. Compliance with Accounting Standards

The Company has followed the guidelines on Accounting Standards as laid down by the Institute of Chartered Accountants of India (ICAI) in preparation of its financial statements and notes to accounts.

vi. MD/CFO Certification

Pursuant to the provisions of Regulation 17(8) of the SEBI Listing Regulations, the Managing Director and Chief Financial Officer have issued a certificate certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's Affairs. The said certificate is attached and forms part of this report as **Annexure A**.

vii. Compliance certificate on Corporate Governance

Pursuant to the provisions of SEBI Listing Regulations, the certificate issued by Mr. Jitender Singh (Membership No. A33610 and C.P. No. 26612), Practicing Company Secretary, certifying that the Company has complied with the conditions of Corporate Governance as stipulated under SEBI Listing Regulations, forms part of the Directors Report as an Annexure.

viii. Certificate from Practicing Company Secretary

Pursuant to Regulation 34(3) read with Clause 10 (i) of Paragraph C of Schedule V of the SEBI Listing Regulations the certificate has been issued by Mr. Jitender Singh (Membership No. A33610 and C.P. No. 26612), Practicing Company Secretary, certifying that none of the Directors on the Board of the Company as on 31 March, 2026, has been debarred or disqualified from being appointed or continuing as Directors of the companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, Reserve Bank of India, or any such other Statutory Authority. The said certificate is attached and forms part of this report as **Annexure B**.

ix. Details of utilisation of funds raised through preferential allotment or qualified institutional placement as specified under Regulation 32 (7A) of SEBI Listing Regulations

The Company has not raised any funds through preferential allotment or Qualified Institutional Placement during the Financial Year 2025–26.

x. Due dates for transfer of unclaimed dividend to Investor Education and Protection Fund (IEPF)

As on 31 March, 2026, dividend amounting to ₹39,028 relating to dividend declared for FY 2024-25 had not been claimed by the shareholders of the Company and the same has been transferred to Unpaid Dividend Account of the Company. A list of all the shareholders who have not claimed their dividend is hosted on the website of the Company. Further, shareholders are requested to note that dividends that are not claimed within seven years from the date of transfer to the Company's unpaid dividend account, will be transferred to the Investor Education and Protection Fund (IEPF), as and when due. Shares on which dividend remains unclaimed for seven consecutive years shall be transferred to IEPF, as and when due, as per Section 124 of the Act read with applicable IEPF rules.

ANNEXURE 2 (CONTD.)

xi. Directors and Officers (D&O) Liability Insurance

As per the provisions of the Act and in compliance with Regulation 25(10) of the SEBI Listing Regulations the Company has taken a D&O Liability Insurance policy on behalf of all Directors including Independent Directors and Key Managerial Personnel of the Company to indemnify them against any liability arises in the course of their duties in respect of any negligence, default, misfeasance, breach of duty or breach of trust for which they may be guilty in relation to the Company.

xii. Details of non-acceptance of any recommendation of any committee of the board which is mandatorily required

During the Financial Year 2025-26, there were no instances where the Board did not accept any recommendation of its Committees that were mandatorily required.

xiii. Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount

During the Financial Year 2025-26, there were no loans and advances made to firms/companies in which directors are interested.

xiv. Details of material subsidiaries of the listed entity; including the date and place of incorporation and the name and date of appointment of the statutory auditors of such subsidiaries

The Company did not have any material subsidiary as on 31 March, 2026.

xv. Total fees paid to Statutory Auditors and all entities in the network firm/network entity of which the statutory auditor is a part

The total fees for all services availed by Company, on a consolidated basis, to M/s S.R Batliboi & Associates LLP (Firm Registration No.: 101049W/E300004), Statutory Auditors of the Company and other firms in the network entity of which the Statutory Auditors is a part, as included in the Financial Statements of the Company for the Financial Year ended on 31 March, 2026 is as follows:

(In Lacs)

(a)	**As Auditors**	
	Statutory audit including limited review	100.00
	Certification and other charges	17.20
(b)	**for re-imbursement of expenses**	3.62

xvi. Compliance with mandatory Requirements and adoption of the non-mandatory Requirements of Corporate Governance

The Company has complied with all the mandatory requirements of Corporate Governance as specified in Regulations 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of the SEBI Listing Regulations. The Company has also adopted certain voluntary compliance requirements as outlined in the Act, SEBI Listing Regulations and other applicable acts, rules, regulations & guidelines. As per the discretionary requirements specified in Schedule II, Part E of the SEBI Listing Regulations, the positions of Chairman and Managing Director & CEO are held by separate individuals, in line with good governance practices.

xvii. Statutory and Regulatory Compliance

The Company has followed all applicable directions, guidelines and circulars issued by Reserve Bank of India/ National Housing Bank from time to time. The Company has been following directions/guidelines/circulars issued by Income Tax Act, 1961, Securities and Exchange Board of India and Ministry of Corporate Affairs from time to time, as applicable to the Company. There was no non-compliance of any requirement of corporate governance report of sub-paras (2) to (10) of Schedule V of SEBI Listing Regulations.

xviii. Disclosure regarding demat suspense account/ unclaimed suspense account

a) Aggregate number of shareholders and the outstanding shares in the suspense account lying at the beginning of the year- Not Any

b) Shareholders approached the Company for transfer of shares from suspense account during the year- Not Any

c) Number of shareholders to whom shares were transferred from suspense account during the year- Not Any

d) Aggregate number of shareholders and the outstanding shares in the suspense account lying at the end of the year- Not Any

e) That the voting rights on these shares shall remain frozen till the rightful owner of such shares claims the shares- Not Applicable

xix. Code of Conduct for Prohibition of Insider Trading and Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information

In compliance of the SEBI (Prohibition of Insider Trading) Regulations, 2015, as amended from time to time, the Company has formulated a Code of Conduct for prevention of Insider Trading in the shares of the Company, which *inter-alia*, prohibits trading in shares of the Company by insiders while in possession of unpublished price sensitive information in relation to the Company and in order to ensure uniform dissemination of unpublished price sensitive information. The Board of Directors had adopted a 'Code of Practices and Procedures for Fair Disclosure of Unpublished

ANNEXURE 2 (CONTD.)

Price Sensitive Information' which is available on the website of the Company and can be accessed at https://www.indiashelter.in/investor-relations.

During the Financial Year 2025-26, four violations have occurred and reported, related to SEBI (Prohibition of Insider Trading) Regulations, 2015 and Code of Conduct of the Company.

xx. Code of Conduct for the Board of Directors and the Senior Management Personnel

Pursuant to SEBI Listing Regulations, the Company has adopted Code of Conduct applicable to the Board of Directors and the Senior Management Personnel ("Code") The Code provides guidance to the Directors and Senior Management Personnel to conduct their business affairs ethically and in full compliance with applicable laws, rules and regulations. In accordance with Schedule V (D) of the SEBI Listing Regulations. The Company has also received declaration from Managing Director & Chief Executive Officer, confirming that all the Directors and the Senior Management Personnel of the Company have complied to the Code of Conduct for the financial year ended 31 March, 2026. The said certificate is attached and forms part of this report as **Annexure C**. The said code is hosted on the website at https://www.indiashelter.in/investor-relations.

xxi. Disclosure of certain types of agreements binding Listed Entities under Clause 5A of Paragraph A of Part A of Schedule III of SEBI Listing Regulations

The Shareholders, Promoters, Promoter Group Entities, Related Parties, Directors, Key Managerial Personnel, employees of the Company has not entered any agreement among themselves or with the Company or with a third party, solely or jointly, which, either directly or indirectly or potentially or whose purpose and effect is to, impact the management or control of the Company or impose any restriction or create any liability upon the Company.

xxii. General Shareholder Information

A separate section on General Shareholder Information required under the SEBI Listing Regulations have been included in the Annual Report as **Annexure D.**

Sd/-
Mr. Sudhin Bhagwandas Choksey
Chairman and Non-Executive Non-Independent Director
DIN: 00036085

Place: Gurugram
Date: 02 May 2026

Sd/-
Mr. Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382

Place: Gurugram
Date: 02 May 2026

ANNEXURE A

MD & CFO CERTIFICATE

We hereby certify that:

1. We have reviewed the audited financial statements and the cash flow statement for the Financial Year ended 31 March, 2026, and that to the best of our knowledge and belief:
   a. these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
   b. these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
2. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.
3. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
4. We have indicated to the auditors and the Audit committee that there are no:
   a. significant changes in internal control over financial reporting during the year;
   b. significant changes in accounting policies during the year requiring disclosure in the notes to the financial statements; and
   c. instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

For India Shelter Finance Corporation Limited

Sd/-
Mr. Rupinder Singh
Managing Director & Chief Executive Officer
DIN:09153382

Date: 02 May, 2026
Place: Gurugram

Sd/-
Mr. Ashish Gupta
Chief Financial Officer

Date: 02 May, 2026
Place: Gurugram

ANNEXURE B

To,

The Board of Directors

India Shelter Finance Corporation Limited

6th Floor, Plot No. 15, Sector - 44, Institutional Area,

Gurugram - 122002, Haryana, India.

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of India Shelter Finance Corporation Limited having CIN: L65922HR1998PLC042782 and having registered office at 6th Floor, Plot No. 15, Sector-44, Institutional Area, Gurugram -122002, Haryana, India (hereinafter referred to as **'the Company'**), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications (including Director Identification Number (DIN) status at the portal (www.mca.gov.in) as considered necessary and explanations furnished to me by the Company & its officers, I hereby certify that none of the Directors on the Board of the Company as stated below for the Financial year ended on 31 March, 2026 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority:

Sr. No.	Name of Director	Designation	DIN	Date of Appointment
1.	Mr. Sudhin Bhagwandas Choksey	Chairman and Non-Executive Non Independent Director	00036085	03/11/2021
2.	Mr. Rupinder Singh	Managing Director and Chief Executive Officer	09153382	12/05/2021
3.	Mr. Sumir Chadha	Non-Executive Non-Independent Director	00040789	03/06/2015
4.	Mr. Parveen Kumar Gupta	Independent Director	02895343	12/06/2023
5.	Ms. Rachna Dikshit	Independent Director	08759332	12/02/2021
6.	Ms. Savita Mahajan	Independent Director	06492679	31/07/2023
7.	Mr. Thomson Kadantot Thomas	Independent Director	09691435	02/08/2022

1. Mr. Shailesh Jayantilal Mehta (DIN: 01633893) has resigned as a Non-Executive Non-Independent Director, with effect from April 01, 2025, citing personal reasons and other commitments.
2. Mr. Sudhin Bhagwandas Choksey, (DIN: 00036085), who retires by rotation and being eligible for re-appointment, has been re-appointed as a Chairman and Non-Executive Non independent Director of the Company.
3. Mr. Rupinder Singh (DIN: 09153382) has been re-appointed as Managing Director & Chief Executive Officer ("MD & CEO") of the Company, for a further period of 5 (five) years with effect from November 23, 2025.

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. My responsibility is to express an opinion on these based on my verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Sd/-
Jitender Singh
Practicing Company Secretary
Membership No. A33610
C.P. No. 26612
UDIN: A033610H000261651
Peer Review No.: I2023HR2460300

Date: May 02, 2026
Place: Gurugram

ANNEXURE C

DECLARATION ON COMPLIANCE WITH THE COMPANY'S CODE OF CONDUCT FOR BOARD OF DIRECTORS AND SENIOR MANAGEMENT PERSONNEL

I, Rupinder Singh, MD & CEO of India Shelter Finance Corporation Limited, hereby confirm and declare that in terms of Regulation 26 (3) read with Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, all the Board Members and Senior Managerial Personnel of the Company have affirmed compliance with the Code of Conduct for Financial Year 2025-26.

Sd/-
Mr. Rupinder Singh
Managing Director & Chief Executive Officer
DIN:09153382

Place: Gurugram
Date: 02 May, 2026

ANNEXURE D

GENERAL SHAREHOLDER INFORMATION

This General Shareholder Information provides information pertaining to the Company, its Shareholding Pattern, means of dissemination of information, service standards and such other information as mentioned in sub point no. (9) of point C of Schedule V of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, related to Corporate Governance.

CORPORATE INFORMATION:

Incorporation date	26 October, 1998
Corporate Identification Number	L65922HR1998PLC042782
Registered Office Address	6th Floor, Plot No. 15, Sector - 44, Institutional Area, Gurgaon, Haryana, India, 122002
ISIN for equity shares of the Company	INE922K01024
Date, Time and Venue of the Annual General Meeting	Date: 16 July, 2026 Time: 11:00 A.M. (IST). Venue: Video Conferencing/other Audio Visual Means (VC/OAVM)
Financial year	01 April, 2025 to 31 March, 2026
Dividend Payment Date	The final dividend, if approved, shall be paid/credited on or before 15 August 2026
Record Date	As mentioned in the Notice of this AGM
Name & Address of the Stock Exchanges	The Equity shares of the Company are listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE). **BSE Limited** Phiroze JeeJeebhoy Towers, Dalal Street, Mumbai - 400 001. **National Stock Exchange of India Limited** Exchange Plaza, C-1, Block-G, Bandra-Kurla Complex, Bandra (East), Mumbai-400 051 Non-convertible Debenture(s) issued by the Company are listed on the Bombay Stock Exchange Limited (BSE).
Payment of Listing Fees	The Company has paid the annual listing fees to both the Stock Exchanges.
In case the securities are suspended from trading, the Director's Report shall explain the reasons thereof	Company's securities are never suspended from trading since its listing.
Registrar and Share Transfer Agent	KFin Technologies Limited (Formerly known as KFin Technologies Private Limited) Selenium Building, Tower-B, Plot No 31 & 32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad, Telangana - 500 032 Phone: 18003094001; E-mail: einward.ris@kfintech.com
Trustees for Debenture Holders	Catalyst Trusteeship Limited Registered Office: GDA House, First Floor, Plot No. 85, S. No. 94 & 95, Bhusari Colony (Right), Kothrud, Paud Road, Pune Maharashtra, India- 411038
Dematerialisation of shares and liquidity	As of 31 March, 2026, 100% of the Company's Shares were held in dematerialised form. The Company's Shares are regularly traded on NSE and BSE.
Share Transfer System	The Company's shares are traded under compulsory dematerialised mode and are freely tradable. The Board of Directors have delegated the power to attend all the formalities relating to transfer of securities to the Registrar and Share Transfer Agent of the Company.
Address for Correspondence	India Shelter Finance Corporation Limited The Company Secretary & Compliance Officer Address: - 6th Floor, Plot No. 15, Sector - 44, Institutional Area, Gurgaon, Haryana, India, 122002 Email- secretarial@indiashelter.in KFin Technologies Limited (Formerly known as KFin Technologies Private Limited) Address: - Plot No 31 & 32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad, Telangana - 500 032

ANNEXURE D (CONTD.)

Outstanding Global Depository Receipts or American Depository Receipts or warrants or any convertible instruments, conversion date and likely impact on equity;	Not applicable, since the Company has not issued any Global Depository Receipts, American Depository Receipts or warrants or any convertible instruments during the Financial Year 2025-26.
Commodity price risk or foreign exchange risk and hedging activities	The Company does not have any unhedged foreign currency risk.
Plant Locations	Since the Company is engaged in the business of housing finance, the disclosure with regard to plant location is not applicable.

CONSOLIDATED DISTRIBUTION OF SHAREHOLDING

Sl. No.	Category (Shares)	No. of Holders	% of Holders	No. of Shares	% of Shares
1.	1-5000	57,928	96.74	41,01,272	3.77
2.	5001-10000	942	1.57	13,25,060	1.22
3.	10001-20000	490	0.82	13,90,951	1.28
4.	20001-30000	169	0.28	8,42,982	0.78
5.	30001-40000	61	0.10	4,27,507	0.39
6.	40001-50000	50	0.08	4,49,553	0.41
7.	50001-100000	96	0.16	13,75,640	1.26
8.	100001 & Above	143	0.24	9,88,45,484	90.89
Total		**59,879**	**100.00**	**10,87,58,449**	**100.00**

SHAREHOLDING PATTERN AS ON 31 MARCH, 2026

Sl. No.	Category	Total Shares	% Equity
1.	Promoters	15,70,734	1.44
2.	Foreign Promoters	5,01,31,120	46.09
3.	Mutual Funds	1,48,34,854	13.64
4.	Alternative Investment Fund	24,76,060	2.28
5.	Qualified Institutional Buyer	59,47,597	5.47
6.	Foreign Portfolio – Corp (Category-I)	68,73,012	6.32
7.	Foreign Portfolio – Corp (Category-II)	5,93,705	0.55
8.	Directors and their Relatives	6,47,164	0.60
9.	Key Management Personnel	5,55,235	0.51
10.	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	85,30,961	7.84
11.	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	20,54,906	1.89
12.	Non-Resident Indians	14,93,413	1.37
13.	Foreign Corporate Bodies	1,14,53,024	10.53
14.	Bodies Corporates	11,61,115	1.07
15.	H U F	4,31,592	0.40
16.	Clearing Members	3,847	0.00
17.	TRUSTS	110	0.00
Total		**10,87,58,449**	**100.00**

CREDIT RATING

The Credit Ratings details of the Company as on 31 March, 2026, are as follows:

Agency	Instrument	Rating (Outlook)
ICRA	Non-Convertible Debentures	AA- (Stable)
ICRA	Long Term Borrowings	AA- (Stable)
CARE	Long Term Borrowings	AA- (Stable)
India Ratings	Long Term Borrowings	AA- (Stable)

ANNEXURE D (CONTD.)

UNCLAIMED SUSPENSE ACCOUNT

As on 31 March, 2026, there were no equity shares lying in the unclaimed suspense account.

DUE DATES FOR TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

Pursuant to the provisions of Sections 124 and 125 of the Companies Act, 2013 the rules made thereunder and the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, read with the relevant circulars and amendments thereto, any amount of dividend remaining unpaid or unclaimed for a period of seven years from the date of transfer to the Unpaid Dividend Account is required to be transferred to the Investor Education and Protection Fund (IEPF) established by the Central Government.

The last date for claiming dividends declared by the Company are given below:

Financial year	Type of Dividend	Date of Declaration	Last date for Claiming unpaid dividend
2024-25	Final Dividend	28 July, 2025	27 July, 2032

During the Financial Year 2025-26, the Company declared and paid Final Dividend of ₹5 per equity share for Financial Year 2024-25 to its shareholders. In accordance with the provisions of the Act and applicable rules, the details of unpaid and unclaimed dividend have been placed on the website of the Company for the information of the shareholders. Since the period of Seven (7) years has not been lapsed hence, there was no requirement of transferring the same to the Investors Education and Protection Fund.

DIRECTORS AND OFFICERS (D&O) LIABILITY INSURANCE

In accordance with the provisions of the Act and pursuant to Regulation 25(10) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has obtained a Directors and Officers (D&O) Liability Insurance Policy for all its directors, including Independent Directors, and Key Managerial Personnel. The policy provides indemnification against liabilities that may arise from acts of negligence, default, misfeasance, breach of duty, or breach of trust in the course of discharging their responsibilities in relation to the Company.

ONLINE SERVICES PROVIDED BY THE REGISTRAR AND SHARE TRANSFER AGENT

The shareholders can reach out to the Registrar and Share Transfer Agent, Kfin Technologies Limited (Formerly known as Kfin Technologies Private Limited), through the modes given below.

Particulars	Information
Email ID	einward.ris@kfintech.com
Toll Free	1800 309 4001
WhatsApp Number	-
Investor Support Centre (Investors can use a host of services like post a query, raise a service request, track the status of their DEMAT and REMAT request, Dividend status, interest and redemption status, upload exemption forms (TDS), download all ISR and other related forms)	https://kprism.kfintech.com/
E-sign facility (Common and simplified norms for processing investor's service requests by RTAs and norms for furnishing PAN, KYC details and Nomination)	https://ris.kfintech.com/clientservices/isc/isrforms.aspx
KYC Status (Shareholders can access the KYC status of their folio)	https://kprism.kfintech.com/
KPRISM: A mobile application as well as a webpage which allows users to access folio details, interest and dividend status, FAQs, ISR Forms and full suite of other investor services.	https://kprism.kfintech.com/signin.aspx
KFIN Corporate Website Link	https://www.kfintech.com/
Corporate Registry (RIS) Website Link	https://ris.kfintech.com/

ANNEXURE 3

To,
The Board of Directors
India Shelter Finance Corporation Limited
6th Floor, Plot No. 15, Sector - 44, Institutional Area,
Gurugram-122002, Haryana, India.

I have examined the compliance of the conditions of Corporate Governance by **India Shelter Finance Corporation Limited ("the Company")** having CIN: L65922HR1998PLC042782 and having registered office at 6th Floor, Plot No. 15, Sector 44, Institutional Area, Gurugram-122002, Haryana, India for the year ended 31 March, 2026 as per the relevant provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**"SEBI Listing Regulations, 2015"**).

The compliance of conditions of Corporate Governance is the responsibility of the Management of the Company, and my examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

OPINION

Based on my examination of the relevant records and according to the information and explanations provided to me and the representations provided by the Management, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in SEBI Listing Regulations, 2015.

I state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

This Certificate is issued solely for the purposes of complying with the aforesaid Regulations and may not be suitable or for any other purpose.

Sd/-
Jitender Singh
Practicing Company Secretary
Membership No. A33610
C.P. No. 26612
UDIN: A033610H000262003
Peer Review No.: I2023HR2460300

Date: May 02, 2026
Place: Gurugram

ANNEXURE 4

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR)

[Pursuant to clause (o) of sub-section (3) of section 134 of the Act and Rule 8 of the Companies (Corporate Social Responsibility) Rules, 2014]

1. A BRIEF OUTLINE OF THE CSR POLICY OF THE COMPANY

India Shelter is a growing company and is committed towards social welfare of the common people as it caters the housing needs of self-employed, informal segment of customers, belonging to middle income, primarily from semi-urban and rural markets. The Company firmly believes that it has commitment to all its stakeholders - customers, employees and the community.

India Shelter's key CSR initiatives were undertaken with a long-term view. Initiatives that are sustainable, that have long-term benefits to the society at large.

We have an Environment, Social and Governance policy and Corporate Social Responsibility policy which lays down the action plan for defining how CSR is to be implemented and is in compliance with the Schedule VII of the Companies Act, 2013. The CSR programmes undertaken by the Company largely covers the areas of improving awareness of communities towards Education and medical aid.

2. THE COMPOSITION OF THE ENVIRONMENTAL SOCIAL GOVERNANCE AND CORPORATE SOCIAL RESPONSIBILITY COMMITTEE ("ESG & CSR COMMITTEE") AS ON 31 MARCH, 2026 AND THE ATTENDANCE OF THE MEMBERS IN THE MEETING IS AS BELOW

S. No.	Name of Director	Designation/Nature of Directorship	Number of Meeting	
			Held	Attended
1.	Ms. Savita Mahajan (DIN: 06492679)	Independent Director (Chairman of Committee)	1	1
2.	Ms. Rachna Dikshit (DIN: 08759332)	Independent Director	1	1
3.	Mr. Sumir Chadha (DIN: 00040789)	Non-Executive Non-Independent Director	1	1

3. PROVIDE THE WEB-LINK(S) WHERE COMPOSITION OF ESG & CSR COMMITTEE, CSR POLICY AND CSR PROJECTS APPROVED BY THE BOARD ARE DISCLOSED ON THE WEBSITE OF THE COMPANY

The web-link of Composition of ESG & CSR Committee and ESG & CSR Policy is https://www.indiashelter.in and for CSR Project is https://www.indiashelter.in/csr.

4. PROVIDE THE EXECUTIVE SUMMARY ALONG WITH WEB-LINK(S) OF IMPACT ASSESSMENT OF CSR PROJECTS CARRIED OUT IN PURSUANCE OF SUB-RULE (3) OF RULE 8, IF APPLICABLE.

The average CSR obligation of the Company does not exceed the prescribed threshold limit of ten crore rupees in pursuance of Section 135(5) of the Companies Act, 2013. Thus, the impact assessment report is not applicable to the Company.

5. **(a) Average net profit of the Company as per sub-section (5) of section 135:** ₹33,425.36 Lacs

(b) Two percent of average net profit of the Company as per sub-section (5) of section 135: ₹668.51 Lacs

(c) Surplus arising out of the CSR projects or programmes or activities of the previous financial year: NIL

(d) Amount required to be set off for the financial year, if any: ₹4.28 Lacs

(e) Total CSR obligation for the financial year ((b)+(c)-(d)): ₹664.23 Lacs

ANNEXURE 4 (CONTD.)

6. a) Amount on CSR Projects (both Ongoing Project and other than Ongoing Project): ₹656.05 Lacs

(b) Amount spent in Administrative Overheads: ₹33.43 lacs

(c) Amount spent on Impact Assessment, if applicable: NIL

(d) Total amount spent for the Financial Year ((a)+(b) +(c)): ₹689.48 Lacs

(e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135		Amount transferred to any fund specified under Schedule VII as per second proviso to Sub-Section (5) of section 135		
	Amount	Date of Transfer	Name of the Fund	Amount	Date of Transfer
₹689.48 Lacs	-	-	-	-	-

(f) Excess amount for set off, if any: ₹25.25 Lacs

Sl. No.	Particulars	Amount (₹ In Lacs)
(i)	Two percent of average net profit of the company as per sub-section (5) of section 135	₹664.23 Lacs (Two % of average net profit of the Company as per Section 135(5) is ₹668.51 Lacs and total obligation for the Financial Year 2025-26 is ₹664.23 Lacs after set- off of ₹4.28 Lacs from Financial Year 2024-25).
(ii)	Total amount spent for the Financial Year	₹689.48 Lacs
(iii)	Excess amount spent for the financial year [(ii)-(i)]	₹25.25 Lacs
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	₹25.25 Lacs

7. (a) Details of unspent CSR amount for the preceding three financial years: NIL

Sr. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under sub-section (6) of Section 135 (in ₹)	Balance Amount in Unspent CSR Account under sub-section (6) of section 135 (in ₹)	Amount Spent in the Financial Year (in ₹)	Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135, if any		Amount remaining to be spent in succeeding financial years (in ₹)	Deficiency, if any
					Amount (in ₹)	Date of transfer		
NIL								

ANNEXURE 4 (CONTD.)

8. WHETHER ANY CAPITAL ASSETS HAVE BEEN CREATED OR ACQUIRED THROUGH CORPORATE SOCIAL RESPONSIBILITY AMOUNT SPENT IN THE FINANCIAL YEAR:

Yes ☐ No ☑

If Yes, enter the number of Capital assets created/acquired ☐

Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

Sl. No.	Short particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/Authority/beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered address

9. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per sub-section (5) of section 135.
- **Not Applicable**, as company has spent two per cent of the average net profit as per sub-section (5) of section 135.

Sd/-
Ms. Savita Mahajan
Chairman of the ESG & CSR Committee
DIN: 06492679

Sd/-
Mr. Rupinder Singh
Managing Director & Chief Executive Officer
DIN: 09153382

ANNEXURE 5

Business Responsibility and Sustainability Report



India Shelter is pleased to present its Business Responsibility and Sustainability Report (BRSR) for the financial year ending 31 March, 2026. This report highlights our dedication to ethical business conduct and sustainable growth. At India Shelter, we believe our responsibilities go beyond providing housing finance — they extend to supporting the well-being of our customers, communities, and the environment.

This report reflects India Shelter's unwavering commitment to ethical, environmental, and social responsibility. We recognise the significant influence financial institutions can have on society, and we are dedicated to ensuring that our impact is both meaningful and positive.

Designed to ensure transparency and accountability, this report presents our key initiatives and accomplishments across multiple pillars of corporate responsibility and sustainability.

At India Shelter, we aim to deliver long-term value through innovative, customer-centric solutions while fostering an inclusive and sustainable ecosystem. We are committed to being a dependable partner for our stakeholders — connecting communities, advancing environmental stewardship through innovation, and contributing to economic development.

SECTION A: GENERAL DISCLOSURES

I. Details of the listed entity:

1.	Corporate Identity Number (CIN) of the Listed Entity	L65922HR1998PLC042782
2.	Name of the Listed Entity	India Shelter Finance Corporation Limited
3.	Year of incorporation	1998
4.	Registered office address	6th Floor, Plot No. 15, Sector 44, Institutional Area, Gurugram - 122 002, Haryana, India
5.	Corporate address	3rd Floor, Upper Ground Floor and Lower Ground Floor, Plot No. 15, Institutional Area, Sector 44, Gurugram - 122 002, Haryana, India
6.	E-mail	secretarial@indiashelter.in
7.	Telephone	0124-4131800
8.	Website	https://www.indiashelter.in/
9.	Financial year for which reporting is being done	2025-26
10.	Name of the Stock Exchange(s) where shares are listed	BSE Limited (BSE) and National Stock Exchange Limited (NSE)
11.	Paid-up Capital	543,792,245
12	Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report	Name: Ms. Mukti Chaplot Designation: Company Secretary E-mail: secretarial@indiashelter.in
13.	Reporting boundary - Are the disclosures under this report made on a standalone basis (i.e., only for the entity) or on a consolidated basis (i.e., for the entity and all the entities which form a part of its consolidated financial statements, taken together).	The disclosures under this report are made on a consolidated basis, unless otherwise specified.
14.	Name of assessment or assurance provider	Not Applicable*
15.	Type of assessment of assurance obtained	Not Applicable*

**In pursuance of SEBI Circular No.: SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122 r.w. SEBI LODR (Third Amendment) Regulations, 2024 dated 17 May, 2024 and its Press Release - PR 36/2024 dated 18 December, 2024, it is not mandatory for the Company to undertake reasonable assurance of the BRSR Core for the 2025-26.*

II. Products/services

16. Details of business activities (accounting for 90% of the turnover):

Description of the main activity	Description of business activity	% of the turnover of the entity
Financial Services	The Company provides home loans for the purchase or construction of residential properties and for the extension and repair of existing housing units. In addition to home loans, the Company also offers loans against property.	100%

17. Products/Services sold by the entity (accounting for 90% of the entity's Turnover):

Product/service	NIC Code	% of total turnover contributed
Home Loans and Loan against Property	64910	100%

III. Operations

18. Number of locations where plants and/or operations/offices of the entity are situated:

International

Number of plants	N.A.*
Number of offices	0
Total	0

National

Number of plants	N.A.*
Number of offices	307#
Total	307#

**The Company operates as a Non-Banking Financial Company specialising in Housing Finance (NBFC-HFC) and, as such, does not engage in any manufacturing operations.*

 # Excluding Registered and Corporate Office

19. Markets served by the entity:

a. Number of locations

National (No. of States)

15

International (No. of Countries)

0

b. **What is the contribution of exports as a percentage of the total turnover of the entity?**

India Shelter Finance Corporation Limited does not export any products/ services. Thus, the question is not applicable.

c. A brief on types of customers

The Company's primary focus is on providing affordable home loans and loans against property to low- and middle-income individuals, particularly first-time homebuyers, in Tier 2 and Tier 3 cities and towns in India. By serving these underserved markets, the Company aims to promote financial inclusion, support the government's "Housing for All" vision, and make a positive impact on the lives of its customers.

Category	% of AUM in 2025-26
Self-employed	**Salaried**
76%	24%
EWS	**LIG**
16%	54%
MIG	**HIG**
27%	3%

IV. Employees

20. Details as at the end of the financial year:

a. Employees and workers (including differently abled):

Sr. no	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
	Employees					
1.	Permanent (D)	4,800	4,615	96%	185	4%
2.	Other than permanent (E)			N.A.		
3.	**Total employees (D + E)**	**4,800**	**4,615**	**96%**	**185**	**4%**
	Workers					
4.	Permanent (F)					
5.	Other than permanent (G)			N.A.		
6.	**Total workers (F + G)**					

**Not Applicable since the Company has no Other than Permanent employees*

b. Differently abled employees and workers:

Sr. no	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
	Differently abled employees					
1.	Permanent (D)	0	0	0%	0	0%
2.	Other than permanent (E)			N.A.		
3.	**Total differently abled employees (D + E)**	**0**	**0**	**0%**	**0**	**0%**
	Differently abled workers					
4.	Permanent (F)					
5.	Other than permanent (G)			N.A.		
6.	**Total differently abled workers (F + G)**					

**Not Applicable since the Company has no Other than Permanent employees*

21. Participation/inclusion/representation of women:

	Total (A)	No. and percentage of females	
		No. (B)	% (B/A)
Board of Directors	7	2	29%
Key Management Personnel	3	1	33%

22. Turnover rate for permanent employees and workers:

(Disclose trends for the past 3 years)

	2025-26			2024-25			2023-24		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent employees	40%	31%	40%	41%	38%	41%	42%	38%	42%
Permanent workers	N.A.								

**The Company does not have any permanent workers, thereby turnover rate for permanent workers is Not Applicable*

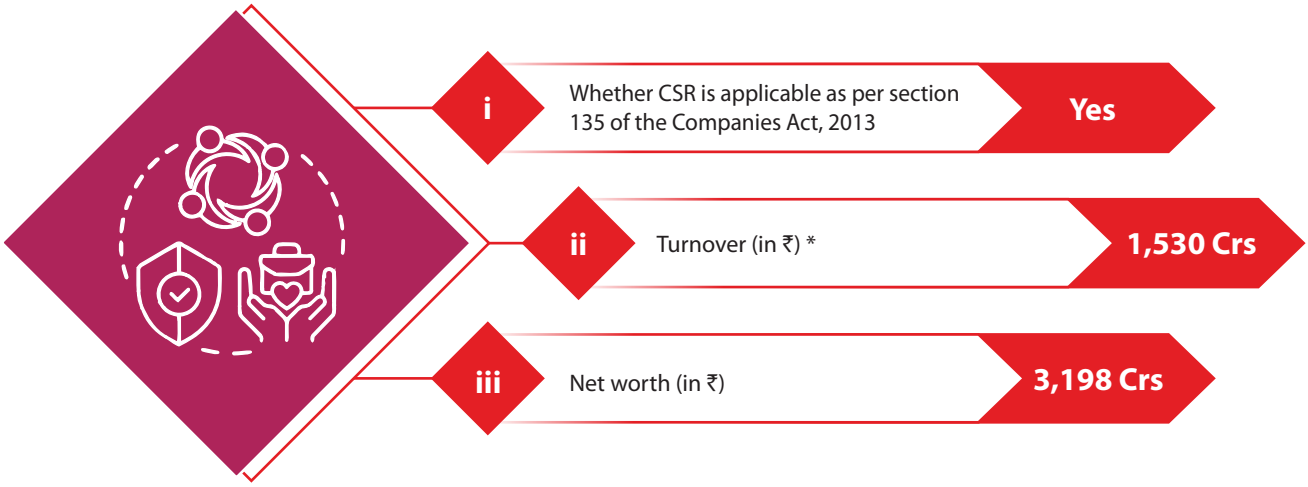
V. Holding, subsidiary and associate companies (including joint ventures):

23. (a) Names of holding/subsidiary/associate companies/joint ventures

Name of the holding / subsidiary / associate companies / joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by listed entity	Does the entity indicated in column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
Company has no wholly owned subsidiary as on 31 March, 2026			

VI. CSR details:

24.



**On Standalone basis*

VII. Transparency and Disclosures Compliances:

25. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (If yes, then provide web link for grievance redress policy)	2025-26			2024-25		
		Number of complaints filed during the year	Number of complaints pending resolution at the close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at the close of the year	Remarks
Communities	No	0	0	On ground staff consults community members and manages to address their concerns. Additionally, for our social impact projects pertaining to CSR, we have a CSR policy in place. During implementation of the projects, basis consultation, community concerns, if any, are incorporated.	0	0	-
Investors (other than shareholders)	Yes	0	0	-	0	0	-
Shareholders	Yes	10	0	-	6	0	-
Employees and workers	Yes	89	1	One complaint which was pending resolution was resolved within the turnaround time.	18	0	
Customers	Yes	240	3	Three complaint which was pending resolution was resolved within the turnaround time.	239	2	Two complaint which was pending resolution was resolved within the turnaround time.
Value chain partners	No	0	0	-	0	0	-

Link: https://www.indiashelter.in/investor-relations

26. Overview of the entity's material responsible business conduct issues

Opportunity Risk

Material issue identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
Climate Change Resilience	Risk	As a provider of affordable housing finance, the Company acknowledges that climate change poses a complex array of risks.	By integrating climate assessments into credit evaluation, financing resilient properties, partnering with insurers, and staying updated on regulations, the Company can mitigate climate risks. Additionally, by educating borrowers on climate risks and encouraging insurance uptake, it may reduce default risks and protect asset quality, ensuring long-term portfolio and business stability.	**Positive:** Positive impact by mitigating these risks through its lending activities, such as financing sustainable projects and home loans that support environmentally responsible practices, thereby contributing to a more climate-resilient future.
Energy Management	Opportunity Risk	Inefficient practices can lead to higher operational costs, regulatory non-compliance, and environmental impact. However, proactive energy management enhances efficiency, reduces expenses, supports regulatory adherence, and strengthens sustainability performance, offering access to green financing, improved stakeholder confidence, and long-term business resilience for India Shelter.	The Company efforts for proactive energy management will enhance efficiency, reduce expense, support regulatory adherence, and strengthen sustainability performance.	**Positive:** Efficient energy management reduces utility costs, improves operational efficiency, and can attract green financing and incentives, enhancing overall profitability and financial stability for India Shelter. **Negative:** Inefficient energy use increases operating expenses, may lead to regulatory penalties, and can deter investors concerned with sustainability, ultimately affecting the Company's bottom line and long-term financial health.

Opportunity Risk

Material issue identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
Financial Inclusion		The Company views financial and digital inclusion as a key strategic opportunity to broaden its customer base, deepen customer relationships, and increase access to its services for underserved and marginalised communities, ultimately promoting social equity and bridging the gap in financial and digital divides. By leveraging technology and innovative solutions, the Company aims to create a more inclusive and equitable financial ecosystem, where everyone has access to essential services and opportunities, regardless of their background or socioeconomic status.	-	**Positive:** By prioritising financial and digital inclusion, the Company aims to democratise access to financial services, empowering a wider range of individuals and communities to participate fully in the economy. This not only fosters greater economic equality and social mobility, but also enables the delivery of personalised and efficient services, tailored to the unique needs of each customer. As a result, customer satisfaction is enhanced, and the overall quality of service is improved, creating a more inclusive, responsive, and customer-centric financial ecosystem.
Diversity and Inclusion		Investment in a diverse and inclusive workplace culture reflects the diversity of its clientele, driving market relevance, affordability, and sustainable growth.	-	**Positive:** Investment in diversity and inclusion has a direct positive reputational impact on the brand value of the Company.
Community Engagements		By participating in social welfare initiatives, India Shelter can foster a deeper connection with the community, understanding their values, needs, and aspirations. This connection enables the Company to build trust, credibility, and loyalty, ultimately driving long-term sustainable growth and success.	-	**Positive:** Investment in community engagements has a direct positive reputational impact on the brand value of the Company.

Opportunity Risk

Material issue identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
Business Ethics		Business ethics is both a risk and an opportunity for India Shelter. Ethical lapses can lead to reputational damage, legal issues, and loss of stakeholder trust. Conversely, strong ethical practices enhance brand reputation, build customer and investor confidence, ensure regulatory compliance, and contribute to long-term sustainable growth and resilience.	India Shelter has a strong code of conduct, regular ethics training, whistleblower mechanisms, and strict compliance monitoring. Leadership commitment to ethical practices and transparent communication further ensures accountability, reduces misconduct, and builds a culture of integrity across all levels of the organisation.	**Positive:** Strong business ethics enhance investor confidence, reduce legal risks, and attract ethical investments, contributing to financial stability and long-term profitability. **Negative:** Ethical lapses can lead to fines, legal costs, loss of business, and reputational damage, negatively impacting revenue and increasing financial liabilities for India Shelter.
Risk Management		Risk management is both a risk and an opportunity for India Shelter. Poor or inadequate risk management can lead to unexpected losses, operational disruptions, and reputational damage. However, effective risk management helps identify and mitigate potential threats, improves decision-making, protects assets, and drives sustainable growth and resilience.	To mitigate the risk associated, proactive measures like risk assessments, internal controls, and compliance programmes to reduce the likelihood and impact of risks would be carried out. India Shelter will develop flexible strategies to respond to emerging risks, including contingency planning, crisis management, and continuous monitoring.	**Positive:** Effective risk management minimises losses, reduces insurance costs, prevents legal penalties, and safeguards assets, leading to greater financial stability and improved investor confidence for company. **Negative:** Poor risk management can result in unexpected expenses, fines, operational disruptions, and reputational damage, causing significant financial losses and reduced profitability.

Opportunity Risk

Material issue identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
Regulatory Compliance	Risk	While regulatory non-compliance can lead to legal penalties, fines, operational restrictions, and reputational damage, adhering to regulations enhances trust with stakeholders, avoids penalties, improves operational efficiency, and opens access to new markets and incentives, strengthening overall business sustainability.	India Shelter will work on implementing more robust compliance programmes, conduct regular audits, provide employee training, and stay updated with changing regulations to prevent violations and reduce legal risks.	**Positive:** Compliance reduces the risk of fines and legal fees, improves access to funding and incentives, and enhances reputation, leading to better investor confidence and long-term financial stability. **Negative:** Non-compliance can result in heavy fines, legal costs, business interruptions, and loss of customer trust, all of which negatively impact profitability and financial health.
Customer Satisfaction	Opportunity	High customer satisfaction drives loyalty, repeat business, positive reviews, and competitive advantage, boosting revenue and growth.	-	**Positive:** High customer satisfaction reduces customer acquisition costs, encourages positive word-of-mouth, and strengthens brand loyalty, all contributing to higher revenue, improved profitability, and sustainable business growth for India Shelter
Data Privacy and Cyber Security	Risk	As a provider of affordable housing finance in India, India Shelter's operations are reliant on its robust data based infrastructure. With a significant majority of transactions being processed digitally, the Company is exposed to an increased risk of cyber threats and information security breaches, which could potentially compromise sensitive customer data and disrupt business operations.	India Shelter has a robust Cyber Risk Management framework, which ensures that cyber threats and mitigation strategies are closely monitored and addressed by two dedicated committees.	**Negative:** Breach of Data privacy or cyber security incidents can lead to Reputational risks, Information Security and Cyber risk and Compliance risk which may result in regulatory challenges like fines/ penalties.

SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

1 PRINCIPLE
Businesses should conduct and govern themselves with integrity in a manner that is ethical, transparent, and accountable

2 PRINCIPLE
Businesses should provide goods and services in a manner that is sustainable and safe

3 PRINCIPLE
Businesses should respect and promote the well-being of all employees, including those in their value chains

4 PRINCIPLE
Businesses should respect the interests of and be responsive towards all its stakeholders

5 PRINCIPLE
Businesses should respect and promote human rights

6 PRINCIPLE
Businesses should respect, protect and make efforts to restore the environment

7 PRINCIPLE
Businesses when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

8 PRINCIPLE
Businesses should promote inclusive growth and equitable development

9 PRINCIPLE
Businesses should engage with and provide value to their consumers in a responsible manner

Yes No

Disclosure questions			P1	P2	P3	P4	P5	P6	P7	P8	P9
		Policy and management processes									
1.	a.	Whether your entity's policy/ policies cover each principle and its core elements of the NGRBCs. (Yes/No)	●	●	●	●	●	●	●	●	●
	b.	Has the policy been approved by the Board? (Yes/No)	●	●	●	●	●	●	●	●	●
	c.	Web Link of the Policies, if available	https://www.indiashelter.in/								
2.		Whether the entity has translated the policy into procedures. (Yes / No)	●	●	●	●	●	●	●	●	●
3.		Do the enlisted policies extend to your value chain partners? (Yes/No)	●	●	●	●	●	●	●	●	●
4.		Name of the national and international codes/ certifications/labels/ standards adopted by your entity and mapped to each principle.	ISO/ IEC 27001:2022								
5.		Specific commitments, goals and targets set by the entity with defined timelines, if any.	The Company focusses on the below areas of our ESG framework: » Commit to minimising our environmental impact by promoting sustainable building practices and through our lending policies. » Foster inclusive growth and improve the well-being of communities by promoting affordable, accessible, and transparent home financing solutions. » Uphold a commitment to diversity and inclusion, providing equal opportunities for all employees and prohibiting discrimination in any form. » Deliver exceptional customer service and maintain transparency in our home loan services. » Operate with integrity, adhering to strict corporate governance standards and well-defined policies and procedures. » Prioritise risk management, implementing cautious and informed strategies to protect our financial stability. » Foster open and honest relationships with all stakeholders, addressing their concerns in a timely and transparent manner.								
6.		Performance of the entity against the specific commitments, goals, and targets along-with reasons in case the same are not met.	**Environment:** » 4,546 trees planted in 2025-26 » 25,000 trees under maintenance » ~90,920 Kgs per year Carbon Sequestration » Penetration of e-Sign & e-Stamp at 85% » E-NACH Mandate at 100% » 83% of customers are registered on India Shelter Customer App » 72% of service requests were raised on the Customer App » 95% Digital Collections » 92% Account Aggregator Penetration **Social:** » 223 children supported for leukaemia treatment » 7,591 beneficiaries under community healthcare » 1,400 children benefited for mid-day meal programme » 6 para sportswomen supported under paralympic committee of India » The Company has Equal Opportunity Policy, Parental Leave Policy and a formal talent pipeline development strategy » EWS and LIG customers account for more than 70% of AUM » 751 employees are covered under ESOP program, comprising: ~46% of the employees excluding front-line staff » 52,349 man hours of training provided **Governance:** » 6 of 7 Directors are Non-Executive Directors » 4 of 7 Directors are Independent Directors » 2 of 7 Directors are Woman Directors » Strong governance structure with 7 Board Level Committees and 8 Management Level Committees » Compliant with Cyber Security, Infosec & Data Privacy Regulations » Strong Independent Function by way of Chief Risk Officer, Chief Compliance Officer, Head Internal Audit & Chief Information Security Officer » Statutory audit by Big-4 Audit Firm								

Governance, leadership, and oversight

7. Statement by director responsible for the business responsibility report, highlighting ESG -related challenges, targets, and achievements:

At India Shelter, we view sustainability as the foundation of building resilience across our operations and the communities we serve. To minimize our ecological footprint and enhance resource efficiency, we have significantly accelerated our digital transformation. By adopting a mobile app for seamless customer onboarding, achieving up to 99% e-signing of loan agreements, and facilitating 95% digital collections, we have drastically reduced our reliance on paper and curbed the emissions associated with physical operations and travel. Aligning with our inclusive growth agenda, we remain deeply committed in our mission to democratize access to financial services for underserved communities. By maintaining a deliberate focus on low- and middle-income groups, with the Economically Weaker Section (EWS) and Lower Income Group (LIG) comprising over 70% of our Gross Assets Under Management, we actively bridge the financial divide. Our targeted expansion into Tier 2 and Tier 3 cities empowers first-time homebuyers, fosters long-term economic stability, and strongly supports the government's 'Housing for All' vision. Beyond internal efficiencies, we are directly integrating environmental considerations into our lending practices. We offer specialized financing options for green housing projects, encouraging the construction of eco-friendly homes and promoting environmentally conscious living among our customer base. Our commitment to societal well-being is further embedded in our comprehensive Corporate Social Responsibility interventions. During 2025-26, our environmental stewardship led to the planting of 4,546 trees, yielding an estimated 90,920 kgs of carbon sequestration annually. Concurrently, our community welfare programs supported healthcare for 7,591 beneficiaries, funded critical treatments for 223 children battling leukaemia, provided mid-day meals to 1,400 children, and supported six para-sportswomen. Ultimately, these targeted initiatives reflect our deep-rooted dedication to social accountability, ensuring that our progress actively nurtures the communities we support and safeguards the environment for future generations.

8. Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies):

Mr. Rupinder Singh
MD & CEO

9. Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability-related issues? If yes, provide details:

Yes. The MD & CEO, along with the Risk Management Committee and ESG and CSR Committee, monitors various aspects of social, environmental, and governance.

10. Details of Review of NGRBCs by the Company:

Subject for review	Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee									Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)								
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P1	P2	P3	P4	P5	P6	P7	P8	P9
Performance against above policies and follow up action	The Company, on a periodic basis, reviews the performance against the above policies, and changes are implemented as needed.																	
Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances	Yes, the Company is in compliance with the regulations to the extent applicable.																	

		P1	P2	P3	P4	P5	P6	P7	P8	P9
11.	**Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency. ***	No. However the Company's procedures and compliances are subject to examination by regulators, credit rating agencies, internal auditors, and statutory auditors. Senior Management and the Board conduct regular reviews and revisions of policies, considering risk and best practices. This ensures that the Company's governance framework remains transparent and aligned with regulatory requirements. Through this ongoing review process, the Company maintains the highest standards of compliance, risk management, and corporate governance, fostering a culture of transparency and accountability.								

12. If the answer to question (1) above is 'No' i.e. not all Principles are covered by a policy, reasons to be stated:

Disclosure Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
The entity does not consider the principles material to its business (Yes/No)	N.A.								
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity does not have the financial or/human and technical resources available for the task (Yes/No)									
It is planned to be done in the next financial year (Yes/No)									
Any other reason (please specify)									

SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

Principle 1

Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable:

The core objective of this principle is to promote transparency, accountability, and fairness in the Company's performance, ensuring that its economic, social, and environmental impacts are managed and communicated in a responsible and equitable manner. This principle is rooted in the Company's commitment to ethical business practices, which are integrated throughout its entire value chain. The Company's governance framework provides the operational framework for implementing this principle, outlining its obligations and responsibilities across the triple bottom line of economic, social, and environmental sustainability.



P1: Essential Indicators

1. Percentage coverage by training and awareness programmes on any of the principles during the financial year:

Segment	Total number of training and awareness programmes held	Topics/principles covered under the training and its impact	% of persons in respective category covered by the awareness programmes
Board of Directors	1	The Board members were apprised of various developments on the ESG front and educated basis topics such as GHG emissions, Tree Plantation initiatives undertaken during the year in the relevant meetings	100%
Key Managerial Personnel	1	The KMP were apprised of various developments on the ESG front and educated basis topics such as Green Housing, GHG emissions, Green initiatives undertaken during the year in the relevant ESG meetings	100%
Employees other than BOD and KMPs	1	The employees were part of the capacity-building session on the 9 principles as per BRSR. They were also apprised of various developments on the ESG front and educated on topics such as the evolution of ESG dynamics, Green Housing, GHG emissions, and green initiatives undertaken during the year. Additionally, they were part of the sessions on Skill Upgradation, Health and Safety, Prohibition of Sexual Harassment, and Code of Conduct	100%
Workers	NA	NA	NA

**Not Applicable since the Company has no Other than Permanent employees*

2. Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year in the following format (Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on the entity's website):

Monetary					
	NGRBC principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (in ₹)	Brief of the case	Has an appeal been preferred? (Yes/No)
Penalty/fine					
Settlement			Nil		
Compounding fee					

Non-Monetary				
	NGRBC Principle	Name of the regulatory/ enforcement agencies/judicial institutions	Brief of the Case	Has an appeal been preferred? (Yes/No)
Imprisonment				
Punishment		Nil		

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed:

Sr. No.	Case Details	Name of the regulatory/ enforcement agencies/ judicial institutions
	N.A.	

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy:

Yes, India Shelter has a mechanism in place to address bribery and corruption risks as outlined in its Code of Conduct. The Company promotes awareness on matters pertaining to bribery and corruption through employee inductions and periodic training sessions. Concerns or potential violations can be reported through designated internal channels, including to HR or compliance teams. The reported cases are reviewed confidentially and dealt with in accordance with internal procedures, ensuring fair evaluation and appropriate corrective actions where necessary.

Web-Link: https:// www.indiashelter.in/investor-relations.

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption:

	2025-26 (Current Financial Year)	2024-25 (Previous Financial Year)
Directors	0	0
KMPs	0	0
Employees	0	0
Workers	NA	NA

6. Details of complaints with regard to conflict of interest:

	2025-26 (Current Financial Year)		2024-25 (Previous Financial Year)	
	Number	**Remarks**	**Number**	**Remarks**
Number of complaints received in relation to issues of Conflict of Interest of the Directors	0	-	0	-
Number of complaints received in relation to issues of Conflict of Interest of the KMPs	0	-	0	-

7. Provide details of any corrective action taken or underway on issues related to fines/penalties / action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest:

Fine/Penalty/Action taken on Conflicts of Interest and Corruption	Corrective Action Taken
0	No Fines/Penalties for the reporting year.

8. Number of days of accounts payables ((Accounts payable *365) / Cost of goods/services procured) in the following format:

	2025-26	2024-25
Number of days of accounts payables	7	6

9. Open-ness of business:

Provide details of concentration of purchases and sales with trading houses, dealers, and related parties along-with loans and advances & investments, with related parties,

In the following format:

Parameter		Metrics	2025-26	2024-25
Concentration of Purchases	a.	Purchases from trading houses as % of total purchases	0%	0%
	b.	Number of trading houses where purchases are made from	0%	0%
	c.	Purchases from Top 10 trading houses as % of total purchases from trading houses	0%	0%
Concentration of Sales	a.	Sales to dealers/ distributers as % of total sales	0%	0%
	b.	Number of dealers / distributors to whom sales are made	0%	0%
	c.	Sales to top 10 dealer/ distributers as % of total sales to dealer/distributers	0%	0%
Share of RPTs ins	a.	Purchases (Purchases with related parties /Total Purchases)	0%	0%
	b.	Sales (Sales to related parties / Total Sales)	0%	0%
	c.	Loans & advances (Loans & advances given to related parties/ Total loans & advances)	0%	0%
	d.	Investments (Investments in related parties/Total Investments made)	0%	0%

P1: Leadership Indicators

1. Awareness programmes conducted for value chain partners on any of the principles during the financial year:

Total number of awareness programmes held	Topics/principles covered under the training	%age of value chain partners covered (by value of business done with such partners) under theawareness programmes
	Nil	

The Company fosters a collaborative environment with its value chain partners, working together to ensure that all interests are aligned and mutually beneficial. To achieve this shared goal, India Shelter clearly defines expectations for responsible business practices within its service agreements and encourages partners to adhere to these standards. The Company prioritises compliance with all relevant laws and policies, both during the onboarding process and through regular annual reviews. Through these efforts, India Shelter demonstrates its commitment to upholding the highest ethical standards and promoting a culture of shared values across its entire value chain.

2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/ No) If yes, provide details of the same:

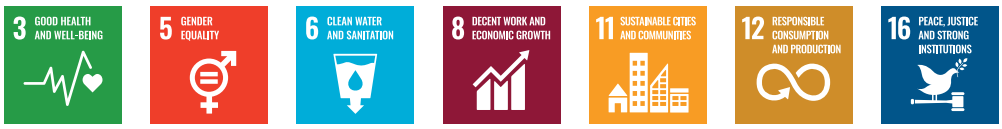
India Shelter's Code of Conduct applies to all employees and Directors, requiring them to prioritise the Company's interests and avoid conflicts of interest. This includes disclosing any personal or business associations that may compromise their judgement or loyalty, thereby ensuring transparency and integrity in all actions and decisions. In doing so, the Company upholds its values and protects its reputation. The Company also has a policy on the Materiality of Related Party Transactions and on Dealing with Related Party Transaction which addresses the issue of conflict of interest.

Weblink: https://www.indiashelter.in/investor-relations

Principle 2

Businesses should provide goods and services in a manner that is sustainable and safe

This principle emphasises the importance of designing and producing goods with safety and resource efficiency in mind, while minimising their negative environmental and social impacts throughout their entire lifecycle, from creation to disposal. It encourages organisations to adopt a holistic approach, considering the broader sustainability implications of their products and value chains, to create value while reducing harm.



P2: Essential Indicators

1. Percentage of R&D and capital expenditure (CAPEX) investments in specific technologies to improve the environmental and social impacts of products and processes to total R&D and CAPEX investments made by the entity, respectively:

	2025-26	2024-25	Details of improvements in environmental and social impacts
R&D	0%	0%	-
CAPEX	0%	0%	India Shelter demonstrates its dedication to environmental and social stewardship through targeted capital expenditures (CapEx) that integrate sustainability considerations. Over the past few years, the organisation has undertaken significant initiatives in collaboration with key stakeholders to enhance its Environmental, Social, and Governance (ESG) performance. These efforts include the development of ESG policies, identification of areas for environmental improvement, such as water conservation and waste management in operational facilities, and the introduction of eco-friendly products into its portfolio, thereby mitigating its ecological footprint and promoting a culture of sustainability.

2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

As a housing finance company, India Shelter's resource consumption is primarily associated with the operation of its offices and support functions. While its core business does not involve heavy manufacturing or high environmental impact, the Company remains committed to minimising its ecological footprint through sustainable operational practices. Wherever feasible, it adopts responsible sourcing methods that align with its environmental values.

b. If yes, what percentage of inputs were sourced sustainably?

Refer to answer 2.a.

3. Describe the processes in place to safely reclaim your products for reusing, recycling, and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste:

Although the Company's business operations have a relatively limited environmental footprint, it acknowledges the importance of responsible waste management. Therefore, the Company has implemented measures to minimise its ecological impact, including promoting reuse and recycling wherever feasible. To ensure the safe and environmentally responsible disposal of electronic waste, the Company has an e-waste policy in place, demonstrating its commitment to sustainable practices and reducing its environmental footprint.

4. Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same:

Extended Producer Responsibility (EPR) is not applicable to India Shelter.

P2: Leadership Indicators

1. Has the entity conducted Life cycle Perspective / Assessments (LCA) for any of its products (for the manufacturing industry) or for its services (for the service industry)? If yes, provide details:

NIC Code	Name of Product / Service	% of total Turnover contributed	Boundary for which the Life cycle Perspective/ Assessment was conducted	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No) If yes, provide the web-link.
Life Cycle Assessment (LCA) is not directly applicable to the Company's operations as it is a housing finance company and does not engage in the design, development, or manufacturing of physical products.					

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same:

Name of Product / Service	Description of the risk / concern	Action Taken
Not Applicable		

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry):

Indicate input material	Recycled or re-used input material to total material	
	2025-26	2024-25
Not Applicable		

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed:

	2025-26			2024-25		
	Re-Used	Recycled	Safely Disposed	Re-Used	Recycled	Safely Disposed
Plastics (including packaging)	Not applicable, as the Company do not offer any physical products.					
E-waste						
Hazardous waste						
Other waste						

5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category:

Indicate product category	Reclaimed products and their packaging materials as % of total products sold in respective category
Not Applicable	

Principle 3

Businesses should respect and promote the well-being of all employees, including those in their value chains

This principle is rooted in the Company's commitment to upholding the highest standards of social responsibility, ensuring that all individuals within its value chain and organisational structure are treated with dignity, respect, and fairness. The Company is dedicated to fostering an inclusive and diverse environment, free from discrimination, where every individual has access to decent work and equal opportunities. Furthermore, the principle recognises the importance of promoting the well-being and welfare of not only its workers, but also their families, acknowledging the interconnectedness of their lives and the Company's responsibility to support their overall quality of life.



P3: Essential Indicators

1. a. Details of measures for the well-being of employees:

Category	Total (A)	% of employees covered by									
		Health insurance		Accident insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B / A)	Number (C)	% (C / A)	Number (D)	% (D / A)	Number (E)	% (E / A)	Number (F)	% (F / A)
Permanent employees											
Male	4,615	4,615	100%	4,615	100%	-	-	4,615	100%	-#	
Female	185	185	100%	185	100%	185	100%	-	-		
Total	4,800	4,800	100%	4,800	100%	185	100%	4,615	100%		
Other than permanent employees											
Male	0	N.A.*									
Female	0										
Total	0										

**Not Applicable since the Company has no Other than Permanent employees*

#India Shelter has introduced crèche reimbursement policy in Head Office

b. Details of measures for the well-being of workers:

Category	Total (A)	% of workers covered by									
		Health insurance		Accident insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B / A)	Number (C)	% (C / A)	Number (D)	% (D / A)	Number (E)	% (E / A)	Number (F)	% (F / A)
Permanent workers											
Male	0	N.A.*									
Female	0										
Total	0										
Other than Permanent workers											
Male	0	N.A.*									
Female	0										
Total	0										

**Not Applicable since the Company has no Permanent and Other than Permanent workers*

c. Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format:

	2025-26	2024-25
Cost incurred on well- being measures as a % of total revenue of the Company	0.3%	0.3%

2. Details of retirement benefits:

Benefits	2025-26			2024-25		
	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)
Provident Fund	100%	-	Yes	100%	-	Yes
Gratuity	100%	-	N.A.	100%	-	N.A.
ESI	15%	-	Yes	17%	-	Yes

3. Accessibility of workplaces:

Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.

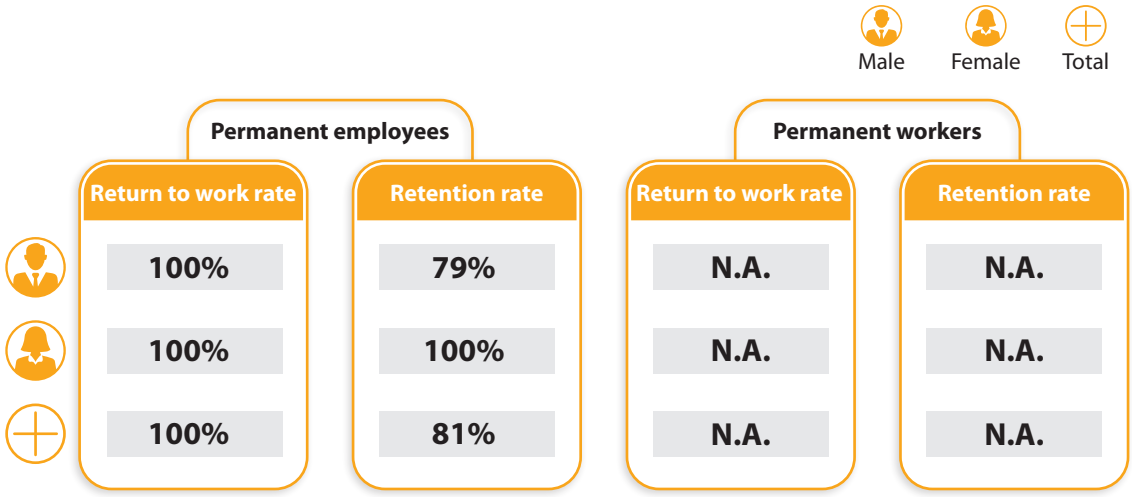
The majority of our offices are situated in commercial buildings that are easily accessible, with many located on the ground floor or equipped with elevators and other facilities that cater to the needs of persons with disabilities, ensuring an inclusive and barrier-free environment for all.

4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy:

Yes, in alignment with the Rights of Persons with Disabilities Act, 2016 the Company has its Equal opportunity and non-discrimination policy. The policy ensures that all employees are treated with dignity and respect, regardless of their age, gender, race, nationality, ethnicity, language, or religious beliefs.

Weblink: https://www.indiashelter.in/investor-relations/

5. Return to work and Retention rates of permanent employees and workers that took parental leave:



6. Is there a mechanism available to receive and redress grievances for the following categories of employees and worker? If yes, give details of the mechanism in brief:

	Yes/No	If yes, then give details of the mechanism in brief
Permanent Workers	N.A.	-
Other than Permanent Workers	N.A.	-
Permanent Employees	Yes	The Company promotes open and receptive lines of communication in its operations and encourages staff members to freely discuss issues with senior management, HR, or their department leaders. The Company has implemented a process under its Employee Grievance Redressal Policy to handle the issue of unresolved employee concerns. This policy gives all employees a fair chance to have their issues addressed as quickly and effectively as feasible. The aforementioned policy is accessible to all employees.
Other than Permanent Employees	N.A.	-

7. Membership of employees and worker in association(s) or Unions recognised by the listed entity:

The Company does not have any employee associations. The Company, however, recognises the right to freedom of association and does not discourage collective bargaining.

	2025-26			2024-25		
	Total employees / workers in respective category (A)	**No. of employees / workers in respective category, who are part of association(s) or Union (B)**	**% (B / A)**	**Total employees/ workers in respective category (C)**	**No. of employees / workers in respective category, who are part of association(s) or Union (D)**	**% (D / C)**
Total Permanent Employees						
Male	N.A.					
Female						
Total						
Total Permanent Workers						
Male	N.A.					
Female						
Total						

8. Details of training given to employees and workers:

Category	2025-26					2024-25				
	Total (A)	On Health and safety measures		On Skill upgradation		Total (D)	On Health and safety measures		On Skill upgradation	
		No. (B)	% (B/A)	No (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Employees										
Male	4,615	4,615	100%	4,615	100%	3,665	3,665	100%	3,665	100%
Female	185	185	100%	185	100%	153	153	100%	153	100%
Total	**4,800**	**4,800**	**100%**	**4,800**	**100%**	**3,818**	**3,818**	**100%**	**3,818**	**100%**
Workers										
Male	N.A.*									
Female										
Total										

**Not Applicable since the Company has no Permanent and Other than Permanent workers*

9. Details of performance and career development reviews of employees and worker:

Category	2025-26			2024-25		
	Total (A)	Total (B)	% (B/A)	Total (C)	No. (D)	% (D/C)
Employees						
Male	4,615	2,875	62%	3,665	2,593	71%
Female	185	130	70%	153	127	83%
Total	**4,800**	**3,005**	**63%**	**3,818**	**2,720**	**71%**
Workers						
Male	N.A.					
Female						
Total						

**Not Applicable since the Company has no Permanent and Other than Permanent workers*

10. Health and safety management system:

a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system.

The Company is in the business of providing housing loans and loans against properties. Hence, there are no occupational health and safety risks due to the nature of the work. However, the Company has provided health, accidental and life insurance to its employees.

b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?

The Company is in the business of providing housing loans and loans against properties. Hence, there are no occupational health and safety risks due to the nature of the work.

c. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks. (Yes/ No).

The Company is in the business of providing housing loans and loans against properties. Hence, work-related hazards are not envisaged. In case of an emergency situation, the employee can reach out to HR/Functional heads to report the incident.

d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No).

Yes, all employees are covered under Group Personal Accident Insurance and Group Health Insurance Policies.

11. Details of safety related incidents:

Safety Incident/Number	Category	2025-26	2024-25
Lost Time Injury Frequency Rate (LTIFR) per one million-person hours worked)	Employees	0	0
	Workers	N.A.	N.A.
Total recordable work-related injuries	Employees	0	0
	Workers	N.A.	N.A.
Total number of permanent disabilities	Employees	0	0
	Workers	N.A.	N.A.
No. of fatalities	Employees	0	0
	Workers	N.A.	N.A.
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	N.A.	N.A.

**Not Applicable since the Company has no Permanent and Other than Permanent workers*

12. Describe the measures taken by the entity to ensure a safe and healthy workplace:

The Company prioritises the development & well-being of its employees, ensuring a healthy and balanced work environment. The Company has initiated various measures to encourage health consciousness and fitness among its employees, including health checkups, yoga classes and fitness community. These initiatives are centered around psychological, and social well-being of employees.

13. Number of Complaints on the following made by employees and workers:

Category	2025-26			2024-25		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working Conditions	0	0	-	0	0	-
Health & Safety	0	0	-	0	0	-

14. Assessments for the year:

% of your plants and offices that were assessed (by entity or statutory authorities or third parties)

100%* **Health and safety practices**

100% **Health and safety practices**

**The Company has proactively implemented a comprehensive maintenance programme, which includes regular preventive maintenance contracts for its firefighting equipment, to ensure the safety and reliability of its operations*

15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks/concerns arising from assessments of health & safety practices and working conditions:

No corrective action plan has been necessitated for the above-mentioned parameters.

P3: Leadership Indicators

1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N):

	(Y/N/NA)
Employees	Yes
Workers	N.A.

Yes, the Company has term insurance policy, a group personal accident policy and group health insurance policy for the employees. In the event of the death of an employee who was granted stock options under the ESOP scheme, the unvested options shall immediately vest with the nominee of such employee.

**Not Applicable since the Company has no Permanent and Other than Permanent workers*

2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners:

The Company ensures that statutory dues as applicable to transactions within the remit of the Company are deducted and deposited in accordance with prevailing regulations. The Company expects its value chain partners to uphold the same business responsibility principles and values of transparency and accountability as are observed by the Company.

3. Provide the number of employees / workers having suffered high consequence work-related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:

Category	Total no. of affected employees/ workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	2025-26	2024-25	2025-26	2024-25
Employees	0	0	0	0
Workers			N.A.	

**Not Applicable since the Company has no Permanent and Other than Permanent workers*

4. Does the entity provide transition assistance programmes to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No)

No, we currently do not have a transition assistance programme for our employees, who are in the separation stage, but we will investigate the programmes that we could offer in the upcoming years to facilitate continued employability due to career endings resulting from retirement or employment termination.

5. Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed	
Health and safety practices	The Company expects all its value chain partners to follow existing regulations with regard to health, safety and working conditions. Our ESG Policy has a prohibited activities list which lays down certain activities that do not qualify for financing which include child labour, forced labuor etc.	Working Conditions

6. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners:

Not Applicable.

Principle 4

Businesses should respect the interests of and be responsive towards all its stakeholders

The principle acknowledges that businesses operate within a complex and interconnected ecosystem, where their activities have far-reaching impacts on stakeholders, including shareholders and investors, as well as the natural environment, local communities, and the planet. At its core, this principle recognises that businesses have a fundamental responsibility to not only maximise positive outcomes, but also to minimise and mitigate the negative consequences of their products, operations, and practices on their stakeholders and the environment, thereby adopting a holistic approach to sustainability and social responsibility.



P4: Essential Indicators

1. Describe the processes for identifying key stakeholder groups of the entity:

Our company has identified individuals, groups of individuals, institutions and entities that add value to the business value chain as key stakeholders. The Company's key stakeholders identified include Customers, Employees, Shareholders/Investors, Regulators, Lenders, Rating Agencies and Communities.

2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group:

Stakeholder Group	Whether identified as Vulnerable & Marginalised Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Customers	Yes, if they qualify based on specific criteria such as gender, and income, among others	• Customer care phone number • Email • Branch interactions • Digital Channels: Customer App, SMS, Social media engagement, WhatsApp • House & Business Premise visits • Pamphlets, Standees & Banners	Regular and need basis	To assist customers throughout the loan life cycle, address any issues /concerns, and provide quality customer service
Investors	No	• Annual General Meeting • Annual Report • Investor Presentations • Investor/analyst meets • Media releases • Investor Conferences and roadshows	Regular and as per statutory requirements	To update on the Company's developments, including operational and financial performance, adherence to regulatory compliance, governance and ethical practice
Lenders & Rating Agencies	No	• Emails • Meetings • Conference Calls	Regular and need basis	To update on the Company's developments, including operational and financial performance, adherence to regulatory compliance, governance and ethical practice

Stakeholder Group	Whether identified as Vulnerable & Marginalised Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Employees	No	• Direct interactions • SMS & Emails • HRMS portal • Webinars & Townhalls • Reward & recognition programme • Appraisal process and employee engagement activities	Regular and need basis	To ensure wellness and safety and to provide learning and development sessions and redress employee grievances and increase employment in tier-II and III geographies
Regulatory Bodies	No	• Emails • Meetings • Regulatory filings	Regular and as per statutory requirements	Update on regulations and amendments, inspections and approvals
Local Community	Yes	• Directly and through implementing agencies	Regular and need basis	Implementation of CSR activities

P4: Leadership Indicators

1. Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board:

Stakeholder engagement is a continuous process, and this process is driven by senior management of the Company. The Board and its various statutory committees are kept abreast of various developments and feedback is gathered on a continuous basis.

2. Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity:

The Company engages with various stakeholders on a continuous basis to understand the requirements and expectations from the Company. Continuous engagement leads to changes in the policies of the Company as and when required.

3. Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalised stakeholder groups:

The Company believes in creating meaningful change by bringing together its employees and communities to create a positive impact on society. The Company also seeks to empower communities through targeted interventions in areas such as healthcare, education, women's empowerment, and societal welfare. Furthermore, the Company works towards long-term solutions that have a lasting and positive impact on the communities that it serves.

Principle 5

Businesses should respect and promote human rights

This principle acknowledges that businesses operate within a complex ecosystem that encompasses a diverse range of stakeholders, including shareholders, investors, and the broader community. It recognises that the respect and protection of fundamental human rights, such as fair treatment of workers and adherence to human rights policies, are essential to maintaining a positive business environment, upholding the reputation of internal stakeholders, and preserving the value of the organisation's reputation. Furthermore, this principle emphasises the importance of businesses prioritising the well-being and trust of their stakeholders, while also mitigating and addressing any negative consequences that may arise. The principle is grounded in the understanding that human rights are inherent, universal, and interconnected, and that their protection is essential to the long-term sustainability and success of the business.



P5: Essential Indicators

1. Employees and workers who have been provided training on human rights issues and policy (ies) of the entity:

The Company's code of conduct, equal opportunity and non-discrimination policy, and policy against sexual harassment have all been approved by the Board. Employees receive regular training to ensure they are aware of the aforementioned policies. For easier employee access, these policies are also available on the Company website. In addition, as part of the induction, all new hires receive a copy of the employee guide, which helps them better comprehend the Company's policies.

Category	2025-26			2024-25		
	Total (A)	No. of employees / workers covered (B)	% (B / A)	Total (C)	No. of employees / workers covered (D)	% (D/C)
Employees						
Permanent	4,800	4,800	100%	3,818	3,818	100%
Other than permanent	0	N.A.		0	N.A.	
Total	**4,800**	**4,800**	**100%**	**3,818**	**3,818**	**100%**
Workers						
Male	0	N.A.		0	N.A.	
Female	0			0		
Total	**0**			**0**		

**Not Applicable since the Company has no Other than Permanent employees*

2. Details of minimum wages paid to employees and workers:

Category	2025-26					2024-25				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Permanent Employees										
Male	4,615	136	3%	4,479	97%	3,665	21	1%	3,644	99%
Female	185	0	0%	185	100%	153	0	0%	153	100%
Other than Permanent Employees										
Male	0	N.A.				0	N.A.			
Female	0					0				

Category	2025-26					2024-25				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Permanent Workers										
Male	0	N.A.				0	N.A.			
Female	0					0				
Other than Permanent Workers										
Male	0	N.A.				0	N.A.			
Female	0					0				

**Not Applicable since the Company has no Other than Permanent employees*

3. Details of remuneration/salary/wages:

a. Median renumeration/wages

	Male		Female	
	Number	Median remuneration/ salary/ wages of respective category	Number	Median remuneration/ salary/ wages of respective category
Board of Directors (BoD)	1	4,50,00,000	-	-
Key Managerial Personnel	1	1,62,00,000	1	45,00,000
Employees other than BoD and KMP	4,613	3,50,000	184	3,61,966
Workers	N.A.			

**MD & CEO, is categorised as a member of the Board of Directors for the purposes of this table.*

**Not Applicable since the Company has no Other than Permanent employees*

b. Gross wages paid to females as % of total wages paid by the entity

Gross wages paid to females as % of total wages paid by the entity

2025-26	2024-25
4%	4%

4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business?

Yes. the Company has Board approved Human Rights Policy led by the CHRO and HR department.

5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

Yes, the internal mechanisms to redress grievances related to human rights issues for the Company include reporting non-compliance through appropriate channels, adherence to the code of business conduct, and periodic updates and monitoring of the Human Rights Guidelines.

6. Number of Complaints on the following made by employees and workers:

	2025-26			2024-25		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual Harassment	1	0	-	0	0	-
Discrimination at workplace	0	0	-	0	0	-
Child Labour	0	0	-	0	0	-
Forced Labour/ Involuntary Labour	0	0	-	0	0	-
Wages	0	0	-	0	0	-
Human Rights Issues	0	0	-	0	0	-

7. Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:

	2025-26	2024-25
Total Complaints reported under Sexual Harassment on of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	1	0
Complaints on POSH as a % of female employees / workers	0.5%	0
Complaints on POSH upheld	1	0

8. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases:

To prevent adverse consequences to the complainant in discrimination and harassment cases, India Shelter has established several mechanisms. The organisation ensures that no employee who brings forward a harassment concern is subject to reprisal. The complainant and witnesses are protected from victimisation or discrimination. The Internal Complaints Committee (ICC) maintains confidentiality throughout the investigation process, and all records of complaints are kept confidential except where disclosure is required under disciplinary or remedial processes. The Company guarantees complete confidentiality for the complainant during and after the resolution of their grievances, shielding them from adverse actions, including harassment. Senior members manage these complaints, maintaining strict confidentiality to safeguard the complainant.

9. Do human rights requirements form part of your business agreements and contracts? (Yes/No)

Yes, in certain business agreements where relevant.

10. Assessments for the year:

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child labour	0%
Forced/involuntary labour	0%
Sexual harassment	0%
Discrimination at workplace	0%
Wages	0%

11. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 10 above:

We have all defined policies to ensure 100% compliant in all perspective.

P5: Leadership Indicators

1. Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints:

The Company promotes awareness and understanding of its Code of Conduct and policies including Equal Opportunity and non-discrimination policy, Prevention of Sexual Harassment (POSH), and Human rights among its employees, with a focus on sensitisation. The organisation has implemented a robust grievance redressal mechanism to address instances of policy non-compliance, providing a structured framework for reporting, investigating, and resolving complaints in a fair and timely manner. Furthermore, we engage with stakeholders to continuously monitor and evaluate the effectiveness of the policies including grievance redressal mechanism, leveraging insights gathered from stakeholder feedback to inform process improvements and implement corrective actions that mitigate the risk of similar incidents occurring in the future. This iterative approach enables the organisation to refine its policies, procedures, and training programmes, ensuring a proactive and adaptive response to emerging challenges and fostering a culture of compliance and accountability.

2. Details of the scope and coverage of any Human rights due diligence conducted:

The Company has adopted an open culture where its employees can raise any concerns about wrongful conduct, with the help of its Whistle Blower Policy. The said policy provides a Vigilance Mechanism to channelise reporting of instances of wrongful conduct.

3. Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?

The majority of the Company's offices are situated in commercially leased premises that are either located on the ground floor or are equipped with elevators and other accessibility features, ensuring that they are easily accessible for individuals with disabilities.

4. Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed
Child labour	The Company expects its value chain partners to adhere to the same values, principles and business ethics upheld by the Company in all their dealings. No specific assessment with respect to the value chain partners has been carried out.
Forced/involuntary labour	
Sexual harassment	
Discrimination at workplace	
Wages	

5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above:

Not applicable in view of point no 4.

Principle 6

Businesses should respect and make efforts to protect and restore the environment

In accordance with this principle, efforts should be focused on systematically addressing pressing environmental challenges, including pollution mitigation, biodiversity conservation, responsible resource management, and climate change adaptation. Furthermore, it emphasises the importance of tackling environmental concerns that have far-reaching implications, transcending local, regional, and global boundaries. This principle drives businesses to embed environmental protocols and methodologies into their operations, aiming to minimise or eliminate adverse impacts throughout their entire value chain. Additionally, it encourages companies to adopt a precautionary approach, exercising foresight and caution in all their actions to prevent potential environmental harm, and to consistently prioritise environmental stewardship and sustainability in their decision-making processes.



P6: Essential Indicators

1. Details of total energy consumption (GJ) and energy intensity:

Parameter	2025-26	2024-25
From renewable sources		
Total electricity consumption (A)	0	0
Total fuel consumption (B)	0	0
Energy consumption through other sources (C)	0	0
Total energy consumed from renewable sources (A+B+C)	0	0
From non-renewable sources		
Total electricity consumption (D) (GJ)	7,638.08	6,306.32
Total fuel consumption (E)	-	-
Energy consumption through other sources (F)	0	0
Total energy consumed from non-renewable sources (D+E+F)	7,638.08	6,306.32
Total energy consumed (A+B+C+D+E+F)	7,638.08	6,306.32
Energy intensity per rupee of turnover (Total energy consumption/turnover in rupees) (GJ/₹ Lacs)	0.0499685525	0.053628385
Energy intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)* (Total energy consumed / Revenue from operations adjusted for PPP) (GJ/ Lacs ₹)	0.0000103	0.000011079
Energy intensity in terms of physical output (Total energy consumption / Production in metric tonne) (GJ/MT of production)	NA	NA

**IndiaShelter being in financial services business, energy intensity in terms of physical output is not applicable.*

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency?

No

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any:

No, PAT scheme is not applicable to the Company.

3. Provide details of the following disclosures related to water:

Parameter	2025-26	2024-25
Water withdrawal by source (in kilolitres)		
(i) Surface water	0	0
(ii) Groundwater	0	0
(iii) Third party water	1,422.63	1,203.81
(iv) Seawater / desalinated water	0	0
(v) Others	0	0
Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)	1,422.63	1,203.81
Total volume of water consumption (in kilolitres)	**1,518.63***	**1,280.17***
Water intensity per rupee of turnover (Total water consumption / Revenue from operations) (KL/ ₹ Lacs)	0.0099349238	0.010886452
Water intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)* (Total water consumption / Revenue from operations adjusted for PPP) (KL/ ₹ Lacs)	0.00000205	0.000002249
Water intensity in terms of physical output*** (Total water consumption / MT of production data) (KL /MT of production)	-	-

** Water consumption has been calculated using the water procured for drinking purpose from third-party. Additional water consumption is estimated using https://cgwa-noc.gov.in/landingpage/Guidlines/NBC2016WatRequirement.pdf*

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

4. Provide the following details related to water discharged:

Parameter	2025-26	2024-25
Water discharge by destination and level of treatment (in Kilolitres)		
(i) To surface water		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(ii) To groundwater		
- No treatment	-	-
- With treatment – in ETP, STP & CRS	-	-
(iii) To seawater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iv) Sent to third parties		
- No treatment	-	-
- With treatment – Effluent Treatment Plant	-	-
(v) Others		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
Total water discharged (in kiloliters)	-	-

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

5. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation:

Given that the Company's water usage is limited to human consumption purposes, a zero liquid discharge system has not been deemed necessary. However, the Company has proactively implemented various water conservation measures to optimise its water usage.

6. Please provide details of air emissions (other than GHG emissions) by the entity:

Parameter	Please specify unit	2025-26	2024-25
NOx	The Company's reliance on diesel generator (DG) sets, which are owned by the landlord, is limited to occasional use during power outages, resulting in negligible air emissions of pollutants (excluding greenhouse gases) that are not considered material or significant.		
SOx			
Particulate matter (PM)			
Persistent organic pollutants (POP)			
Volatile organic compounds (VOC)			
Hazardous air pollutants (HAP)			

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

7. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity:

Parameter	Unit	2025-26	2024-25
Total Scope 1 emissions (Break-up of the GHG into CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, if available)	Metric tonnes of CO_2 equivalent	108.30	-
Total Scope 2 emissions (Break-up of the GHG into CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, if available)	Metric tonnes of CO_2 equivalent	1,506.40	1,273.53
Total Scope 1 and Scope 2 emission intensity per rupee of turnover (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations)	Metric tonnes of CO_2 equivalent / ₹ Lacs	0.0105634167	0.010829986
Total Scope 1 and Scope 2 emission intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)* (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations adjusted for PPP)	Metric tonnes of CO_2 equivalent / Lacs	0.00000218	0.000002237
Total Scope 1 and Scope 2 emission intensity in terms of physical output	Metric tonnes of CO_2 equivalent / MT of production	N.A.	N.A.

**IndiaShelter being in financial services business, emission intensity in terms of physical output is not applicable.*

**During FY 2025-26, the Company enhanced its GHG accounting methodology by incorporating fugitive emissions from refrigerants used in air-conditioning systems across its operational locations. Consequently, Scope 1 emissions have been reported for the current year. The previous year's disclosure did not include such emissions due to data limitations, and therefore year-on-year comparability may be limited.*

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency

No

8. Does the entity have any project related to reducing Green House Gas emission? If yes, then provide details:

At India Shelter, our environmental stewardship efforts focus on two key areas: enhancing energy efficiency and effective waste management, including responsible e-waste disposal. We have been certified by JAN GRIHA for our Green Home initiative. We offer specialised financing options for green housing projects and actively support initiatives that promote eco-friendly practices within the housing sector, underscoring sustainable development and environmentally conscious living.

9. Provide details related to waste management by the entity:

Parameter	2025-26	2024-25
Total Waste generated (in metric tonnes)		
Plastic waste **(A)**	-	-
E-waste **(B)**	-	-
Bio-medical waste **(C)**	-	-
Construction and demolition waste **(D)**	-	-
Battery waste **(E)**	-	-
Radioactive waste **(F)**	-	-
Other Hazardous waste. Please specify, if any. **(G)**	-	-
Other Non-hazardous waste generated **(H)**	-	-
Total (A+B + C + D + E + F + G + H)	**-**	**-**
Waste intensity per rupee of turnover (Total waste generated / Revenue from operations) (MT /₹ Mn)	-	-
Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)* (Total waste generated / Revenue from operations adjusted for PPP) (MT/ Mn)	-	-
Waste intensity in terms of physical output (MT waste generated / MT of production)	-	-
For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste	**-**	**-**
(i) Recycled	-	-
(ii) Re-used	-	-
(iii) Other recovery operations	-	-
Total	**-**	**-**
For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)		
Category of waste		
(i) Incineration	-	-
(ii) Landfilling	-	-
(iii) Other disposal operations	-	-
Total	**-**	**-**

**IndiaShelter being in financial services business, waste intensity in terms of physical output is not applicable.*

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency?

No

10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes:

Since the Company is a housing finance company, the key waste products are paper waste and e-waste. The Company does not use any hazardous and/or toxic chemicals. As majority of the process is digitised with high reliance on technology, paper waste is minimal. Employees are trained to be mindful of paper use by restricting paper waste.

11. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals/clearances are required, please specify details:

Not Applicable. The Company does not have any operations / offices in / around ecologically sensitive areas.

12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:

Not Applicable. The Company has not undertaken any projects that require an Environmental Impact Assessment (EIA).

13. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India, such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder. If not, provide details of all such non-compliances:

S. No.	Specify the law / regulation/ guidelines which was not complied with	Provide details of the non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective action taken, if any
Not Applicable				

P6: Leadership Indicators

1. Water withdrawal, consumption, and discharge in areas of water stress (in kilolitres):

We do not have any operations in water stress areas.

For each facility / plant located in areas of water stress, provide the following information:

(i) Name of the area:

(ii) Nature of operations:

(iii) Water withdrawal, consumption, and discharge:

Parameter	2025-26	2024-25
Water withdrawal by source (in kilolitres)		
(i) Surface water	-	-
(ii) Groundwater	-	-
(iii) Third party water	-	-
(iv) Seawater / desalinated water	-	-
(v) Others	-	-
Total volume of water withdrawal (in kilolitres)	**-**	**-**
Total volume of water consumption (in kilolitres)	**-**	**-**
Water intensity per rupee of turnover (Water consumed / turnover)	-	-
Water intensity (optional) – the relevant metric may be selected by the entity	-	-
Water discharge by destination and level of treatment (in kilolitres)		
(i) Into Surface water	**-**	**-**
- No treatment	-	-
- With treatment – please specify level of treatment	-	-

Parameter		2025-26	2024-25
(ii)	**Into Groundwater**	**-**	**-**
-	No treatment	-	-
-	With treatment – please specify level of treatment	-	-
(iii)	**Into Seawater**	**-**	**-**
-	No treatment	-	-
-	With treatment – please specify level of treatment	-	-
(iv)	**Sent to third parties**	**-**	**-**
-	No treatment	-	-
-	With treatment – please specify level of treatment	-	-
(v)	**Others**	**-**	**-**
-	No treatment	-	-
-	With treatment – please specify level of treatment	-	-
Total water discharged (in kilolitres)		**-**	**-**

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

2. Please provide details of total Scope 3 emissions & its intensity:

Parameter	Unit	2025-26	2024-25
Total Scope 3 emissions (Break-up of the GHG into CO_2, CH_4, N_2O, HFCs, PFCs, SF_6, NF_3, if available)	Metric tonnes of CO_2 equivalent	4,988.10	3,496.07
Total Scope 3 emissions per rupee of turnover		0.00000674	0.000006142
Total Scope 3 emission intensity (optional) – the relevant metric may be selected by the entity		-	

Scope 3 emissions for FY2025-26 comprise employee commuting and business travel (air travel, rail travel, hotel stays and cab travel). The company intends to progressively expand coverage of applicable Scope 3 categories in future years.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

3. With respect to the ecologically sensitive areas reported at Question 10 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities:

Not applicable since we do not have any operations in ecologically sensitive areas.

4. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives:

Sl. No	Initiative undertaken	Details of the initiative (web link, if any may be provided along with summary)	Outcome of the initiative
1	Capturing Customer Data in Digital Form and Digital Onboarding of Customers	• Mobile app for new loan applications and onboarding • Online verification and document capture • Facilitates real-time submission of applications • Aadhar based eKYC	• Reduced paper usage, thereby contribution to environmental conservation • Improved turnaround time by having eco-friendly process • Enhanced operational efficiency and data security
2	Digital loan agreements	• Customers can e-sign loan agreements	• 99% e-signing of agreements
3	Digital collections and remote payment ability	• EMI collection and other dues from customers • Allows mutual agreement on payment dates • Updates outstanding balances in real-time	• Reduced number of cash collections, digital collections at 95% • Saving time and efforts for the collection officer and providing convenience to the customer, thereby also reducing fuel consumption
4	Customer application	• App for customers to check loan status • Allows payment of EMIs and pending dues • Supports service requests in multiple languages	• Customers can avoid branch visits and save time, fuel & energy

5. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link:

To guarantee the dependability and smooth continuation of the Company's operations during any unforeseen adverse events, the Company has a Business Continuity Policy in place. To protect sensitive information and uphold client data confidentiality, it places a strong focus on information and cybersecurity practices in addition to taking adequate data privacy measures. The Company's Business Continuity Plan has well-defined roles and responsibilities for IT activities through adequate disaster recovery measures. The Company's IT business continuity plan is carefully designed to ensure minimal disruption of its day to-day business operations in case of contingencies.

6. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard?

Not Applicable.

7. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts:

Not Applicable.

8. How many Green Credits have been generated or procured?

a. By the listed entity - Nil

b. By the top ten (in terms of value of purchases and sales) value chain partners?

Not Applicable.

Principle 7

Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

This principle acknowledges that business operations are subject to the regulatory and policy frameworks established by national and international authorities, which provide a structured environment for their growth and define the limits of their activities. It also recognises that companies have a legitimate role to play in engaging with governments, either to express concerns or to provide input and expertise in the development of public policies. Moreover, any advocacy efforts by companies to influence public policy must be guided by a commitment to promoting the greater good and the well-being of society as a whole, while always operating within the bounds of the law and respecting the principles of transparency, accountability, and responsible governance.



P7: Essential Indicators

1. a. Number of affiliations with trade and industry chambers/ associations.

Nil

b. List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

Name of the trade and industry chambers/ associations	Reach of trade and industry chambers/ associations (State/National)
Nil	

2. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities:

The Company has not received any adverse order from the regulatory authority.

Name of authority	Brief of the case	Corrective action taken
Nil		

P7: Leadership Indicators

1. Details of public policy positions advocated by the entity:

Sr. no.	Public policy advocated	Method resorted for such advocacy	Whether information available in public domain? (Yes/No)	Frequency of Review by Board (Annually/ Half yearly/ Quarterly / Others – please specify)	Web Link, if available
Not Applicable					

Principle 8

Businesses should promote inclusive growth and equitable development

The principal underscores alignment with the national and developmental agenda, aligning with government goals and priorities, and addressing the socioeconomic challenges facing the country. This is particularly vital in regions characterised by social unrest and limited human development, where collaborative efforts can help mitigate these issues.



P8: Essential Indicators

1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year:

The Company has not undertaken Social Impact Assessments.

Name and brief details of project	SIA Notification No.	Date of notification	Whether conducted by independent external agency (Yes / No)	Results communicated in public domain (Yes / No)	Relevant Web link
Not Applicable					

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity:

Our operations and expansion projects have not resulted in the displacement of any population or their livelihoods. As a result, we have not undertaken any Rehabilitation and Resettlement (R&R) activities.

Name of Project for which R&R is ongoing	State	District	No. of Project Affected Families (PAFs)	% of PAFs covered by R&R	Amounts paid to PAFs in the FY (In ₹)
Not Applicable					

3. Describe the mechanisms to receive and redress grievances of the community:

The Company has various mechanisms in place to receive and redress grievances of its various stakeholders. Details of such mechanisms and policies are given elsewhere in this report.

4. Percentage of input material (inputs to total inputs by value) sourced from suppliers:

	2025-26	2024-25
Directly sourced from MSMEs/ small producers	42%	35%
Directly from within India	100%	100%

5. Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost:

Location	2025-26	2024-25
Rural	31%	28%
Semi-urban	28%	40%
Urban	22%	27%
Metropolitan	19%	6%

P8: Leadership Indicators

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Details of negative social impact identified	Corrective action taken
Not Applicable	

No project was undertaken in the 2023-24 which required a Social Impact Assessment and therefore this question is not applicable.

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

S.No.	State	Aspirational District	Amount spent (In ₹)
		-	

3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalised /vulnerable groups? (Yes/No)

No, the Company caters to the housing finance needs of lower and middle-income customers. Given the nature of the business, purchases from suppliers in the above-mentioned groups are limited.

(b) From which marginalised /vulnerable groups do you procure?

Not Applicable

(c) What percentage of total procurement (by value) does it constitute?

Not Applicable

4. Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge:

We have not engaged with any entity during the reporting period for deriving or sharing any benefits from the intellectual properties owned and acquired by us.

Sr. no.	Intellectual Property based on traditional knowledge	Owned/ Acquired (Yes/No)	Benefit shared (Yes / No)	Basis of calculating benefit share
Not Applicable				

5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved:

Name of authority	Brief of the Case	Corrective action taken
	Not Applicable	

6. Details of beneficiaries of CSR Projects:

Sr. no.	CSR Project	No. of persons benefitted from CSR Projects	% of beneficiaries from vulnerable & marginalised groups
1	Education Initiative: » The Akshaya Patra Foundation	1,400	100%
2	Healthcare Initiative: » Bansi Vidya Memorial Trust » Impact Guru Foundation	223 7,591	100%
3	Empowerment Initiative: » Paralympic Committee of India	6	100%
4	Tree Plantation Drive by India Shelter	N.A.	N.A.
5	Apprenticeship Programme	652	100%

Principle 9

Businesses should engage with and provide value to their consumers in a responsible manner

At its core, this principle affirms that a company's fundamental purpose is to provide its customers with secure, reliable, and valuable products and services, thereby creating mutual benefits for both the business and its customers. Recognising the diverse range of options available to consumers, companies are committed to offering products that not only meet but exceed customer expectations in terms of safety, affordability, usability, and environmental sustainability.



P9: Essential Indicators

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback:

The Company has a 3-level grievance redressal mechanism to receive and respond to consumer complaints and feedback. Level 1 involves Branch/ Toll-free number/ Email/ Whatsapp/ Website/ Portal, Level 2 involves Branch Head along with Call Center Manager, and Level 3 involves Chief Grievance Redressal Officer. The Company provides acknowledgement and preliminary remarks at each level and aims to resolve complaints in a timely manner with specified Turnaround Times (TAT) for different service requests. Customers can also approach the National Housing Bank for external redressal.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:

	As a percentage to total turnover
Environmental and social parameters relevant to the product	All the Company's loan products and Most Important Terms & Conditions (MITCs) are completely transparent and disclose all product-related details
Safe and responsible usage	
Recycling and/or safe disposal	

3. Number of consumer complaints in respect of the following:

	2025-26			2024-25		
	Received during the year	Pending resolution at end of year	Remark	Received during the year	Pending resolution at end of year	Remark
Data privacy	0	0	-	0	0	-
Advertising	0	0	-	0	0	-
Cyber-security	0	0	-	0	0	-
Delivery of essential services	0	0	-	0	0	-
Restrictive Trade Practices	0	0	-	0	0	-
Unfair Trade Practices	0	0	-	0	0	-
Other	0	0	-	0	0	-

4. Details of instances of product recalls on account of safety issues:

	Number	Reasons for recall
Voluntary recalls	Not Applicable	
Forced recalls		

5. Does the entity have a framework/ policy on Cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy:

Yes, the Company has a privacy policy in place and is committed to protecting customer data. The policy outlines its approach to collecting, storing, and using personal information. It ensures confidentiality, integrity, and security of customer data, and provides choices to customers regarding their data sharing. It also outlines procedures for data access, correction, and grievance redressal. India Shelter adheres to applicable laws and regulations, including the Information Technology Act, 2000, and the Information Technology (Reasonable Security Practices and Procedures and Sensitive Personal Data or Information) Rules, 2011, to safeguard customer data.

https://www.indiashelter.in/investor-relations

6. Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; Cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services:

No penalty or action was taken by regulatory authorities on the safety of products or services.

7. Provide the following information relating to data breaches:

a. Number of instances of data breaches:

No instances of data breach were reported or observed during the reporting year.

b. Percentage of data breaches involving personally identifiable information of customers

Nil, no instances of data breach were reported or observed during the reporting year.

c. Impact, if any, of the data breaches

P9: Leadership Indicators

1. Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available):

Information about the Company's products and services is available on the Company website (https://www.indiashelter.in/) and in the dedicated customer app. The Company has developed marketing collateral and maintains active social media handles to facilitate effective communication and promotion of its offerings.

2. Steps taken to inform and educate consumers about safe and responsible usage of products and/or services:

The Company interacts with customers at various stages to provide information about loan details, terms, and conditions. The Company believes that transparency is a key factor in its customer service. To further promote awareness, the Fair Practice Code, Schedule of Charges, MITC, and Grievance Redressal Policy are made available at branch locations and on the Company website. Additionally, these documents are available on the official website in regional languages to ensure customer understanding. Web link: https://www.indiashelter.in/investor-relations

3. Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services:

The Company's team proactively monitors and maintains services to prevent disruptions or discontinuations of essential operations. However, in the event of such an incident, the team swiftly initiates efforts to resolve the issue. During this time, customers can reach out to the Company through physical branch visits/digital channels for assistance.

4. Does the entity display product information on the product over and above what is mandated as per local laws? If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)

Yes. The Company initiates a welcome call with its customers and sends SMS updates at various stages to keep them informed. The loan agreement provided to customers includes the MITC. The MITC is available at the Company's branches and on its website. Customers can submit requests or queries through the customer app or reach out to its customer service team via various communication modes. Additionally, the Company has an automated feedback call system in place to gather customer feedback.

ANNEXURE 6

FORM NO. AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

1. Details of contracts or arrangements or transactions **not at arm's length basis: Not Applicable**
   - a) Name(s) of the related party and nature of relationship
   - b) Nature of contracts/arrangements/transactions
   - c) Duration of the contracts/arrangements/transactions
   - d) Salient terms of the contracts or arrangements or transactions including the value, if any
   - e) Justification for entering into such contracts or arrangements or transactions
   - f) Date of approval by the Board
   - g) Amount paid as advances, if any
   - h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188
2. Details of material contracts or arrangement or transactions **at arm's length basis**

(a)	Name(s) of the related party and nature of relationship	During Financial Year 2025-26, there were no material contracts or arrangement or transactions. However. the details of other transactions with related parties at arm's length basis have been appropriately disclosed in the financial statements.
(b)	Nature of contracts/arrangements/transactions	
(c)	Duration of the contracts/arrangements/transactions	
(d)	Salient terms of the contracts or arrangements or transactions including the value, if any:	
(e)	Date(s) of approval by the Board, if any:	
(f)	Amount paid as advances, if any:	

Sd/-
Mr. Sudhin Bhagwandas Choksey
Chairman and Non-Executive Non-Independent Director
DIN: 00036085
Place: Gurugram
Date: 02 May, 2026

Sd/-
Mr. Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram
Date: 02 May, 2026

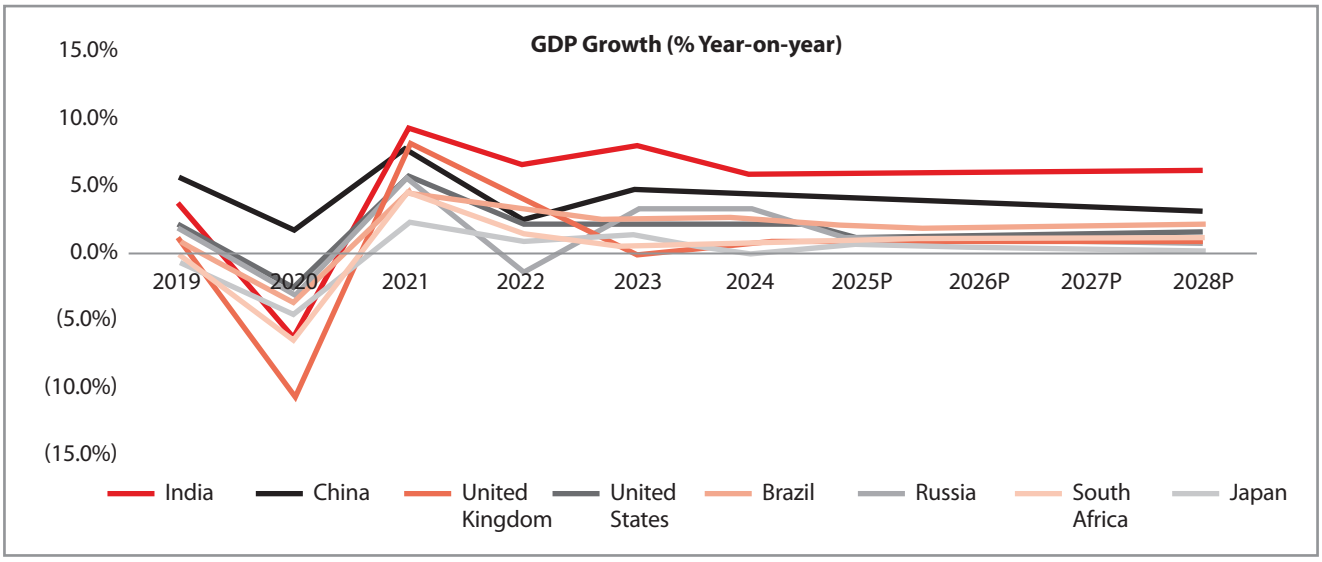
ANNEXURE 7

MANAGEMENT DISCUSSION AND ANALYSIS

GLOBAL ECONOMY: STABILITY AMID VOLATILITY

The global economy had demonstrated notable resilience despite ongoing geopolitical tensions, evolving trade dynamics and policy uncertainty, with growth expectations previously pointing towards a relatively stable trajectory. Technology-led investments and optimism around AI-driven productivity gains had also emerged as key drivers supporting economic activity and improving long-term growth expectations across several advanced economies. However, this outlook has been disrupted by the outbreak of conflict in the Middle East, introducing a fresh source of uncertainty and testing the strength of the global recovery. Rising commodity prices, firmer inflation expectations and tighter financial conditions are placing renewed pressure on economic activity. Assuming the conflict remains contained in scope and duration, global growth is projected to moderate to ~3.1% in 2026 before improving marginally to ~3.2% in 2027.

Global inflation is expected to rise marginally in 2026 before resuming its downward trend in 2027. Risks, including elevated public debt, financial market volatility, persistent geopolitical and trade uncertainties, along with the crude oil and gas supply shock arising from the Middle East conflict, remain skewed to the downside. Rising energy prices and supply disruptions are intensifying inflationary pressures, tightening financial conditions and weighing on global growth prospects. Divergent growth trajectories and labour market vulnerabilities are further slowing the recovery.



Outlook

The outlook remains uneven across regions, with emerging markets and developing economies expected to face a sharper slowdown alongside greater inflationary pressures. The global environment is increasingly characterised by evolving supply chains, shifting trade patterns and heightened geopolitical fragmentation. While these adjustments have helped cushion external shocks, downside risks continue to dominate. A prolonged conflict, renewed trade tensions, weaker-than-expected productivity gains from technological advancements, or deeper geopolitical fragmentation could further weaken growth and increase financial market volatility. In this environment, adaptability, credible policy frameworks and stronger international cooperation remain essential to navigating uncertainty and building long-term resilience.

Source: R1.1 https://www.imf.org/en/publications/weo/issues/2026/04/14/world-economic-outlook-april-2026

INDIA: SUSTAINED GROWTH ON DOMESTIC FUNDAMENTALS

Despite external pressures, India remains one of the fastest-growing major economies, supported by strong domestic demand and structural growth drivers. While the Middle East conflict has introduced fresh challenges through higher crude oil prices, rising import costs and renewed inflationary pressures, the Indian economy has remained relatively resilient due to its diversified growth base and strong domestic fundamentals. Real GDP growth is estimated at ~7.4% for 2025-26, moderating gradually to ~6.4% over 2027-28 as post-recovery momentum normalises, still well above global averages.

Growth is underpinned by resilient consumption, improving investment activity, and sustained government capital expenditure towards infrastructure, logistics, and urban development. Public capex of ~₹12.2 Tn serves as a key growth anchor, while the services sector expansion provides broader economic stability.

ANNEXURE 7 (CONTD.)

Structural socio-economic factors, including rising urbanisation, increasing income levels, and continued financial formalisation, support long-term economic expansion and credit growth.

Outlook

India's growth trajectory is expected to remain stable over the medium term, with GDP growth projected at 6-6.5% CAGR through 2029-30, reflecting a transition from post-recovery acceleration to sustainable expansion.

Continued infrastructure development, fiscal consolidation, and policy stability are expected to support investment activity and economic resilience. Global uncertainties and external headwinds remain key risks. However, India's strong domestic demand, improving credit penetration, and structural reforms position it favourably for sustained long-term growth.

Sources: https://tradingeconomics.com/india/interest-rate/news/523674

https://www.pib.gov.in/PressReleasePage.aspx?PRID=2220800&lang=1&reg=6&utm

STRUCTURAL HOUSING DEMAND DRIVERS

Demographic Drivers

India's housing demand is structurally supported by favourable demographic dynamics: a growing working-age population and an accelerating household formation. With a median age of ~28 years and ~37% of the population in the prime working cohort (25-29 years), India stands apart among major economies. This points to a sustained pipeline of income-earning households entering the housing market.

The shift towards nuclear families is expanding demand for housing across urban and semi-urban markets. Another key growth factor is the increasing participation of self-employed and informal income groups in formal credit systems. This transition from shared housing to ownership-led consumption, structurally increases the number of housing units required per capita.

Demographic Impact on Housing Demand

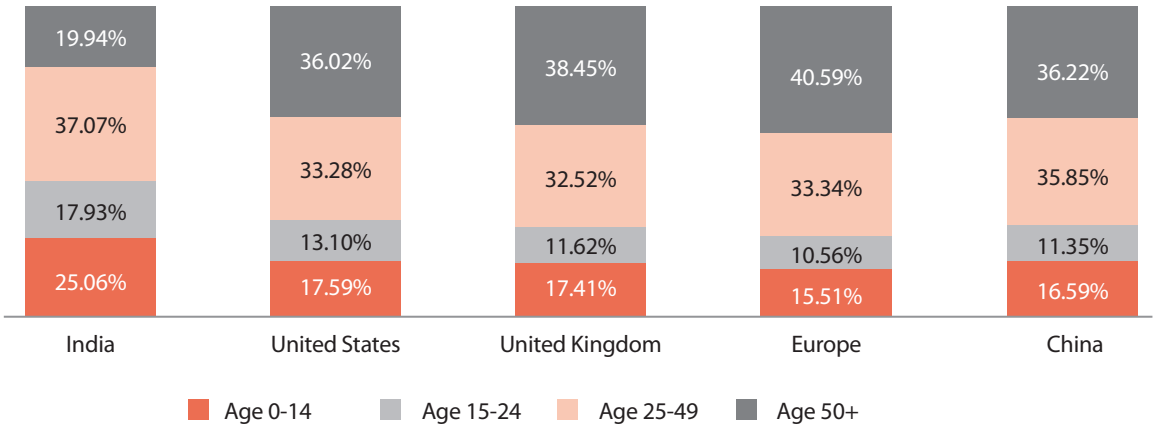
STRUCTURAL FACTOR

- Nuclearisation of families
- Financial formalisation
- Income growth

HOUSING IMPLICATION

- Higher dwelling unit demand per household
- Financial formalisation
- Income growth

India's Demographic Comparison with Other Economies

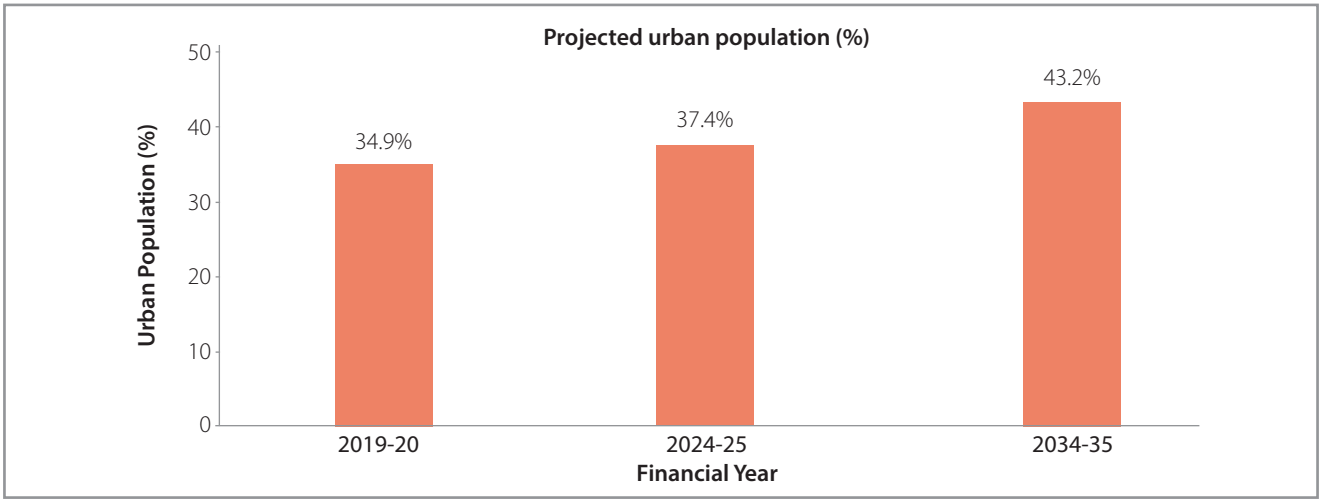


Source: United Nations Department of Economic and Social Affairs, Crisil Intelligence

ANNEXURE 7 (CONTD.)

Urbanisation

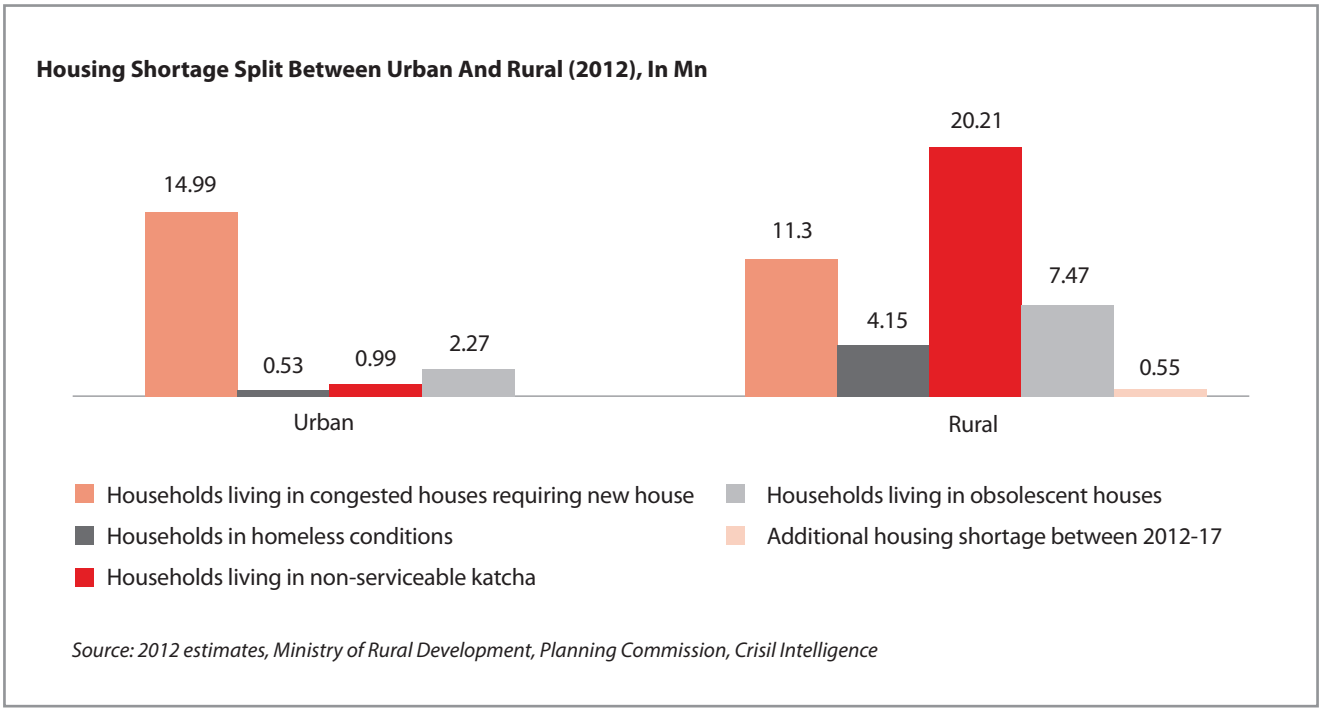
Urbanisation remains a primary demand catalyst, driven by economic concentration and employment-led migration. Urban centres account for ~3% of land area, yet contribute ~60% of GDP, reflecting a strong correlation between economic activity and housing demand. Rising urban populations point to sustained migration towards cities and peripheral urban clusters. This is expected to drive incremental housing demand, particularly in Tier II and III cities and emerging urban corridors where affordability constraints and supply shortfalls remain pronounced.



Source: Census 2011, World Urbanisation Prospects: The 2018 Revision (UN)

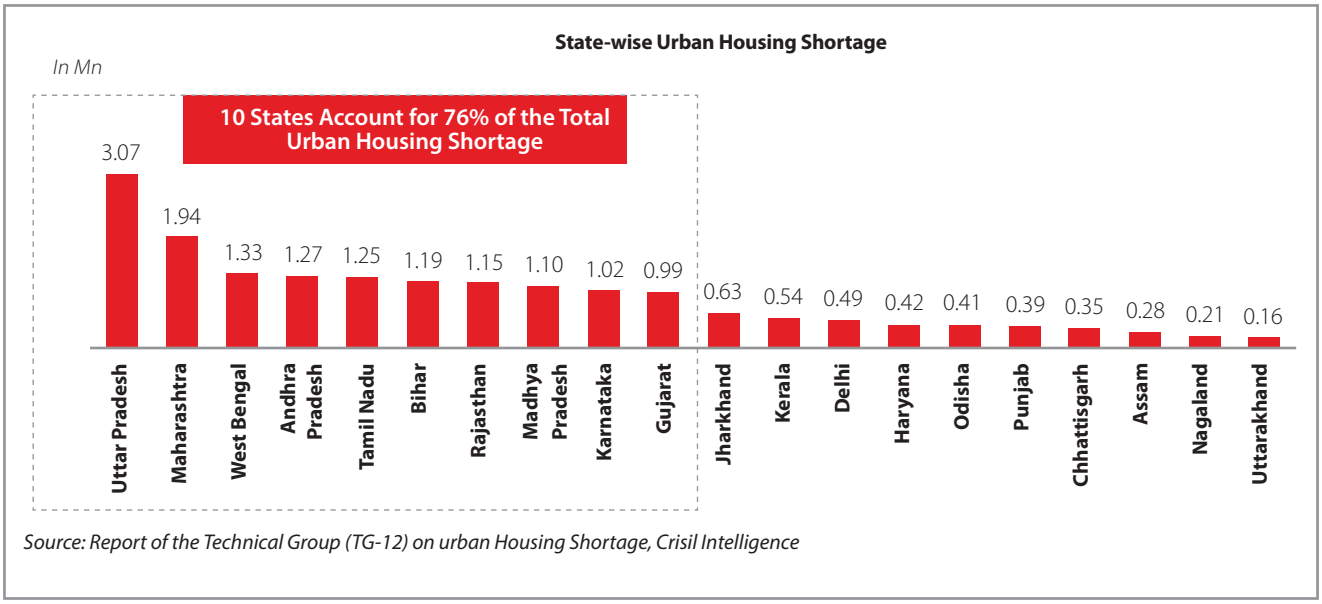
Housing Shortage

India's housing demand is reinforced by a persistent supply-demand imbalance. The shortage is concentrated in lower-income segments. The Economically Weaker Section (EWS) and Low-Income Group (LIG) together account for 95% of urban housing shortage, indicating that demand is end-user driven, not speculative. The scale and persistence of this gap provide multi-year visibility for housing development and mortgage growth, reinforcing the sector's structural growth trajectory.



Source: 2012 estimates, Ministry of Rural Development, Planning Commission, Crisil Intelligence

ANNEXURE 7 (CONTD.)



Source: Report of the Technical Group (TG-12) on urban Housing Shortage, Crisil Intelligence

Estimated Shortage In 2025 And 2030

Housing shortage in India in 2025 and 2030

In Mn	CY 2025E	CY 2030E
Population	1,408.00	1,525.10
Household size	4	4
No. of houses (A)	290.5	317.3
Required houses (B)	352	381.3
Overall shortage (B-A)	**61.5**	**64**

Note: E: Estimated; Required houses = Population/household size

Source: Census 2011, RBI, Crisil Intelligence

Housing Loan Demand in rural and urban areas in 2025E	Rural	Urban
Total shortage of houses (Mn)	36.7	24.4
Average value of house	2,706,825	4,392,754
LTV	70%	75%
ATS of housing loans	1,894,777	3,294,566
Credit Penetration	8.50%	12.60%
Total addressable demand (in Tn)	6	10

*Note: Total Housing Loan Demand = ATS of housing loan*Total shortage of houses; Source: Crisil Intelligence*

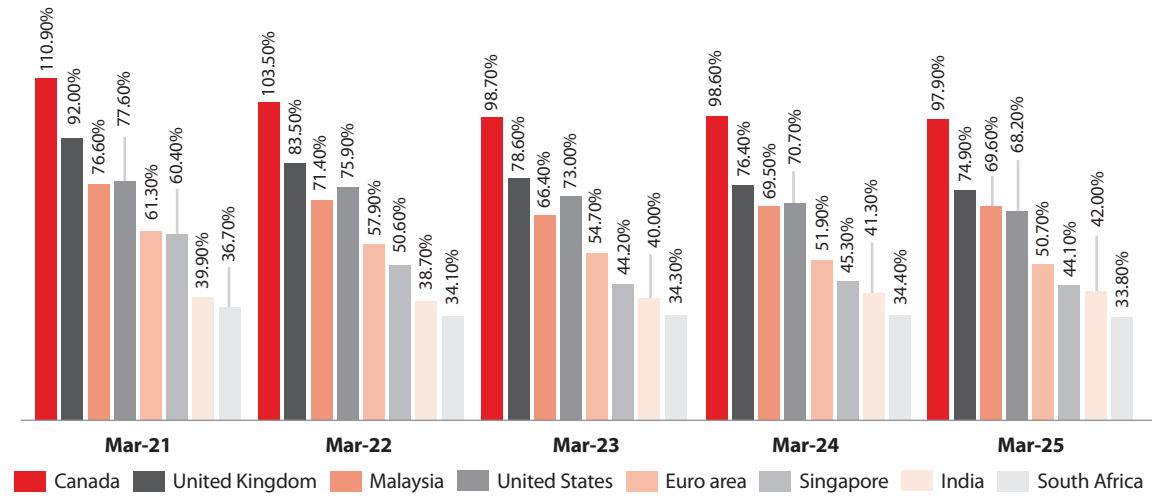
ANNEXURE 7 (CONTD.)

MORTGAGE PENETRATION AND CREDIT OVERVIEW

Mortgage penetration and household credit levels are key indicators of the depth and maturity of a country's financial ecosystem. They provide insights into borrowing behaviour, access to formal credit and the extent of financial inclusion within an economy. India's relatively underpenetrated credit landscape reflects substantial headroom for future expansion, supported by economic growth, rising incomes and improving access to formal finance.

As of March 2025, India's household debt-to-GDP ratio stood at 42%, significantly lower than most developed economies. India also trails Malaysia (~70%) and remains marginally below Singapore and the European Union. The comparatively low level of household debt highlights the structural underpenetration of India's credit market and significant long-term growth potential in housing finance and retail lending.

Household Debt to GDP (%)

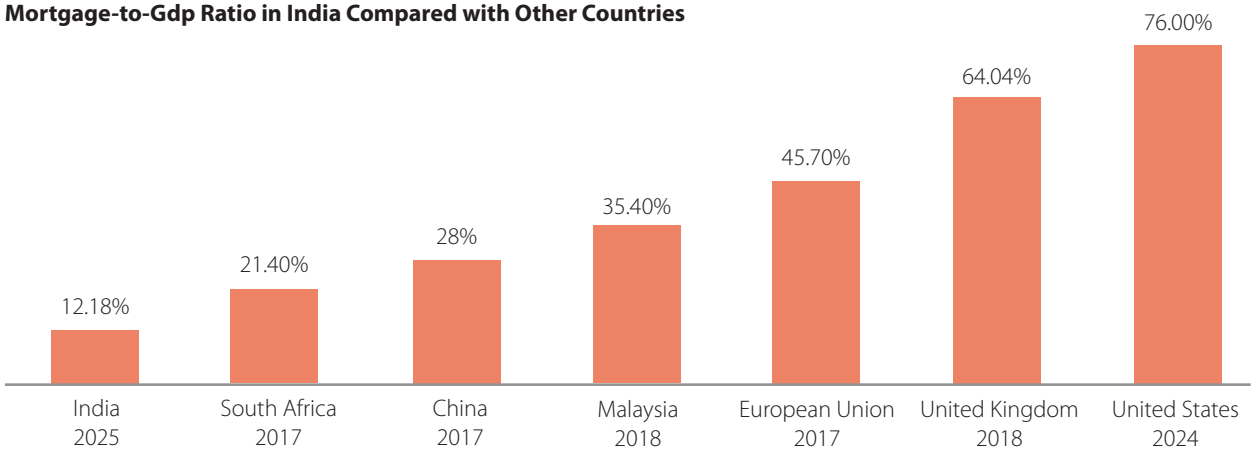


Source: Bank of International Settlements, Crisil Intelligence

Mortgage-to-GDP: Profile and Positioning

India's mortgage market remains at a relatively early stage of development compared to global benchmarks. As of 2024-25, the country's mortgage-to-GDP ratio stood at 12.18%, reflecting the scale of mortgage penetration within the economy. While this marks a gradual increase from 11.81% in 2020-21, the ratio continues to remain significantly below that of developed economies and several emerging markets, indicating scope for further deepening of housing finance adoption.

Mortgage-to-Gdp Ratio in India Compared with Other Countries



Source: HOFINET, European Mortgage Federation, NHB, Crisil Intelligence

ANNEXURE 7 (CONTD.)

Credit Penetration in India

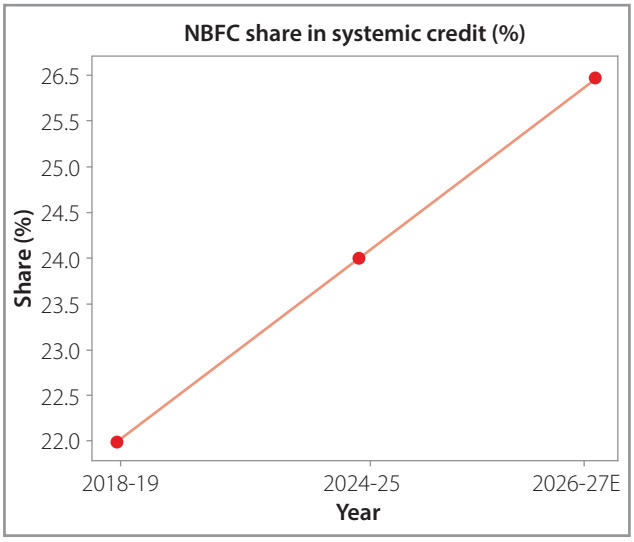
India's credit market continues to expand, supported by economic growth and improving financial access. Retail credit remains a key driver, propelled by growing consumption, increasing urbanisation, and rising disposable incomes. Credit is broadening across housing, mobility, education, and personal finance, reflecting deeper integration of formal finance into everyday economic activity. Additionally, financial inclusion efforts are unlocking new borrower segments, further strengthening demand.

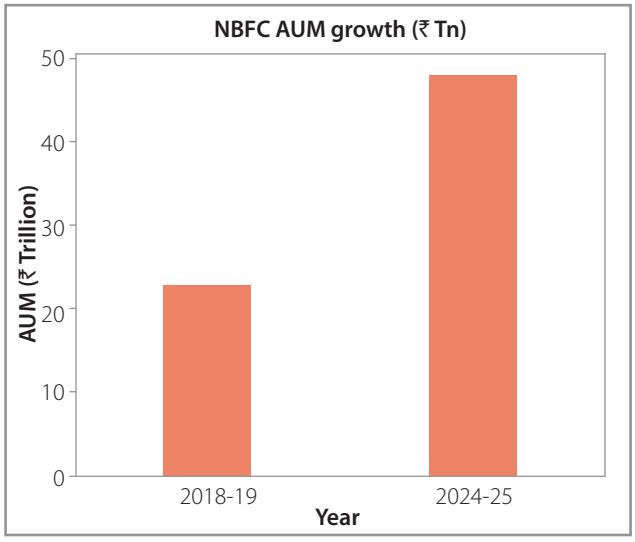
Still, credit penetration remains below that of many developed economies. India's bank credit-to-GDP ratio stood at 93% in CY 2024, significantly below China (198%) and the United States (143%). This underscores the structural headroom for financial deepening across the country.

India's Credit Growth Snapshot

	2018-19	2024-25	CAGR	Outlook 2025-27
Total Systemic Credit	₹101 Tn	₹202 Tn	12%	12–14% CAGR
Retail Credit Size	–	₹82 Tn	16% (2019-25)	13–15% CAGR; ₹108 Tn by 2026-27

NBFCs continue to play a critical role in bridging the credit accessibility gap, particularly in underserved segments and geographies. NBFC AUM grew from ₹23 Tn in 2018-2019 to ₹48 Tn in 2024-25, at a CAGR of 13.2%. NBFC credit is expected to grow at an 18-20% CAGR between 2024-25 and 2026-27, outpacing bank credit growth of 11-13%. The NBFC share in systemic credit has risen from 22% in 2018-19 to 24% in 2024-25 and is projected to reach 26% by 2026-27. Digital lending adoption, financial inclusion initiatives, and a supportive regulatory environment are expected to sustain this expansion across the retail and MSME segments.





Key Drivers of Retail Credit Growth

Retail credit growth in India is underpinned by six structural drivers.

(1) **Economic Formalisation:** GST adoption, digital payments, and expanding bureau penetration

(2) **Demographics:** India has the world's largest youth population, with 381.5 Mn individuals aged 15-29

(3) **Increasing Urbanisation:** Urban population projected to rise from 37% in 2025 to 41% by 2031

(4) **Digital Adoption:** In 2024-25, UPI transactions reached 185.9 Bn; e-KYC transactions stood at 4.4 Bn

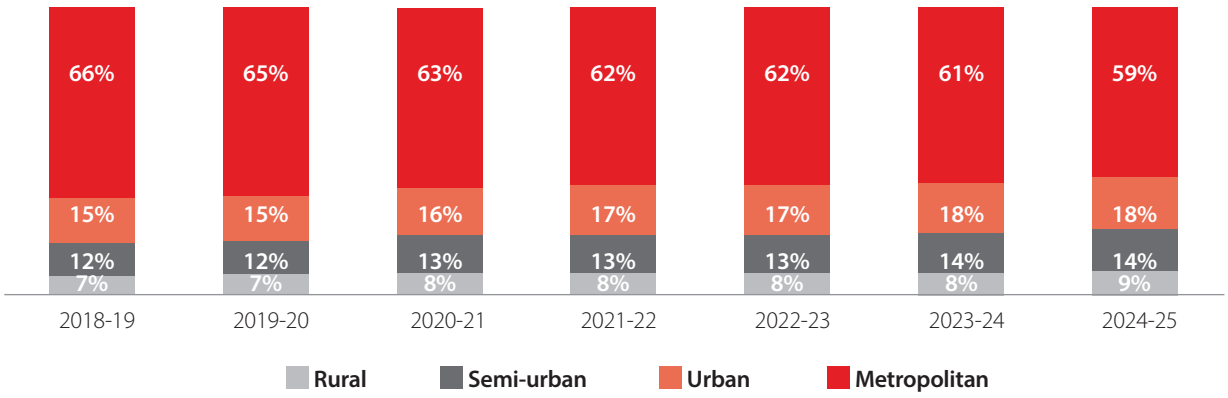
(5) **Financial Inclusion:** 89% of Indian adults now hold a financial account, up from 53% in CY 2014

(6) **Rising Disposable Income:** Per capita NNI expanded 5.5% in 2024-25

ANNEXURE 7 (CONTD.)

Share of Banking Credit in Semi-Urban and Rural Region Increased to 14% and 9% Respectively in Fiscal 2025 From 12% and 7% Respectively in Fiscal 2019

Population Group-Wise Banking Credit (In %)

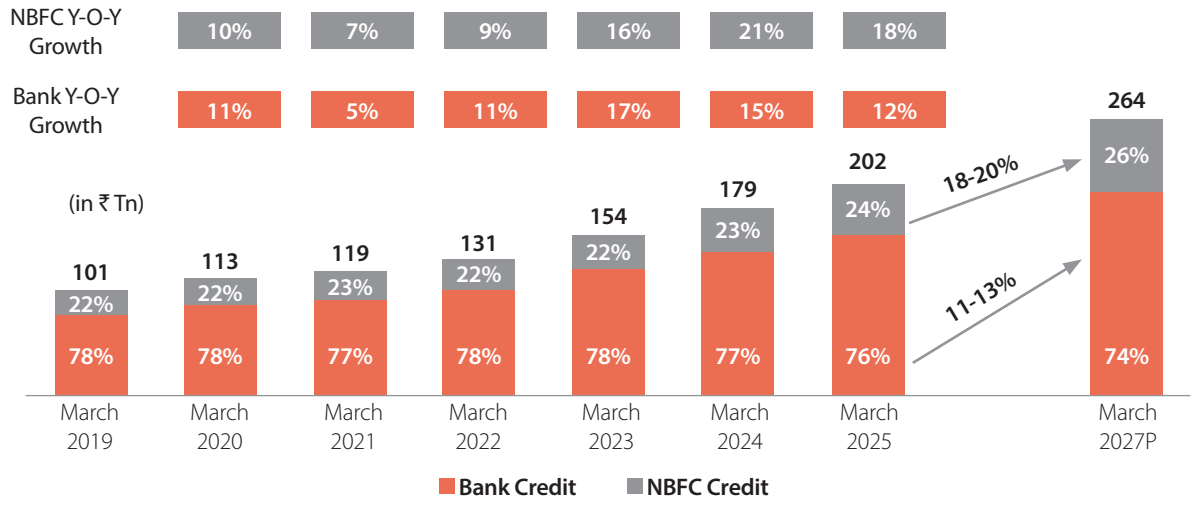


Credit Growth in the NBFC Sector

NBFCs continue to deepen credit access across underserved borrower segments and geographies. The easing of monetary policy, including repo rate cuts to ~5.25%, has improved liquidity and reduced funding costs. This has enabled NBFCs to expand credit availability and offer competitive lending rates, supporting loan demand in retail and MSME segments.

NBFCs also benefit from flexible underwriting models and the ability to serve borrowers with informal income profiles, making them key drivers of credit inclusion. As financial ecosystems formalise and digital infrastructure strengthens, NBFC-led credit expansion is expected to remain central to overall financial deepening.

Overall NBFC Credit Constitutes ~24% of the Overall Systemic Credit in Fiscal 2024-25



Note: P: Projected

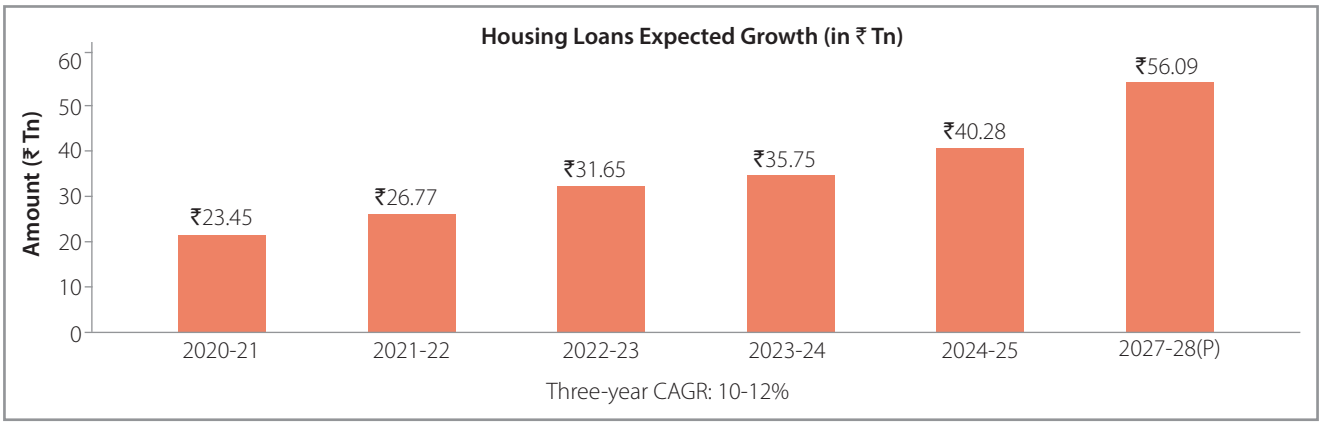
ANNEXURE 7 (CONTD.)

INDIA'S HOUSING FINANCE SECTOR

Structure and Trends

India's housing finance sector has emerged as a key component of the financial ecosystem, supported by steady mortgage lending growth and expanding credit access. The broader mortgage finance industry has grown consistently at ~15% during the past decade, driven by rising home ownership aspirations, urbanisation, and improving affordability. Growth is now transitioning towards a more stable trajectory, with expansion expected to remain to 18–20% in the medium term.

The sector is increasingly influenced by shifts in ticket size and borrower mix. Higher-ticket housing loans have grown faster than lower-ticket segments, reflecting rising property values and evolving customer preferences. At the same time, structural tailwinds such as urbanisation, rising disposable incomes, and improving access to credit continue to sustain long-term demand.



Note: P: Projected; Source: CRIF Highmark, Crisil Intelligence

India's Housing Finance Sector: Key Growth Drivers

01 Cross-asset Capital Flows:
Gains from equities, gold, and mutual funds are increasingly being channelled into housing down payments

02 Demographic Tailwinds:
Young population, rising nuclearisation, and earlier household formation continue to drive structural demand

03 Evolving Preferences:
Shift towards larger homes and ownership-led consumption, especially in peripheral and non-metro markets

04 Improving Affordability:
Rising incomes and easing interest rates are enhancing loan eligibility and incremental housing demand

05 Technology Enablement:
Digitalisation and data availability are improving underwriting and expanding access for informal borrowers

06 Policy Support:
Initiatives like Pradhan Mantri Awas Yojana (PMAY) and Special Window for Affordable and Mid-Income Housing (SWAMIH) Investment Fund are strengthening affordability, enabling supply completion, and boosting credit flow

ANNEXURE 7 (CONTD.)

Growth Prospects in the Housing Finance Market

India's housing finance sector is expected to maintain stable growth, supported by favourable macroeconomic conditions and expanding formal credit channels. While growth is moderating from earlier highs, it remains robust relative to the broader financial sector, driven by sustained housing demand and improving credit access. The sector is likely to benefit from ongoing digitisation, enhanced underwriting capabilities, and deeper market penetration. However, rising competition, evolving borrower profiles, and the need to balance growth with operational efficiency will remain key considerations as the sector matures.

AFFORDABLE HOUSING FINANCE

Structure and Trends

~312 Lacs units

Housing shortage (2030)

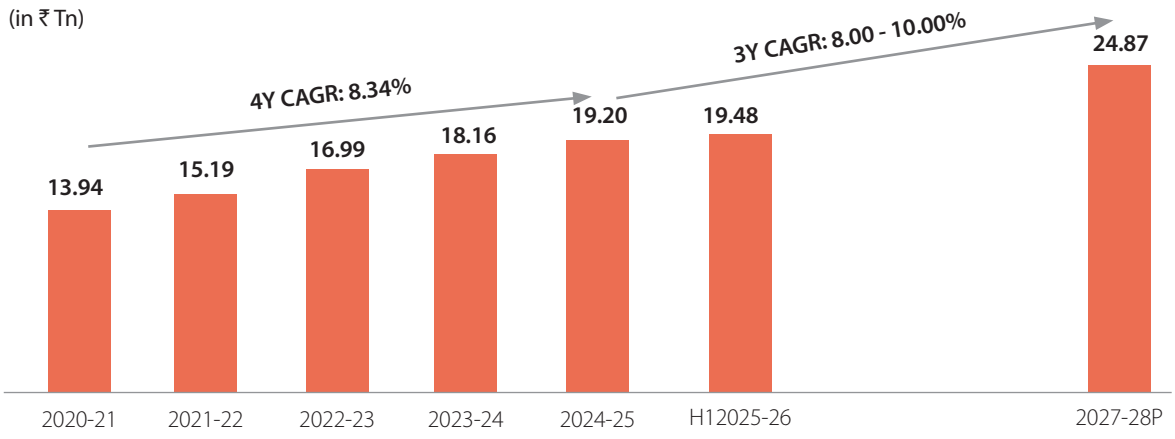
~₹14.1 Tn

AHFC market size (2026-27E)

India's affordable housing finance segment is anchored by a substantial and persistent demand–supply gap, creating a long-term structural opportunity for credit expansion. The projected housing shortage, combined with high loan dependency among lower-income segments, represents a significant financing opportunity of ₹44-45 Lac Crs for lenders. Demand remains largely end-user driven, with limited speculative activity, providing resilience across economic cycles.

The segment has demonstrated strong growth, with AHFCs delivering 20-25% AUM CAGR over the past five years, materially outpacing overall housing credit growth. Expansion has been supported by deeper geographic penetration, improving borrower accessibility, and sustained demand from EWS and low-income households.

Affordable-Housing Finance Logs A Cagr of 8.34% between Fiscals 2021 and 2025



Note: P: Projected; Source: CRIF Highmark, Crisil Intelligence

Government Support: Key Policy Initiatives

Government initiatives continue to strengthen the affordable housing ecosystem by improving both demand and supply-side dynamics. Flagship schemes such as PMAY have improved affordability through interest subsidies and targeted incentives for lower-income households. SWAMIH has facilitated the completion of stalled housing projects, restoring buyer confidence and enabling credit flow. Together, these measures, underpinned by a continued 'Housing for All' focus, have expanded access to formal housing finance and reinforced long-term demand visibility.

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PMAY–U Budget Allocations (in ₹ Crs)

2021-22	8,000
2022-23	28,000
2023-24	25,103
2024-25	30,171
2025-26	23,294
2026-27	21,625

Source: Budget

Competition

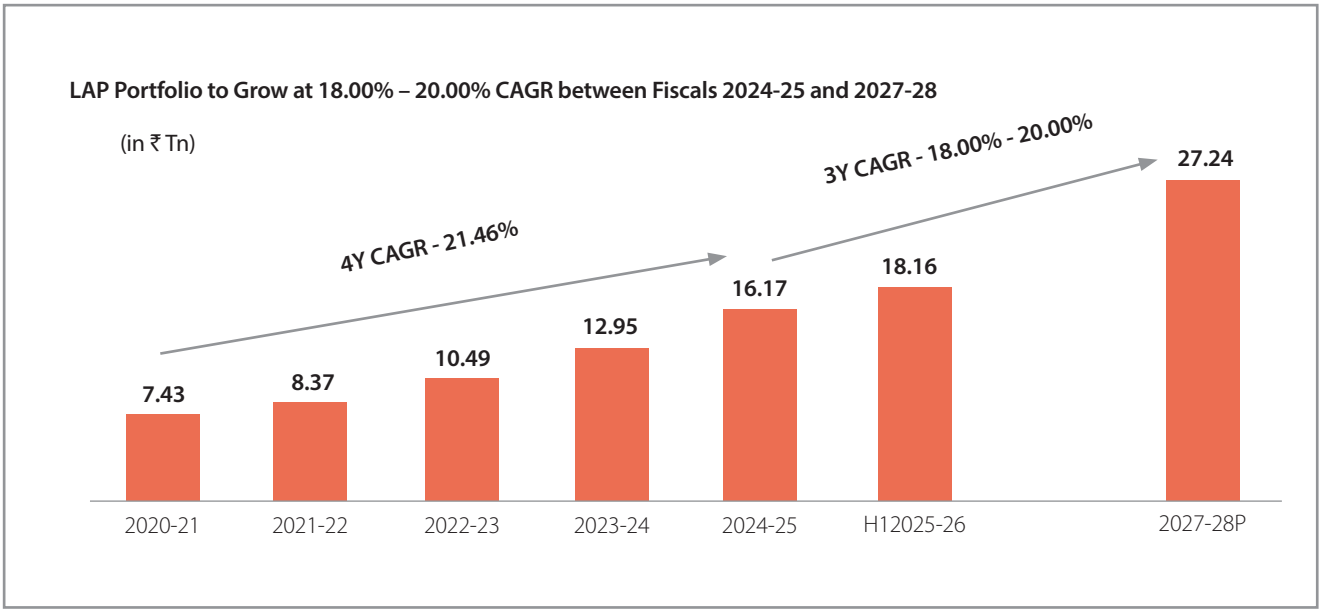
Competition in the affordable housing finance sector remains structurally favourable, with inherent entry barriers. Banks and large housing finance companies (HFCs) continue to prioritise higher ticket size loans due to lower operating intensity and standardised underwriting. In contrast, affordable housing lending requires a high-touch, branch-led model with field-level verification and cash-flow-based income assessments, resulting in higher execution complexity. This has enabled specialised Affordable Housing Finance Companies (AHFCs) with strong local distribution networks and underwriting capabilities to establish a differentiated position, with competition remaining disciplined and largely concentrated among specialised players.

Loan Against Property (LAP)

LAP has gained traction as a key secured lending product. This has allowed borrowers to unlock the value of residential and commercial assets for business expansion, working capital, and consumption needs. The collateral-backed structure gives lenders stronger recovery visibility and a favourable risk-return profile. It also offers borrowers lower interest rates and longer repayment tenures compared to unsecured financing.

The LAP portfolio expanded at a CAGR of ~21.46% between 2020-21 and 2024-25, growing from ~₹7.4 Tn to ~₹16.2 Tn, and reaching ~₹18.2 Tn as of H1 2025-26. Growth has been driven by rising property ownership, increasing credit demand from MSMEs, and improving financial penetration across Tier II and III markets.

The LAP segment is expected to grow at 18-20% CAGR through 2027–28, supported by increasing lender focus, digitalisation of land records, and enhanced underwriting. Growth in lower ticket-size segments has moderated due to tighter underwriting and asset quality considerations. However, overall demand remains resilient, with lenders increasingly prioritising calibrated, risk-adjusted expansion.



P: Projected

Source: CRIF Highmark, Crisil Intelligence

ANNEXURE 7 (CONTD.)

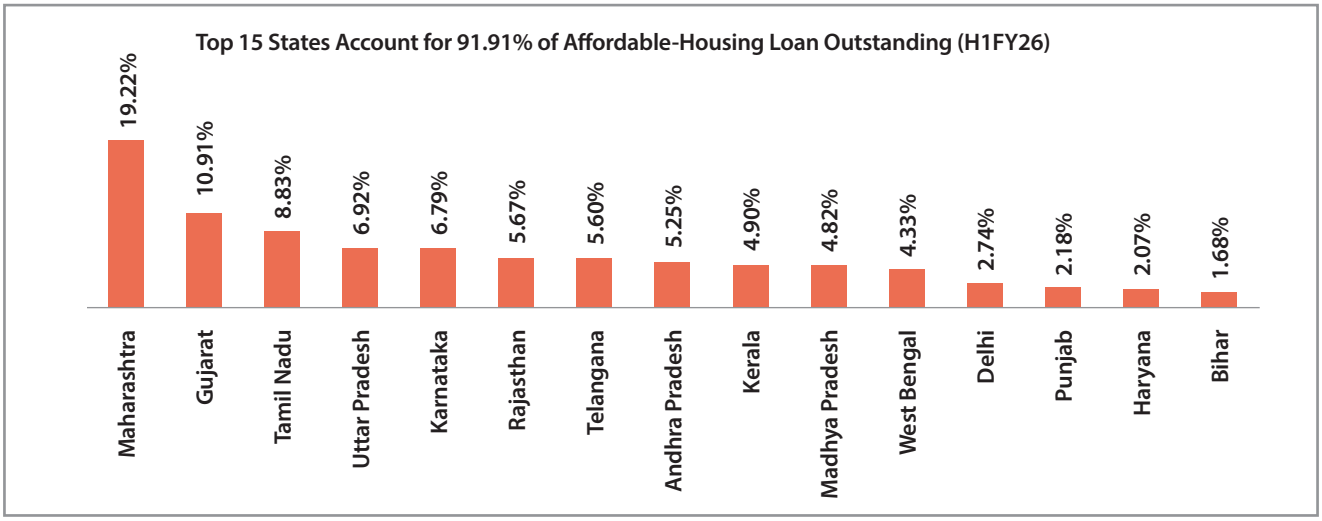
GEOGRAPHIC OPPORTUNITY

India's affordable housing segment presents a compelling geographic opportunity across both established and emerging markets. Leading states, such as Maharashtra, Gujarat, Tamil Nadu, and Uttar Pradesh, continue to anchor a significant share of the housing finance portfolio. Growth is increasingly broad-based, with Madhya Pradesh, Telangana, and Andhra Pradesh witnessing accelerated expansion. Even within large states, loan penetration remains concentrated in a few districts, indicating substantial headroom across underpenetrated regions.

This opportunity is further reinforced by the structural shift towards Tier II and Tier III cities. These cities now account for the majority of affordable housing demand, supported by improving infrastructure, urbanisation, and income formalisation. Rural and semi-urban markets are also emerging as additional growth engines, driven by first-time homebuyers and rising aspirations.

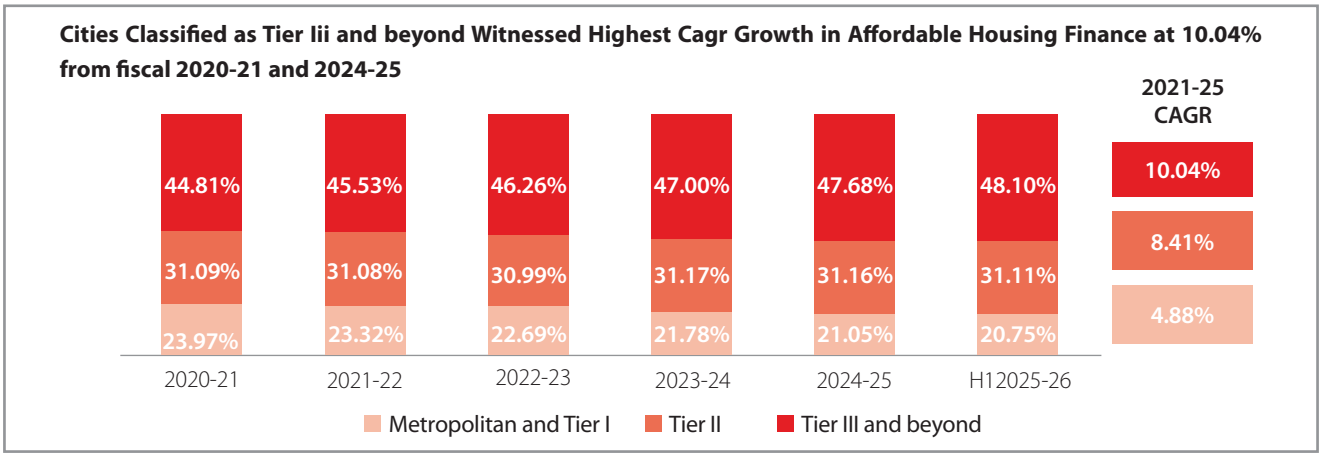
Mortgage Penetration: Semi-urban and Emerging Markets

Mortgage penetration remains significantly lower in semi-urban and Tier II and III markets relative to metros. Mortgage-to-GDP ratios by state range from below 7% in states like Jammu & Kashmir and Bihar to nearly 20% in Maharashtra and Telangana. Banking credit allocated to rural areas stood at just 9% in 2024-25, while semi-urban areas held 14%, underscoring the untapped opportunity for HFCs with deep local distribution capabilities. In the affordable housing segment specifically, Tier III and beyond cities account for 48.10% of outstanding loans as of H1 2026. They have also recorded the highest growth rate at 10.04% CAGR between 2020-21 and 2024-25.



Non-metro Disbursement Growth

Among the top 10 states, faster-growing markets: Telangana (18.50% CAGR, 2021-25), Andhra Pradesh (17.02%), and Rajasthan (17.02%) are outpacing the 14.48% national average. This reflects structural acceleration of housing credit in underserved geographies. The top 10 districts account for approximately one-third of total outstanding housing loans. Districts beyond the top 200 show the highest growth rates, highlighting opportunities for lenders with last-mile presence. Similarly, in the LAP segment, Tier III and beyond cities now account for 50.82% of the sub-₹3.5 Mn LAP portfolio, recording a CAGR of 27.70% between 2020-21 and 2024-25.



ANNEXURE 7 (CONTD.)

REGULATORY FRAMEWORK AND POLICY DIRECTION

The regulatory environment for HFCs has evolved significantly. The RBI assumed regulatory oversight of HFCs effective 2020, following the transfer from the National Housing Bank (NHB). This transition aligned HFCs more closely with the broader NBFC regulatory framework, strengthening governance standards and risk management norms across the sector.

Scale-based Regulation and Capital Adequacy

The RBI's scale-based regulation (SBR) framework for NBFCs introduced a tiered regulatory architecture aligned with size and systemic risk. It has increased expectations around capital adequacy, internal controls, and public disclosures for HFCs. HFCs must meet principal business criteria requiring at least 60% of total assets in housing finance, with a minimum 50% to individual borrowers.

Effective November 2024, this data must be submitted to the RBI monthly (previously quarterly), reflecting heightened supervisory intensity. Risk weights on housing loans remain favourable relative to other asset classes. They can be as low as 35% for loans below ₹7.5 Mn with LTV at or below 80%. This enables efficient capital deployment for lenders focused on the affordable segment.

Priority Sector Lending and PSL Eligibility

The RBI has revised the Priority Sector Lending (PSL) eligibility criteria for housing loans effective April 2025, raising loan limits as listed in the table below.

PSL Eligibility Increased In Housing Loans

Population limit for centres	Loan limit	Maximum cost
50 Lacs and above	₹50 Lacs	₹63 Lacs
Between 10 Lacs and 50 Lacs	₹40 Lacs	₹57 Lacs
Below 10 Lacs	₹35 Lacs	₹44 Lacs

Source: RBI

This expansion is likely to attract increased capital into the affordable housing segment by incentivising bank lending and widening borrower access to subsidised credit channels.

RERA, SARFAESI, and Market Formalisation

RERA, implemented in 2017, has materially improved transparency, delivery accountability, and buyer confidence in the housing market. The act mandates that 70% of buyer funds be held in escrow, requires quarterly project disclosures, and makes developer registration compulsory. These requirements collectively reduce fund diversion and project stalling. As of December 2025, 91% of Smart Cities Mission projects valued at ₹1.48 Tn have been completed.

Amendments to the SARFAESI Act have enabled NHB-registered HFCs to accelerate collateral recovery, particularly in lower-ticket-size segments where conventional legal routes are cost-prohibitive. The NHB established RMBS Development Company Limited (RDCL) in January 2025, signalling a policy push towards deepening the mortgage-backed securities market. This is expected to provide HFCs with additional long-tenure funding avenues and support the sector's growth.

COMPANY OVERVIEW

India Shelter Finance Corporation Limited ('India Shelter' or 'The Company') is a purpose-driven technology-led housing finance institution focused on bridging the credit gap in affordable housing. We expand access to housing finance, especially for self-employed individuals and first-time homebuyers across India's Tier I to Tier III cities. This supports upward mobility for the low- and middle-income segments. Since our inception in 2010, we have evolved into a national player with 307 branches across 15 states.

Our competitive edge lies in our 'Phygital' ecosystem, a seamless integration of an expansive physical network and a scalable digital backbone. This end-to-end in-house approach ensures comprehensive control over the customer lifecycle, enabling us to minimise transaction costs and turnaround times. Our proprietary digital suite, comprising Sales (iTrust), Credit (iCredit), Technical (iTech), Collections (iCollect), and Customer Service (iServe) drives operational efficiency and data-driven risk management. We remain committed to responsible governance and sustainable value creation for our stakeholders.

Strengths

- **Geographic footprint:** An expanding footprint across 15 states with 307 branches and deep penetration in Tier II, III, and semi-urban markets. This reach enables access to a large and underserved customer base.
- **Technology ecosystem:** Proprietary technology platforms, including iTrust, iCredit, iTech, iCollect, iServe, facilitate end-to-end digital loan processing. This integrated stack improves loan origination speed and the overall customer experience.
- **Underwriting excellence:** Differentiated underwriting, using cash flow-based assessment and surrogate income models, enables credit extension to self-employed and informal-income borrowers who lack traditional documentation.
- **Capital position:** A positive Asset-Liability Management (ALM) profile, diversified funding, and strong credit ratings support sustainable long-term capital access at competitive rates.
- **Operational efficiency:** The Company continues to demonstrate strong operating leverage, with a steady decline in Opex-to-Gross AUM as scale deepens. This reflects a structurally efficient model where incremental growth is supported by a relatively lower cost base, enabling further operating leverage.

ANNEXURE 7 (CONTD.)

Weakness

- **Funding sensitivity:** Access to funds at competitive rates remains susceptible to market fluctuations and the interest rate environment. This can influence the overall cost of funds and impact margin stability.

Opportunities

- **Structural urbanisation:** Rapid urbanisation and rising middle-class aspirations are driving housing demand. This is particularly evident in Tier II and Tier III cities where India Shelter already has a strong local presence.
- **Policy catalysts:** Government initiatives such as PMAY 2.0, SWAMIH Fund 2, revised PSL norms, and GST rationalisation on construction materials are driving growth. These measures create significant growth potential for specialised affordable housing lenders.
- **Financial formalisation:** Rising income formalisation among self-employed individuals and deepening credit bureau penetration are expanding the eligible borrower base for HFCs.
- **LAP growth:** Increasing demand for LAP from MSMEs and self-employed individuals in smaller markets is driving growth. Limited formal credit access in these areas makes collateral-backed lending a superior risk-return proposition.

Threats

- **Global volatility:** Global economic uncertainties, including geopolitical conflicts and trade tensions, could indirectly impact domestic economic activity and overall credit demand.
- **Affordability constraints:** Interest rate volatility and property price appreciation in key markets may affect housing affordability. Such shifts could moderate near-term demand, particularly within lower-income segments.
- **Regulatory landscape:** Regulatory changes, including evolving guidelines on PSL classification, capital adequacy, and risk weights, may impact lending operations or increase compliance costs.

Outlook and Future Strategy

India's housing finance sector is positioned for sustained expansion, propelled by rising homeownership aspirations and demand for accessible credit in underserved markets. We aim to capitalise on this momentum through a balanced expansion strategy, combining branch growth, direct customer engagement, and digital-first solutions. This 'Phygital' approach aims to further reduce turnaround times while maintaining superior credit quality across our portfolio.

Our roadmap for the coming year is built on system-driven automation, risk-intelligent lending, and operational excellence. By integrating advanced analytics into our decision-making, we are strengthening our market position and ensuring rigorous financial discipline. Our commitment to sound governance and customer empowerment allows us to unlock new growth opportunities, bringing formal housing finance to the heart of India.

Operational Performance: 2025-26

Gross AUM

As of 31 March, 2026, our Gross AUM stood at ₹11,043.6 Crs, compared to ₹8,534.7 Crs in the previous financial year, reflecting a growth of 29.4%.

Disbursements

As of 31 March, 2026, our total disbursements stood at ₹3,833.7 Crs, compared to ₹3,355.1 Crs in the previous financial year, reflecting a growth of 14.3%.

Financial Performance

We delivered steady financial performance in 2025-26. Total income saw a 30.0% year-on-year (Y-o-Y) growth, rising to ₹1,528.6 Crs in 2025-26 from ₹1,175.9 Crs in 2024-25. Finance costs increased by 25.6% Y-o-Y, reaching ₹443.8 Crs from ₹353.4 Crs. Net total income witnessed a 31.9% Y-o-Y increase, climbing to ₹1,084.8 Crs from ₹822.5 Crs in 2024-25.

Operating expenses stood at ₹391.2 Crs compared to ₹306.9 Crs in 2024-25, driven by continued investment in branch expansion, workforce, and technology. Pre-provisioning operating profit increased 34.5% Y-o-Y to ₹693.6 Crs from ₹515.6 Crs. credit costs stood at ₹40.3 Crs compared to ₹26.4 Crs in 2024-25.

Profit before Tax stood at ₹653.3 Crs. After accounting for income tax of ₹150.1 Crs, the profit after tax increased 33.2% Y-o-Y, reaching ₹503.1 Crs in 2025–26, up from ₹377.9 Crs in the previous year.

ANNEXURE 7 (CONTD.)

Balance Sheet (₹ in Crs)

Particulars	2025-26	2024-25
Sources of Funds		
Share Capital	54.4	53.9
Reserves and Surplus	3,143.7	2,654.8
Borrowings	6,246.0	4,969.1
Other Liabilities and Provisions	170.8	69.7
Total	**9,615.0**	**7,747.5**
Application of Funds		
Loan Assets	8,568.5	6,859.5
Investments	395.2	315.3
Fixed Assets	29.2	29.4
Cash and Bank Balance	304.9	343.4
Other Assets	317.1	200.0
Total	**9,615.0**	**7,747.5**

P&L Summary (₹ in Crs)

Particulars	2025-26	2024-25
Total Income	1,528.6	1,175.9
Finance Cost	443.8	353.4
Operating Expense	391.2	306.9
Pre-provisioning Operating Profit	693.6	515.6
Credit Cost	40.3	26.4
Profit Before Tax	653.3	489.2
Tax Expense	150.1	111.3
Profit After Tax	503.1	377.9
Basic EPS	46.5	35.18
Diluted EPS	45.0	33.93

Key Ratios

Particulars	2025-26	2024-25
Net Interest Income to Average Total Asset	9.1%	8.9%
Non-interest Income to Average Total Asset	1.7%	1.8%
DA Upfront Income to Average Total Asset	1.7%	1.4%
Net Interest Margin (NIM) to Average Total Asset	12.5%	12.1%
Operating Expenses to Average Total Assets	4.5%	4.5%
Credit Cost to Average Total Assets	0.5%	0.4%
PBT to Average Total Assets	7.5%	7.2%
ROA (PAT to Average Total Assets) (Excl. One-Time Impact)	5.8%	5.6%
Leverage (Average Total Assets to Average Net Worth)	2.9	2.7
ROE (PAT to Average Net Worth)	17.0%	15.1%
CRAR (%)	56.4%	60.6%
Book Value per unit	294.1	251.1

ANNEXURE 7 (CONTD.)

RESOURCE MOBILISATION

Net Worth

As of 31 March, 2026, the net worth of India Shelter stood at ₹3,198.1 Crs, compared to ₹2,708.7 Crs as of 31 March, 2025.

ESOP Allotment

During the year, we issued and allotted 8,63,162 equity shares under our Employee Stock Option Plan (ESOP), following the exercise of stock options by eligible employees.

Term Loans from Banks and Financial Institutions

In 2025–26, we raised ₹1,695.0 Crs in funding from banks and financial institutions, with a weighted average tenure of more than five years. As of 31 March, 2026, the undrawn sanctioned amount stood at ₹615.0 Crs. Term loans from banks and financial institutions constituted 42.2% of total borrowings.

Refinance from National Housing Bank

Under the NHB refinance scheme, India Shelter received a fresh sanction of ₹550.0 Crs in 2025–26. During the financial year, ₹579.0 Crs was availed. As of 31 March, 2026, the outstanding NHB refinance stood at 14.7% of total borrowings, with an undrawn sanctioned amount of ₹172.0 Crs.

Refinance from SIDBI

Under the SIDBI refinance scheme, India Shelter received a fresh sanction of ₹500.0 Crs in 2025–26. During the financial year, ₹497.0 Crs was availed. As of 31 March, 2026, the outstanding SIDBI refinance stood at 5.8% of total borrowings.

Non-convertible Debentures

In 2025–26, we issued ₹150.0 Crs in Non-convertible Debentures (NCDs). As of 31 March, 2026, the outstanding proportion of NCDs was 2.1% of total borrowings.

External Commercial Borrowings

India Shelter continues to utilise its External Commercial Borrowing (ECB) line. The total outstanding foreign currency loan exposure in ECBs constitutes 2.8% of total borrowings, fully hedged through cross-currency swaps to eliminate forex risk.

Co-lending

Through strategic co-lending partnerships with well-established banks, we have continued to diversify our funding channels and expand credit access. In 2025–26, ₹239.0 Crs was disbursed under co-lending initiatives, with partner banks retaining 80% of the disbursed amount in their own portfolios. The co-lending portfolio constitutes 4.8% of Gross AUM.

Direct Assignment from Banks and Financial Institutions

During 2025–26, we received a purchase consideration of ₹1,022.0 Crs through the Direct Assignment (DA) of LAP assets to banks and financial institutions. These transactions were executed in compliance with RBI guidelines on the Transfer of Loan Exposure of Standard Assets. DA as a percentage of Gross AUM stood at 16%.

PTC from Banks

During 2025-26, we received a purchase consideration of ₹81.0 Crs through the Pass Through Certificate from banks.

HUMAN RESOURCES

Our workforce is central to our long-term success. We cultivate a high-performance culture rooted in collaboration, inclusivity, and continuous learning. Structured development initiatives, employee well-being programmes and active engagement across all levels support professional growth and capability building. This focus on performance recognition creates a resilient, future-ready talent base aligned with our strategic priorities. Reflecting our steady expansion, the Company's total workforce stood at 4,800 employees as of 31 March, 2026.

For more detailed information, please refer to page 62.

INFORMATION TECHNOLOGY

The financial services ecosystem continues to evolve, with increasing adoption of digital and branchless lending models. Our technology framework is focused on enhancing operational efficiency, strengthening risk management, and delivering a seamless customer experience. The integration of AI, automation, and advanced analytics has enabled a shift to agile, data-driven workflows, supporting faster decision-making and improved turnaround times.

Proprietary platforms such as iTrust (digital loan origination), iServe (customer service), and iCollect (collections) drive end-to-end process efficiency across the value chain. The stack is further supported by cloud-native architecture, robust cybersecurity frameworks, and predictive analytics capabilities, ensuring scalability, data security, and regulatory compliance. We continue to invest in technology to build a resilient, future-ready operating model aligned with evolving customer expectations and industry dynamics.

For more information, refer to page 54.

ANNEXURE 7 (CONTD.)

RISK MANAGEMENT

A strong and dynamic risk management framework remains central to our financial soundness and growth strategy. Our integrated three-tiered defence structure, comprising operational management, risk oversight, and independent audit governance, facilitates comprehensive, real-time risk monitoring.

During the year, we sharpened our focus on granular asset quality tracking, monitoring 30 days past due (DPD) levels and Stage 2 to Stage 3 migrations. As the regulatory environment evolves, our commitment to digital risk controls and the continuous refinement of underwriting tools ensures resilience and maintains stakeholder trust.

Risk Type	Description	Risk Mitigation Measures
Credit	Potential loss arising from borrower default or declining asset quality	Comprehensive credit evaluation (income, credit history, demographics); stage-wise monitoring (Stages 2 and 3); 30 DPD tracking; and region-specific risk management
Operational	Loss resulting from inadequate internal processes, people, systems, or external events	Robust internal controls with clear demarcation of duties; continuous refinement of underwriting tools; sanction-to-disbursement ratio monitoring; and dedicated Risk Containment Units to minimise manual errors and fraud
Market	Loss from fluctuations in market variables affecting assets and liability values	Regular assessment of maturity profiles and ALM; portfolio stress testing to ensure resilience against market volatility
Interest Rate	Risk to earnings or capital arising from interest rate movement	Interest rate sensitivity gaps evaluation; balanced mix of fixed and floating rate instruments; and active management of cost of funds to protect yields
Liquidity	Risk of being unable to meet financial obligations as they fall due	Adequate liquidity buffers; diversified funding sources (banks, NHB, ECBs); unused credit lines for urgent needs
Forex	Risk of loss due to currency fluctuations on international borrowings	Full hedging of foreign currency exposures, including our USD 30 Mn ECB line, through cross-currency swaps and derivative instruments
Technology and Cybersecurity	System failure, data breaches, or unauthorised access to information assets	Security Operations Centre for 24/7 monitoring; ISMS aligned with ISO 27001; use of Multi-factor Authentication (MFA) and Endpoint Detection and Response (EDR) tools; Board-level cyber-resilience oversight
Regulatory and Reputation	Legal sanctions and reputational damage due to non-compliance	Strict adherence to RBI and NHB guidelines; integrated governance framework; transparent financial reporting and stakeholder communication

INTERNAL CONTROL SYSTEMS

We have established a robust internal control framework commensurate with the scale and complexity of our operations. The Internal Audit function conducts periodic audits across key business areas, ensuring compliance with internal policies, regulatory requirements, and standard operating procedures. The Audit Committee reviews observations and corrective actions each quarter, evaluates the effectiveness of internal controls, and monitors the implementation of recommendations. The Board remains committed to maintaining a strong control environment that ensures the integrity of financial reporting, operational efficiency, and regulatory compliance. During the year, no material weaknesses or significant control deficiencies were identified that could adversely impact our internal financial controls.

CORPORATE SOCIAL RESPONSIBILITY

Our CSR initiatives are focused on creating sustainable and inclusive impact across communities. Key areas include affordable housing, financial inclusion, community development, and critical social challenges such as healthcare, poverty alleviation, and rural upliftment. These initiatives aim to deliver long-term value and contribute meaningfully to societal well-being.

For more information, refer to page 68.

CAUTIONARY STATEMENT

This document contains 'forward-looking' statements and information. Such statements are based on our current expectations and certain assumptions. Therefore, they are subject to specific risks and uncertainties. Should one or more of these risks or uncertainties materialise, or if underlying assumptions prove incorrect, actual results may differ. Our Company does not intend to assume any obligation to update or revise these 'forward-looking' statements in response to developments that differ from those anticipated.

ANNEXURE 8

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED March 31, 2026

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
India Shelter Finance Corporation Limited
CIN: L65922HR1998PLC042782
Registered Office Address: 6th Floor, Plot No. 15,
Sector - 44, Institutional Area, Gurugram-122002, Haryana, India

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **India Shelter Finance Corporation Limited** (hereinafter called **'the Company'**). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorised representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company, has, during the audit period covering the financial year ended on March 31, 2026, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter along with Annexure 1 attached to this report.

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'): -

a. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

b. The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;

c. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Companies Act and dealing with client;

d. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

e. Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.

f. Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

g. Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

h. Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015.

i. Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021

j. Securities and Exchange Board of India (Buy-back of Securities) Regulations, 2018

(vi) The other laws which are specifically applicable to the Company based on its sector/industry are:

a. Regulations and Directions issued by National Housing Bank (**"NHB"**) including Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Master Direction–Reserve Bank of India (Non-Banking Financial Company–Scale Based Regulation) Directions, 2023 dated October 19, 2023, as updated up to July 17, 2025, issued by Reserve Bank of India and, Circulars, Master circulars, Notifications, Rules and Guidelines as prescribed for Housing Finance Companies/Non-Banking Financial Companies;

b. Guidelines and Regulations issued by Insurance Regulatory and Development Authority to the extent applicable;

c. Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013;

I have also examined compliance with the applicable clauses of the following:

a. Secretarial Standards issued by the Institute of Company Secretaries of India;

b. The Listing Agreement entered into by the Company with Bombay Stock Exchange (**"BSE"**) and National Stock Exchange (**"NSE"**).

ANNEXURE 8 (CONTD.)

During the period under review, the Company has complied with the provisions of the Acts, Rules, Regulations, Guidelines, standards, etc. mentioned above.

I further report that –

The Board of Directors of the Company is duly constituted with a proper mix of Executive Directors, Non-Executive Directors and Independent Directors; the Board of Directors are fit and proper as stated in the RBI HFC Master Directions and in accordance with the applicable provisions of the Act.

Adequate notice is given to all Directors to schedule the Board meetings. Agenda and detailed notes on agenda were sent at least seven days in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings were carried out with requisite majority. Further as informed, there were no dissenting views by any member of the Board or Committee(s) during the period under review.

I further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

During the year under review, Mr. Sudhin Bhagwandas Choksey (DIN: 00036085), who was liable to retire by rotation and eligible for re-appointment, was re-appointed as a Chairman and Non-Executive Non-Independent Director at the Annual General Meeting held on July 28, 2025.

During the year under review, Mr. Rupinder Singh (DIN: 09153382) was re-appointed as Managing Director & Chief Executive Officer of the Company for a further period of five (5) years commencing from November 23, 2025, pursuant to the approval of the Board of Directors in their meeting held on May 09, 2025 and the approval of the shareholders at the Annual General Meeting held on July 28, 2025. Further, the remuneration of Mr. Rupinder Singh has been revised with effect from April 01, 2025, as approved by the Board of Directors in the aforesaid Board meeting and the shareholders at the said Annual General Meeting.

During the year under review, Mr. Shailesh Jayantilal Mehta (DIN: 01633893) has resigned as the Non-Executive Non-Independent Director, with effect from April 01, 2025.

It is also reported that during the audit period, the Company has:

- Approved Employee Stock Option Plan 2025 in the Annual General Meeting held on July 28, 2025, to create, offer and grant upto 26,60,000 options.
- The Company by special resolution passed on July 28, 2025, approved borrowing limit upto an aggregate amount of ₹1,20,00,00,00,000 (Indian Rupees Twelve Thousand Crore) under Section 180 (1) (c) of the Act.
- Approved following allotments of equity shares:

S. No.	Allotment pursuant to	Date of Allotment	No. of equity shares
1.	Employee Stock Option Plan 2021 & 2023	April 18, 2025	30,482
2.	Employee Stock Option Plan 2021 & 2023	May 14, 2025	8,650
3.	Employee Stock Option Plan 2021 & 2023	July 08, 2025	73,068
4.	Employee Stock Option Plan 2021 & 2023	August 11, 2025	1,49,450
5.	Employee Stock Option Plan 2021 & 2023	August 29, 2025	69,162
6.	Employee Stock Option Plan 2021 & 2023	September 22, 2025	1,30,723
7.	Employee Stock Option Plan 2021 & 2023	October 15, 2025	50,590
8.	Employee Stock Option Plan 2021 & 2023	November 13, 2025	1,12,768
9.	Employee Stock Option Plan 2021 & 2023	December 02, 2025	76,836
10.	Employee Stock Option Plan 2021 & 2023	December 23, 2025	23,530
11.	Employee Stock Option Plan 2021 & 2023	January 08, 2026	23,865
12.	Employee Stock Option Plan 2021 & 2023	February 07, 2026	7,568
13.	Employee Stock Option Plan 2021 & 2023	February 24, 2026	63,770
14.	Employee Stock Option Plan 2021 & 2023	March 13, 2026	42,700

- The Company vide resolution passed in the Asset Liability Management Committee meeting held on November 21, 2025, had approved the issuance of 20,000 (Twenty Thousand) rated, listed, secured, transferable, redeemable, non-convertible debentures denominated in Indian Rupees ("INR"), having a face value of INR 1,00,000/- (Indian Rupees One Lakh) each and an aggregate nominal value of INR 200,00,00,000/- (Indian Rupees Two Hundred Crores only) on private placement basis including a green shoe option of up to 5,000 (Five Thousand) rated, listed, secured, transferable, redeemable, non-convertible debentures denominated in Indian Rupees, having a face value of INR 1,00,000 (Indian Rupees One Lakh) each and an aggregate nominal value of INR 50,00,00,000 (Indian Rupees Fifty Crore).

ANNEXURE 8 (CONTD.)

- The Company vide resolution passed in the Asset Liability Management Committee meeting held on November 27, 2025, approved the allotment of 15,000 (Fifteen Thousand) rated, listed, secured, transferable, redeemable, non-convertible debentures of face value of Rs. 1,00,000/- (Rupees One Lakh only) aggregating upto INR 150,00,00,000/- (Indian Rupees One Hundred and Fifty Crores only) on private placement basis.
- The Company observed certain deviations by the Designated Persons in adherence to Company's Code of Conduct for Regulating, Monitoring and Reporting of Trading by Insiders. The Company issued warning letters and imposed monetary penalties, as applicable, and made necessary intimations.
- India Shelter Capital Finance Limited wholly owned subsidiary ("subsidiary") of the Company had initiated the voluntary liquidation and accordingly the control of subsidiary has been transferred to official liquidator. Further, during the closure of review period the status of company was "under the process of voluntary liquidation".

Sd/-
Jitender Singh
Practicing Company Secretary
Mem. No.: A33610
C.P. No.: 26612
UDIN: A033610H000262080
Peer Review No.: I2023HR2460300

Date: May 02, 2026
Place: Gurugram

Note: This report is to be read with our letter of even date which is annexed as **Annexure-1** and forms an integral part of this report.

ANNEXURE 8 (CONTD.)

ANNEXURE – 1

To,
The Members,
India Shelter Finance Corporation Limited
CIN: L65922HR1998PLC042782
Registered Office Address: 6th Floor,
Plot No. 15, Sector - 44, Institutional Area,
Gurugram - 122002, Haryana, India

My Secretarial Audit Report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices followed by me, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events, etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.
6. The secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the Management has conducted the affairs of the Company.

Sd/-
Jitender Singh
Practicing Company Secretary
Mem. No.: A33610
C.P. No.: 26612
UDIN: A033610H000262080
Peer Review No.: I2023HR2460300

Date: May 02, 2026
Place: Gurugram

Financial Statements

Standalone - 196-284

Consolidated - 285-354

INDEPENDENT AUDITOR'S REPORT

To the Members of India Shelter Finance Corporation Limited

Report on the Audit of the Standalone Financial Statements

OPINION

We have audited the standalone financial statements of India Shelter Finance Corporation Limited ("the Company"), which comprise the Balance sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Standalone financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as standalone financial statements).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the financial year ended March 31, 2026. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For the matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matter described below to be the key audit matter to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key audit matter	How our audit addressed the key audit matter
(a) Impairment of Financial assets (as described in Note 28 of the standalone financial statements)	
Indian Accounting Standard (IND AS) 109 'Financial Instruments', requires the Company to provide for impairment on its financial assets using the Expected Credit Loss (ECL) approach involving an estimation of probability weighted loss on financial instruments over their lives, considering reasonable and supportable information about past events, current conditions, and forecasts of future economic conditions. In the process, a significant degree of judgement and estimate have been applied by the management for: • Grouping of the borrowers based on homogeneity for estimating probability of default ("PD"), loss given default ("LGD"), and exposure at default ("EAD") on a collective basis. • Staging of loans, i.e., classification in 'significant increase in credit risk' ("SICR") and 'default' categories based on past due status or qualitative assessment and compliance with RBI Circular;	• Read and assessed the Company's accounting policy for impairment of financial instruments and its compliance with Ind AS 109 and the governance framework approved by the Board of Directors pursuant to Reserve Bank of India guidelines. • Evaluated the reasonableness of management's estimates by gaining an understanding of the ECL estimation process and underlying assumptions and tested the controls related to impairment of financial assets specifically with respect to data extraction, validation, and computation. • Assessed the staging criteria of loans based on past-due status to evaluate compliance with the requirements of Ind AS 109. Tested a sample of performing (Stage 1) loans to assess whether any SICR or loss indicators were present, requiring them to be classified under Stage 2 (i.e., default in repayment between 31 and 90 days) or Stage 3 (i.e., default in repayment exceeding 90 days).

Key audit matter	How our audit addressed the key audit matter
• Determining macro-economic and other factors impacting the credit quality of loans. • Management overlay based on risk assessment and qualitative adjustments. The Company has developed models that derive key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). The output of these models is then applied to the provision calculation with other information including and the exposure at default (EAD). In view of the high degree of management's judgement involved in the staging and estimation of ECL including risk of completeness and accuracy of historical data used, and the overall significance of the impairment loss allowance to the standalone financial statements, it is considered as a key audit matter.	• Involved internal experts for testing of the ECL model and computation, including factors that affect the PD, LGD and EAD, considering various forward-looking and macro-economic factors. • Tested the inputs used on a sample basis and tested the arithmetical accuracy of the ECL computation. • Tested assumptions used by the management in determining the overlay for macro-economic and other factors. • Assessed the adequacy of disclosures included in the standalone financial statements with the relevant requirements of Ind AS 107 and 109 and Schedule III to the Companies Act, 2013.

OTHER INFORMATION

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report, but does not include the standalone financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of this auditor's report.

Our opinion on the standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read such other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and to comply with the relevant applicable requirements of the standard on auditing for auditor's responsibility in relation to other information in documents containing audited standalone financial statements.

RESPONSIBILITIES OF THE MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2026 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report to the extent applicable, that:
   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except (i) in respect of accounting software (Microsoft D365 - Finance) the backup of the books of account and other books and papers maintained in electronic mode has been maintained on servers physically located in India on daily basis from Nov 14, 2025 and, (ii) for the matter stated in the paragraph 2(i)(vi) below on reporting under Rule 11(g). Refer note 48 to the Standalone financial statements.
   (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
   (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
   (e) On the basis of the written representations received from the directors as on March 31, 2026 taken on

record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(vi) below on reporting under Rule 11(g)

(g) With respect to the adequacy of the internal financial controls with reference to standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(h) In our opinion, the managerial remuneration for the year ended March 31, 2026 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act.

(i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 35 to the standalone financial statements;

ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 5 to the standalone financial statements;

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company;

iv. a) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 56 to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 56 to the standalone financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) of Rule 11(e) contain any material mis-statement.

v. The final dividend paid by the Company during the year in respect of the same declared for the previous year is in accordance with section 123 of the Act to the extent it applies to payment of dividend.

As stated in note 21 to the standalone financial statements, the Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with section 123 of the Act to the extent it applies to declaration of dividend.

vi. Based on our examination which included test checks, and as explained in note 48 to the financial statements, the Company, has used two accounting software whose software services are managed by third-party software service provider, for maintaining its books of account which have feature of recording audit

trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, except in respect of (i) accounting software (Microsoft D365 - Finance) in the absence of explicit mention of a specific control in Service Organisation Controls report we are unable to comment on whether audit trail feature at direct changes in database by software provider (Microsoft) was enabled and operated throughout the year for all relevant transactions recorded in the software, and (i) with respect to accounting software for loan management, front end edit logs were not being captured in audit trail at application level for master tables.

We did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trails are enabled.

Additionally, the audit trails have been preserved, except for database audit trails, for accounting software (Microsoft D365 - Finance) by the Company as per the statutory requirements for record retention, as stated in Note 48 to the financial statements.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533VPJAGI9325

Place of Signature: Gurugram
Date: May 02, 2026

ANNEXURE 1

Annexure '1' referred to in paragraph under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: India Shelter Finance Corporation Limited ("the Company")

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(i) (a) (B) The Company has maintained proper records showing full particulars of intangibles assets.

(i) (b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.

(i) (c) The title deeds of immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.

(i) (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended March 31, 2026.

(i) (e) There are no proceedings initiated or are pending against the Company as at March 31,2026 for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The Company's business does not require maintenance of inventories and, accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.

(ii) (b) As disclosed in note 17 to the standalone financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year. However, such loans are secured by way book debts pledged with the bank and as per the facility arrangement there is no requirement of the company to file quarterly return with the bank. The Company does not have sanctioned working capital limits in excess of Rs. five crores in aggregate from financial institutions during the year on the basis of security of current assets of the Company. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) (a) The Company's principal business is to give loans and is a registered NBFC, accordingly, reporting under clause (iii)(a) is not applicable to the Company.

(iii) (b) During the year the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans, investments and guarantees to companies, firms, Limited Liability Partnerships or any other parties are, prima facie not prejudicial to the Company's interest.

(iii) (c) In respect of loans and advance in the nature of loans granted by company as part of its business of providing loans, the schedule of repayment of principal and payment of interest has been stipulated by the company. Having regard to the voluminous nature of loan transactions, it is not practicable to furnish entity-wise details of amount, due date for repayment or receipt and the extent of delay (as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause), in respect of loans and advances which were not repaid / paid when they were due or were repaid / paid with a delay, in the normal course of lending business.

Further, except for 10,535 instances having amount outstanding of Rs. 65,268.58 Lakhs and overdue amount of Rs. 4,433.94 lakhs as at March 31, 2026 where there are delays or defaults in repayment of principal and / or interest as at the balance sheet date, the parties are repaying the principal amounts, as stipulated, and are also regular in payment of interest, as applicable.

(iii) (d) In respect of loans and advances in the nature of loans, the total amount of cases which are overdue for more than ninety days as at March 31, 2026 is Rs 2,533.25 lakhs and the number of such cases are 2,025. In such instances, in our opinion, reasonable steps have been taken by the Company for recovery of the overdue amount of principal and interest.

(iii) (e) The company's principal business is to give loans and is a registered NBFC, accordingly, reporting under clause (iii)(e) is not applicable.

(iii) (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

(iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent

ANNEXURE 1 (CONTD.)

applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) The Company is not in the business of sale of any goods or provision of such services as prescribed under section 148(1) of the companies Act, 2013 read with Companies (Cost Records and Audit) rules, 2014 as amended. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.

(vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues applicable to it.

According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(vii) (b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

Name of the statute	Nature of the disputed dues	Amount (In Rs. Lakhs)	Amount Deposited (in Lakhs) #	Period to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Income Tax	445	445	2017-18	CIT (Appeals)
Income Tax Act, 1961	Income Tax	214	214	2019-20	CIT (Appeals)
Goods and service Act, 2017	Goods and Service tax	59.64	2.98*	2017-18, 2018-19, 2019-20, 2020-21	Appellate Authority

#Adjusted against refund.

*Deposited under protest.

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

(ix) (b) The Company has not been declared wilful defaulter by any bank or financial institution or Government or other lender during the year.

(ix) (c) Money raised during the year by the company as term loans were applied for the purpose for which the loans were obtained other than temporary deployment pending application of proceeds.

(ix) (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(ix) (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary. The company does not have any associates or joint ventures.

(ix) (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiary and the Company does not have any joint ventures or associate companies. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(x) (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

Refer note no 44.31 of the standalone financial statements.

(xi) (b) During the year and upto the date of this report, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditors or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

ANNEXURE 1 (CONTD.)

(xi) (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

(xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.

(xiv) (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi) The Company is a Housing Finance Company having a valid Certificate of Registration under Section 29A of the NHB Act, 1987 and is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi) (a) and (b) of the Order are not applicable to the Company.

(xvi) (a) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.

(xvi) (b) There is no Core Investment Company as a part of the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.

(xvii) The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year;

(xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

(xix) On the basis of the financial ratios disclosed in note no. 46 the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) There are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note no. 31.2 to the financial statements.

(xx) (b) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any ongoing project. Accordingly, clause 3(xx)(b) of the Order is not applicable.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533VPJAGI9325

Place of Signature: Gurugram
Date: May 02, 2026

ANNEXURE 2

Annexure 2 referred to in paragraph 2(g) under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to standalone financial statements of India Shelter Finance Corporation Limited ("the Company") as of March 31, 2026 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to these standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to these standalone financial statements.

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THESE STANDALONE FINANCIAL STATEMENTS

A company's internal financial controls with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

ANNEXURE 2 (CONTD.)

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial control with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to standalone financial statements were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533VPJAGI9325

Place of Signature: Gurugram
Date: May 02, 2026

STANDALONE BALANCE SHEET

AS AT 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

S. No	Particulars	Notes	As at 31 March, 2026	As at 31 March, 2025
	ASSETS			
(1)	**Financial assets**			
	(a) Cash and cash equivalents	3	12,937.92	18,185.41
	(b) Bank balance other than cash and cash equivalents	4	17,551.58	14,722.02
	(c) Derivative financial instruments	5	5,900.72	570.17
	(d) Receivables	6	547.52	38.32
	(e) Loans	7	8,56,854.82	6,85,948.54
	(f) Investments	8	39,521.46	32,727.25
	(g) Other financial assets	9	23,633.06	16,838.74
			9,56,947.08	**7,69,030.45**
(2)	**Non-financial assets**			
	(a) Current tax assets (net)	10	-	357.96
	(b) Deferred tax assets (net)	11	68.57	623.93
	(c) Property, plant and equipment	12	2,700.28	2,827.70
	(d) Intangible assets	13	217.43	108.57
	(e) Other non-financial assets	14	1,033.73	1,018.29
	(f) Assets held for sale	37	530.49	590.41
			4,550.50	**5,526.86**
	Total assets		**9,61,497.58**	**7,74,557.31**
	Liabilities and equity			
	Liabilities			
(1)	**Financial liabilities**			
	(a) Trade payables			
	(i) total outstanding dues of micro enterprises and small enterprises	15	53.16	5.65
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	15	836.07	896.28
	(b) Debt securities	16	18,060.58	4,991.14
	(c) Borrowings (other than debt securities)	17	6,06,543.11	4,91,914.57
	(d) Other financial liabilities	18	11,536.32	4,501.21
			6,37,029.24	**5,02,308.85**
(2)	**Non-financial liabilities**			
	(a) Current tax liabilities (Net)	10	1,014.58	-
	(b) Provisions	19	843.86	438.55
	(c) Other non-financial liabilities	20	2,797.44	1,127.94
			4,655.88	**1,566.49**
(3)	**Equity**			
	(a) Equity share capital	21	5,437.92	5,394.76
	(b) Other equity	22	3,14,374.54	2,65,287.21
	Total equity		**3,19,812.46**	**2,70,681.97**
	Total liabilities and equity		**9,61,497.58**	**7,74,557.31**

The accompanying material accounting policies information and notes form an integral part of standalone financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive Non-Independent Director
DIN: 00036085
Place: Gurugram

Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Ashish Gupta
Chief Financial Officer
Place: Gurugram

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

STANDALONE STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

S. No	Particulars	Notes	For the year ended 31 March, 2026	For the year ended 31 March, 2025
REVENUE FROM OPERATIONS				
(i)	Interest income	23	1,23,056.27	94,228.57
(ii)	Fees and commission income	24	14,732.00	11,454.21
(iii)	Net gain on fair value changes	25	569.49	961.60
(iv)	Net gain on derecognition of financial instruments under amortised cost category		14,641.53	9,805.54
(I)	**Total revenue from operations**		**1,52,999.29**	**1,16,449.92**
(II)	Other income	26	19.39	1,029.94
(III)	**Total income (I+II)**		**1,53,018.68**	**1,17,479.86**
EXPENSES				
(i)	Finance costs	27	44,480.24	35,487.55
(ii)	Impairment on financial instruments	28	4,031.98	2,643.02
(iii)	Employee benefits expenses	29	29,778.92	22,908.45
(iv)	Depreciation and amortisation	30	1,237.90	1,159.70
(v)	Other expenses	31	7,990.11	6,472.50
(IV)	**Total expenses**		**87,519.15**	**68,671.22**
(V)	**Profit before tax (III-IV)**		**65,499.53**	**48,808.64**
(VI)	**Tax expense:**	32		
	(1) Current tax		14,529.68	11,461.76
	(2) Deferred tax charge/(credit)		463.42	(357.80)
	Total tax expense		**14,993.10**	**11,103.96**
(VII)	**Profit for the year (V-VI)**		**50,506.43**	**37,704.68**
(VIII)	**Other comprehensive income**			
	(i) Items that will not be reclassified to profit or loss			
	- Re-measurment (losses)/gains on defined benefit plans	38	(34.24)	(9.16)
	- Income tax effect relating to re-measurement (losses)/ gains on defined benefit plans	32	8.62	2.31
	(ii) Items that will be reclassified to profit or loss			
	- Re-measurement gains/ (losses) on hedge instruments	5	399.58	163.46
	- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	32	(100.57)	(41.14)
	Total other comprehensive income		**273.39**	**115.47**
(IX)	**Total comprehensive income for the year(VII+VIII)**		**50,779.82**	**37,820.15**
(X)	**Earnings per equity share (face value ` 5 per equity share)**	42		
	Basic (₹)		46.63	35.10
	Diluted (₹)		45.13	33.86

The accompanying material accounting policies information and notes form an integral part of standalone financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

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Company Secretary
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Place: Gurugram

Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Ashish Gupta
Chief Financial Officer
Place: Gurugram

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
(A)	**CASH FLOWS FROM OPERATING ACTIVITIES**		
	Profit before tax	65,499.53	48,808.64
	Adjustments for:		
	Depreciation and amortisation expense	1,237.90	1,159.70
	Effective interest rate adjustment on financial assets	3,967.68	2,957.22
	Effective interest rate adjustment on debt securities and borrowings	(33.54)	436.56
	Share based payments to employees	2,069.26	1,351.45
	Impairment on financial instruments	4,031.98	2,643.02
	Net loss on derecognition of property, plant and equipment	27.70	14.15
	Net gain on derecognition of financial instruments under amortised cost category	(8,511.85)	(6,394.69)
	Gain on termination of leases	(12.85)	(0.65)
	Interest expense on lease liabilities	99.08	142.73
	Operating profit before working capital changes	**68,374.89**	**51,118.13**
	Movements in working capital		
	Increase in loans	(1,78,736.51)	(1,85,271.74)
	Increase in receivables	(509.20)	(38.32)
	Decrease in other financial assets	1,652.09	2,195.47
	(Increase)/Decrease in other non-financial assets	(3.33)	571.20
	Increase in derivative financial instruments	(4,930.97)	(662.25)
	(Decrease)/Increase in trade payables	(12.71)	402.77
	Increase/(Decrease) in other financial liabilities	7,035.11	(1,493.50)
	Increase/(Decrease) in other non-financial liabilities	1,669.50	(195.64)
	Increase in provisions	314.90	148.75
	Cash flows used in operating activities post working capital changes	**(1,05,146.23)**	**(1,33,225.13)**
	Income tax paid (net)	(13,160.68)	(10,335.64)
	Net cash flows used in operating activities (A)	**(1,18,306.91)**	**(1,43,560.77)**
(B)	**Cash flows from investing activities**		
	Payments made for purchase of property, plant and equipment and intangible assets	(1,133.70)	(906.16)
	Proceeds from sale of property, plant and equipment	38.12	41.64
	Purchase of investments (net)	(6,794.21)	(15,747.55)
	Redemption/(Investment) of fixed deposits (net)	(2,829.57)	10,554.23
	Net cash used in investing activities (B)	**(10,719.36)**	**(6,057.84)**
(C)	**CASH FLOWS FROM FINANCING ACTIVITIES**		
	Proceeds from issue of equity share capital	1,681.24	1,752.70
	Proceeds from debt securities	15,000.00	5,000.00
	Proceeds from borrowings(other than debt securities)	2,85,300.92	2,86,345.36
	Repayment of borrowings	(1,70,001.14)	(1,32,652.64)
	Repayment of debt securities	(2,000.00)	(3,000.00)
	Dividend Paid	(5,396.72)	-
	Payment towards lease liabilities	(805.52)	(826.81)

STANDALONE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Net cash flows from financing activities (C)	**1,23,778.78**	**1,56,618.61**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	**(5,247.49)**	**7,000.00**
Cash and cash equivalents at the beginning of the year	18,185.41	11,185.41
Cash and cash equivalents at the end of the year	12,937.92	18,185.41
Components of cash and cash equivalents:-		
Cash in hand	425.04	173.32
Balances with banks (of the nature of cash and cash equivalents)		
(a) Balance with banks in current accounts	11.88	16,511.26
(b) Deposits with original maturity of less than 3 months	12,501.00	1,500.83
Total cash and cash equivalents	**12,937.92**	**18,185.41**

Note:

1. The above statement of cash flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (Ind AS) - 7 'Statement of Cash flows' as specified under Section 133 of the Companies Act, 2013, ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
2. Refer note 17 for reconciliation of liabilities arising from financing activities

The accompanying material accounting policies information and notes form an integral part of standalone financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive Non-Independent Director
DIN: 00036085
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Ashish Gupta
Chief Financial Officer
Place: Gurugram

STANDALONE STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

A. EQUITY SHARE CAPITAL

Particulars	Balance as at 01 April, 2024	Changes during the year	Balance as at 31 March, 2025	Changes during the year	Balance as at 31 March, 2026
Equity share capital	5,352.56	42.20	5,394.76	43.16	**5,437.92**

B. OTHER EQUITY

Particulars	Share application money pending allotment	Reserves and Surplus					Items of other comprehensive income		Total
		Statutory reserve	Securities premium	Employee share based payment reserve	General Reserve	Retained earnings	Re-measurements of defined benefit plans	Effective portion of cash flow hedge reserve	
Balance as at 31 March, 2024	**-**	**15,029.51**	**1,49,314.39**	**1,642.64**	**-**	**59,045.43**	**66.25**	**(693.12)**	**2,24,405.10**
Profit for the year	-	-	-	-	-	37,704.68	-	-	**37,704.68**
Other comprehensive income(net of taxes)	-	-	-	-	-	-	(6.85)	122.32	**115.47**
Transfer to statutory reserve	-	7,540.94	-	-	-	(7,540.94)	-	-	**-**
Issue of share capital	-	-	1,662.65	-	-	-	-	-	**1,662.65**
Share options exercised during the year	47.86	-	494.42	(494.42)	-	-	-	-	**47.86**
Share based payment to employees	-	-	-	1,351.45	-	-	-	-	**1,351.45**
Balance as at 31 March, 2025	**47.86**	**22,570.45**	**1,51,471.46**	**2,499.67**	**-**	**89,209.17**	**59.40**	**(570.80)**	**2,65,287.21**
Profit for the year	-	-	-	-	-	50,506.43	-	-	**50,506.43**
Other comprehensive income(net of taxes)	-	-	-	-	-	-	(25.62)	299.01	**273.39**
Transfer to statutory reserve	-	10,101.29	-	-	-	(10,101.29)	-	-	**-**
Issue of share capital	(47.86)	-	1,617.14	(48.43)	-	48.43	-	-	**1,569.28**
Share options exercised during the year	65.69	-	548.77	(548.77)	-	-	-	-	**65.69**
Dividend paid during the year	-	-	-	-	-	(5,396.72)	-	-	**(5,396.72)**
Transfer to General Reserve	-	-	-	-	21,200.00	(21,200.00)	-	-	**-**
Share based payment to employees	-	-	-	2,069.26	-	-	-	-	**2,069.26**
Balance as at 31 March, 2026	**65.69**	**32,671.74**	**1,53,637.37**	**3,971.73**	**21,200.00**	**1,03,066.02**	**33.78**	**(271.79)**	**3,14,374.54**

The accompanying material accounting policies information and notes form an integral part of standalone financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

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DIN: 00036085
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Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Ashish Gupta
Chief Financial Officer
Place: Gurugram

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY

FOR THE YEAR ENDED 31 MARCH, 2026

1. COMPANY OVERVIEW/CORPORATE INFORMATION

India Shelter Finance Corporation Limited ("the Company") is a Housing Finance Company registered under section 29A of The National Housing Bank Act, 1987 vide Registration Certificate No. 09.0087.10 dated 14 September, 2010. The Company is engaged in providing secured retail home loans, home equity loans and loans against property to borrowers for a period up to twenty years. These loans are primarily to be used by the borrowers for home purchase, home improvements, home extension and for construction of dwelling units on plots owned by borrowers. Under the scale based regulation the Company is categorised as Middle layer (HFC-ML).

The Company does not accept public deposits and utilises internal and external funds to provide loans to borrowers.

The Company's registered office and principal place of business is situated at 6th Floor, Plot No-15, Sector 44, Gurugram- 122001. The Company is public limited Company and has equity listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE). Company's Non-Convertible Debentures (NCDs) are listed on the BSE.

1.1 Basis of preparation

(i) Statement of compliance with Indian Accounting Standards (Ind AS)

These standalone financial statements ("the Financial Statements") have been prepared in conformity with the accounting principles generally accepted in India, Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013 ('Act'), read with relevant rules issued thereunder, requirements prescribed under the Schedule-III-Division III of the Act, as amended, the circulars, the guidelines and the master directions issued by Reserve Bank of India (RBI) and National Housing Bank (NHB) to the extent applicable. The Company has uniformly applied the accounting policies for the periods presented in these financial statements.

The financial statements for the year ended 31 March, 2026 were reviewed by audit committee and approved for issue by the Company's Board of Directors on 01 May, 2026 and 02 May, 2026 respectively.

(ii) Basis of measurements

The financial statements have been prepared on historical cost basis except for certain financial instruments which are measured at fair values at the end of each reporting period as explained in relevant accounting policies. The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116 'Leases' and measurements that have some similarities to fair value but are not fair value, such as value in use in Ind AS 36 'Impairment of Assets'.

Fair value measurements are categorised into level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES

These financial statements have been prepared using the material accounting policies and measurement bases summarised as below. These policies are applied consistently for all the periods presented in the financial statements, except where the Company has applied certain exemptions upon transition.

2.1. Revenue recognition

Interest and processing fee income on loans

Interest and processing fee income on financial assets is recognised on a time proportion basis considering the amount outstanding and the effective interest rate applicable.

Effective Interest Rate ("EIR")

The EIR is the rate that exactly discounts estimated future cash flows of the financial instrument through the contractual life

of the financial instrument or, where appropriate, a shorter period, to the net carrying amount. The future cash flows are estimated taking into account all the contractual terms of the instrument.

The calculation of the EIR includes all fees paid or received between parties to the contract that are incremental and directly attributable to the specific lending arrangement, transaction costs, and all other premiums or discounts. For financial assets measured at Fair Value Through Profit and Loss ("FVTPL"), transaction costs are recognised in the statement of profit and loss at initial recognition.

Interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets (i.e. the gross carrying amount less the allowance for expected credit losses).

Interest/Dividend income on investment

Interest income on investments and fixed deposits is recognised on time proportionate basis with reference to EIR method. Dividend income is accounted for when the right to receive it is established.

Income from assignment

Gains arising out of direct assignment transactions comprise the difference between the interest on the loan portfolio and the applicable rate at which the direct assignment is entered into with the assignee, also known as the right of excess interest spread (EIS). The future EIS basis the scheduled cash flows on execution of the transaction, discounted at the EIR of underlying pool of loans rate entered into with the assignee is recorded upfront in the statement of profit and loss. EIS is evaluated and adjusted for ECL, servicing fees and expected prepayment.

Fee and Commission Income

Fees and charges include fees other than those that are an integral part of EIR. The fees included in this part of the Company's Statement of Profit and Loss include among other things, fees charged for servicing a loan. Income in the form of fees and charges includes cheque bouncing charges, prepayment charges, etc. which are recognised on realisation.

2.2. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand (including imprest), demand deposits and short-term highly liquid investments that are readily convertible into known amount of cash and which are subject to an insignificant risk of changes in value.

2.3. Cash flow statement

Cash flows are reported using indirect method as set out in Ind AS -7 "Statement of Cash Flows", whereby profit/loss before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments.

2.4. Property, plant and equipment

Recognition and initial measurement

Property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

The initial cost of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, and any directly attributable costs of bringing an asset to working condition and location for its intended use. It also includes the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, wherever applicable.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Depreciation methods, estimated useful lives and residual value

Depreciation on property, plant and equipment is provided on the straight line method over the useful life of the assets as prescribed under Part 'C' of Schedule II of the Companies Act, 2013, or in case of assets where the estimated useful life was determined basis technical evaluation carried out by the Company, over the useful life so determined.

Depreciation on additions to property, plant and equipment is provided for full month in which acquisition of the assets is made. No depreciation is provided for the month of sale/ disposal of asset. Leasehold improvements are amortised over a period of lease. Asset costing less than ₹10,000 each are fully depreciated in the year of capitalisation.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION ON STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

Estimated useful lives of the assets are as follows:

Asset category	Estimated useful life (in Years)	Life as per Schedule II
Plant & Equipment- Computer and other related equipment	3 years	3 years
Office equipment	5 years	5 years
Furniture and fixtures	10 years	10 years
Vehicles	8 years	8 years
Handheld communication devices (included in office equipment)	2 years	5 years
Leasehold improvements	Over the period of the lease or the estimated useful life whichever is lesser.	Over the period of the lease or the estimated useful life whichever is lesser.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in the statement of profit and loss, when the asset is derecognised.

2.5. Intangible assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price including any import duties and other taxes (other than those subsequently recoverable from taxation authorities), borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Amortisation method, estimated useful lives and residual value

Intangible assets are amortised over a period of 4 years from the date when the assets are available for use. The estimated useful life (amortisation period) of the intangible assets is arrived basis the expected pattern of consumption of economic benefits and is reviewed at the end of each financial year and the amortisation period is revised to reflect the changed pattern, if any.

De-recognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from de-recognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in statement of profit and loss when the asset is derecognised.

2.6. Taxation

Tax expense recognised in Statement of Profit and Loss comprises the sum of deferred tax and current tax except to the extent it recognised in other comprehensive income or directly in equity.

Current tax comprises the tax payable or receivable on taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. Current tax is computed in accordance with relevant tax regulations. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received after considering uncertainty related to income taxes, if any. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets are recognised on deductible temporary differences to the extent it is probable that the future taxable profits will be available against which they can be used. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and

tax laws) that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date to recover or settle the carrying amount of its assets and liabilities. Deferred tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

2.7. Employee benefits

Short-term employee benefits

Short-term employee benefits including salaries, short term compensated absences (such as a paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non-monetary benefits for current employees are estimated and measured on an undiscounted basis.

Post-employment benefit plans are classified into defined benefits plans and defined contribution plans as under:

Defined contribution plans

The Company has a defined contribution plans namely provident fund, pension fund and employees state insurance scheme. The contribution made by the Company in respect of these plans are charged to the Statement of Profit and Loss.

Defined benefit plans

The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. Where in the employee will receive on retirement is defined by reference to employee's length of service and last drawn salary. Under the defined benefit plans, the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The legal obligation for any benefits remains with the Company, even if plan assets for funding the defined benefit plan have been set aside. The liability recognised in the statement of financial position for defined benefit plans is the present value of the Defined Benefit Obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries by using the projected unit credit method. Actuarial gains/ losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

Other long-term employee benefits

The Company also provides the benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed after one year from the Balance Sheet date is estimated in the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to Statement of Profit and Loss in the year in which such gains or losses are determined.

Share based payment

Equity-settled share-based payments to employees are measured at the fair value of the equity instruments at the grant date.

The fair value of the option determined at the grant date of the equity settled share-based payments is expensed on a straight line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in the statement of profit and loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

In respect of re-pricing of existing stock option, the incremental fair value of the option on the date of re-pricing is accounted for as employee cost over the remaining vesting period.

2.8. Expected credit losses and write-off of financial assets

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

The Company measures ECL based on category of loans at a collective level. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original EIR.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument.

Based on the above process, the Company categorises its loans into Stage 1, Stage 2 and Stage 3, as described below:

Stage 3 are those accounts which are classified as Non-Performing Assets ("NPA") as pe RBI guidelines

Stage 2 are those accounts wherein Days Past Due ("DPD") is 30-90 days or there is significant increase in credit risk and not considered in Stage 3

Stage 1 are those accounts wherein DPD is 0-30 days and not considered in Stage 2 and Stage 3

ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:

Probability of Default (PD) - The PD represents the likelihood of a borrower defaulting on its financial obligation (as per "Definition of default and credit-impaired" above), either over the next 12 months (12 months PD), or over the remaining lifetime (Lifetime PD) of the obligation.

Loss Given Default (LGD) – LGD represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and preference of claim and availability of collateral or other credit support.

Exposure at Default (EAD) – EAD is based on the amounts the Company expects to be owed at the time of default. It includes principal, interest which will be accrued till date of default and sanctioned but undisbursed amount.

Forward-looking economic information (including management overlay) is included in determining the 12-month and lifetime PD, EAD and LGD. The assumptions underlying the expected credit loss are monitored and reviewed on an ongoing basis.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of trade receivables.

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

Write-offs

Financial assets are written off either partially or in their entirety to the extent that there is no realistic prospect of recovery. Any subsequent recoveries are credited to impairment on financial instrument on statement of profit and loss.

2.9. Provisions, contingent assets and contingent liabilities

Provisions are recognised only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION ON STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

2.10.Leases

Company as a Lessee:

At inception of a contract, Company assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease, a lease if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at as present value of all lease payment discounted using the Company's incremental cost of borrowing rate w.r.t said lease contract.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The lease liability is subsequently measured at amortised cost using the effective interest method. It is re measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Company presents right-of-use assets that do not meet the definition of investment property in 'property and equipment' and lease liabilities in 'borrowings (other than debt securities)' in the balance sheet.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

2.11.Financial instruments

A Financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs.

Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through statement of profit and loss are recognised immediately in statement of profit and loss.

Financial assets

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers

Classification and Subsequent measurement of financial assets

Financial assets are classified in to three categories for subsequent measurement:

- Financial asset at amortised cost
- Financial asset at fair value through other comprehensive income (FVTOCI)
- Financial asset at fair value through profit and loss(FVTPL)

Financial asset at amortised cost

Financial instruments that meet the following conditions are subsequently measured at amortised cost less impairment loss:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the Statement of Profit and Loss.

Financial assets (debt instruments) at FVOCI

Financial asset (debt instruments) is classified as at the FVTOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- The asset's contractual cash flows represent SPPI. Financial assets included within the above category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the other comprehensive income (OCI). However, the Company recognises interest income, impairment losses & reversals and foreign exchange gain or loss in the profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Financial Asset at FVTPL

Financial asset which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as at FVTPL. Financial assets classified under FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

De-recognition of financial assets

Financial assets (or where applicable, a part of financial asset or part of a group of similar financial assets) are derecognised (i.e. removed from the Company's balance sheet) when the contractual rights to receive the cash flows from the financial asset have expired, or when the financial asset and substantially all the risks and rewards are transferred. Further, if the Company has not retained control, it shall also derecognise the financial asset and recognise separately as assets or liabilities any rights and obligations created or retained in the transfer.

Financial liabilities

Debt and equity instruments issued by a Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL. Financial liabilities are classified as at FVTPL when the financial liability is either held for trading or it is designated as at FVTPL.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method.

Subsequent measurement

Subsequent to initial recognition, all non-derivative financial liabilities are measured at amortised cost using the effective interest method.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Derivative Financial Instruments

The Company holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if certain criteria are met.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each balance sheet date. The resulting gain/loss is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

The Company designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with its external commercial borrowings arising from changes in exchange rates.

At inception of designated hedging relationships, the Company documents the risk management objective and strategy for undertaking the hedge. The Company also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the other equity under 'effective portion of cash flows hedges'. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in fair value of the derivative is recognised immediately in profit or loss.

The Company designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedge relationships. The change in fair value of the forward element of the forward exchange contracts ('forward points') is separately accounted for as cost of hedging and recognised separately within equity. If a hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.12.Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate.

2.13.Foreign currency

Functional and presentation currency

Items included in the financial statement of the Company are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements have been prepared and presented in Indian Rupees (INR), which is the Company's functional and presentation currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency, by applying the exchange rates on the foreign currency amounts at the date of the transaction. Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognised in the Statement of Profit and Loss in the year in which they arise.

2.14.Insurance Claims

Insurance claims are accounted for on the basis of claims admitted / expected to be admitted and to the extent that there is no uncertainty in receiving the claims.

2.15.Operating Cycle

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months.

2.16.Share/Securities issue expense

Share/security issue expenses are adjusted against the Securities Premium Account as permissible under Section 52 of the Companies Act, 2013, to the extent any balance is available for utilisation in the Securities Premium Account. Share/security issue expenses in excess of the balance in the Securities Premium Account are expensed off in the Statement of Profit and Loss.

2.17.Borrowing Costs

Borrowing costs are interest and other costs incurred in connection with the borrowings of funds. Borrowing costs primarily include interest on amounts borrowed for the revenue operations of the Company. These are expensed to the statement of profit and loss using the EIR. All other Borrowing costs are recognised in the statement of profit and loss in the period in which they are incurred.

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION ON STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

2.18. Assets held for sale

Assets acquired by the Company under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. has been classified as assets held for sale, as their carrying amounts will be recovered principally through a sale of asset. In accordance with Ind AS 105, the Company is committed to sell these assets and they are measured at the lower of their carrying amount and the fair value less costs to sell.

2.19. Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). CODM is responsible for allocating the resources, assess the financial performance and position of the Company and make strategic decision.

2.20. Investment in Subsidiaries, Joint Ventures and Associates

Investment in subsidiaries are measured at cost less impairment loss (if any) as per Ind AS 27- Separate Financial Statements.

2.21. Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures. Actual results may differ from these estimates.

Expected credit loss ('ECL') – The measurement of expected credit loss allowance for financial assets measured at amortised cost requires use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. likelihood of customers defaulting and resulting losses). The Company makes significant judgements with regard to the following while assessing expected credit loss:

- Determining criteria for significant increase in credit risk;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/ market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

The inputs and process followed by the Company in determining the ECL have been detailed in Note no. 7.

Excess Interest Spread (EIS)- The Company, on de-recognition of financial assets under the direct assignment transactions, recognises the right of excess interest spread (EIS) which is difference between interest on the loan portfolio assigned and the applicable rate at which the direct assignment is entered into with the assignee. The Company records the discounted value of expected cash flows of the future EIS discounting at interest on the loan portfolio, upfront in the Statement of Profit and Loss.

Business Model Assessment

Classification and measurement of financial instruments depends on the results of the solely payments of principal and interest on the principal amount outstanding ("SPPI") and the business model test. The Company determines the business model at a level that reflects how the Company's financial instruments are managed together to achieve a particular business objective.

The Company monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those instruments.

Share based payments

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

Provision for employee benefits

The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. These provisions requires that certain assumptions such as expected future salary increases, average life expectancy and discount rates etc. are made in order to determine the amount to be recorded for retirement benefit obligations. Substantial changes in the assumed development of any of these variables may significantly change the Company's retirement benefit obligations.

Assumptions used in determining the liability are stated in Note no. 38

2.22 Standard issued but not yet effective

The amendments to the standards that are notified by the Ministry of Corporate Affairs (MCA), but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company will adopt these amendments to the standards, when they become effective.

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION ON STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

Amendments to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants and Ind AS 10 Events after the Reporting Period.

Ind AS 10 has been amended to remove the previous treatment under which a lender's post reporting date waiver- granted before the financial statements were approved for issue of a breach of a material covenant in a long term loan arrangement that occurred on or before the end of the reporting period, resulting in the liability becoming payable on demand at the reporting date, was regarded as an adjusting event.

For annual reporting periods beginning on or after 1 April 2026, any breach of a covenant- whether material or immaterial- occurring on or before the reporting date will, in accordance with Ind AS 1, require the related liability to be classified as current, unless the lender has granted a waiver of the breach on or before the reporting date and has agreed not to demand repayment for at least 12 months after the reporting date as a consequence of the breach. Such a waiver shall be treated as an adjusting event.

The amendments are effective for annual reporting periods beginning on or after 1 April 2026 retrospectively in accordance with Ind AS 8.

The National Financial Reporting Authority (NFRA) has recommended Ind AS 118 – Presentation and Disclosure in Financial Statements, corresponding to IFRS 18, to the Central Government for notification. Ind AS 118, once notified, is expected to be applicable for annual reporting periods beginning on or after April 01, 2027. The Company is evaluating the impact, if any, of adoption of Ind AS 118 on its financial statements.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026
(All amounts in ₹ Lacs, unless otherwise stated)

3. CASH AND CASH EQUIVALENTS

		As at 31 March, 2026	As at 31 March, 2025
I.	Cash in hand	425.04	173.32
II.	Balances with banks (of the nature of cash and cash equivalents)		
	(a) Balance with banks in current accounts	11.88	16,511.26
	(b) Deposits with original maturity of less than 3 months	12,501.00	1,500.83
	Sub-total (a and b)	**12,512.88**	**18,012.09**
	Total (I and II)	**12,937.92**	**18,185.41**

4. BANK BALANCE OTHER THAN CASH AND CASH EQUIVALENTS

	As at 31 March, 2026	As at 31 March, 2025
Deposits with original maturity of more than 3 months	10,889.78	7,223.32
Deposits held as margin money*	6,661.80	7,498.70
Total	**17,551.58**	**14,722.02**

*The margin money held with banks comprises balance pledged towards guarantee provided to the National Housing Bank (NHB) for a refinance amounint to ₹ 2,898.57 lakhs (as of 31 March 2025: ₹ 5,242.12 lakhs), cash collateral for securitisation transactions ₹ 1,934.84 lakhs (as of 31 March 2025: ₹ 1,932.50 lakhs), a lien on a term loan of ₹ 751.55 lakhs (as of 31 March 2025: ₹ 297.53 lakhs), a lien against the Foreign Currency Non-Resident Bank borrowing totaling ₹ 1,028.67 lakhs (as of 31 March 2025: Nil), a lien for the State Consumer Forum amounting to ₹ 17.74 lakhs (as of 31 March 2025: Nil). Additionally, it includes a guarantee given for the Unique Identification Authority of India (UIDAI) amounting to ₹ 28.42 lakhs (as of 31 March 2025: ₹ 26.55 lakhs), bank guarantee to e-mitra amounting to ₹ 2.01 lakhs(as of 31 March 2025: Nil).

5. DERIVATIVE FINANCIAL INSTRUMENTS

Paticulars	As at 31 March, 2026				As at 31 March, 2025			
	Notional Amounts	Fair value-assets	Fair value-liabilities	Net Assets/ Liabilities	Notional Amounts	Fair value-assets	Fair value-liabilities	Net Assets/ Liabilities
Part-I								
(i) Currency derivatives								
- Cross currency swaps	23,169.76	3,645.66	-	3,645.66	24,351.00	570.17	-	570.17
- Spots and Forward	73,166.75	2,255.06	-	2,255.06	-	-	-	-
Subtotal (i)	**96,336.51**	**5,900.72**	**-**	**5,900.72**	**24,351.00**	**570.17**	**-**	**570.17**
(ii) Other derivatives								
- Forward contracts	-	-	-	-	-	-	-	-
Subtotal (ii)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Derivatives (i+ii)	**96,336.51**	**5,900.72**	**-**	**5,900.72**	**24,351.00**	**570.17**	**-**	**570.17**
Part-II								
Included in above (Part I) are derivatives held for hedging and risk management purposes as follows								
(i) Fair Value hedging								
- Currency derivatives	-	-	-	-	-	-	-	-
(ii) Cash Flow hedging								
- Currency derivatives	96,336.51	5,900.72	-	5,900.72	24,351.00	570.17	-	570.17
Total derivative financial instruments (i+ii)	**96,336.51**	**5,900.72**	**-**	**5,900.72**	**24,351.00**	**570.17**	**-**	**570.17**

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

(a) Cross Currency Swaps (CCS)

Particulars		As at 31 March, 2026	As at 31 March, 2025
i)	Total notional principal amount outstanding as on end of the year*	23,169.76	24,351.00
ii)	Maturity date of CCS	15 June, 2027;15 March, 2028	15 June, 2027;15 March, 2028
iii)	Hedge ratio	1:1	1:1
iv)	Currency pair	USD/INR	USD/INR

* Notional amount outstanding is the original amount. Restated amount as at the balance sheet date basis exchange rate is 31 March, 2026: ₹ 27,018.82 Lacs (USD: 285.45 Lacs) (31 March, 2025: ₹ 25,674.42 Lacs (USD: 300 Lacs)).

(b) Spots and Forwards

Particulars		As at 31 March, 2026	As at 31 March, 2025
i)	Total notional principal amount outstanding as on end of the year*	73,166.75	-
ii)	Maturity date	10 June, 2026; 15 June, 2026;11 September, 2026	-
iii)	Hedge ratio	1:1	-
iv)	Currency pair	USD/INR	-

*Notional amount outstanding is the original amount. Restated amount as at the balance sheet date basis exchange rate is 31 March, 2026: ₹ 75,572.08 Lacs (USD: 798.37 Lacs) (31 March, 2025: NIl).

(c) Hedging item

Particulars	Change in fair value of hedging item used for measuring ineffectiveness for the year ended 31 March, 2026	Change in fair value of hedging item used for measuring ineffectiveness for the year ended 31 March, 2025
Cross currency swaps	3,075.49	825.71
Forward contracts	2,255.06	-

(d) The fair value mark to market (MTM) gains or (losses) in respect of CCS Agreement outstanding as at the Balance Sheet date is stated below:

Hedging Instrument	As at 31 March, 2026	As at 31 March, 2025
Cross currency swaps	3,645.66	570.17
Forward contracts	2,255.06	-
Total	**5,900.72**	**570.17**

(e) Movement in Hedge Reserve (excluding deferred tax)

Cash Flow Hedge Reserve Account		As at 31 March, 2026		
		Realised	Unrealised	Total
i)	Balance at the beginning of the year	-	(762.78)	(762.78)
ii)	Add: Changes in the fair value during the Year	-		-
	Included in derivative financial instrument	-	5,330.55	5,330.55
	Included in borrowings	-	(4,930.97)	(4,930.97)
iii)	Less: Amounts reclassified to statement of profit & loss	-	-	-
iv)	Balance at the end of the year	-	(363.20)	(363.20)

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

Cash Flow Hedge Reserve Account		As at 31 March, 2025		
		Realised	Unrealised	Total
i)	Balance at the beginning of the year	-	(926.24)	(926.24)
ii)	Add: Changes in the fair value during the Year			
	Included in derivative financial instrument	-	825.71	825.71
	Included in borrowings	-	(662.25)	(662.25)
iii)	Less: Amounts reclassified to statement of profit & loss	-	-	-
iv)	Balance at the end of the year	-	(762.78)	(762.78)

All hedges are 100% effective.

Note: ECB carries coupon of 3.5% p.a in USD which has been hedged/swapped via Cross currency swap @ 7.15% p.a in INR

6. RECEIVABLES

	As at 31 March, 2026	As at 31 March, 2025
Trade Receivables	547.52	38.32
Less; Impairment loss allowance	-	-
Total	**547.52**	**38.32**

(i) No trade receivables are due from Directors or any other officers of the Company either severally or jointly with any other person nor any trade receivables are due from firms or private companies respectively in which any Director is a Partner, Director or a Member.

(ii) Trade Receivables are not interest bearing and are generally on terms of 30 days.

Trade receivable Ageing schedule

Particulars		Outstanding for following period from the date of transaction						
As at 31 March, 2026		Unbilled	Less than 6 months	6 months-1year	1-2 years	2-3 years	More than 3 years	Total
(i)	Undisputed Trade receivables – considered good	-	547.52	-	-	-	-	**547.52**
(ii)	Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(iii)	Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**
(iv)	Disputed Trade receivables – considered good	-	-	-	-	-	-	**-**
(v)	Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(vi)	Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**
Particulars		**Outstanding for following period from the date of transaction**						
As at 31 March, 2025		**Unbilled**	**Less than 6 months**	**6 months-1year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(i)	Undisputed Trade receivables – considered good	-	38.32	-	-	-	-	**38.32**
(ii)	Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(iii)	Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**
(iv)	Disputed Trade receivables – considered good	-	-	-	-	-	-	**-**
(v)	Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(vi)	Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

7. LOANS

	As at 31 March, 2026	As at 31 March, 2025
At amortised cost		
Term loans	8,64,665.08	6,91,664.51
Staff loans	890.23	712.87
Total gross	**8,65,555.31**	**6,92,377.38**
Less: Impairment loss allowance	8,700.49	6,428.84
Total net	**8,56,854.82**	**6,85,948.54**
Secured by tangible assets	8,65,555.31	6,92,377.38
Total	**8,65,555.31**	**6,92,377.38**
Less: Impairment loss allowance	8,700.49	6,428.84
Total net	**8,56,854.82**	**6,85,948.54**
Loans in India		
Public sectors	-	-
Others (individuals and other corporates)	8,65,555.31	6,92,377.38
Loans outside India	**-**	**-**
Total gross	**8,65,555.31**	**6,92,377.38**
Less: Impairment loss allowance	8,700.49	6,428.84
Total net	**8,56,854.82**	**6,85,948.54**

7.1 Loans granted by the Company are secured by equitable mortgage/registered mortgage of the property and/or undertaking to create a security by way of equitable mortgage of property. The process for security creation was in process for loans to the extent of ₹ 46,936.68 lakhs as on 31 March 2026 (31 March 2025: ₹ 17,553.26.)

7.2 Loan details

Particulars	Gross Carrying amount*	Effective interest rate adjustment	Total
As at 31 March, 2026	**8,80,504.92**	**(14,949.61)**	**8,65,555.31**
As at 31 March, 2025	7,03,359.33	(10,981.95)	6,92,377.38

* Loans represents aggregate of loan - principal outstanding, interest overdue and interest accrued but not due from borrowers pertaining to loans held in books as on the last day of the relevant period.

7.3 There were no loans given against the collateral of gold jewellery or security of shares and hence the percentage of such loans to the total outstanding asset is Nil (31 March, 2025: Nil).

7.4 Loans sanctioned but undisbursed amount to ₹ 64,071.86 Lacs as on 31 March, 2026 (31 March, 2025: ₹ 48,518.87 Lacs).

7.5 During the financial year 2025-26, the Company has entered into one securitisation transaction amounting to ₹ 8,055.92 Lacs (31 March, 2025- 35,799.04 Lacs). These loan assets have not been de-recognised from the loan portfolio of the Company as these does not meet the de-recognition criteria. The Company is responsible for collection and servicing of this loan portfolio on behalf of buyers/investors. In terms of the said securitisation agreements, the Company pays to buyer/investor on monthly basis the prorated collection amount as per the respective agreement terms.

7.6 During the financial year 2025-26, the Company has assigned pools of certain loans amounting to ₹ 1,02,165.90 Lacs (31 March, 2025: 56,993.56 Lacs) by way of a direct assignment transactions. These loans have been de-recognised from the loan portfolio of the Company as the sale of loan assets is an absolute assignment and transfer on a 'no-recourse' basis. The Company continues to act as a servicer to the assignment transaction on behalf of assignee. In terms of the assignment agreements, the Company pays to assignees, on a monthly basis, the pro-rata collection amounts.

7.7 During the financial year 2025-26, The Company also undertaken co-lending arrangement with Bank, whereby loans are co-originated by both the entities in 20:80 ratio (Company: Bank). Bank share in Co-lending arrangement for the year amounting to ₹ 23,948.80 Lacs (31 March, 2025: 22,917.48 Lacs). The Company's share in co-lending arrangement amounting to ₹ 13,184.42 Lacs (31 March, 2025-

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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₹ 8,635.58 Lacs) has been recorded in the loan portfolio shown above.

7.8 Expected credit loss

Expected credit loss is a calculation of the present value of the amount expected not to be recovered on a financial asset, for financial reporting purposes. Credit risk is the potential that the obligor and counterparty will fail to meet its financial obligations to the lender. This requires an effective assessment and management of the credit risk at both individual and portfolio level.

(i) Definition of default

The Company considers a financial instrument as defaulted and considered it as Stage 3 (credit-impaired) for ECL calculations in all cases, when the borrower becomes more than 90 days past due on its contractual payments or classified as NPA as per RBI directions. The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed year, if the facility has not been previously derecognised and is still in the portfolio.

ii) Exposure at default

Exposure at default is based on the amounts the Company expects to be owed at the time of default. It includes principal, interest which will be accrued till date of default and sanctioned but undisbursed amount.

iii) Loss given default

The Company segments its retail lending products into homogeneous portfolios, based on key characteristics that are relevant to the estimation of future cash flows. The data applied is collected loss data and involves a wider set of transaction characteristics (e.g., product type, wider range of collateral types, loan to value (LTV) ratio, expected realisation rate, etc.) as well as borrower characteristics.

iv) Significant increase in credit risk

The Company continuously monitors all assets subject to ECL. In order to determine whether an instrument or a portfolio of instruments is subject to 12 month ECL or lifetime ECL, the Company assesses whether there has been a significant increase in credit risk since initial recognition. The Company considers an exposure to have significantly increased in credit risk when contractual payments are more than 30 days past due.

When estimating ECL on a collective basis for a group of similar assets, the Company applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

v) Delinquency buckets have been considered as the basis for the staging of all loans with:

- Stage 3 are those accounts which are classified as NPA

- Stage 2 are those accounts wherein there is significant increase in credit risk

- Stage 1 are those accounts wherein DPD is 0-30 days and not considered in Stage 2 and Stage 3

vi) Macro economic factors

Macro-economic variables relevant to the underlying loan portfolio such as Gross Domestic Product, Inflation, Housing Price Index and 10 year bond yield were analysed for their correlation. The Company considers a broad range of forward-looking information with reference to external forecasts of economic parameters such as GDP growth, Inflation, housing price index, 10 year bond yield etc., as considered relevant so as to determine the impact of macro-economic factors on the Company's ECL estimates.

vii) Credit quality of asset

The Company has classified all individual loans as amortised cost and has assessed it at the collective pool level. The individual loan book has been divided into the housing and non-housing (Loan against property) sub portfolios.

The vintage analysis methodology has been used to create the PD term structure which incorporates both 12 month (Stage 1 Loans) and lifetime PD (Stage 2 Loans). The vintage analysis captures a vintage default experience across a particular portfolio by tracking the yearly slippages from advances originating in a particular year. The vintage slippage experience/ default rate is then used to build the PD term structure.

The workout methodology has been used to determine LGD wherein the recoveries of loans defaulted in past are tracked and discounted to the date of default. The worked out LGD for loans has been bucketed into various levels of collateral cover. LGD based on collateral cover has been applied to each loan in the portfolio based on specific collateral cover adjusted for the expected fall in valuation. The Company has used the forward looking LGD basis the management expectation on property prices basis the market environment.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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viii) An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to loans is, as follows:

(i) Reconciliation of gross carrying amount balance is as follows:

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**5,02,265.47**	**11,395.36**	**5,012.87**	**5,18,673.70**
Transfer to Stage 1	4,383.96	(3,422.60)	(961.36)	**-**
Transfer to Stage 2	(14,584.57)	14,804.14	(219.57)	**-**
Transfer to Stage 3	(4,228.66)	(1,192.54)	5,421.20	**-**
New financial assets originated*	2,96,274.53	516.76	196.69	**2,96,987.98**
Financial assets that have been de-recognised/repaid	(1,06,583.58)	(3,209.25)	(2,509.52)	**(1,12,302.35)**
Balance as at 31 March, 2025	**6,77,527.15**	**18,891.87**	**6,940.31**	**7,03,359.33**
Balance as at 01 April, 2025	**6,77,527.15**	**18,891.87**	**6,940.31**	**7,03,359.33**
Transfer to Stage 1	6,871.06	(5,644.55)	(1,226.51)	**-**
Transfer to Stage 2	(21,452.79)	21,807.58	(354.79)	**-**
Transfer to Stage 3	(6,981.87)	(2,410.43)	9,392.30	**-**
New financial assets originated*	3,29,350.61	565.81	132.90	**3,30,049.32**
Financial assets that have been de-recognised/repaid	(1,45,219.42)	(3,777.12)	(3,907.19)	**(1,52,903.73)**
Balance as at 31 March, 2026	**8,40,094.74**	**29,433.16**	**10,977.02**	**8,80,504.92**

* represents balance outstanding and staging as at respective year end

Reconciliation of ECL balance is as follows:

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**2,708.20**	**454.76**	**1,246.44**	**4,409.40**
Transfer to Stage 1	331.87	(92.33)	(239.54)	**-**
Transfer to Stage 2	(86.55)	142.30	(55.75)	**-**
Transfer to Stage 3	(23.32)	(33.65)	56.97	**-**
Impact of change in EAD and stages during the year	371.38	299.95	1,161.40	**1,832.73**
New financial assets originated*	1,011.98	16.28	48.68	**1,076.94**
Financial assets that have been de-recognised/repaid	(299.44)	(82.55)	(508.24)	**(890.23)**
Balance as at 31 March, 2025	**4,014.12**	**704.76**	**1,709.96**	**6,428.84**
Balance as at 01 April, 2025	**4,014.12**	**704.76**	**1,709.96**	**6,428.84**
Transfer to Stage 1	480.05	(177.63)	(302.42)	**-**
Transfer to Stage 2	(139.95)	227.80	(87.85)	**-**
Transfer to Stage 3	(43.45)	(77.52)	120.97	**-**
Impact of change in EAD and stages during the year	(553.56)	936.37	2,156.55	**2,539.36**
New financial assets originated*	992.68	29.68	34.14	**1,056.50**
Financial assets that have been de-recognised/repaid	(382.61)	(99.86)	(841.74)	**(1,324.21)**
Balance as at 31 March, 2026	**4,367.28**	**1,543.60**	**2,789.61**	**8,700.49**

* represents balance outstanding and staging as at respective year end

(ii) Reconciliation of gross carrying amount of loan commitments balance is as follows:

Loans to customers at amortised cost

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**42,793.47**	**16.71**	**23.93**	**42,834.11**
Transfer to Stage 1	-	-	-	**-**
Transfer to Stage 2	(17.52)	17.52	-	**-**
Transfer to Stage 3	(10.95)	-	10.95	**-**
New commitments originated/disbursed or cancelled (net)	5,711.60	(16.42)	(10.42)	**5,684.76**
Balance as at 31 March, 2025	**48,476.60**	**17.81**	**24.46**	**48,518.87**
Balance as at 01 April, 2025	**48,476.60**	**17.81**	**24.46**	**48,518.87**

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Particulars	Stage 1	Stage 2	Stage 3	Total
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(39.08)	39.08	-	-
Transfer to Stage 3	(11.87)	-	11.87	-
New commitments originated/disbursed or cancelled (net)	15,584.08	(16.28)	(14.81)	**15,552.99**
Balance as at 31 March, 2026	**64,009.73**	**40.61**	**21.52**	**64,071.86**

Reconciliation of ECL on loan commitments balance is as follows:

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**102.43**	**0.04**	**0.07**	**102.54**
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(0.04)	0.04		-
Transfer to Stage 3	(0.03)		0.03	-
Impact of change in EAD and stages during the year	63.23	0.03	0.05	**63.31**
New commitments originated/disbursed or cancelled (net)	63.96	(0.03)	(0.02)	**63.91**
Balance as at 31 March, 2025	**229.55**	**0.08**	**0.13**	**229.76**
Balance as at 01 April, 2025	**229.55**	**0.08**	**0.13**	**229.76**
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(0.19)	0.19	-	-
Transfer to Stage 3	(0.06)	-	0.06	-
Impact of change in EAD and stages during the year	(13.20)	(0.01)	(0.02)	**(13.23)**
New commitments originated/disbursed or cancelled (net)	69.55	(0.07)	(0.07)	**69.41**
Balance as at 31 March, 2026	**285.65**	**0.19**	**0.10**	**285.94**

ix) A comparison between provisions required under Income recognition, asset classification and provision norms (IRACP) and impairment allowances made under IND AS 109

As at 31 March, 2026

Asset classification as per RBI Directions	Asset classification as per Ind AS 109	Gross carrying amount as per Ind AS	Loss allowance as per Ind AS 109	Net Carrying Amount	Provision required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard assets	Stage 1	8,25,664.87	4,367.28	8,21,297.59	2,540.47	1,826.81
	Stage 2	29,071.94	1,543.60	27,528.34	213.54	1,330.06
Sub-total for performing assets		**8,54,736.81**	**5,910.88**	**8,48,825.93**	**2,754.01**	**3,156.87**
Non- performing assets (NPA)						
Substandard	Stage 3	**9,111.94**	**2,356.29**	**6,755.65**	**1,481.42**	**874.87**
Doubtful - up to 1 year	Stage 3	1,600.15	406.74	1,193.41	435.25	(28.51)
Doubtful - 1 to 3 years	Stage 3	106.41	26.58	79.83	45.31	(18.73)
Doubtful - More than 3 years	Stage 3	-	-	-	-	-
Sub-total for doubtful		**1,706.56**	**433.32**	**1,273.24**	**480.56**	**(47.24)**
Loss	Stage 3	-	-	-	-	-
Sub-total for NPA		**10,818.50**	**2,789.61**	**8,028.89**	**1,961.98**	**827.63**

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Asset classification as per RBI Directions	Asset classification as per Ind AS 109	Gross carrying amount as per Ind AS	Loss allowance as per Ind AS 109	Net Carrying Amount	Provision required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current (IRACP) norms	Stage 1	74,050.37	510.74	73,539.63	-	510.74
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**74,050.37**	**510.74**	**73,539.63**	**-**	**510.74**
	Stage 1	8,99,715.24	4,878.02	8,94,837.22	2,540.47	2,337.55
	Stage 2	29,071.94	1,543.60	27,528.34	213.54	1,330.06
	Stage 3	10,818.50	2,789.61	8,028.89	1,961.98	827.63
	Total	**9,39,605.68**	**9,211.23**	**9,30,394.45**	**4,715.99**	**4,495.24**

As at 31 March, 2025

Asset classification as per RBI Directions	Asset classification as per Ind AS 109	Gross carrying amount as per Ind AS	Loss allowance as per Ind AS 109	Net Carrying Amount	Provision required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard assets	Stage 1	6,66,852.70	4,014.12	6,62,838.58	2,042.14	1,971.98
	Stage 2	18,671.17	704.76	17,966.41	199.62	505.14
Sub-total for performing assets		**6,85,523.87**	**4,718.88**	**6,80,804.99**	**2,241.76**	**2,477.12**
Non- performing assets (NPA)				**-**		
Substandard	Stage 3	**4,994.95**	**1,251.94**	**3,743.01**	**759.34**	**492.60**
Doubtful - up to 1 year	Stage 3	1,844.82	454.69	1,390.13	466.12	(11.43)
Doubtful - 1 to 3 years	Stage 3	13.74	3.33	10.41	5.57	(2.24)
Doubtful - More than 3 years	Stage 3	-	-	-	-	-
Sub-total for doubtful		**1,858.56**	**458.02**	**1,400.54**	**471.69**	**(13.67)**
Loss	Stage 3	-	-	-	-	-
Sub-total for NPA		**6,853.51**	**1,709.96**	**5,143.55**	**1,231.03**	**478.93**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current (IRACP) norms	Stage 1	52,078.74	389.12	51,689.62	-	389.12
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**52,078.74**	**389.12**	**51,689.62**	**-**	**389.12**
	Stage 1	7,18,931.44	4,403.24	7,14,528.21	2,042.14	2,361.10
	Stage 2	18,671.17	704.76	17,966.41	199.62	505.14
	Stage 3	6,853.51	1,709.96	5,143.55	1,231.03	478.93
	Total	**7,44,456.12**	**6,817.96**	**7,37,638.16**	**3,472.79**	**3,345.17**

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

8. INVESTMENTS

	As at 31 March, 2026	As at 31 March, 2025
At fair value through profit and loss		
- Mutual funds	-	-
At amortised cost		
- Investment in debt Instrument	22,907.84	8,755.17
- Investment in Commercial papers	2,480.07	-
- Investment in Certificate of deposits	5,442.86	14,504.16
- Investment in Government Securities	8,690.69	8,267.92
Investments in equity instruments (Subsidiary)*		
- Investment in India Shelter Capital Finance Limited	-	1,200.00
(1,20,00,000 equity shares of ₹ 10 each fully paid-up)		
Gross (A)	**39,521.46**	**32,727.25**
(i) Investments outside India	-	-
(ii) Investments in India	39,521.46	32,727.25
Total (B)	**39,521.46**	**32,727.25**
Less: Impairment loss allowance (C)	-	-
Total- Net (B-C)	**39,521.46**	**32,727.25**

Investment detail script-wise

As at 31 March, 2026

Particulars	Quantity	Carrying Value
Measured at amortised cost		
Investments in Debt Securities		
8.93% POWER GRID CORPORATION OF INDIA LIMITED 20 October, 2026	300	3,143.26
8.28% SMFG Credit Co 05 August, 2026	1,500	1,588.32
7.32% NTPC LIMITED 17 JULY, 2029	300	3,203.04
7.20% POWER GRID CORPORATION OF INDIA LIMITED 09 AUGUST, 2027	250	2,636.80
7.36% POWER GRID CORPORATION OF INDIA LIMITED 18 October, 2026	200	2,074.63
7.63% POWER FINANCE CORPORATION LIMITED 14 August, 2026	100	1,047.61
7.63% POWER FINANCE CORPORATION LIMITED 14 August, 2026	150	1,571.40
7.50% National Bank For Agriculture And Rural Development 31 August, 2026	5,000	5,218.59
7.55% Power Grid Corporation Of India Limited 23 April, 2034	2,500	2,424.19
Total		**22,907.84**
Investment in Certificate of deposits		
UCO BANK CD 21 MAY, 2026 (INE691A16LS5)	500	2,475.46
DCB BANK LIMITED CD 25 MAY, 2026 (INE503A16HM3)	300	1,483.70
DCB BANK LIMITED CD 25 MAY, 2026 (INE503A16HM3)	300	1,483.70
Total		**5,442.86**

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Particulars	Quantity	Carrying Value
Investment in Government Securities		
Bond 0.00% Strips Trade CS 12 DECEMBER, 2026	33,76,000	3,211.36
Bond 0.00% Strips Trade CS 12 DECEMBER, 2026	25,37,500	2,413.02
Bond 0.00% Strips Trade CS 19 DECEMBER, 2026	5,11,000	485.25
7.10% GOI Loan 18 April, 2029	15,00,000	1,548.98
7.10% GOI Loan 18 April, 2029	10,31,556	1,032.08
Total		**8,690.69**
Investment in Commercial Papers		
HSBC INVESTDIRECT FINANCIAL SERVICES LTD 179D CP 08 MAY, 2026	500	2,480.07
Total		**2,480.07**
Total		**39,521.46**

As at 31 March, 2025

Particulars	Quantity	Carrying Value
Measured at amortised cost		
Investments in Debt Securities		
Indian Oil Corporation Limited Sr XIX 5.50 Loa 20 October, 2025 FV ₹10 Lacs	250	2,535.06
NTPC Limited Sr 72 5.45 Bd 15 October, 2025 FV ₹10 Lacs	50	506.87
ONGC Petro Additions Limited Sr V Opt B 8 Ncd 11 April, 2025 FV ₹10 Lacs	250	2,527.11
Power Grid Corporation Of India Limited 8.93 Bd 20 October, 2026 FV ₹10 Lacs	300	3,186.13
Total		**8,755.17**
Investment in Certificate of deposits		
Bank Of India -CD (28 November, 2025)	500	2,380.29
HDFC Bank Ltd CD (31 October, 2025)	1,000	4,789.73
Canara Bank CD 03SEP25	500	2,422.60
HDFC Bank Limited CD 19SEP25	500	2,412.16
Punjab National Bank CD (02 April, 2025)	500	2,499.38
Total		**14,504.16**
Investment in Government Securities		
Bond0.00% CG Strip 12/12/2026/15Y/12/12/2026/0%	59,13,500	5,231.67
Bond0.00% CG Strip 19/12/2026/0D/19/12/2026/0%	5,11,000	453.46
Bond07.10 GS 2029/7Y/18/04/2029/7.1%	25,31,556	2,582.79
Total		**8,267.92**
Investment in equity instruments		
Unquoted equity instrument- India Shelter Capital Finance Limited	1,20,00,000	1,200.00
Total		**32,727.25**

*The Board of Directors of the Company in its meeting held on 04 November, 2025 approved Voluntary Liquidation of wholly owned Subsidiary - India Shelter Capital Finance Limited. Effective from 16 December, 2025, the control of the subsidiary has been transferred to the official liquidator. The Company has received money amounting to ₹ 1,441.76 Lacs towards its carrying value of the Investment.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

9. OTHER FINANCIAL ASSETS

	As at 31 March, 2026	As at 31 March, 2025
Security deposits	454.83	369.44
Receivables on securitised loans (refer note a)	221.35	166.07
EIS receivable on direct assignment (refer note b)	22,373.22	15,606.66
Receivables on assignment transactions (refer note a)	665.09	457.26
Other receivables	143.37	398.67
Total gross	**23,857.86**	**16,998.10**
Less: Impairment loss allowance (on EIS Receivable assets)	(224.80)	(159.36)
Total	**23,633.06**	**16,838.74**

Note:

a) Receivables on assignment and securitised loans is company's share of receivable towards collections made and recoverable by the Company as at the end of the year.

b) Under Ind AS, with respect to Assignment deals, Company has created an Excess Interest Spread (EIS) receivable, with corresponding credit to Statement of Proft and loss account. The same has been computed by discounting EIS to present value with necessary estimates and assumptions.

10. CURRENT TAX ASSETS/LIABILITIES (NET)

	As at 31 March, 2026	As at 31 March, 2025
Income tax advance (net)	(1,014.58)	357.96
Total	**(1,014.58)**	**357.96**

11. DEFERRED TAX ASSETS (NET)

	As at 31 March, 2026	As at 31 March, 2025
Deferred tax assets		
Provision for employee benefits	140.43	52.56
Difference in written down value as per Companies Act and Income Tax Act	78.73	87.02
Impairment loss allowance on loans	1,384.15	1,359.55
Unamortised processing fees	3,762.52	2,763.93
Lease liabilities	234.63	377.64
Provision for impairment on assets held for sale	94.32	82.28
Cash Flow Hedge Reserve	91.41	191.98
Deferred tax liabilities		
Unamortised borrowing cost	(326.09)	(317.65)
Right-of-use assets	(198.92)	(323.51)
EIS receivable on direct assignment	(5,192.61)	(3,649.87)
Net deferred tax assets	**68.57**	**623.93**

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(All amounts in ₹ Lacs, unless otherwise stated)

Movement in deferred tax assets (net)

Particulars	As at 01 April, 2025	(Charged)/ credited to statement of profit and loss	Credited/ (charged) to other comprehensive income	As at 31 March, 2026
Deferred tax assets				
Provision for employee benefits	52.56	79.25	8.62	140.43
Difference in written down value as per Companies Act and Income Tax Act	87.02	(8.29)	-	78.73
Impairment loss allowance on loans	1,359.55	24.60	-	1,384.15
Unamortised processing fees	2,763.93	998.59	-	3,762.52
Cash flow hedge reserve	191.98	-	(100.57)	91.41
Lease liability	377.64	(143.01)	-	234.63
Provision for impairment on assets held for sale	82.28	12.04	-	94.32
Deferred tax liabilities				
Unamortised borrowing cost	(317.65)	(8.44)	-	(326.09)
Right-of-use assets	(323.51)	124.59	-	(198.92)
EIS receivable on direct assignment	(3,649.87)	(1,542.74)	-	(5,192.61)
Net deferred tax assets	**623.93**	**(463.42)**	**(91.95)**	**68.57**

Movement in deferred tax assets (net)

Particulars	As at 01 April, 2024	(Charged)/ credited to statement of profit and loss	Credited/(charged) to other comprehensive income	As at 31 March, 2025
Deferred tax assets				
Provision for employee benefits	44.83	5.42	2.31	52.56
Difference in written down value as per Companies Act and Income Tax Act	78.68	8.34	-	87.02
Impairment loss allowance on loans	1,027.77	331.78	-	1,359.55
Unamortised processing fees	2,019.66	744.27	-	2,763.93
Cash flow hedge reserve	233.12	-	(41.14)	191.98
Lease liability	483.46	(105.82)	-	377.64
Provision for impairment on assets held for sale	72.85	9.43	-	82.28
Deferred tax liabilities				
Unamortised borrowing cost	(427.53)	109.88	-	(317.65)
Right-of-use assets	(436.44)	112.93	-	(323.51)
EIS receivable on direct assignment	(2,791.41)	(858.44)	-	(3,649.85)
Net deferred tax assets	**304.98**	**357.78**	**(38.83)**	**623.93**

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

12. PROPERTY, PLANT AND EQUIPMENT

Particulars	Freehold land	Plant and equipment-computer and other related equipment	Office equipment	Furniture and fixtures	Vehicles	Leasehold improvements	Right-of-use assets	Total
Gross block								
Balance as at 01 April, 2024	**9.17**	**958.04**	**323.81**	**156.43**	**788.15**	**414.59**	**2,762.38**	**5,412.57**
Additions during the year	-	308.57	89.66	20.36	387.35	0.28	301.30	1,107.52
Disposals/adjustments	-	(81.83)	(5.39)	(0.34)	(86.01)	(12.02)	(54.19)	(239.78)
Balance as at 31 March, 2025	**9.17**	**1,184.78**	**408.08**	**176.45**	**1,089.49**	**402.85**	**3,009.49**	**6,280.31**
Additions during the year		452.68	73.39	19.46	398.40	30.63	232.88	1,207.44
Disposals/adjustments		(64.87)	(48.83)	(41.06)	(97.33)	(92.56)	(227.01)	(571.66)
Balance as at 31 March, 2026	**9.17**	**1,572.59**	**432.64**	**154.85**	**1,390.56**	**340.92**	**3,015.36**	**6,916.09**
Accumulated depreciation								
Balance as at 01 April, 2024	**-**	**645.61**	**189.58**	**107.92**	**133.67**	**354.36**	**1,028.24**	**2,459.37**
Depreciation charge for the year	-	210.14	55.24	14.49	119.72	27.62	713.02	1,140.24
Disposals/adjustments	-	(81.83)	(5.39)	(0.31)	(30.25)	(12.02)	(17.20)	(147.00)
Balance as at 31 March, 2025	**-**	**773.92**	**239.43**	**122.10**	**223.14**	**369.96**	**1,724.06**	**3,452.61**
Depreciation charge for the year	-	291.98	69.59	14.02	151.81	13.78	646.10	1,187.28
Disposals/adjustments	-	(64.17)	(45.63)	(38.28)	(39.95)	(90.79)	(145.26)	(424.08)
Balance as at 31 March, 2026	**-**	**1,001.73**	**263.39**	**97.84**	**335.00**	**292.95**	**2,224.90**	**4,215.81**
Net block								
Balance as at 31 March, 2025	**9.17**	**410.86**	**168.65**	**54.35**	**866.35**	**32.89**	**1,285.43**	**2,827.70**
Balance as at 31 March, 2026	**9.17**	**570.86**	**169.25**	**57.01**	**1,055.56**	**47.97**	**790.46**	**2,700.28**

13. INTANGIBLE ASSETS

Particulars	Computer software
Gross block	
Balance as at 01 April, 2024	**321.42**
Additions during the year	99.94
Balance as at 31 March, 2025	**421.36**
Additions during the year	159.15
Disposal during the year	(144.34)
Balance as at 31 March, 2026	**436.17**
Accumulated amortisation	
Balance as at 01 April, 2024	**293.33**
Amortisation charge during the year	19.46
As at 31 March, 2025	**312.79**
Amortisation charge during the year	50.29
Disposal during the year	(144.34)
Balance as at 31 March, 2026	**218.74**
Net block	
Balance as at 31 March, 2025	**108.57**
Balance as at 31 March, 2026	**217.43**

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14. OTHER NON-FINANCIAL ASSETS

	As at 31 March, 2026	As at 31 March, 2025
Prepaid expenses	548.78	468.85
Other advances	120.44	22.06
Advance to employees	113.53	141.80
Advance to suppliers	124.38	94.83
Balance with government authorities	126.60	290.75
Total	**1,033.73**	**1,018.29**

15. TRADE PAYABLES

		As at 31 March, 2026	As at 31 March, 2025
(i)	total outstanding dues of micro enterprises and small enterprises (refer note 36)	53.16	5.65
(ii)	total outstanding dues of creditors other than micro enterprises and small enterprises	836.07	896.28
Total		**889.23**	**901.93**

Trade Payables ageing schedule as at 31 March, 2026

Particulars	Outstanding for following periods from date of transaction					
	Unbilled dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	53.16		-	-	53.16
Others	723.76	112.31		-	-	836.07
Disputed Dues- MSME	-	-	-	-	-	-
Disputed Dues- Others	-	-	-	-	-	-
Total	**723.76**	**165.47**	**-**	**-**	**-**	**889.23**

Trade Payables ageing schedule as at 31 March, 2025

Particulars	Outstanding for following periods from date of transaction					
	Unbilled dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	5.65	-	-	-	5.65
Others	622.14	274.14				896.28
Disputed Dues- MSME	-	-	-	-	-	-
Disputed Dues- Others	-	-	-	-	-	-
Total	**622.14**	**279.79**	**-**	**-**	**-**	**901.93**

16. DEBT SECURITIES

	As at 31 March, 2026	As at 31 March, 2025
At amortised cost		
Secured		
Non-convertible debentures (including interest accrued)	18,060.58	4,991.14
Total	**18,060.58**	**4,991.14**
Debt securities in India	18,060.58	4,991.14
Debt securities outside India	-	-
Total	**18,060.58**	**4,991.14**

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Detail of NCD's outstanding is as follows:

i) 5000 (31 March, 2025: 5000), @ 8.35% Secured listed non-convertible debentures (NCD) of face value ₹1,00,000 each aggregating to ₹ 5,000 Lacs payable in quarterly instalments. The date of allotment is 26 March 2025. The amount outstanding as on 31 March, 2026 ₹ 3,750 Lacs (31 March, 2025: 5,000 Lacs).

These NCD having exclusive first charge floating via a deed of hypothecation over specific standard asset portfolio of receivables to the extent equal to an amount aggregating to the total outstanding such that the value of security shall be equal of 1.10 times). The NCD is having ISIN No- INE922K07104

ii) 15,000 (31 March, 2025: Nil), @ 7.85% Secured listed non-convertible debentures of face (NCD) value ₹1,00,000 each aggregating to ₹ 15,000 Lacs payable in quarterly instalments. The date of allotment of NCD was 27 November, 2025. The amount outstanding as on 31 March, 2026 ₹ 14,250 Lacs (31 March, 2025: Nil).

(These NCD having exclusive first charge floating via a deed of hypothecation over specific standard asset portfolio of receivables to the extent equal to an amount aggregating to the total outstanding such that the value of security shall be equal of 1.10 times). The NCD is having ISIN No- INE922K07112.

iii) Amounts repayable from the date of balance sheet

	As at 31 March, 2026	As at 31 March, 2025
less than 1 year	4,337.96	1,249.90
one to three years	8,478.04	2,492.35
three to five years	5,244.58	1,248.89
more than five years	-	-
Total	**18,060.58**	**4,991.14**

17. BORROWINGS (OTHER THAN DEBT SECURITIES)

		As at 31 March, 2026	As at 31 March, 2025
At amortised cost			
(a)	Term loans - Secured (including interest accrued)		
	(i) from banks	3,26,412.20	3,09,377.34
	(ii) from other parties		
	- National housing bank	1,23,585.35	89,992.97
	- Financial institutions	79,047.19	22,186.35
	- External Commercial Borrowing (ECB)	26,986.14	25,645.53
(b)	Lease liabilities (Refer note 43)	932.24	1,500.48
(c)	Liability against securitised assets	38,257.63	38,790.42
(d)	Working capital facilities	11,322.36	4,421.48
Total		**6,06,543.11**	**4,91,914.57**
Borrowings in India (Refer note (iii))		5,79,556.97	4,66,269.04
Borrowings outside India		26,986.14	25,645.53
Total		**6,06,543.11**	**4,91,914.57**

i) Secured term loans from National Housing Bank carry rate of interest in the range of 2.80% to 8.25% p.a (31 March, 2025: 2.80% to 8.50%). The loans are having tenure of 7 to 10 years (31 March, 2025: 7 to 10 years) from the date of disbursement and are repayable in quarterly or yearly instalments. These loans are secured by hypothecation (exclusive charge) of certain loans given by the Company.

ii) Secured term loans from banks, financial institutions and ECB include loans carrying rate of interest (including hedge cost in case of external commercial borrowing) in the range of 6.92% to 9.80% p.a (31 March, 2025: 6.95% to 10.25%). The loans are having tenure of

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3 to 15 years (31 March, 2025: 3 to 15 years) from the date of disbursement and are repayable in monthly or quarterly instalments. These loans are secured by hypothecation (exclusive charge) of certain loans given by the Company.

(iii) Term loan form banks inculde Foreign Currency Non-resident Borrowing amounting to ₹ 75,572.08 Lacs (31 March, 2025- Nil) carrying rate of interest (incliding hedge cost) in the range of 8.62% to 8.75%.

iv) The ECB loan is secured by hypothecation (exclusive charge) of certain loans given by the Company. The same is hedged by derivative instrumnent through cross currency swaps. The derivative instrument is for hedging the underlying ECB transaction as per applicable RBI guidelines and not for any speculative purpose.

(v) Working capital facilities from bank are repayable on demand and carry interest rates ranging from 7.10% to 8.60%.

vi) The Company is not a declared willful defaulter by any bank or financial Institution or other lender, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India, during the year ended 31 March, 2026 and 31 March, 2025.

vii) The Company has borrowings from banks and financial institutions on the basis of security of loans and the quarterly details filed by the Company with the banks and financial institutions are in accordance with the books of accounts of the Company for the respective quarters.

viii) The Company has not defaulted in the repayment of debt securities, borrowings and interest thereon for the year ended 31 March, 2026 and 31 March, 2025.

Terms of repayment of Term loans from Bank

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	718	85,539.76	775	81,036.44
one to three years	1031	1,37,404.07	1,237	1,39,726.38
three to five years	413	68,747.15	533	68,981.91
more than five years	106	34,721.22	154	19,632.61
Total		**3,26,412.20**		**3,09,377.34**

Terms of repayment of Term loans from National Housing Bank

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	111	14,067.78	108	11,172.49
one to three years	285	36,471.41	278	28,695.34
three to five years	204	29,226.55	222	23,218.91
more than five years	211	43,819.61	187	26,906.23
Total		**1,23,585.35**		**89,992.97**

Terms of repayment of Term loans from Financial institutions

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	94	14,436.21	71	5,749.62
one to three years	161	28,793.35	123	10,369.81
three to five years	94	22,673.51	67	5,888.38
more than five years	22	13,144.12	3	178.54
Total		**79,047.19**		**22,186.35**

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Terms of repayment of Term loans from External commercial borrowings

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	8	1,948.98	6	1,294.87
one to three years	16	4,589.43	16	3,657.47
three to five years	16	4,804.40	16	4,353.80
more than five years	51	15,643.33	59	16,339.39
Total		**26,986.14**		**25,645.53**

Reconciliation of liabilities arising from financing activities

The changes in the Company's liabilities arising from financing activities can be classified as follows:

Particulars	Debt securities	Borrowings (other than debt securities)	Total
01 April, 2024	**3,000.90**	**3,38,508.97**	**3,41,509.87**
Cash flows:			
-Repayments	(3,000.00)	(1,32,652.64)	(1,35,652.64)
-Proceeds	5,000.00	2,86,345.36	2,91,345.36
-Payment of lease liability	-	(826.81)	(826.81)
Non-cash:			
-Amortisation of upfront fees and others(net)	(15.26)	451.82	436.56
-Accrued interest(net)	5.50	(318.51)	(313.01)
-Recognition of lease liabilities and interest thereon	-	406.38	406.38
31 March, 2025	**4,991.14**	**4,91,914.57**	**4,96,905.71**
Cash flows:			
-Repayments	(2,000.00)	(1,70,206.05)	(1,72,206.05)
-Proceeds	15,000.00	2,85,300.92	3,00,300.92
-Payment of lease liability		(805.52)	(805.52)
Non-cash:			
-Amortisation of upfront fees and others(net)	(30.45)	(3.10)	(33.55)
-Accrued interest(net)	99.89	105.01	204.90
-Recognition of lease liabilities and interest thereon	-	237.28	237.28
31 March, 2026	**18,060.58**	**6,06,543.11**	**6,24,603.69**

18. OTHER FINANCIAL LIABILITIES

	As at 31 March, 2026	As at 31 March, 2025
Employee related payable	3,948.16	3,078.40
Payable towards securitisation transactions	1,256.72	127.44
Payable towards assignment transactions	5,069.50	1,279.02
Insurance payables	1,221.11	16.35
Other Payables	40.83	-
Total	**11,536.32**	**4,501.21**

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19. PROVISIONS

	As at 31 March, 2026	As at 31 March, 2025
Provisions for employee benefits		
- Provision for compensated absences	394.91	154.18
- Provision for gratuity (Refer note 38)	163.01	54.61
Impairement loss allowance on Undrawn commitments	285.94	229.76
Total	**843.86**	**438.55**

20. OTHER NON-FINANCIAL LIABILITIES

	As at 31 March, 2026	As at 31 March, 2025
Advance received from customers	1,725.40	728.35
Other liabilities	457.03	346.31
Statutory dues payables	615.01	53.28
Total	**2,797.44**	**1,127.94**

21. EQUITY SHARE CAPITAL

		As at 31 March, 2026	As at 31 March, 2025
(a)	**Authorised capital**		
	16,20,00,000 equity shares of ₹ 5 each (31 March, 2025: 16,20,00,000) equity shares of ₹ 5 each	8,100.00	8,100.00
(b)	**Issued capital and Subscribed**		
	10,87,58,449 equity shares of ₹ 5 each (31 March, 2025: 10,78,95,287) equity shares of ₹ 5 each	5,437.92	5,394.76
(c)	**Paid up capital**		
	10,87,58,449 equity shares of ₹ 5 each (31 March, 2025: 10,78,95,287) equity shares of ₹ 5 each	5,437.92	5,394.76

(d) Reconciliation of the number of shares outstanding at the beginning and at the end of the period

	As at 31 March, 2026	As at 31 March, 2025
Equity shares outstanding at the beginning of the year	10,78,95,287	10,70,51,136
Issued during the year (Refer note e)	8,63,162	8,44,151
Equity shares outstanding at the end of the year	**10,87,58,449**	**10,78,95,287**

(e) Issue of shares

During the year ended 31 March, 2026, 8,63,162 equity shares (31 March, 2025: 8,44,151) have been allotted to employees who have exercised their options under the approved employee stock option plan.

(f) Terms and conditions of the main features of each class of shares

The Company has only one class of equity shares having a face value of ₹ 5 per share. Each shareholder is entitled to one vote per share. The Company will pay dividend as and when declared. The dividend as and when proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts in proportion to shareholding.

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(g) Detail of shareholders holding 5 percent or more

Name of shareholders	As at 31 March, 2026		As at 31 March, 2025	
	No. of shares Face Value ₹ 5 per share	% of holding	No. of shares Face Value ₹ 5 per share	% of holding
Aravali Investment Holdings (Wholly owned subsidiary of Westbridge Crossover Fund,LLC)	2,84,22,818	26.13%	2,84,22,818	26.34%
WestBridge Crossover Fund, LLC	2,17,08,302	19.96%	2,17,08,302	20.12%
Nexus Ventures III Limited	84,08,822	7.73%	1,20,80,028	11.20%
Kotak Mahindra Trustee Co Ltd A/C Kotak Rural Opportunities Fund	76,04,889	6.99%	-	0.00%

(h) Shares held by promoter

Name of Promoter	As at 31 March, 2026		As at 31 March, 2025		
	No of shares with Face vale ₹ 5 per share	% of total shares	No of shares with Face vale ₹ 5 per share	% of total shares	% change during the year
Anil Mehta	15,70,734	1.44%	15,70,734	1.46%	(0.01%)
WestBridge Crossover Fund, LLC	2,17,08,302	19.96%	2,17,08,302	20.12%	(0.16%)
Aravali Investment Holdings (Wholly owned subsidiary of Westbridge Crossover Fund,LLC)	2,84,22,818	26.13%	2,84,22,818	26.34%	(0.21%)

(i) The Company has not allotted any shares for consideration other than cash, bonus shares and niether bought back any shares, except as disclosed above.

(j) The Board of Directors at their meeting held on 02 May, 2026 recommended dividend of ₹ 10 per equity share at 200% of the face value of ₹ 5 for the year ended 31 March, 2026, subject to shareholders approval at the ensuing Annual General Meeting.

22. OTHER EQUITY

	As at 31 March, 2026	As at 31 March, 2025
Share application money pending allotment	65.69	47.86
Securities premium	1,53,637.37	1,51,471.46
Statutory reserve	32,671.74	22,570.45
Employee share based payment reserve	3,971.73	2,499.67
Re-measurements of defined benefit plans	33.78	59.40
General Reserve	21,200.00	-
Effective portion of cash flow hedge reserve	(271.79)	(570.80)
Retained earnings	1,03,066.02	89,209.17
Total	**3,14,374.54**	**2,65,287.21**

Nature and purpose of other reserve

Securities premium

Securities premium represents premium received on issue of shares. The amount is utilised in accordance with the provisions of the Companies Act, 2013.

Statutory reserve

As per Section 29C(1) of National Housing Bank Act 1987, the Company is required to transfer at least 20% of its Net profit every year to a reserve before any dividend is declared.

Employee share based payment reserve

This reserve is used to recognise the fair value of the options issued to employees of the Company under Company's employee stock option plan.

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General reserve

The Company created a General Reserve in pursuant to the provisions of the Companies Act, 1956, wherein certain percentage of profits were required to be transferred to General Reserve before declaring dividends. As per Companies Act, 2013, the requirement to transfer profits to General Reserve is not mandatory. General reserve is a free reserve available to the Company for distribution.

Retained earnings

Retained earnings represents the amount of accumulated earnings of the Company.

Re-measurements of defined benefit plans

Represents the cumulative actuarial gains/(losses) arising on defined benefit plans classified under Other Comprehensive income.

Effective portion of cash flow hedge reserve

Represents the cumulative gains/(losses) arising on revaluation of the derivative instruments and underlying financial instrument designated as cash flow hedges through OCI.

23. INTEREST INCOME (ON FINANCIAL ASSETS MEASURED AT AMORTISED COST)

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Interest on loans	1,15,306.58	88,474.51
Interest on investments	3,764.77	2,219.16
Interest on deposits with banks	1,224.84	1,282.42
Other interest income	2,760.08	2,252.48
Total	**1,23,056.27**	**94,228.57**

24. FEES AND COMMISSION INCOME

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Insurance Commission	7,048.29	5,032.20
Fee based income	7,683.71	6,422.01
Total	**14,732.00**	**11,454.21**

24 (a). Details of segment wise income from insurance partners as required by Insurance Regulation and Development Authority (IRDA) of India are as below

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Commission Income- Life Insurance	3,922.19	3,050.00
Commission Income- General Insurance	3,126.10	1,982.20
Total	**7,048.29**	**5,032.20**

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25. NET GAIN ON FAIR VALUE CHANGES

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Net gain on financial instruments at fair value through profit or loss		
On trading portfolio		
- Investments in Mutual Funds	569.49	961.60
Total net gain on fair value changes	**569.49**	**961.60**
Fair value changes		
- Realised (net of stamp duty charges)	569.49	961.60
- Unrealised	-	-
Total net gain on fair value changes	**569.49**	**961.60**

26. OTHER INCOME

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Marketing support income	-	1,000.25
Gain on termination of leases	12.85	0.65
Liabilities no longer required, written back	1.37	27.84
Miscellaneous Income	5.17	1.20
Total	**19.39**	**1,029.94**

27. FINANCE COSTS (ON FINANCIAL LIABILITIES MEASURED AT AMORTISED COST)

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
(a) Interest expenses on		
- Borrowings	40,313.13	33,062.09
- Debt securities	792.88	329.20
- Securitised loans	3,036.74	1,682.76
(b) Other borrowing costs		
- Securitisation expense	24.67	27.17
- Interest expense on lease liabilities	99.08	142.73
- Other borrowing costs	213.74	243.60
Total	**44,480.24**	**35,487.55**

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28. IMPAIRMENT ON FINANCIAL INSTRUMENTS (MEASURED AT AMORTISED COST)

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Impairment loss on loans^	2,327.83	2,146.66
Loans written off(net)*	1,590.90	392.71
Impairment loss on EIS receivable on direct assignment	65.44	66.19
Impairement loss on stock of acquired properties	47.81	37.46
Total	**4,031.98**	**2,643.02**

^includes provision on undrawn commitments of ₹ 56.18 Lacs(31 March, 2025: ₹ 127.22 Lacs)

*Net of bad debt recovery of ₹ 982.19 Lacs(31 March, 2025: ₹ 742.34 Lacs)

29. EMPLOYEE BENEFITS EXPENSES

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Salaries, wages and bonus (Refer note 38)	25,937.92	20,113.27
Contribution to provident and other funds (Refer note 38)	1,302.12	1,077.14
Share based payments to employees (Refer note 45)	2,069.26	1,351.45
Staff welfare expenses	469.62	366.59
Total	**29,778.92**	**22,908.45**

30. DEPRECIATION AND AMORTISATION

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Depreciation of property, plant and equipment (Refer note 12)	1,187.62	1,140.24
Amortisation of intangible assets (Refer note 13)	50.28	19.46
Total	**1,237.90**	**1,159.70**

31. OTHER EXPENSES

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Legal and professional charges	334.33	410.93
Collection and recovery charges	884.87	508.80
Loan processing charges	1,006.32	847.33
Advertisement and marketing expenses	358.12	426.47
Rent and hire charges	589.69	330.47
Travelling and conveyance	1,072.32	873.31
Information technology expense	1,536.64	1,311.45
Communication expenses	235.61	215.87
Rates and taxes expenses	9.19	8.35
Repairs and maintenance - others	213.72	194.52
Office expenses	355.82	226.83
Electricity and water expenses	247.93	230.57
Printing, stationery and office supplies	57.34	51.12
Insurance expenses	38.11	46.91
Directors' commission and sitting fees	71.40	67.76

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	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Auditor's remuneration (Refer note 31.1 below)	120.82	119.49
Bank charges	93.32	77.12
Loss on derecognition of property, plant and equipment	27.70	14.15
Corporate social responsibility expenses (Refer note 31.2 below)	668.51	453.55
Miscellaneous expenses	68.35	57.50
Total	**7,990.11**	**6,472.50**

31.1 Auditor's remuneration

		For the year ended 31 March, 2026	For the year ended 31 March, 2025
a)	As auditors (excluding GST)		
	- Statutory audit including limited review	100.00	95.00
	- Certification and other charges	17.20	10.00
b)	for re-imbursement of expenses	3.62	4.62

31.2 Expenditure incurred on Corporate Social Responsibility (CSR)

As per section 135 of the Companies Act, 2013 along with Companies (Corporate Social Responsibility Policy) Rules 2014, the Company is required to spend for CSR activities in accordance with its CSR policy. The details of the CSR expenses for the year are as under:

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
a)	Gross amount required to be spent by the Company during the year	668.51	453.55
b)	Amount spent during the year on:		
	i) Construction/acquisition of any asset	-	-
	ii) On purpose other than (i) above		
	Contribution towards Trust/NGOs	689.47*	457.83*
c)	Amount unpaid	-	-

*Excess amount spend amounting to ₹ 25.25 Lacs(31 March, 2025: ₹ 4.28 Lacs) is carried forward for next year.

The nature of CSR activities undertaken by the Company: To improve the lives of the community, especially the socially and economically underprivileged communities, by making a long term, measurable and positive impact through projects in the areas of Education, Health and Skill Development.

32. TAX EXPENSE

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
In respect of the current year	14,529.68	11,461.76
In respect of the prior period	-	-
	14,529.68	**11,461.76**
Deferred tax charge/(credit)	463.42	(357.80)
	463.42	**(357.80)**
Total income tax expense recognised (excluding tax recognised in other comprehensive income)	**14,993.10**	**11,103.96**

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The major components of tax expense and the reconciliation of the expected tax expense based on the domestic effective tax rate and the reported tax expense in statement of profit and loss, is as follows:

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Profit before tax	65,499.53	48,808.64
Applicable tax rate	25.17%	25.17%
Expected tax expense	**16,484.92**	**12,284.16**
Effect of expenses that are not deductible in determining taxable profit	470.18	340.19
Deductions under section 80JJAA of the Income-tax Act, 1961	(140.43)	(114.60)
Deductions under Section 36(1)(viii) of the Income-tax Act, 1961	(1,729.62)	(1,366.96)
Tax on other comprehensive income	(91.95)	(38.83)
Total	**14,993.10**	**11,103.96**

The Company has elected to exercise the option permitted under section 115BAA of the income-tax act, 1961, as introduced by the taxation laws (amendment) ordinance, 2019.

Income tax expense recognised in other comprehensive income

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Income tax relating to re-measurement (losses)/gains on defined benefit plans	(8.62)	(2.31)
Income tax relating to re-measurement gains/(losses) on hedge instruments	100.57	41.14
Total	**91.95**	**38.83**

33. EXPENDITURE IN FOREIGN CURRENCY

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Software license expense	18.31	9.89
Interest Expense on ECB	930.30	879.80
Total	**948.61**	**889.69**

The Company's unhedged foreign currency exposure as on 31 March, 2026 is Nil (31 March, 2025: Nil).

For the year ended 31 March, 2026

Particulars	Unhedged			Hedged through forward or derivative			Natural hedge
	</=1 year	> 1 year	Total	</=1year	> 1 year	Total	</=1 year
Foreign currency (FCY) receivables							
Exports	-	-	-	-	-	-	-
Loans to Joint Venture/Wholly Owned Subsidiary (JV/WOS)	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
FCY payables							
Imports	-	-	-	-	-	-	-
Trade credits	-	-	-	-	-	-	-
External Commercial Borrowings (ECBs)	-	-	-	-	27,018.82	27,018.82	-
Other FCY loans	-	-	-	-	75,572.08	75,572.08	-
INR to USD swaps	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**1,02,590.90**	**1,02,590.90**	**-**

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For the year ended 31 March, 2025

Particulars	Unhedged			Hedged through forward or derivative			Natural hedge
	</=1 year	> 1 year	Total	</=1year	> 1 year	Total	</=1 year
Foreign currency (FCY) receivables							
Exports	-	-	-	-	-	-	-
Loans to Joint Venture/Wholly Owned Subsidiary (JV/WOS)	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
FCY payables							
Imports	-	-	-	-	-	-	-
Trade credits	-	-	-	-	-	-	-
External Commercial Borrowings (ECBs)	-	-	-	-	25,674.42	25,674.42	-
Other FCY loans	-	-	-	-	-	-	-
INR to USD swaps	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**25,674.42**	**25,674.42**	**-**

34. SEGMENT REPORTING

The Managing Director (MD) and Cheif Executive Officer (CEO) of the Company has been identified as the chief operating decision maker (CODM) as defined in the IND AS 108. "Operating Segments." Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). CODM is responsible for allocating the resources, assess the financial performance and position of the Company and makes strategic decision.

35. CONTINGENT LIABILITIES AND COMMITMENTS

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
a)	Contingent liabilities		
	- Income tax matters	660.03	660.03
	- Goods and Service tax	59.64	49.06
b)	Commitments	64,071.86	48,518.87
c)	Bank guarantees	27.00	25.00

Note:

(i) The Company received income tax notice under section 143(3) of the Income Tax Act, 1961 (the Act) dated 25 December 2019 for tax demand amounting to ₹ 445.23 Lacs on account of unexplained credit under Section 68 of the Act for assessment year 2017-18. In response to such notice, the Company has filed an appeal before Commissioner of Income Tax (Appeals). The Company has deposited ₹ 89.05 Lacs under protest and balance amount of ₹ 356.18 Lacs was adjusted against refund of A.Y 2023-24 and A.Y 2024-25. The legal proceeding when ultimately concluded will not, in the opinion of the management, have a material effect on the financial position of the Company.

(ii) The Company received an income tax notice under section 143(1)(a) of the Income Tax Act, 1961 on 04 March, 2020, for the assessment year 2019-20, for tax demand of ₹ 214.80 Lacs, on account of disallowance of Interest payable on NCD issued to mutual fund under section 43B of the Income Tax Act, 1961. The said amount has been adjusted against the refund due for the assessment year 2019-20 The Company has filed an appeal before the National Faceless Appeal Centre, New Delhi.

(iii) The Company has received a demand order of ₹ 49.06 Lacs under Section 74 of CGST Act 2017 (read with MPGST Act and IGST Act) for determination of short/non payment of tax and ITC wrongly availed. The Company has fiiled an appeal against the same with the relevant authorities.

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(iv) The Company has received a demand order of ₹ 10.58 Lacs under section 73 of CGST Act 2017 for non reversal of ITC on cross charge. The Company has fiiled an appeal against the same with the relevant authorities.

(v) Bank guarantee amounting to ₹ 25 Lacs (March 2025: 25 Lacs) has been given to UIDAI and Rs. 2 lakhs to E-mitra (March 2025: Nil)

Above amount does not include the contingencies, the likelihood of which is remote.

36. DISCLOSURES AS PER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006

The Company had requested its suppliers to confirm the status as to whether they are covered under the Micro, Small and Medium Enterprises Development Act, 2006 and is in the continuous process of obtaining such confirmation from its suppliers. The disclosure relating to unpaid amount as at the year-end together with interest paid/payable as required under the said Act have been given to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under MSMED Act, 2006.

Particulars		As at 31 March, 2026	As at 31 March, 2025
(i)	the principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year;		
	- Principal due	53.16	5.65
	- Interest due	-	-
(ii)	the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
(iii)	the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
(iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
(v)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

37. ASSETS HELD FOR SALE

The Company has obtained possession of certain properties mortgaged by customers, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002), which shall be sold to realise the loan and other amounts receivable by the Company. The Company is in the process of selling these properties and such loans are classified as assets held for sale.

Particulars	As at 31 March, 2026	As at 31 March, 2025
Gross Carrying Amount	905.24	917.36
Less:- Impairment loss on stock of acquired properties	(374.75)	(326.95)
Net Carrying amount	**530.49**	**590.41**

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38. EMPLOYEE BENEFIT PLANS

A) Defined contribution plans

Provident and other funds

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards provident fund and other funds which are defined contribution plans. The Company has no obligations other than this to make the specified contributions. The contributions are charged to the Statement of Profit and Loss as they accrue.

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Contribution to provident fund	1,236.72	995.46
Contribution to ESIC	57.21	75.07
Contribution to labour welfare fund	5.85	4.70
Total	**1,299.78**	**1,075.23**

B) Defined benefit plans

Gratuity

The Company provides gratuity to its employees which are defined benefit plan. The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

These plans typically expose the Company to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment risk

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

Interest risk

The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

The present value of the defined benefit plan liability is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of plan will have a bearing on the plan's liability.

The most recent actuarial valuation of the plan assets and the present value of the defined benefit plan were carried out as at 31 March, 2026 by Mr. Ashok Kumar Garg (FIAI M.No. 00057), Fellow of the Institute of Actuaries of India. The present value of the defined benefit plan, and the related current service cost, were measured using the projected unit credit method.

Principal assumptions	31 March, 2026	31 March, 2025
Discount rate(s)	7.25%	7.00%
Expected rate(s) of salary increase	11.00%	11.00%
Retirement age	58	58
Withdrawal rate	20.00%	20.00%
In service mortality	IALM (2012-14)	IALM (2012-14)

The expected rate of return on plan asset is determined considering several applicable factors, mainly the composition of plan asset held, assessed risks, historical result of return on plan assets and the Company's policy for plan assets management

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Amounts recognised in the statement of profit and loss and other comprehensive income in respect of these defined benefit plans are as follows:

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Service cost:		
Current service cost	328.28	227.64
Interest cost	50.83	33.47
Past service cost	233.56	-
Components of costs recognised in profit or loss related to defined benefit plan	**612.67**	**261.11**
Remeasurement (gains)/loss recognised in other comprehensive income:		
Actuarial (gain)/loss arising from changes in financial assumptions	(204.70)	27.90
Actuarial (gain)/loss arising from experience adjustments for plan liabilities	162.09	(2.43)
Actuarial (gain)/loss arising from experience adjustments for plan Assets	76.85	(16.31)
Components of cost recognised in other comprehensive income related to defined benefit plan	**34.24**	**9.16**

The amount included in the balance sheet arising from the Company's obligation in respect of its defined benefit plans is as follows:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Present value of funded defined benefit plan	1,256.46	726.22
Fair value of plan assets	1,093.45	671.61
Net liability arising from defined benefit plan	**163.01**	**54.61**

Movements in the present value of the defined benefit plan are as follows:

Particulars	Year ended 31 March, 2026	Year ended 31 March, 2025
Opening defined benefit Plan	726.23	461.66
Current service cost	328.28	227.64
Interest cost	50.83	33.47
Past service cost	233.56	-
Remeasurement (gains)/losses:		
Actuarial losses/(gains) arising from changes in financial assumptions	(204.70)	27.90
Actuarial (gains)/losses arising from experience adjustments	162.09	(2.43)
Benefits paid	(39.83)	(22.01)
Closing defined benefit plan	**1,256.46**	**726.23**

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Movements in the fair value of planned assets are as follows:

Particulars	Year ended 31 March, 2026	Year ended 31 March, 2025
Fair value of plan assets at the beginning of the period	671.61	402.15
Expected return on plan assets	48.69	28.15
Contributions	450.00	225.00
Benefits paid	-	-
Actuarial gain/(loss) on plan assets	(76.85)	16.31
Fair Value of Plan Asset at the end of the Period	**1,093.45**	**671.61**

Sensitivity analysis

Significant actuarial assumptions for the determination of the defined plan are discount rate, expected salary increase, mortality, etc. The sensitivity analysis below have been determined based on reasonable possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	31 March, 2026	31 March, 2025
Discount rate (increase by 5%)	(57.51)	(33.84)
Discount rate (decrease by 5%)	62.86	36.60
Salary growth rate (increase by 5%)	60.06	34.91
Salary growth rate (decrease by 5%)	(56.12)	(32.93)

Sensitivities due to change in mortality rate and withdrawl rate are not expected to be material and hence impact of such change is not calculated.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit plan as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit plan has been calculated using the projected unit credit method at the end of reporting period.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

Other disclosures

Maturity profile of defined benefit plan

Particulars	As at 31 March, 2026	As at 31 March, 2025
31 March, 2027	112.53	56.39
31 March, 2028	30.05	12.54
31 March, 2029	34.02	16.61
31 March, 2030	33.29	18.01
31 March, 2031	40.66	17.31
01 April, 2031 and onwards	1,005.91	605.36

-The expected contributions to the plan for the next year is ₹ 600.49 Lacs.

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39. MATURITY ANALYSIS OF ASSETS AND LIABILITIES

Assets	31 March, 2026			31 March, 2025		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial assets						
Cash and cash equivalents	12,937.92	-	12,937.92	18,185.41	-	18,185.41
Bank balance other than cash and cash equivalents	13,368.01	4,183.57	17,551.58	12,955.66	1,766.36	14,722.02
Derivative financial instruments	2,255.06	3,645.66	5,900.72	-	570.17	570.17
Receivables	547.52	-	547.52	38.32	-	38.32
Loans	1,17,003.46	7,39,851.36	8,56,854.82	84,089.94	6,01,858.60	6,85,948.54
Investments	29,100.56	10,420.90	39,521.46	20,072.33	12,654.92	32,727.25
Other financial assets	7,669.79	15,963.27	23,633.06	6,017.14	10,821.60	16,838.74
Non-financial assets						
Current tax assets (Net)	-	-	-	357.96	-	357.96
Deferred tax assets (Net)	-	68.57	68.57	-	623.93	623.93
Property, plant and equipment	-	2,700.28	2,700.28	-	2,827.70	2,827.70
Other intangible assets	-	217.43	217.43	-	108.57	108.57
Other non-financial assets	907.71	126.02	1,033.73	864.13	154.16	1,018.29
Assets held for sale	530.49	-	530.49	590.41	-	590.41
Total assets	**1,84,320.52**	**7,77,177.06**	**9,61,497.58**	**1,43,171.30**	**6,31,386.01**	**7,74,557.31**
Liabilities						
Financial liabilities						
Trade payables						
(i) total outstanding dues of micro enterprises and small enterprises	53.16	-	53.16	5.65	-	5.65
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	836.07	-	836.07	896.28	-	896.28
Debt securities	4,337.96	13,722.62	18,060.58	1,249.90	3,741.24	4,991.14
Borrowings (Other than debt securities)	1,31,282.07	4,75,261.04	6,06,543.11	1,07,292.36	3,84,622.21	4,91,914.57
Other financial liabilities	11,536.32	-	11,536.32	4,501.21	-	4,501.21
Non-financial liabilities						
Provisions	465.12	378.74	843.86	311.54	127.01	438.55
Current tax liabilities (Net)	1,014.58	-	1,014.58	-	-	-
Other non-financial liabilities	2,797.44	-	2,797.44	1,127.94	-	1,127.94
Total liabilities	**1,52,322.72**	**4,89,362.40**	**6,41,685.12**	**1,15,384.88**	**3,88,490.46**	**5,03,875.34**
Net	**31,997.80**	**2,87,814.66**	**3,19,812.46**	**27,786.42**	**2,42,895.55**	**2,70,681.97**

Note: The maturity analysis is prepared considering the prepayments on housing and other loans in line with historical trend. Classification of assets and liabilities under the different maturity buckets is based on the same estimates and assumptions as used by the Company for compiling the return submitted to the RBI/NHB.

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40. FINANCIAL INSTRUMENTS

40.1 Capital management

Capital

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the National Housing Bank (NHB) and Reserve Bank of India (RBI). The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by NHB and RBI.

Capital management

The capital management objectives of the Company are:

- to ensure that the Company complies with externally imposed capital requirements, if any and maintains strong credit ratings and healthy capital ratios
- to ensure the ability to continue as a going concern
- to provide an adequate return to shareholders

Gearing ratio

The gearing ratio at the end of reporting period was as follows:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Debt		
Borrowings(other than debt securities)	6,06,543.11	4,91,914.57
Debt securities	18,060.58	4,991.14
Gross debt	**6,24,603.69**	**4,96,905.71**
Cash and cash equivalents	(12,937.92)	(18,185.41)
Net debt	**6,11,665.77**	**4,78,720.30**
Total equity	**3,19,812.46**	**2,70,681.97**
Gross debt to equity ratio	**1.95**	**1.84**
Net debt to equity ratio	**1.91**	**1.77**

Management assesses the capital requirements of the Company in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends, return on capital to shareholders, issue new shares, or sell assets to reduce debt.

40.2 Categories of financial instruments

The carrying value of financial assets and financial liabilities are as follows:

As at 31 March, 2026

Particulars	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost	Total carrying value
Financial assets				
Cash and cash equivalents	-	-	12,937.92	**12,937.92**
Bank balance other than cash and cash equivalents	-	-	17,551.58	**17,551.58**
Derivative financial instuments	-	5,900.72	-	**5,900.72**
Receivables	-	-	547.52	**547.52**
Loans	-	-	8,56,854.82	**8,56,854.82**
Investments	-	-	39,521.46	**39,521.46**
Other financial assets	-	-	23,633.06	**23,633.06**
Total financial assets	**-**	**5,900.72**	**9,51,046.36**	**9,56,947.08**

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Particulars	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost	Total carrying value
Financial liabilities				
Trade payables	-	-	889.23	**889.23**
Debt securities	-	-	18,060.58	**18,060.58**
Borrowings (Other than debt securities)	-	-	6,06,543.11	**6,06,543.11**
Other financial liabilities	-	-	11,536.32	**11,536.32**
Total financial liabilities	**-**	**-**	**6,37,029.24**	**6,37,029.24**

As at 31 March, 2025

Particulars	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost	Total carrying value
Financial assets				
Cash and cash equivalents	-	-	18,185.41	**18,185.41**
Bank balance other than cash and cash equivalents	-	-	14,722.02	**14,722.02**
Derivative financial instuments		570.17	-	**570.17**
Receivables	-	-	38.32	**38.32**
Loans	-	-	6,85,948.54	**6,85,948.54**
Investments	-	-	32,727.25	**32,727.25**
Other financial assets	-	-	16,838.74	**16,838.74**
Total financial assets		**570.17**	**7,68,460.28**	**7,69,030.45**
Financial liabilities				
Trade payables	-	-	901.93	**901.93**
Debt securities	-	-	4,991.14	**4,991.14**
Borrowings (Other than debt securities)	-	-	4,91,914.57	**4,91,914.57**
Other financial liabilities	-	-	4,501.21	**4,501.21**
Total financial liabilities	**-**	**-**	**5,02,308.85**	**5,02,308.85**

40.3 Fair value measurement of assets and liabilities

Valuation Principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly/indirectly observable or estimated using a valuation technique. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

Fair Value of financial instruments which are not measured at Fair Value

The carrying amounts and fair value of the group's financial instruments are reasonable approximations of fair values at financial statement level.

Valuation methodologies of financial instruments not measured at fair value

Loans

The fair value of loans is estimated by discounting the expected future contractual cash flows using current market interest rates for similar loans with comparable credit risk and maturity profiles. Given that the current market rates do not significantly differ from the contractual rates, the carrying amounts of these loans approximate their fair values.

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Borrowings

The Company's most of the borrowings are at floating rate which approximates the fair value.

Fair value of fixed rate borrowings is determined by discounting expected future contractual cash flows using current market interest rates charged for similar new loans and carrying value approximates the fair value for fixed rate borrowing at financial statement level.

Short Term and Other Financial Assets and Liabilities

The management assessed that cash and cash equivalents, receivables, investments, other financial assets, trade payables and other financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

Assets held for sale

Real estate properties are valued based on a valuations given by internal technical valuers.

40.4. Financial risk management

Risk Management

The Company's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Loan receivables, cash and bank balances, receivables, investments, financial assets measured at amortised cost	Expected loss analysis	Credit risk analysis, diversification of customers/asset base, high rated bank deposits, credit limits and collateral.
Market risk - interest rate	Borrowings at variable rates	Sensitivity analysis	Funding strategies to ensure diversified resource-raising options to minimise cost and maximise stability of funds. and Asset Liability Management Committee supervise an interest rate sensitivity report periodically for assessment of interest rate risks.
Market risk - currency risk	External Commercial Borrowings	Sensitivity analysis	Hedging strategies to ensure 100% hedge by way of booking derivatives in the form of forward cover or cross currency swap. Effectiveness of the hedge is reviewed by Risk management Committee periodically.
Liquidity risk	Business commitments and other liabilities	Rolling cash flow forecasts	Maintaining adequate cash reserves and undrawn credit facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.
Operational Risk	Inadequate or failed internal processes, people and system or from external events.	Expected loss analysis	Maintaining adequate controls and continuously and responding to potential risk.

The Board has the overall responsibility of risk management - there are two committees of the Board which takes care of managing overall risk in the organisation. In accordance with the RBI and NHB guidelines to enable Housing Finance Companies to adopt best practices and greater transparency in their operations, the Board of Directors of the Company has constituted a Risk Management Committee to review risk management in relation to various risks, namely, market risk, credit risk, and operational risk, and an Asset Liability Management Committee (ALCO) to review the liquidity and interest rate risk.

a) Credit risk

Credit risk is the risk of loss that may occur from the failure of any party to abide by the terms and conditions of any contract, principally the failure to make required payments of amounts due to the Company. In its lending operations, the Company is principally exposed to credit risk.

The credit risk is governed by various product policies. The product policies outlines the type of products that can be offered, customer categories, the targeted customer profile and the credit approval process and limits. The Company measures, monitors and manages credit risk at an individual borrower level. The credit risk for individual borrowers is being managed at portfolio level for both Housing Loans and Non-housing Loans. The Company has a structured and standardised credit approval process, which includes a well-established procedure of comprehensive credit appraisal. Also, refer note 7.

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Credit risk arises from loan financing, cash and cash equivalents, investments and deposits with banks and financial institutions, as shown below:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Loans	8,56,854.82	6,85,948.54
Cash and cash equivalents	12,937.92	18,185.41
Bank balance other than cash and cash equivalents	17,551.58	14,722.02
Derivative financial instruments	5,900.72	570.17
Receivables	547.52	38.32
Investments	39,521.46	32,727.25
Other financial assets	23,633.06	16,838.74

Credit risk management

The Company assesses and manages credit risk based on internal credit rating system and external ratings.

Cash and cash equivalents and bank deposits

Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks across the country.

Loans

The customers are primarily low and middle -income, salaried and self-employed individuals. The credit officers evaluate credit proposals on the basis of active credit policies as on the date of approval. The criteria typically include factors such as the borrower's income and obligations, the loan-to-value ratio and demographic parameters subject to regulatory guidelines. Any deviations need to be approved at the designated levels.

The various process controls such as PAN Number Check, CERSAI database scrubbing, Credit Bureau Report analysis are undertaken prior to approval of a loan. Individual loans are secured by the mortgage of the borrowers property.

The Company considers a financial instrument as defaulted and considers it as Stage 3 (credit-impaired) for expected credit loss (ECL) calculations, when the assets become more than 90 days past due on its contractual payments and these assets continue to be classifed as Stage 3 till the entire overdues are received,in accordance with the RBI guidelines and Board approved ECL Policy.

The following table sets out information about credit quality of loans measured at amortised cost based on days past due information. The amount represents gross carrying amount. (Refer note 7 - Loans for detailed disclosure on gross carrying value and ECL amount on loans).

Particulars	As at 31 March, 2026				As at 31 March, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Loans	8,40,094.74	29,433.16	10,977.02	8,80,504.92	6,77,527.15	18,891.87	6,940.31	7,03,359.33
Impairement loss allowance	4,367.28	1,543.60	2,789.61	8,700.49	4,014.12	704.76	1,709.96	6,428.84

Derivative Financial Instruments

Counter partner risk in derivatives is being manged by way of limiting the exposure to large and reputed banks of the country having stable asset quality and adequary of capital.

Receivables

Receivables are related to commission income and are managed by monitoring the recoverability of amounts continuously

Investments

Investments are generally made in mutual funds and high rated debt securities. Credit risk related to these investments is managed by monitoring the recoverability of such amounts continuously.

Other financial assets measured at amortised cost

Other financial assets measured at amortized cost includes security deposits, EIS receivables on derecognised portfolio and others. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously.

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b) Market risk

(i) Interest rate risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Such changes in the values of financial instruments may result from changes in the interest rates, credit, liquidity and other market changes. The Company's exposure to market risk is primarily on account of interest rate risk and currency risk.

Interest rate risk exposure

The Company is subject to interest rate risk, since the rates of loans and borrowings might fluctuate over the tenure of instrument. Interest rates are highly sensitive to many factors beyond control, including the monetary policies of the Reserve Bank of India, deregulation of the financial sector in India, domestic and international economic and political conditions inflation and other factors. In order to manage interest rate risk, the Company seeks to optimise borrowing profile between short-term and long-term loans. The liabilities are categorised into various time buckets based on their maturities and Asset Liability Management Committee supervise an interest rate sensitivity report periodically for assessment of interest rate risks.

Sensitivity analysis

Below is the sensitivity of profit or loss and equity changes in interest rates:

Particulars	Impact on profit before tax	
	Year ended 31 March, 2026	Year ended 31 March, 2025
Loans		
Interest rate - Increase by 100 basis points*	1,588.33	1364.81
Interest rate - Decrease by 100 basis points*	(1,588.33)	(1,364.81)
Borrowings		
Interest rate - Increase by 100 basis points*	(4,264.01)	(3,400.43)
Interest rate - Decrease by 100 basis points*	4,264.01	3,400.43

* Holding all other variables constant

(ii) Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to External Commercial Borrowings (ECB). The Company has hedged its foreign currency exposure through Cross Currency Swaps in such a manner that it has fixed determinate outflows in its functional currency and as such there would be no significant impact of movement in foreign currency rates on the Company's profit before tax (PBT).

The Company's exposure of foreign currency risk at the end of the reporting period expressed in Rs. are as follows:

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
	USD	USD
Hedged		
Foreign currency borrowings	(1,083.82)	(300.00)
Derivative financial instruments*	1083.82	300.00
Unhedged#	-	-

*Represents the notional value of the derivative financial instrument

#All foreign currencies exposures are effectively hedged. Hence, there is no currency risk.

c) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due.

Institutional set-up for liquidity risk Management:

Management of the Company monitors forecast of liquidity position and cash and cash equivalents on the basis of expected cash flows. The Asset Liability Management Policy aims to align market risk management with overall strategic objectives, articulate current

interest rate view and determine pricing, mix and maturity profile of assets and liabilities. The asset liability management policy involves preparation and analysis of liquidity gap reports and ensuring preventive and corrective measures. It also addresses the interest rate risk by providing for duration gap analysis and control by providing limits to the gaps.

The tables below analyse the financial assets and financial liabilities of the Company into relevant maturity groupings based on their contractual maturities for all non-derivative financial assets.

Maturities of financial assets

31 March, 2026	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Cash and cash equivalents	12,937.92	-	-	-	**12,937.92**
Bank balance other than cash and cash equivalents	13,368.01	3,314.80	868.77	-	**17,551.58**
Receivables	547.52	-	-	-	**547.52**
Loans*	1,17,003.46	2,02,636.88	1,71,876.61	3,65,337.87	**8,56,854.82**
Investments	29,100.56	3,136.80	6,284.10	1,000.00	**39,521.46**
Other financial assets	7,669.79	9,456.76	4,583.20	1,923.31	**23,633.06**
Total	**1,80,627.26**	**2,18,545.24**	**1,83,612.68**	**3,68,261.18**	**9,51,046.36**

31 March, 2025	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Cash and cash equivalents	18,185.41	-	-	-	**18,185.41**
Bank balance other than cash and cash equivalents	12,955.66	965.45	800.91	-	**14,722.02**
Receivables	38.32	-	-	-	**38.32**
Loans*	84,089.94	1,50,441.79	1,32,719.06	3,18,697.75	**6,85,948.54**
Investments	20,072.33	8,872.13	2,582.79	1,200.00	**32,727.25**
Other financial assets	6,017.14	6,277.83	3,200.33	1,343.44	**16,838.74**
Total	**1,41,358.80**	**1,66,557.20**	**1,39,303.09**	**3,21,241.29**	**7,68,460.28**

*'The maturity analysis is prepared considering the prepayments on housing and other loans in line with historical trend.

Maturities of financial liabilities

31 March, 2026	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Borrowings (Other than debt securities)	1,31,282.07	2,18,341.95	1,35,073.43	1,21,845.66	**6,06,543.11**
Debt securities	4,337.96	8,478.04	5,244.58	-	**18,060.58**
Trade payables	889.23	-	-	-	**889.23**
Other financial liabilities	11,536.32	-	-	-	**11,536.32**
Total	**1,48,045.58**	**2,26,819.99**	**1,40,318.01**	**1,21,845.66**	**6,37,029.24**

31 March, 2025	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Borrowings (Other than debt securities)	1,07,138.11	1,90,134.04	1,10,932.85	83,709.57	**4,91,914.57**
Debt securities	1,249.90	2,492.35	1,248.89	-	**4,991.14**
Trade payables	901.93	-	-	-	**901.93**
Other financial liabilities	4,501.21	-	-	-	**4,501.21**
Total	**1,13,791.15**	**1,92,626.39**	**1,12,181.74**	**83,709.57**	**5,02,308.85**

Disclosure in accordance with RBI (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 dated November 28, 2025- RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26

Public disclosure on liquidity risk

(A) Funding concentration based on significant counterparty* (both deposits and borrowings)

Number of significant counterparties*	As at 31 March, 2026		
	Amount	% of total deposits	% of total liabilities
22	5,93,016.71	N.A	92.42%

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Number of significant counterparties*	As at 31 March, 2025		
	Amount	% of total deposits	% of total liabilities
21	4,69,912.66	N.A	93.26%

*A significant counterparty is a single counterparty that has an amount outstanding for more than 1% of the total liabilities as on the reporting date.

(B) Top 20 large deposits

The Company has neither accepted any public deposits nor has any public deposits outstanding as at 31 March 2026 and 31 March 2025.

(C) Top 10 borrowings

Particulars	As at 31 March, 2026		As at 31 March, 2025	
	Amount	% of total borrowings	Amount	% of total borrowings
Term Loan/NCD/Securitisation	4,40,447.61	70.52%	3,47,474.05	69.93%

(D) Funding concentration based on significant instrument/product*

Name of the instrument	As at 31 March, 2026		As at 31 March, 2025	
	Amount	% of total borrowings	Amount	% of total borrowings
Term loans from banks and financial institutions	4,32,445.54	67.39%	3,57,209.22	70.89%
Term loans from National Housing Bank	1,23,585.35	19.26%	89,992.97	17.86%
Non-convertible debentures	18,060.58	2.81%	4,991.14	0.99%
Working capital facilities	11,322.36	1.76%	4,421.48	0.88%
Securitisation	38,257.63	5.96%	38,790.42	7.70%
Total	**6,23,671.46**		**4,95,405.23**	

*A significant instrument/product is defined as a single instrument/product of group of similar instruments/products which in aggregate amount to more than 1% of the total liabilities.

Stock Ratios:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Commercial papers issued to publlic funds	Nil	Nil
Commercial papers issued to total liabilities	Nil	Nil
Commercial papers issued to total assets	Nil	Nil
NCD (original maturity < one year) to public funds	Nil	Nil
NCD (original maturity < one year) to total liabilities	Nil	Nil
NCD (original maturity < one year) to total assets	Nil	Nil
Other short-term liabilities to public funds	24.42%	23.29%
Other short-term liabilities to total liabilities	23.74%	22.90%
Other short-term liabilities to total assets	15.84%	14.90%

Disclosure on Liquidity Coverage Ratio (LCR)

The RBI (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 required all non-deposit taking HFC with an asset size of ₹ 5,000 crore and above to maintain LCR of minimum 100 per cent (i.e., the stock of HQLA shall at least equal total net cash outflows) on an ongoing basis.

The Company's Board approved Asset Liability Management (ALM) Policy covers its Liquidity Risk Management policies and processes, stress testing, contingency funding plan, maturity profiling, Currency Risk, Interest Rate Risk and Liquidity Risk Monitoring Tools. The Company regularly reviews the maturity position of assets and liabilities and liquidity buffers, and ensures maintenance of sufficient quantum of High Quality Liquid Assets as at 31 March, 2026 and 31 March, 2025.

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Quantitative information on LCR for the year ended 31 March, 2026 is as follows:

Particulars	Quarter ended 30 June, 2025		Quarter ended 30 September, 2025		Quarter ended 31 December, 2025		Quarter ended 31 March, 2026	
	Total Unweighted Value(average)	Total weighted Value(average)	Total Unweighted Value(average)	Total weighted Value(average)	Total Unweighted Value(average)	Total weighted Value(average)	Total Unweighted Value(average)	Total weighted Value(average)
High Quality Liquid Assets								
1. Total high Quality Liquid Assets (HQLA)	18,105.67	16,821.19	18,604.06	17,146.83	19,668.76	18,097.62	19,651.81	18,020.50
Cash Outflows								
2. Deposits (for deposit taking companies)	-	-	-	-	-	-	-	-
3. Unsecured wholesale funding	-	-	-	-	-	-	-	-
4. Secured wholesale funding	16,174.18	18,600.31	17,726.07	20,384.98	15,652.29	18,000.13	17,040.89	19,597.02
5. Additional requirements, of which	-	-	-	-	-	-	-	-
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-	-	-	-	-
6. Other contractual funding obligations	3,501.81	4,027.08	4,612.45	5,304.31	5,213.57	5,995.61	4,753.38	5,466.38
7. Other contingent funding obligations	16,471.68	18,942.43	19,097.73	21,962.39	26,434.22	30,399.35	27,317.94	31,415.63
8. TOTAL CASH OUTFLOWS	**36,147.67**	**41,569.82**	**41,436.25**	**47,651.68**	**47,300.08**	**54,395.09**	**49,112.21**	**56,479.03**
Cash Inflows								
9. Secured lending	-	-	-	-	-	-		
10. Inflows from fully performing exposures	13,835.66	10,376.74	14,543.23	10,907.42	15,453.56	11,590.17	16,824.31	12,618.23
11. Other cash inflows	1,09,220.86	81,915.65	1,23,169.36	92,377.02	1,75,646.45	1,31,734.83	1,36,508.96	1,02,381.72
12. TOTAL CASH INFLOWS	**1,23,056.52**	**92,292.39**	**1,37,712.59**	**1,03,284.44**	**1,91,100.01**	**1,43,325.00**	**1,53,333.27**	**1,14,999.95**
		Total Adjusted Value		**Total Adjusted Value**		**Total Adjusted Value**		**Total Adjusted Value**
Total HQLA		16,821.19		17,146.83		18,097.62		18,020.50
Total Net Cash Inflows		10,392.45		11,912.92		13,598.78		14,119.76
Liquidity Coverage Ratio (%)		161.86%		143.93%		133.08%		127.63%

(All amounts in ₹ Lacs, unless otherwise stated)

Quantitative information on LCR for the year ended 31 March, 2025 is as follows:

Particulars	Quarter ended 30 June, 2024		Quarter ended 30 September, 2024		Quarter ended 31 December, 2024		Quarter ended 31 March, 2025	
	Total Unweighted Value(average)	Total weighted Value(average)	Total Unweighted Value(average)	Total weighted Value(average)	Total Unweighted Value(average)	Total weighted Value(average)	Total Unweighted Value(average)	Total weighted Value(average)
High Quality Liquid Assets								
1. Total high Quality Liquid Assets (HQLA)	16,539.01	16,144.96	16,128.27	15,725.42	14,115.78	13,889.71	18,026.92	**16,711.51**
Cash Outflows								
2. Deposits (for deposit taking companies)	-	-	-	-	-	-	-	-
3. Unsecured wholesale funding	-	-	-	-	-	-	-	-
4. Secured wholesale funding	11,109.83	12,776.30	11,485.22	13,208.00	12,019.73	13,822.69	14,400.07	16,560.08
5. Additional requirements, of which	-	-	-	-	-	-	-	-
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-	-	-	-	-
6. Other contractual funding obligations	3,754.81	4,318.03	3,458.03	3,976.73	4,036.80	4,642.32	4,244.23	4,880.87
7. Other contingent funding obligations	17,147.60	19,719.74	11,849.31	13,628.70	12,310.32	14,156.87	15,422.51	17,735.89
8. TOTAL CASH OUTFLOWS	**32,012.24**	**36,814.07**	**26,792.56**	**30,813.43**	**28,366.85**	**32,621.88**	**34,066.81**	**39,176.84**
Cash Inflows								
9. Secured lending	-	-	-	-	-	-	-	-
10. Inflows from fully performing exposures	9,984.03	7,488.02	10,714.19	8,035.64	11,620.88	8,715.66	12,919.81	9,689.86
11. Other cash inflows	91,335.76	68,501.82	80,083.24	60,062.43	98,696.86	74,022.65	1,15,364.60	86,523.45
12. TOTAL CASH INFLOWS	**1,01,319.79**	**75,989.84**	**90,797.43**	**68,098.07**	**1,10,317.74**	**82,738.31**	**1,28,284.41**	**96,213.31**
		Total Adjusted Value		**Total Adjusted Value**		**Total Adjusted Value**		**Total Adjusted Value**
Total HQLA		16,144.96		15,725.42		13,889.71		16,711.51
Total Net Cash Inflows		9,203.52		7,703.36		8,155.47		9,794.21
Liquidity Coverage Ratio (%)		175.42%		204.15%		170.31%		170.63%

Note: LCR computation is based on Management estimation of future inflows and outflows and is relied upon by the auditors.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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d) Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

The Company recognises that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

41. RELATED PARTY TRANSACTIONS

List of related parties:		
i.	**Wholly owned subsidiary of the Company**	India Shelter Capital Finance Limited- (upto 15 December, 2025)
ii	**Post Employment Benefit Plan**	India Shelter Employees Gratuity Fund Trust
iii.	**Key management personnel**	a. Sudhin Bhagwandas Choksey- Chairman and Non-Executive Non-Independent Director
		b. Rupinder Singh- Managing Director and Chief Executive Officer
		c. Ashish Gupta - Chief Financial Officer
		d. Mukti Chaplot - Company Secretary
		e. Sumir Chadha - Non-Executive Non-Independent Director
		f. Shailesh J Mehta- Non-Executive Non-Independent Director till 31 March, 2025
		g. Rachna Dikshit - Independent Director
		h. Thomson Kadantot Thomas- Independent Director
		i. Parveen Kumar Gupta- independent Director
		j. Savita Mahajan- Independent Director
v.	**Entities having significance influence**	a. WestBridge Crossover Fund, LLC (Holder of Equity Shares)
		b. Aravali Investment Holdings (Holder of Equity Shares)
vi.	**Relative of key management personnel(KMP) - (where there are transactions)**	Ankit Aggarwal - Spouse of Mukti Chaplot

Transactions with related parties

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Rent Received from subsidiary	0.85	1.20
Proceeds from voluntary liquidation	1,441.76	-
Gratuity Contribution in India Shelter Employees Gratuity Fund Trust	450.00	225.00

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Transaction with key management personnel

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
(A) Remuneration		
Rupinder Singh	835.42	807.20
Ashish Gupta	262.60	250.84
Mukti Chaplot	44.66	42.99
(B) Contribution to pension funds		
Rupinder Singh	27.00	22.85
Ashish Gupta	13.45	11.97
Mukti Chaplot	2.34	1.40
(C) Fees paid to non-executive director/promoter		
Anil Mehta	-	93.33
(D) Commission and Sitting fees to independent directors		
Rachna Dikshit	16.05	16.10
Thomson Kadantot Thomas	18.00	18.40
Parveen Kumar Gupta	18.00	16.25
Savita Mahajan	13.45	13.50
(E) Proceeds from issue of equity shares		
Ashish Gupta	-	4.50
Mukti Chaplot (Refer note 2 below)	3.40	-
(F) Proceeds for security premium		
Ashish Gupta	-	134.82
Mukti Chaplot (Refer note 2 below)	103.65	-

Note 1: The KMPs are covered under the Company's gratuity policy, compensated absences policy and ESOP scheme along with other eligible employees of the Company. Proportionate amount of gratuity expenses, provision for compensated absences and ESOP expenses are not included in the aforementioned disclosures as it cannot be separately ascertained.

Note 2: The Board of Directors of the Company alloted 68,000 equity shares (face value ₹ 5 per share) to Mrs. Mukti Chaplot out of which 8,000 were alloted ₹ 154.80 per share and remaining 60,000 were alloted at ₹ 157.79

Balances outstanding as at the year end

Particulars	As at 31 March, 2026	As at 31 March, 2025
(A) Commission and sitting fees payable to independent directors		
Rachna Dikshit	6.00	6.40
Thomson Kadantot Thomas	6.00	6.40
Parveen Kumar Gupta	6.00	6.00
Savita Mahajan	6.00	6.40
(B) Remuneration payable		
Rupinder Singh	405.00	403.73
Ashish Gupta	123.93	125.57
Mukti Chaplot	12.15	12.00

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Particulars	As at 31 March, 2026	As at 31 March, 2025
(C) Equity share capital at face value		
- Entities having significant influence		
WestBridge Crossover Fund, LLC	1,085.42	1,085.42
Aravali Investment Holdings	1,421.14	1,421.14
- Key Managerial Personnel		
Rupinder Singh	32.36	32.36
Ashish Gupta	20.18	21.55
Mukti Chaplot	7.59	4.19
- Relatives of Key Managerial Personnel		
Ankit Aggarwal	0.75	0.75

42. EARNINGS PER SHARE

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Profits for the year (A)	50,506.43	37,704.68
Weighted average number of equity shares for calculating basic earnings per share (B)	10,83,02,888	10,74,08,851
Effect of potential ordinary shares on Employee Stock Options and right to subscribe outstanding (C)	36,18,084	39,61,253
Total weighted average number of equity shares for calculating diluted earnings per share (B+C)	11,19,20,972	11,13,70,104
Earnings per share on profit for the year (Face value of ₹ 5 per share)		
a) Basic earnings per share (₹) (A/B)	46.63	35.10
b) Diluted earnings per share (₹) {A/(B+C)}	45.13	33.86

43. LEASE RELATED DISCLOSURES

The Company has leases for office building, branches and related facilities and cars. These agreements are for tenures between 1 year and 6 years and majority of the agreements are renewable by mutual consent on mutually agreeable terms.

Leases for which the lease term is less than 12 months have been accounted as short term leases

A Lease payments not included in measurement of lease liability

The expense relating to payments not included in the measurement of the lease liability is as follows:

Particulars	31 March, 2026	31 March, 2025
Short-term leases	589.69	330.47
Leases of low value assets	-	-
Variable lease payments	-	-

B Total cash outflow for finance leases for the year ended 31 March, 2026 was ₹ 805.52 Lacs (31 March, 2025: ₹ 826.81 Lacs).

C The Company has total commitment for short-term leases as at 31 March, 2026 ₹ Nil (31 March, 2025: ₹ Nil).

D Movement in lease liabilities

Particulars	Premises	Vehicles	Total
Balance as at 31 March, 2024	**1,805.53**	**115.39**	**1,920.92**
Additions during the year	266.44	34.86	301.30
Deductions/Adjustments	(37.66)	-	(37.66)
Finance Cost accrued during the year	132.08	10.65	142.73

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Particulars	Premises	Vehicles	Total
Payment of lease liabilities	(782.66)	(44.15)	(826.81)
Balance as at 31 March, 2025	**1,383.73**	**116.75**	**1,500.48**
Additions during the year	198.71	34.17	232.88
Deductions/Adjustments	(91.34)	(3.34)	(94.68)
Finance Cost accrued during the year	85.08	14.00	99.08
Payment of lease liabilities	(761.28)	(44.24)	(805.52)
Balance as at 31 March, 2026	**814.90**	**117.34**	**932.24**

E Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March, 2026	Minimum lease payments due						
	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	More than 5 years	Total
Lease payments	496.72	294.31	108.61	62.80	62.01	-	1,024.45
Interest expense	50.22	22.57	10.87	6.45	2.10	-	92.21
Net present values	**446.50**	**271.74**	**97.74**	**56.35**	**59.91**	**-**	**932.24**

31 March, 2025	Minimum lease payments due						
	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	More than 5 years	Total
Lease payments	777.95	442.43	259.67	91.66	58.27	57.13	1,687.11
Interest expense	88.97	51.96	24.92	11.51	6.80	2.47	186.63
Net present values	**688.98**	**390.47**	**234.75**	**80.15**	**51.47**	**54.66**	**1,500.48**

F There are no variable lease agreements.

G Information about extension and termination options

As at 31 March, 2026

Right of use assets	Number of leases	Range of remaining term	Average remaining lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Office premises	221	1 to 5 years	1.31 years	221	-	221
Car lease	12	1 to 5 years	2.85 years	-	12	12

As at 31 March, 2025

Right of use assets	Number of leases	Range of remaining term	Average remaining lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Office premises	187	1 to 6 years	1.58 years	187	-	187
Car lease	10	1 to 4 years	3.15 years	-	10	10

H The total future cash outflows as at 31 March, 2026 for leases that had not yet commenced is of ₹ Nil (31 March, 2025: Nil).

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44. DISCLOSURES REQUIRED BY RESERVE BANK OF INDIA('RBI')

Disclosure of details required as per Master Direction- RBI (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 dated November 28, 2025- RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 and other applicable disclosure under RBI and NHB directions.

44.01 Summary of material accounting policy information

The accounting policies are disclosed in note 2 and 2.1 of the Standalone Financial Statements for the year ended 31 March 2026.

44.02 Capital to risk assets ratio (CRAR)

Particulars	As at 31 March, 2026	As at 31 March, 2025
CRAR %	56.36%	60.59%
CRAR-Tier I capital %	56.08%	59.79%
CRAR-Tier II capital %	0.28%	0.80%
Amount of subordinated debt raised as Tier- II Capital	-	-
Amount raised by issue of perpetual debt instruments	-	-

44.03 Reserve fund u/s 29C of National Housing Bank Act, 1987 ("NHB Act, 1987")

As per Section 29C of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of net profits every year to Reserve Fund. The Company has transferred an amount of Rs. 10,101.29 lakhs (March 31, 2025 Rs. 7,540.94 lakhs)

Particulars		As at 31 March, 2026	As at 31 March, 2025
Balance at the beginning of the year			
a.	Statutory reserve u/s 29 C of the National Housing Bank Act, 1987	6,260.71	4,319.77
b.	Amount of special reserve u/s 36(1)(viii) of Income Tax Act 1961 taken into account for the purposes of Statutory reserve under Section 29C of the NHB Act, 1987	16,309.74	10,709.74
Total		**22,570.45**	**15,029.51**
Addition / Appropriation / Withdrawal during the year			
a.	Add:- Amount transferred u/s 29 C of the NHB Act, 1987	2,601.29	1,940.94
b.	Add:- Amount of special reserve u/s 36(1)(viii) of Income Tax Act 1961 taken into account for the purposes of Statutory reserve under Section 29C of the NHB Act, 1987	7,500.00	5,600.00
c.	Less:- Amount appropriated from the Statutory reserve u/s 29 C of the NHB Act, 1987	-	-
d.	Less:- Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act 1961 which has been taken into account for the purposes of provision under Section 29C of the NHB Act, 1987	-	-
Balance at the end of the year			
a.	Statutory Reserve u/s 29 C of the National Housing Bank Act, 1987	8,862.00	6,260.71
b.	Amount of special reserve u/s 36(1)(viii) of Income Tax Act 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	23,809.74	16,309.74
Balance at the end of the year		**32,671.74**	**22,570.45**

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44.04 A) Investments

Particulars		As at 31 March, 2026	As at 31 March, 2025
	Value of investments		
(I)	Gross value of investments		
	(a) In India	39,521.46	32,727.25
	(b) Outside India	-	-
(ii)	Provisions for depreciation		
	(a) In India	-	-
	(b) Outside India	-	-
(iii)	Net value of investments		
	(a) In India	39,521.46	32,727.25
	(b) Outside India	-	-

B) Movement of provisions held towards depreciation on investments

Particulars	As at 31 March, 2026	As at 31 March, 2025
Opening balance	-	-
Add: Provisions made during the year	-	-
Less: Write-off/written back of excess provision during the year	-	-
Closing balance	-	-

44.05 Derivatives

1 Forward Rate Agreement (FRA)/Interest Rate Swap

Particulars		As at 31 March, 2026	As at 31 March, 2025
i)	The notional principal of swap agreements	96,336.51	24,351.00
ii)	Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	5,900.72	570.17
iii)	Collateral required by the HFC upon entering into swaps	-	-
iv)	Concentration of credit risk arising from the swaps*	-	
v)	The fair value of the swap book/forward contracts	5,900.72	570.17

* The Company has entered into derivatives contracts with the Scheduled Commercial Banks.

2 Exchange traded Interest Rate (IR) Derivative

The Company has not entered into any Exchange traded interest rate (IR) derivative during the current as well as previous financial year, hence the disclosure under this clause is not applicable.

3 Disclosures on Risk Exposure in Derivatives

i) Qualitative Disclosure

Structure and organization for management of risk in derivatives trading:

The Board of Directors, the Asset Liability Management Committee (ALCO) and the Risk Management Committee (RMC) are entrusted with the management of market risks and derivatives booked to hedge the same, if any. The philosophy and framework for the hedging through derivative is laid out in theRisk Management policy approved by Board. The Risk Management Committee reviews all risks periodically. The monitoring and measurement of risk is carried out by the Risk Department headed by Chief Risk Officer which is independent of the Treasury Front office and back office.

Scope and nature of risk measurement, risk reporting and risk monitoring systems:

As per the risk framework, derivatives are being used only for hedging purpose and not speculating purposes. Company has undertaken Cross Currency swap and forward contracts to hedge the foreign exchange exposure on its foreign currency liability. Hedge effectiveness of this transaction is assessed on periodic basis.

Policies for hedging and / or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges/mitigants:

The Risk management Policy and Accounting Policy details the hedging strategies, hedging processes, accounting treatment, documentation requirements and effectiveness testing for hedges. Hedges are monitored for effectiveness periodically, in accordance with the Policy.

Accounting policy for recording hedge and non-hedge transactions; recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning, collateral and credit risk mitigation:

The Company holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each balance sheet date. The resulting gain/loss is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

Cash flow hedges: When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the other equity under 'effective portion of cash flows hedges'. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in fair value of the derivative is recognised immediately in profit or loss. The Company designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedge relationships. The change in fair value of the forward element of the forward exchange contracts ('forward points') is separately accounted for as cost of hedging and recognised separately within equity. If a hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. The Company periodically review the counterparty exposure and limits. Additional margins paid, if any, are shown under Other financial assets.

ii) Quantitative Disclosure

Particulars	Currency Derivatives		Interest Rate Derivatives	
	31 March, 2026	31 March, 2025	31 March, 2026	31 March, 2025
(i) Derivatives (Notional Principal Amount)	96,336.51	24,351.00	-	-
(ii) Marked to Market Positions				
(a) Assets (+)	5,900.72	570.17	-	-
(b) Liability (-)	-	-	-	-
(iii) Credit Exposure	5,900.72	570.17	-	-
(iv) Unhedged Exposures	-	-	-	-

The Company has opted for hedge accounting under IND AS 109- Financial Instruments as stated under the material accounting policies.

44.06 Asset Liability Management (Maturity pattern of certain items of asset and liabilities)

As at 31 March, 2026

Particulars	Liabilities			Assets	
	Foreign currency liability	Borrowings	Debt securities	Loans*	Investments
1 to 7 days	-	850.03	-	2,075.12	-
8 to 14 days	-	160.00	-	415.02	-
15 days to 30/31 days	1,166.20	5,607.56	-	7,550.66	424.19
Over 1 Month upto 2 Months	830.61	7,545.38	852.67	9,964.94	7,922.93
Over 2 Months upto 3 Months	1,366.26	9,096.96	311.14	9,889.77	-

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Particulars	Liabilities			Assets	
	Foreign currency liability	Borrowings	Debt securities	Loans*	Investments
Over 3 Months upto 6 Months	2,959.91	40,193.02	1,057.73	29,687.49	9,425.92
Over 6 Months upto 1 Year	5,935.56	55,570.57	2,116.42	57,420.46	11,327.52
Over 1 Year upto 3 Years	26,924.31	1,91,417.65	8,478.04	2,02,636.88	3,136.80
Over 3 Years upto 5 Years	24,162.35	1,10,911.08	5,244.58	1,71,876.61	6,284.10
Over 5 years	39,128.70	82,716.96	-	3,65,337.87	1,000.00
Total	**1,02,473.90**	**5,04,069.21**	**18,060.58**	**8,56,854.82**	**39,521.46**

As at 31 March, 2025

Particulars	Liabilities			Assets	
	Foreign currency liability	Borrowings	Debt securities	Loans*	Investments
1 to 7 days	-	859.47	-	1,593.65	2,495.56
8 to 14 days	-	290.91	-	318.73	2,527.11
15 days to 30/31 days	-	5,084.42	-	5,249.05	-
Over 1 Month upto 2 Months	-	7,113.51	-	7,119.13	-
Over 2 Months upto 3 Months	69.43	8,481.18	317.09	7,077.20	-
Over 3 Months upto 6 Months	404.68	31,169.84	310.81	21,340.68	4,837.37
Over 6 Months upto 1 Year	820.75	52,843.92	622.00	41,391.50	10,212.29
Over 1 Year upto 3 Years	3,657.48	186,476.56	2,492.35	150,441.79	8,872.13
Over 3 Years upto 5 Years	4,353.80	1,06,579.06	1,248.89	1,32,719.06	2,582.79
Over 5 years	16,339.39	67,370.17	-	3,18,697.75	1,200.00
Total	**25,645.53**	**4,66,269.04**	**4,991.14**	**6,85,948.54**	**32,727.25**

* Considering behaviourlised prepayment adjustment

44.07 Exposure:

1 Exposure to Real Estate Sector

Particulars			As at 31 March, 2026	As at 31 March, 2025
(i)	**Direct Exposure**			
	A.	**Residential Mortgage:**		
		Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits.	8,54,150.31	6,87,594.54
	B.	**Commercial Real Estate:**		
		Lending fully secured by mortgages on commercial real estates. (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based (NFB) limits	11,405.00	4,782.84
	C.	**Investments in Mortgage Backed Securities and other securitised exposures:**		
		a. Resident	-	-
		b. Commercial Real estate	-	-

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Particulars	As at 31 March, 2026	As at 31 March, 2025
(ii) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total Exposure to Real Estate Sector	**8,65,555.31**	**6,92,377.38**

2 Exposure to Capital Market

Particulars	As at 31 March, 2026	As at 31 March, 2025
Secured and unsecured advances to stock brokers and guarantees issued on behalf of stockbrokers and market makers (Refer Note 8)	2,480.07	-

3 Sectoral exposure

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPA	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	**-**	**-**	**-**	**-**	**-**	**-**
2. Industry	**-**	**-**	**-**	**-**	**-**	**-**
3. Services	**-**	**-**	**-**	**-**	**-**	**-**
4. Personal Loans						
i Housing (Including Priority Sector Housing)	6,47,222.22	7,398.65	1.14%	5,08,401.12	4,520.54	0.89%
ii Non-Housing	2,68,528.89	3,414.47	1.27%	2,27,653.55	1,871.92	0.82%
Others	-	-		-	-	
Total of Personal Loans (i+ii+Others)	**9,15,751.11**	**10,813.12**	**1.18%**	**7,36,054.66**	**6,392.46**	**0.92%**
5. Others						
Commercial Real Sector- RH	13,876.06	5.39	0.04%	4,841.59	36.38	0.75%
Total (1+2+3+4+5)	**9,29,627.17**	**10,818.51**	**1.16%**	**7,40,896.26**	**6,428.84**	**0.87%**

Above information includes sanctioned but undisbursed amount and does not include banks / other NBFC's share on loans assigned / co-lent

Particulars	31 March, 2026	31 March, 2025
(i) Total amount of intra-group exposure	-	-
(ii) Total amount of top 20 intra-group exposures	-	-
(iii) Percentage of intra-group exposures to total exposures to total exposures of the Company on borrowers/customers	-	-

4 There were no unhedged foreign currency transaction during current year. Refer Note no 44.05 for policies to manage currency induced risk.

5 As on 31 March 2026, the Company has not financed any product of the parent Company (31 March 2025: Nil).

6 The Company does not have any outstanding unsecured loans and advances as on 31 March 2026 and 31 March 2025. Further, the Company does not have any loans and advances against intangible securities such as charge over the rights, licenses, authority, etc. as on 31 March, 2026 and 31 March, 2025.

7 As on 31 March 2026, the Company has not exceeded the prudential exposure limit prescribed by the RBI for single borrower or group of borrowers (31 March 2025: Nil).

8 As on 31 March 2026, no group Company is engaged in the business of real estate.(31 March 2025: Nil)

44.08 Related party transactions

31 March, 2026

Nature of transaction	Parent (as per ownership or control)	Subsidiaries	Associates/ Joint ventures	Key Management Personnel	Directors	Relatives of Key Management Personnel	Others*	Total	Maximum outstanding during the year
Borrowings	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-
Placement of deposits	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-	-
Investments# (Refer Note 44.17)	-	-	-	-	-	-	-	-	1,200.00
Proceeds from voluntary liquidation (Refer Note 44.17)		1,441.76							
Purchase of fixed/other assets	-	-	-	-	-	-	-	-	-
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-	-	-	-
Interest received	-	-	-	-	-	-	-	-	-
Short- term benefits (including contribution to pension funds)	-	-	-	1,185.47	-	-	-	1,185.47	-
Contribution to pension funds and gratuity payment	-	-	-	-	-	-	450.00	450.00	-
Commission and Sitting fees	-	-	-	-	65.50	-	-	65.50	-
Issue of Shares including Securities Premium	-			107.05	-			107.05	
Others	-	0.85	-	-	-	-	-	0.85	-

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31 March, 2025

	Parent (as per ownership or control)	Subsidiaries	Associates/ Joint ventures	Key Management Personnel	Directors	Relatives of Key Management Personnel	Others*	Total	Maximum outstanding during the year
Borrowings	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-
Placement of deposits	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-	-
Investments#	-	1,200.00	-	-	-	-	-	1,200.00	1,200.00
Purchase of fixed/other assets		-	-	-	-	-	-	-	-
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-	-	-	-
Interest received	-	-	-	-	-	-	-	-	-
Short- term benefits (including contribution to pension funds)	-	-	-	1,137.26	-	-	-	1,137.26	-
Contribution to pension funds and gratuity payment	-	-	-	-	-	-	225.00	225.00	-
Fees	-	-	-	-	93.33	-	-	93.33	-
Commission and Sitting fees	-	-	-	-	64.25	-	-	64.25	-
Issue of Shares including Securities Premium	-			139.32	-			139.32	
Others	-	1.20	-	-	-	-	-	1.20	-

#The outstanding at the year end and the maximum during the year are to be disclosed.

*The Company has contributed the amount to the Gratuity trust.

44.09 Ratings assigned by Credit Rating Agencies and migration during the year

Nature of instrument	Rating agency	31-Mar-26	31-Mar-25
Bank term loans	India Ratings and Research	AA- stable(Outlook)	AA- stable(Outlook)
Bank term loans	ICRA	AA- stable(Outlook)	AA- stable(Outlook)
Bank term loans	CARE	AA- stable(Outlook)	AA- stable(Outlook)
Non-convertible debentures	ICRA	AA- stable(Outlook)	AA- stable(Outlook)

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44.10 Regulator registrations

1	National Housing Bank	09.0087.10
2	Ministry of Corporate Affairs (CIN)	L65922HR1998PLC042782
3	IRDAI License	CA0933

In addition to above, the Company's Equity share and non-convertible debentures (NCDs) are listed on stock exchange in India, thereby, regulations of Securities and Exchange Board of India are also applicable.

44.11 Disclosure of penalties imposed by National Housing Bank (NHB) and other regulators

No penalties was imposed by NHB and other regulators during the year

Previous year- ₹ 0.68 lakhs with applicable taxes each from both the Stock exchanges, National Stock Exchange of India Limited and BSE Limited for Non-compliance with the provisions of composition of Nomination and Remuneration Committee under Regulation 19(1)/ 19(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

44.12 Remuneration of Directors

Remuneration of Directors has been disclosed in Note no. 41.

44.13 Breach of covenant:-

There was no instance of breach of covenant by the Company of loan availed or debt securities issued by it.

44.14 Divergence in Asset Classification and Provisioning

There is no Divergence in Asset Classification and Provisioning during current and previous financial year.

44.15 Loans to Directors, Senior Officers, and relatives of Directors

Particulars	As at 31 March, 2026	As at 31 March, 2025
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	-	-

44.16 Management discussion and Analysis report shall form part of Board of Directors' report.

44.17 Group Structure

India Shelter Finance Corporation Limited (Holding Company) → **India Shelter Capital Finance Limited*** (100% Subsidiary Company)

*The Board of Directors of the Company in its meeting held on 4th November 2025 approved Voluntary Liquidation of its wholly owned Subsidiary company (India Shelter Capital Finance Limited- "ISCFL"). Control of the subsidiary had been transferred to official liquidator w.e.f 16th December 2025. Accordingly, the consolidated financial statements of the Company include the subsidiary financials for the period 1 April 2025 to 15 December 2025 (being the date of loss of control) in accordance with Ind AS 110, Consolidated Financial Statements. The liquidator has completed the process of realization of assets and liabilities of ISCFL and distributed the net proceeds of realization to the Company. ISCFL was not a material subsidiary of the Company and liquidation has not affected any business and financials of the company.

44.18 Provisions and contingencies

A) Break-up of Provisions and Contingencies shown under the head expenditure in Profit and Loss account

S. No	Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
1	Provisions for depreciation on investment	-	-
2	Provision made towards Income tax	14,529.68	11,461.76
3	Provision towards NPA	1,079.65	463.52
4	Provision for Standard assets	1,192.00	1,555.92
5	Other provision and contingencies (Provision for Gratuity, compensated absences, undrawn commitments, EIS receivables and Asset held for sale)	1,062.66	527.57

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B) Break up of Loan & Advances and provisions thereon

S. No	Particulars	Housing		Non-housing	
		For the year ended 31 March, 2026	For the year ended 31 March, 2025	For the year ended 31 March, 2026	For the year ended 31 March, 2025
1	**Standard assets**				
	a) Total outstanding amount	5,90,778.64	4,63,258.72	2,63,958.15	2,22,265.15
	b) Provisions made	4,230.07	3,388.01	1,680.83	1,330.87
2	**Sub-standard assets**				
	a) Total outstanding amount	6,293.98	3,355.52	2,817.97	1,639.43
	b) Provisions made	1,639.34	842.69	716.95	409.25
3	**Doubtful assets – Category-I**				
	a) Total outstanding amount	1,049.27	1,172.42	550.88	672.41
	b) Provisions made	268.94	289.84	137.79	164.85
4	**Doubtful assets – Category-II**				
	a) Total outstanding amount	55.41	-	51.01	13.74
	b) Provisions made	14.01	-	12.56	3.33
5	**Doubtful assets – Category-III**				
	a) Total outstanding amount	-	-	-	-
	b) Provisions made	-	-	-	-
6	**Loss assets**				
	a) Total outstanding amount	-	-	-	-
	b) Provisions made	-	-	-	-
	TOTAL				
	a) Total outstanding amount	5,98,177.30	4,67,786.66	2,67,378.01	2,24,590.73
	b) Provisions made	6,152.36	4,520.54	2,548.13	1,908.30

44.19 There has been no draw down from reserves during the year ended 31 March 2026 (31 March 2025: Nil).

44.20 Concentration of public deposits (for public deposit taking/holding HFCs)

During the year ended 31 March, 2026 and 31 March, 2025, in accordance with the conditions of its Certificate of Registration and the resolution passed by its Board of Directors in the meeting held on 08 May, 2025 and 09 May, 2024, the Company has neither accepted any public deposits nor has any public deposits outstanding.

44.21 Concentration of Loans and Advances

Particulars		As at 31 March, 2026	As at 31 March, 2025
1	Total loans and advances to twenty largest borrowers	5,244.69	1,521.27
2	Percentage of loans and advances of twenty largest borrowers to total advances of the Company	0.61%	0.22%

44.22 Concentration of all exposure (including off-balance sheet exposure)

S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
1	Total exposure to twenty largest borrowers/customers	7,440.48	1,521.27
2	Percentage of exposures to twenty largest borrowers/customers to total exposure of the Company on borrowers/customers	0.80%	0.18%

44.23 Concentration of NPAs

S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
1	Total exposure to top four NPA accounts	122.46	138.48

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44.24 Sector-wise NPAs

S. No	Sector	Percentage of NPAs to total advances in that sector	
		As at 31 March, 2026	As at 31 March, 2025
1	**Housing Loans:**		
	a. Individuals	1.24%	0.97%
	b. Builders/Project Loans	-	-
	c. Corporates	-	-
	d. Others (specify)	-	-
2	**Non-Housing Loans:**		
	a. Individuals	1.29%	1.02%
	b. Builders/Project Loans	-	-
	c. Corporates	-	-
	d. Others (specify)	-	-

44.25 Movement of NPAs

S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
1	**Net NPAs to Net Advances (%)**	0.95%	0.75%
2	**Movement of NPAs (Gross)**		
	a) Opening balance	6,940.31	5,012.87
	b) Additions during the year	9,107.31	5,233.53
	c) Reductions during the year	5,070.60	3,306.09
	d) Closing balance	**10,977.02**	**6,940.31**
3	**Movement of Net NPAs**		
	a) Opening balance	5,230.35	3,766.43
	b) Additions during the year	6,798.24	3,941.74
	c) Reductions during the year	3,841.18	2,477.82
	d) Closing balance	**8,187.41**	**5,230.35**
4	**Movement of provisions for NPAs (excluding provisions on standard assets)**		
	a) Opening balance	1,709.96	1,246.44
	b) Provisions made during the year	2,309.07	1,291.79
	c) Write-off/write-back of excess provisions	1,229.42	828.27
	d) Closing balance	**2,789.61**	**1,709.96**

*represents aggregate of loan - principal outstanding, interest overdue and interest accrued but not due from borrowers pertaining to loans held in books as on the last day of the relevant period.

44.26 Customer complaints

1) Summary information on complaints received by the HFCs from customers and from the Offices of Ombudsman

S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
	Complaints received by the HFC from its customers		
1	Number of complaints pending at the beginning of the year	2	4
2	Number of complaints received during the year	240	239
3	Number of complaints disposed during the year	239	241
	3.1 Of which, number of complaints rejected by the Company	-	-
4	Number of complaints pending at the end of the year	3	2

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S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
	Maintainable complaints received by the HFC from Office of Ombudsman		
5	Number of maintainable complaints received by the HFC from Office of Ombudsman	Not Applicable*	Not Applicable*
	5.1 Of 5, number of complaints resolved in favour of the HFC by Office of Ombudsman		
	5.2 Of 5, number of complaints resolved through conciliation/mediation/ advisories issued by Office of Ombudsman		
	5.3 Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the HFC		
6	Number of Awards unimplemented within the stipulated time (other than those appealed)		

*The Reserve Bank - Integrated Ombudsman Scheme, 2021 was not applicable to the Company for year ended 31 March 2026 and 31 March 2025.

2) Top five grounds of complaints received by the HFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ (decrease) in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	**2**	**3**	**4**	**5**	**6**
		Current Year			
Sanction / Disbursement Related	0	77	(11%)	0	0
Collection / Recovery Related	0	60	114%	2	0
Refund Related	0	21	(28%)	0	0
Document / Services Related	0	19	(27%)	0	0
EMI Related	0	17	(15%)	0	0
Other's	2	46	(6%)	1	0
Total		**240**		**3**	**0**
		Previous Year			
Sanction / Disbursement Related	0	87	7%	0	0
Refund Related	0	29	263%	0	0
Collection / Recovery Related	0	28	(26%)	0	0
Document / Services Related	0	26	117%	0	0
Emi Related	0	20	900%	0	0
Other's	4	49	63%	2	0
Total		**239**		**2**	**0**

44.27 During the year, no material expenses were accounted which was related to prior period (31 March 2025: Rs. Nil).

44.28 During the year, no item of revenue recognition has been postponed except as disclosed in accounting policy for revenue recognition recognition.

44.29 The Company does not have any Overseas assets.

44.30 The Company does not have any Off-balance sheet SPVs sponsored (which are required to be consolidated as per accounting norms).

44.31 Frauds

During the financial year 2025-2026, the Company has not reported any fraud case to National Housing Bank (NHB) (31 March 2025: 18.37 lakhs).

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44.32 Schedule to Balance Sheet

Particulars		As at 31 March, 2026		As at 31 March, 2025	
Liabilities Side		**Amount outstanding**	**Amount overdue**	**Amount outstanding**	**Amount overdue**
1	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**				
(a)	Debentures: Secured	18,060.58	-	4,991.14	-
	: Unsecured	-	-	-	-
	(other than falling within the meaning of public deposits)				
(b)	Deferred Credits	-	-	-	-
(c)	Term Loans*	5,67,353.24	-	4,51,623.67	-
(d)	Inter-corporate loans and borrowing	-	-	-	-
(e)	Commercial Paper	-	-	-	-
(f)	Public Deposits	-	-	-	-
(g)	Securitisation- Pass Through Certificates	38,257.63		38,790.42	
* Includes working capital facilitles and excludes lease liablity					
2	**Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):**				
(a)	In the form of Unsecured debentures	-	-	-	-
(b)	In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-	-	-
(c)	Other public deposits	-	-	-	-

	Asset Side	Amount outstanding as at 31 March, 2026	Amount outstanding as at 31 March, 2025
3	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**		
(a)	Secured	8,56,854.82	6,85,948.54
(b)	Unsecured	-	-
4	**Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities**		
(i)	Lease assets including lease rentals under sundry debtors		
(a)	Financial Lease	-	-
(b)	Operating Lease	-	-
(ii)	Stock on hire including hire charges under sundry debtors		
(a)	Asset on hire	-	-
(b)	Repossessed Assets	-	-
(iii)	Other loans counting towards asset financing activities		
(a)	Loans where assets have been repossessed	-	-
(b)	Loans other than (a) above	-	-
5	**Breakup of investments**		
Current investments			
1	Quoted		
(i)	Shares		
(a)	Equity	-	-
(b)	Preference	-	-
(ii)	Debentures and Bonds	15,067.99	20,072.35
(iii)	Units of mutual funds	-	-
(iv)	Government Securities	6,109.64	-
(v)	Others - Money Market Instruments	7,922.93	-

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Asset Side	Amount outstanding as at 31 March, 2026	Amount outstanding as at 31 March, 2025
2 Unquoted		
(i) Shares		
(a) Equity	-	-
(b) Preference	-	-
(ii) Debentures and Bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government Securities	-	-
(v) Others (please specify)	-	-

Asset Side	Amount outstanding as at 31 March, 2026	Amount outstanding as at 31 March, 2025
Long term investments		
1 Quoted		
(i) Shares		
(a) Equity	-	-
(b) Preference	-	-
(ii) Debentures and Bonds	7,839.85	3,186.98
(iii) Units of mutual funds	-	-
(iv) Government Securities	2,581.05	8,267.92
(v) Others (please specify)	-	-
2 Unquoted		
(i) Shares		
(a) Equity	-	1,200.00
(b) Preference	-	-
(ii) Debentures and Bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government Securities	-	-
(v) Others (please specify)	-	-

6	Borrower group-wise classification of assets financed as in (3) and (4) above:	Amount net of provisions as at 31 March, 2026		Amount net of provisions as at 31 March, 2025	
	Category	**Secured**	**Unsecured**	**Secured**	**Unsecured**
	1 Related Parties				
	(a) Subsidiaries	-	-	-	-
	(b) Companies in the same group	-	-	-	-
	(c) Other related parties	-	-	-	-
	2 Other than related parties	8,56,854.82	-	6,85,948.54	-
	Total	**856,854.82**	**-**	**685,948.54**	**-**

7	Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):	As at 31 March, 2026		As at 31 March, 2025	
	Category	**Market Value/ Break up or fair value or NAV**	**Book Value (Net of Provisions)**	**Market Value/ Break up or fair value or NAV**	**Book Value (Net of Provisions)**
	Related Parties				
	(a) Subsidiaries			1,200.00	1,200.00
	(b) Companies in the same group	-	-	-	-
	(c) Other related parties	-	-	-	-
	Other than related parties	39,521.46	39,521.46	31,527.25	31,527.25
	Total	**39,521.46**	**39,521.46**	**32,727.25**	**32,727.25**

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8	Other information	As at 31 March, 2026	As at 31 March, 2025
(i)	Gross Non-Performing Assets		
	(a) Related parties	-	-
	(b) Other than related parties	10,818.50	6,853.51
(ii)	Net Non-Performing Assets		
	(a) Related parties	-	-
	(b) Other than related parties	8,028.89	5,143.55
(iii)	Assets acquired in satisfaction of debt	-	-

44.33 Disclosure on Principal business criteria

The Company has complied and is meeting principal business criteria as laid down under paragraph 10(9) of the Reserve Bank of India (Housing Finance Companies) Directions, 2025 dated 28 November 2025

Details of principal business criteria is as follows

S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
1	% of total asset towards housing finance	62.96%	61.19%
2	% of total asset towards housing finance for individuals	62.73%	61.19%

Note: Housing finance assets and individiual housing finance assets amounting to Rs. 5,92,024.94 lakhs considered for computation of principal business criteria is net off ECL provisions and EIR.

44.34 Non-Fund Based (NFB) credit facilities

The Company does not have Non-Fund Based (NFB) Credit Facilities as at 31 March 2026 and 31 March 2025, hence disclosure related to NFB Credit Facilities is not applicable.

44.35 Exposure to related parties

There is no exposure to related parties as at 31 March 2026 and 31 March 2025, hence disclosure related to exposure to related parties is not applicable.

44.35 Currency Futures/Options

The Company has no transaction towards currency future/options as at 31 March 2026 and 31 March 2025. Hence, disclosure to Currency future and options are not applicable.

44.36 Loan against gold and silver collateral

There were no loans given against the collateral of gold and silver during the year ended 31 March 2026 and 31 March 2025, hence disclosure related to gold and silver collateral is not applicable.

44.37 Credit default swaps

The Company does not have any credit default swaps during the year ended 31 March 2026 and 31 March 2025, hence disclosure related to same are not applicable

44.38 Disclosure on restructuring of advances

(A) There are no restructured advances under CDR Mechanisim, SME debt Restructuring Mechanisim and any other categories, hence disclosure of the same is not required.

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(B) Disclosures pursuant to RBI Notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 date 06 August 2020 and – RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated 05 May 2021(Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Businesses)

Type of Borrower	Exposure ($) to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year i.e 30 September 2025 (A)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the halfYear	Exposure (#) to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year 31 March 2026
Personal Loan**	1,152.94	26.28	-	132.30	1,000.30
Corporate Persons*	-	-	-	-	-
of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**1,152.94**	**26.28**	**-**	**132.30**	**1,000.30**

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

($) Principal outstanding (including capitalised interest) is for live restructured accounts classified as standard as on September 30, 2025.

(#) Principal outstanding (including capitalised interest) is for live restructured accounts (including sub-standard accounts as on Sep 30, 2025) classified as standard as on March 31, 2026

**Personal loans includes housing loan & non housing loan.

44.39 Comparison between provisions required under Income recognition, asset classification and provision norms (IRACP) and impairment allowances made under IND AS 109- Refer Note 7(ix)

44.40 Area of operation

(a) The Company operates in 15 states of India

(b) The Company does not have joint ventures, overseas subsidiaries and branch/offices outside india.

44.41 Off-balance sheet exposures and structured products

(a) Refer note 35 for off-balance sheet exposure

(b) The Company has not issued any structured products

44.42 Consolidate Financial Statements (CFS)

Refer to Consolidated Financial Statements for the relevant disclosures. All subsidiaries are considered for the prepration of consolidated financial statements

44.43 A) Disclosure as per the RBI Securitisation Directions for securitisation transactions as an originator :

S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
1	No of SPEs holding assets for securitisation transactions originated by the originator	5	4
2	Total amount of securitised assets as per books of SPVs sponsored by the HFC	42,829.33	42,193.75
3	Total amount of exposures retained by the HFC to comply with MRR as on the date of Balance Sheet		
	i) Off-balance sheet exposures		
	a) First loss	-	-
	b) Others	-	-
	ii) On-balance sheet exposures		
	a) First Loss- Cash collateral*	1,876.59	1,796.75
	b) Others- Over collateral	1,188.29	845.03
4	Amount of exposures to securitisation transactions other than MRR		
	i) Off-balance sheet exposures	-	-
	a) Exposure to own securitisations		
	First loss	-	-
	Others	-	-
	b) Exposure to third party securitisation		
	First loss	-	-
	Others	-	-

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S. No	Particulars	As at 31 March, 2026	As at 31 March, 2025
	ii) On-balance sheet exposures		
	a) Exposure to own securitisations		
	First loss	-	-
	Others	2,225.38	2,144.64
	b) Exposure to third party securitisation transaction		
	First loss	-	-
	Others		
5	Sale consideration received for the securitised assets and gain/loss on sale on account of securitisation	8,055.92	35,799.04
6	Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.		
7	"Performance of facility provided. Please provide separately for each facility viz. Credit enhancement, liquidity support, servicing agent etc. Mention percent in bracket as of total value of facility provided. **Credit Enhancement- Cash collateral**		
	(a) Amount paid	255.00	1,142.52
	(b) Repayment received	175.16	-
	('c) Outstanding amount"	1,876.59	1,796.75
8	Average default rate of portfolios observed in the past- Mortgage backed securities	0.61%	0.10%
9	Amount and number of additional/top up loan given on same underlying asset.	-	-
10	Investor complaints (a) Directly/Indirectly received and; (b) Complaints outstanding	-	-

*The fixed deposit balance pledged towards the first loss guarantee has increased to Rs.1,934.84 lakhs on account of accumulation of interest on such term deposits.

B) Details of financial assets sold to Securitisation / Reconstruction Company for Asset Reconstruction

During the year, the Company has not sold any financial assets to Securitisation / Reconstruction Company for Asset Reconstruction (31 March 2025: Nil)

44.44 a) Details of loans not in default transferred through assignment

Particulars	As at 31 March, 2026	As at 31 March, 2025
Count of loan accounts assigned	13,623	7,963
Amount of loan account assigned	1,02,165.90 lakhs	56,993.56 lakhs
Retention of beneficial economic interest (MRR)	12,654.31 lakhs	6,332.62 lakhs
Weighted average maturity (Residual Maturity)	9.79 years	9.67 years
Weighted average holding period	1.03 years	1.16 years
Coverage of tangible security coverage (LTV)	48.02%	45.42%
Rating wise distribution of rated loans	Unrated	Unrated

(b) Details of loans not in default transferred through Co-Lending

Particulars	As at 31 March, 2026	As at 31 March, 2025
Count of loan accounts assigned	2,178	2,072
Amount of loan account assigned	23,948.80 lakhs	22,917.48 lakhs
Retention of beneficial economic interest (MRR)	20%	20%
Weighted average maturity (Residual Maturity)	11.11 years	10.79 Years
Weighted average holding period	0.22 years	0.19 Years
Coverage of tangible security coverage (LTV)	48.27%	47.62%
Rating wise distribution of rated loans	Unrated	Unrated
Type of Loans	Non-Housing loans	Non-Housing loans

(c) The Company has not acquired any loan assets during the year ended 31 March 2026 and 31 March 2025

(d) The Company has not transferred/acquired any stressed loan during the year ended 31 March 2026 and 31 March 2025.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

45. EMPLOYEE STOCK OPTION SCHEME

The Company provides Employee Stock option schemes to its employees. For the year ended 31st March 2026 following Employee Stock Option Plans (ESOPs) were in existence. The relevant details of the schemes and the grants are as below:

ESOP 2021

The Company has adopted the Employee Stock Option Plan, 2021 (ESOP 2021), which was approved by the Board of Directors at their meeting held on 12 May 2021 and by the Shareholders of the Company by way of a special resolution at their Extra Ordinary General Meeting held on 26 July 2021 and subsequent modifications thereto. The options granted in the scheme are as under:

Particulars	ESOP 2021							
Date of grant	**31 August, 2021**	**02 November, 2021**	**01 February, 2022**	**31 March, 2022**	**12 May, 2022**	**31 May, 2022**	**01 July, 2022**	**30 July, 2022**
Exercise price per option*	₹154.80	₹157.79	₹157.79	₹170.36	₹170.36	₹170.36	₹170.36	₹170.36
Fair Value of share on the date of grant	₹154.80	₹157.79	₹157.79	₹170.36	₹170.36	₹170.36	₹170.36	₹170.36
Fair value of grant	₹50.51	₹52.37	₹53.23	₹58.04	₹ 60.01	₹60.60	₹60.87	₹60.40
Exercise Period	**5 years 3 months from date of 1st vesting**							
Vesting dates:								
Tranche I (20% of the options granted)	31 August, 2022	02 November, 2022	01 February, 2023	31 March, 2023	12 May, 2023	31 May, 2023	01 July, 2023	30 July, 2023
Tranche II (20% of the options granted)	31 August, 2023	02 November, 2023	01 February, 2024	31 March, 2024	12 May, 2024	31 May, 2024	01 July, 2024	30 July, 2024
Tranche III (20% of the options granted)	31 August, 2024	02 November, 2024	01 February, 2025	31 March, 2025	12 May, 2025	31 May, 2025	01 July, 2025	30 July, 2025
Tranche IV (20% of the options granted)	31 August 2025	02 November, 2025	01 February, 2026	31 March, 2026	12 May, 2026	31 May, 2026	01 July, 2026	30 July, 2026
Tranche V (20% of the options granted)	31 August, 2026	02 November, 2026	01 February, 2027	31 March, 2027	12 May, 2027	31 May, 2027	01 July, 2027	30 July, 2027

Particulars	ESOP 2021							
Date of grant	**01 August, 2022**	**03 November, 2022**	**10 February, 2023**	**09 May, 2023**	**29 September, 2023**	**13 November, 2023**	**11 November, 2024**	**09 May, 2025**
Exercise price per option*	₹170.36	₹197.00	₹197.00	₹197.00	₹207.7 0	₹207.7 0	₹701.35	₹850.75
Fair Value of share on the date of grant	₹170.36	₹197.00	₹197.00	₹197.00	₹207.7 0	₹207.7 0	₹701.35	₹850.75
Fair value of grant	₹60.40	₹70.75	₹68.49	₹61.48	₹60.68	₹62.21	₹283.80	₹360.77
Exercise Period	**5 years 3 months from date of 1st vesting**							
Vesting dates:								
Tranche I (20% of the options granted)	01 August, 2023	03 November, 2023	10 February, 2024	09 May, 2024	29 September, 2024	13 November, 2024	11 November, 2025	09 May, 2026
Tranche II (20% of the options granted)	01 August, 2024	03 November, 2024	10 February, 2025	09 May, 2025	29 September, 2025	13 November, 2025	11 November, 2026	09 May, 2027
Tranche III (20% of the options granted)	01 August, 2025	03 November, 2025	10 February, 2026	09 May, 2026	29 September, 2026	13 November, 2026	11 November, 2027	09 May, 2028
Tranche IV (20% of the options granted)	01 August, 2026	03 November, 2026	10 February, 2027	09 May, 2027	29 September, 2027	13 November, 2027	11 November, 2028	09 May, 2029
Tranche V (20% of the options granted)	01 August, 2027	03 November, 2027	10 February, 2028	09 May, 2028	29 September, 2028	13 November, 2028	11 November, 2029	09 May, 2030

(All amounts in ₹ Lacs, unless otherwise stated)

ESOP 2023

The Company has adopted the Employee Stock Option Plan, 2023 (ESOP 2023), which was approved by the Board of Directors at their meeting held on 12 July 2023 and by the Shareholders of the Company by way of a special resolution at their Extra Ordinary General Meeting held on 18 July 2023 and subsequent modifications thereto. The options granted in the scheme are as under:

Particulars	ESOP 2023			
Date of grant	**27 July, 2023**	**19 August, 2024**	**06 February, 2025**	**21 August, 2025**
Exercise price	₹204.00	₹753.75	₹670.25	₹917.55
Fair Value of share on the date of grant	₹204.00	₹753.75	₹670.25	₹917.55
Fair value of grant	₹61.78	₹281.06	₹289.83	₹373.78
Exercise Period	**5 years 3 months from date of 1st vesting**			
Vesting dates:				
Tranche I (20% of the options granted)	27 July,2024	19 August, 2025	06 February, 2026	21 August, 2026
Tranche II (20% of the options granted)	27 July,2025	19 August, 2026	06 February, 2027	21 August, 2027
Tranche III (20% of the options granted)	27 July,2026	19 August, 2027	06 February, 2028	21 August, 2028
Tranche IV (20% of the options granted)	27 July,2027	19 August, 2028	06 February, 2029	21 August, 2029
Tranche V (20% of the options granted)	27 July,2028	19 August, 2029	06 February, 2030	21 August, 2030

ESOP 2025

The Company has adopted the Employee Stock Option Plan, 2025 (ESOP 2025), which was approved by the Board of Directors at their meeting held on 9 May 2025 and by the Shareholders of the Company by way of a special resolution at their Annual General Meeting held on 28 July 2025. The options granted in the scheme are as under:

Particulars	ESOP 2025	
Date of grant	**04 November, 2025**	**07 February, 2026**
Exercise price	₹886.7	₹790.55
Fair Value of share on the date of grant	₹886.7	₹790.55
Fair value of grant	₹325.45	₹288.58
Exercise Period	**5 years 3 months from date of 1st vesting**	
Vesting dates:		
Tranche I (20% of the options granted)	04 November, 2026	07 February, 2027
Tranche II (20% of the options granted)	04 November, 2027	07 February, 2028
Tranche III (20% of the options granted)	04 November, 2028	07 February, 2029
Tranche IV (20% of the options granted)	04 November, 2029	07 February, 2030
Tranche V (20% of the options granted)	04 November, 2030	07 February, 2031

The Nomination & Remuneration Committee administers and monitors the ESOP Schemes in accordance with the provisions of the Companies Act 2013, SEBI (SBEB and Sweat Equity) Regulations, 2021 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Reconciliation of options under each plan

Particulars	ESOP 2021		ESOP 2023		ESOP 2025	
	Number of options	Amount*	Number of options	Amount*	Number of options	Amount*
Outstanding as at 31 March 2025	3,292,782	6,689.83	2,439,365	7,971.41	-	-
Granted during the year	42,000	357.32	174,000	1,596.54	1,935,886	16,624.77
Forfeited during the year	53,400	133.15	273,000	1,614.79	148,000	1,312.32
Exercised during the year	500,830	921.90	362,332	744.83		
Expired during the year	-	-	-	-		
Outstanding as at 31 March 2026	**2,780,552**	**5,992.10**	**1,978,033**	**7,208.33**	**1,787,886**	**15,312.45**
Exercisable at the end of the year	1,200,518	2,128.96	284,333	991.90	-	-

* represents amount received/receivable by the Company at the time of exercise of options

The value of the underlying shares has been determined by an independent valuer. The following assumptions were used for calculation of fair value of grants in accordance with Black Scholes model, for options granted during the financial year:

Particulars	
Risk free interest rate	6% to 6.5%
Expected life of option	3.6 yrs to 5.6 yrs
Expected Volatility	28.73% to 33.82%
Dividend yield	0.57%

The risk free interest rates are determined based on the Government bond yields with maturity equal to the expected term of the option. Volatility calculation is based on historical stock prices of relevant index using standard deviation of daily change in index price. The historical period is taken into account to match the expected life of the option. Dividend yield has been considered taking into account the historical and expected rate of dividend on equity share price as on grant date.

46. KEY ANALYTICAL RATIOS

Particulars	As at 31 March, 2026	As at 31 March, 2025
Debt -Equity Ratio	1.95 times	1.84 times
Total Debts to Total Assets (Debt securities+ Borrowings {Other than Debt Securities}/Total Assets)	0.65	0.64
Net Profit Margin (%) (PAT/Total Revenue)	33.01%	32.09%
Gross NPA ratio (Gross Stage 3 loans/Gross Loan Assets)	1.25%	0.99%
Net NPA ratio (Net Stage 3 loans/Net Loan Assets)	0.93%	0.75%
Provision Coverage ratio (Stage 3 Provision/Gross Stage 3 loans)	25.41%	24.64%

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

47. In accordance with the Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions. dated 28 November 2025, no resolution plans have been implemented during the quarter and year ended 31 March 2026 in projects financed on or after 1 October 2025. Hence, no disclosure is required pertaining to projects financed under the Reserve Bank of India (Non-Banking Financial Companies - Financial Statements Presentation and Disclosures) Directions, dated 28 November 2025.

48. In Compliance with Section 128 of the Companies Act, 2013 read with proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, (i) Proper books of account as required by law have been kept by the Company, books except (i) in respect of accounting software (Microsoft D365 - Finance) the backup of the books of account and other books and papers maintained in electronic mode has been maintained on servers physically located in India on daily basis from Nov 14, 2025. (ii) The Company uses an accounting software (Microsoft D365) for maintaining its books of account which has a feature of recording audit trail (edit log) which has operated throughout the year for all relevant transactions recorded in the accounting software, except that with respect to the accounting software there is no independent verifiable evidence as to whether audit trail feature is enabled for direct changes to the data when using certain access rights that may be available with the service provider (Microsoft).

49. The Company does not hold any immovable property other than disclosed in Note no. 12 as on 31 March 2026 and 31 March 2025. All the lease agreements are duly executed in favour of the Company for properties where the Company is the lessee.

50. No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder, as at 31 March 2026 and 31 March 2025.

51. The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

52. The Company does not have any transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2026 and 31 March 2025.

53. The Company has taken borrowings from banks and financial institutions and utilised them for the specific purpose for which they were taken as at the Balance sheet date. Unutilised funds as at 31 March 2026 are held by the Company in the form of short term deposits/investments till the time the utilisation is made subsequently.

54. There have been no transactions which have not been recorded in the books of accounts, that have been surrendered or disclosed as income during the year ended 31 March 2026 and 31 March 2025, in the tax assessments under the Income Tax Act, 1961. There have been no previously unrecorded income and related assets which were to be properly recorded in the books of account during the year ended 31 March 2026 and 31 March 2025.

55.
i) The Company has not traded or invested in Cryptocurrency or Virtual Currency during the year ended 31 March 2026 and 31 March 2025.
ii) The Company has not entered into Scheme of Arrangement in terms of section 230 to 237 of the Company Act, 2013.
iii) The Company has complied with the number of layers prescribed under clause(87) of section 2 of the Act read with Companies(Restriction on number of layers) Rules, 2017 for the financial years ended 31 March 2026 and 31 March 2025.

NOTES FORMING. PART OF STANDALONE FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

56. The Company, as part of its normal business, grants loans and advances, makes investment, provides guarantees to and accept from its customers, other entities and persons. These transactions are part of Company's normal business, which is conducted ensuring adherence to all regulatory requirements.

Other than the transactions described above, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate beneficiaries). The Company has also not received any fund from any parties (Funding party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate beneficiaries") or provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

57. The Government of India has codified 29 existing labour legislations into unified framework comprising four Labour Codes, namely the Code on Wages, 2019; the Code on Social Security, 2020; the industrial Relations Code, 2020; and the occupational safety, Health and Working Conditions Code, 2020 (collectively referred to as "New labour Codes"). These Codes have been made effectively from 21 November 2025 which has resulted in recognizing incremental liability towards gratuity and leave encashment amounting to INR 261.03 lakhs for the year ended 31 March 2026.

The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed, if any.

58. The Company periodically files returns/statements with banks and financial institution as per the agreed terms and they are in agreement with books of accounts of the Company. This information has been relied upon by the auditors.

59. All charges or satisfaction are registered with ROC within the statutory period for the financial years ended March 31, 2026 and March 31, 2025. No charges or satisfactions are yet to be registered with ROC beyond the statutory period.

60. There was no subsequent events after the reporting date which requires disclosure or adjustment to the reported amounts.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive
Non-Independent Director
DIN: 00036085
Place: Gurugram

Rupinder Singh
Managing Director and
Chief Executive Officer
DIN: 09153382
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Ashish Gupta
Chief Financial Officer
Place: Gurugram

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

INDEPENDENT AUDITOR'S REPORT

To the Members of India Shelter Finance Corporation Limited

Report on the Audit of the Consolidated Financial Statements

OPINION

We have audited the consolidated financial statements of India Shelter Finance Corporation Limited (hereinafter referred to as "the Holding Company"), its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") its comprising of the consolidated Balance sheet as at March 31, 2026, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiary, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2026, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Financial Statements' section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion o'n the consolidated financial statements.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year ended March 31, 2026. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, as reported by them in their audit reports furnished to us by the management, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matter	How our audit addressed the key audit matter
(a) Impairment of Financial assets (as described in Note 28 of the Consolidated financial statements)	
Indian Accounting Standard (IND AS) 109 'Financial Instruments', requires the Company to provide for impairment on its financial assets using the Expected Credit Loss (ECL) approach involving an estimation of probability weighted loss on financial instruments over their lives, considering reasonable and supportable information about past events, current conditions, and forecasts of future economic conditions. In the process, a significant degree of judgement and estimate have been applied by the management for: • Grouping of the borrowers based on homogeneity for estimating probability of default ("PD"), loss given default ("LGD"), and exposure at default ("EAD") on a collective basis.	• Read and assessed the Company's accounting policy for impairment of financial instruments and its compliance with Ind AS 109 and the governance framework approved by the Board of Directors pursuant to Reserve Bank of India guidelines. • Evaluated the reasonableness of management's estimates by gaining an understanding of the ECL estimation process and underlying assumptions and tested the controls related to impairment of financial assets specifically with respect to data extraction, validation, and computation. • Assessed the staging criteria of loans based on past-due status to evaluate compliance with the requirements of Ind AS 109. Tested a sample of performing (Stage 1)

Key audit matter	How our audit addressed the key audit matter
• Staging of loans, i.e., classification in 'significant increase in credit risk' ("SICR") and 'default' categories based on past due status or qualitative assessment and compliance with RBI Circular • Determining macro-economic and other factors impacting the credit quality of loans. • Management overlay based on risk assessment and qualitative adjustments. The Company has developed models that derive key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). The output of these models is then applied to the provision calculation with other information including and the exposure at default (EAD). In view of the high degree of management's judgement involved in the staging and estimation of ECL including risk of completeness and accuracy of historical data used, and the overall significance of the impairment loss allowance to the consolidated financial statements, it is considered as a key audit matter.	loans to assess whether any SICR or loss indicators were present, requiring them to be classified under Stage 2 (i.e., default in repayment between 31 and 90 days) or Stage 3 (i.e., default in repayment exceeding 90 days). • Involved internal experts for testing of the ECL model and computation, including factors that affect the PD, LGD and EAD, considering various forward-looking and macro-economic factors. • Tested the inputs used on a sample basis and tested the arithmetical accuracy of the ECL computation. • Tested assumptions used by the management in determining the overlay for macro-economic and other factors. • Assessed the adequacy of disclosures included in the consolidated financial statements with the relevant requirements of Ind AS 107 and 109 and Schedule III to the Companies Act, 2013.

OTHER INFORMATION

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report, but does not include the consolidated financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read such other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and to comply with the relevant applicable requirements of the standard on auditing for auditor's responsibility in relation to other information in documents containing audited consolidated financial statements.

RESPONSIBILITIES OF THE MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE STANDALONE FINANCIAL STATEMENTS

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the

Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance of the companies included in the Group are also responsible for overseeing the financial reporting process of their respective companies.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the financial year ended March 31, 2026 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare

circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTERS

The accompanying Statement includes the audited financial statement and other financial information, in respect of one

subsidiary, whose financial statements include total revenues (including other income) of ₹ 81.66 lakhs, total net profit after tax of ₹ 55.56 lakhs, total comprehensive profit of ₹ 55.56 lakhs for the period April 01, 2025 to December 15, 2025 (being the date of loss of control), as considered in the consolidated financial statements. These financial statements have been audited by its statutory auditor whose audit report has been furnished to us by the management.

Our opinion above on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of the subsidiary company incorporated in India and to the extent applicable, as noted in the 'Other Matter' paragraph} we give in the "Annexure 1" a statement on the matters specified in paragraph 3(xxi) of the Order.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiary, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

   (a) The other auditors whose report we have relied upon have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements;

   (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors except (i) in respect of accounting software (Microsoft D365 - Finance)) the backup of the books of account and other books and papers maintained in electronic mode has been maintained on servers physically located in India on daily basis from Nov 14, 2025 and (ii) for the matter stated in the paragraph (i)(vi) below on reporting under Rule 11(g). Refer note 47 of the consolidated financial statements;

   (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements;

   (d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

   (e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2026 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary company, none of the directors of the Group's companies, incorporated in India, is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;

   (f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(vii) below on reporting under Rule 11(g);

   (g) With respect to the adequacy of the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary company and the operating effectiveness of such controls, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of such subsidiary company incorporated in India and to the extent applicable, as noted in the 'Other Matter' paragraph, refer to our separate Report in "Annexure 2" to this report;

   (h) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiary, incorporated in India, the managerial remuneration for the year ended March 31, 2026 has been paid / provided by the Holding Company, incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act. The provisions of section 197 read with Schedule V of the Act are not applicable to the its subsidiary incorporated in India for the year ended March 31, 2026;

(i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiary, as noted in the 'Other matter' paragraph:

i. The consolidated financial statements disclose the impact of pending litigations on its consolidated financial position of the Group, in its consolidated financial statements – Refer Note 35 to the consolidated financial statements;

ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts – Refer Note 5 to the consolidated financial statements in respect of such items as it relates to the Group;

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company, its subsidiary, incorporated in India during the year ended March 31, 2026;

iv. a) The respective managements of the Holding Company and its subsidiary which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiary respectively that, to the best of its knowledge and belief, other than as disclosed in the note 55 to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the respective Holding Company or any of such subsidiary ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The respective managements of the Holding Company and its subsidiary which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiary respectively that, to the best of its knowledge and belief, other than as disclosed in the note 55 to the consolidated financial statements, no funds have been received by the respective Holding Company or any of such subsidiary from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiary, which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material mis-statement;

v) The final dividend paid by the Holding Company, its subsidiary company incorporated in India during the year in respect of the same declared for the previous year is in accordance with section 123 of the Act to the extent it applies to payment of dividend.

As stated in note 21 to the consolidated financial statements, the respective Board of Directors of the Holding Company, its subsidiary company incorporated in India have proposed final dividend for the year which is subject to the approval of the members of the respective companies at the respective ensuing Annual General Meeting. The dividend declared is in accordance with section 123 of the Act to the extent it applies to declaration of dividend;

INDEPENDENT AUDITOR'S REPORT (CONTD.)

vi) Based on our examination which included test checks, and as explained in note 47 to the financial statements, the holding company and its subsidiary Company, has used two accounting software whose software services are managed by third-party software service provider, for maintaining its books of account which have feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, except in respect of (i) accounting software (Microsoft D365 - Finance) in the absence of explicit mention of a specific control in Service Organization Controls report we are unable to comment on whether audit trail feature at direct changes in database by software provider (Microsoft) was enabled and operated throughout the year for all relevant transactions recorded in the software (ii) with respect to accounting software for loan management, front end edit logs were not being captured in audit trail at application level for master tables.

We did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trails are enabled.

Additionally, the audit trails have been preserved, except for database audit trails, for accounting software (Microsoft D365 - Finance) by the Company as per the statutory requirements for record retention, as stated in Note 47 to the financial statements.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533OCRMPM2763

Place of Signature: Gurugram
Date: May 02, 2026

ANNEXURE 1

referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date on the consolidated financial statements of India Shelter Finance Corporation Limited

Re: India Shelter Finance Corporation Limited

(xxi) Qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements are:

S.No	Name	CIN	Holding/Subsidiary company	Clause number of the CARO report which is qualified or adverse
1.	India Shelter Finance Corporation Limited	L65922HR1998PLC042782	Holding Company	(iii)(c)

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533OCRMPM2763

Place of Signature: Gurugram
Date: May 02, 2026

ANNEXURE 2

referred to in paragraph 2(g) under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date on the consolidated financial statements of India Shelter Finance Corporation Limited

REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT")

In conjunction with our audit of the consolidated financial statements of India Shelter Finance Corporation Limited as of and for the year ended March 31, 2026, we have audited the internal financial controls over financial reporting of India Shelter Finance Corporation Limited (hereinafter referred to as the "Holding Company") and its subsidiary, which are companies incorporated in India, as of that date. The provisions for reporting on internal financial control under clause (i) of sub section 3 of Section 143 of the Companies Act, 2013 does not apply to India Shelter Capital Finance Limited ('the subsidiary Company') and accordingly it is excluded for the purpose of opinion on internal controls over financial reporting.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Board of Directors of the Holding Company, which is company incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Holding company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, both, issued by Institute of Chartered Accountants of India, and deemed to be prescribed under section 143(10) of the Act, to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that the transactions are recorded as necessary to permit preparation of consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company: and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

ANNEXURE 2 (CONTD.)

OPINION

In our opinion, the Holding Company, which is Company incorporated in India, have maintained in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533OCRMPM2763

Place of Signature: Gurugram
Date: May 02, 2026

CONSOLIDATED BALANCE SHEET

AS AT 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

S. No	Particulars	Notes	As at 31 March, 2026	As at 31 March, 2025
	ASSETS			
(1)	**Financial assets**			
(a)	Cash and cash equivalents	3	12,937.92	18,195.94
(b)	Bank balance other than cash and cash equivalents	4	17,551.58	16,104.37
(c)	Derivative financial instruments	5	5,900.72	570.17
(d)	Receivables	6	547.52	38.32
(e)	Loans	7	8,56,854.82	6,85,948.54
(f)	Investments	8	39,521.46	31,527.25
(g)	Other financial assets	9	23,633.06	16,838.74
			9,56,947.08	**7,69,223.33**
(2)	**Non-financial assets**			
(a)	Current tax assets (net)	10	-	355.23
(b)	Deferred tax assets (net)	11	68.57	624.98
(c)	Property, plant and equipment	12	2,700.28	2,827.70
(d)	Intangible assets	13	217.43	108.57
(e)	Other non-financial assets	14	1,033.73	1,019.80
(f)	Assets held for sale	37	530.49	590.41
			4,550.50	**5,526.69**
	Total assets		**9,61,497.58**	**7,74,750.02**
	Liabilities and equity			
	Liabilities			
(1)	**Financial liabilities**			
	(a) Trade payables			
	(i) total outstanding dues of micro enterprises and small enterprises	15	53.16	5.65
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	15	836.07	897.32
	(b) Debt securities	16	18,060.58	4,991.14
	(c) Borrowings (other than debt securities)	17	6,06,543.11	4,91,914.57
	(d) Other financial liabilities	18	11,536.32	4,501.21
			6,37,029.24	**5,02,309.89**
(2)	**Non-financial liabilities**			
(a)	Current tax liabilities (Net)	10	1,014.58	-
(b)	Provisions	19	843.86	438.55
(c)	Other non-financial liabilities	20	2,797.44	1,128.04
			4,655.88	**1,566.59**
(3)	**Equity**			
(a)	Equity share capital	21	5,437.92	5,394.76
(b)	Other equity	22	3,14,374.54	2,65,478.78
	Total equity		**3,19,812.46**	**2,70,873.54**
	Total liabilities and equity		**9,61,497.58**	**7,74,750.02**

The accompanying material accounting policies information and notes form an integral part of Consolidated financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive
Non-Independent Director
DIN: 00036085
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Ashish Gupta
Chief Financial Officer
Place: Gurugram

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

S. No	Particulars	Notes	For the year ended 31 March, 2026	For the year ended 31 March, 2025
REVENUE FROM OPERATIONS				
(i)	Interest income	23	1,22,896.18	94,342.86
(ii)	Fees and commission income	24	14,732.00	11,454.21
(iii)	Net gain on fair value changes	25	569.49	961.60
(iv)	Net gain on derecognition of financial instruments under amortised cost category		14,641.53	9,805.54
(I)	**Total revenue from operations**		**1,52,839.20**	**1,16,564.21**
(II)	Other income	26	18.54	1,028.74
(III)	**Total income (I+II)**		**1,52,857.74**	**1,17,592.95**
EXPENSES				
(i)	Finance costs	27	44,480.24	35,487.55
(ii)	Impairment on financial instruments	28	4,031.98	2,643.02
(iii)	Employee benefits expenses	29	29,778.92	22,908.45
(iv)	Depreciation and amortisation	30	1,237.90	1,159.70
(v)	Other expenses	31	8,000.07	6,475.31
(IV)	**Total expenses**		**87,529.11**	**68,674.03**
(V)	**Profit before tax (III-IV)**		**65,328.63**	**48,918.92**
(VI)	**Tax expense:**	32		
	(1) Current tax		14,549.49	11,488.86
	(2) Deferred tax charge/(credit)		464.46	(357.28)
	Total tax expense		**15,013.95**	**11,131.58**
(VII)	**Profit for the year (V-VI)**		**50,314.68**	**37,787.34**
(VIII)	**Other comprehensive income**			
	(i) Items that will not be reclassified to profit or loss			
	- Re-measurment (losses)/gains on defined benefit plans	38	(34.24)	(9.16)
	- Income tax effect relating to re-measurement (losses)/gains on defined benefit plans	32	8.62	2.31
	(ii) Items that will be reclassified to profit or loss			
	- Re-measurement gains/ (losses) on hedge instruments	5	399.58	163.46
	- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	32	(100.57)	(41.14)
	Total other comprehensive income		**273.39**	**115.47**
(IX)	**Total comprehensive income for the year(VII+VIII)**		**50,588.07**	**37,902.81**
(X)	**Earnings per equity share (face value ₹ 5 per equity share)**	42		
	Basic (₹)		46.46	35.18
	Diluted (₹)		44.96	33.93

The accompanying material accounting policies information and notes form an integral part of consolidated financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive
Non-Independent Director
DIN: 00036085
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Ashish Gupta
Chief Financial Officer
Place: Gurugram

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
(A)	**CASH FLOWS FROM OPERATING ACTIVITIES**		
	Profit before tax	65,328.63	48,918.92
	Adjustments for:		
	Depreciation and amortisation expense	1,237.90	1,159.70
	Effective interest rate adjustment on financial assets	3,967.68	2,957.22
	Effective interest rate adjustment on debt securities and borrowings	(33.54)	436.56
	Share based payments to employees	2,069.26	1,351.45
	Impairment on financial instruments	4,031.98	2,643.02
	Net loss on derecognition of property, plant and equipment	27.70	14.15
	Net gain on derecognition of financial instruments under amortised cost category	(8,511.85)	(6,394.69)
	Gain on termination of leases	(12.85)	(0.65)
	Interest expense on lease liabilities	99.08	142.73
	Operating profit before working capital changes	**68,203.99**	**51,228.41**
	Movements in working capital		
	Increase in loans	(1,78,736.51)	(1,85,271.75)
	Increase in receivables	(509.20)	(38.32)
	Decrease in other financial assets	1,652.09	2,195.47
	(Increase)/Decrease in other non-financial assets	(1.82)	570.58
	Increase in derivative financial instruments	(4,930.97)	(662.25)
	(Decrease)/Increase in trade payables	(13.74)	402.74
	Increase/(Decrease) in other financial liabilities	7,035.11	(1,493.50)
	Increase/(Decrease) in other non-financial liabilities	1,669.40	(195.67)
	Increase in provisions	314.90	148.75
	Cash flows used in operating activities post working capital changes	**(1,05,316.75)**	**(1,33,115.54)**
	Income tax paid (net)	(13,183.04)	(10,361.17)
	Net cash flows used in operating activities (A)	**(1,18,499.79)**	**(1,43,476.71)**
(B)	**Cash flows from investing activities**		
	Payments made for purchase of property, plant and equipment and intangible assets	(1,133.70)	(906.16)
	Proceeds from sale of property, plant and equipment	38.12	41.64
	Purchase of investments (net)	(7,994.21)	(15,747.55)
	Redemption/(Investment) of fixed deposits (net)	(1,447.22)	10,474.40
	Net cash used in investing activities (B)	**(10,537.01)**	**(6,137.67)**
(C)	**Cash flows from financing activities**		
	Proceeds from issue of equity share capital	1,681.24	1,752.70
	Proceeds from debt securities	15,000.00	5,000.00
	Proceeds from borrowings(other than debt securities)	2,85,300.92	2,86,345.36
	Repayment of borrowings	(1,70,001.14)	(1,32,652.64)
	Repayment of debt securities	(2,000.00)	(3,000.00)
	Dividend Paid	(5,396.72)	-
	Payment towards lease liabilities	(805.52)	(826.81)
	Net cash flows from financing activities (C)	**1,23,778.78**	**1,56,618.61**
	Net increase/(decrease) in cash and cash equivalents (A+B+C)	**(5,258.02)**	**7,004.23**
	Cash and cash equivalents at the beginning of the year	18,195.94	11,191.71
	Cash and cash equivalents at the end of the year	12,937.92	18,195.94

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Components of cash and cash equivalents:-		
Cash in hand	425.04	173.32
Balances with banks (of the nature of cash and cash equivalents)		
(a) Balance with banks in current accounts	11.88	16,521.79
(b) Deposits with original maturity of less than 3 months	12,501.00	1,500.83
Total cash and cash equivalents	**12,937.92**	**18,195.94**

Note:

1. The above statement of cash flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard (Ind AS) - 7 'Statement of Cash flows' as specified under Section 133 of the Companies Act, 2013, ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
2. Refer note 17 for reconciliation of liabilities arising from financing activities.

The accompanying material accounting policies information and notes form an integral part of Consolidated financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive
Non-Independent Director
DIN: 00036085
Place: Gurugram

Rupinder Singh
Managing Director and
Chief Executive Officer
DIN: 09153382
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Ashish Gupta
Chief Financial Officer
Place: Gurugram

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH, 2026

(All amounts in ₹ Lacs, unless otherwise stated)

A. EQUITY SHARE CAPITAL

Particulars	Balance as at 01 April, 2024	Changes during the year	Balance as at 31 March, 2025	Changes during the year	Balance as at 31 March, 2026
Equity share capital	5,352.56	42.20	5,394.76	43.16	**5,437.92**

B. OTHER EQUITY

Particulars	Share application money pending allotment	Reserves and Surplus					Items of other comprehensive income		Total
		Statutory reserve	Securities premium	General Reserve	Employee share based payment reserve	Retained earnings	Re-measurements of defined benefit plans	Effective portion of cash flow hedge reserve	
Balance as at 31 March, 2024	**-**	**15,029.51**	**1,49,314.39**	**-**	**1,642.64**	**59,154.34**	**66.25**	**(693.12)**	**2,24,514.01**
Profit for the year	-	-	-	-	-	37,787.34	-	-	**37,787.34**
Other comprehensive income(net of taxes)	-	-	-	-	-	-	(6.85)	122.32	**115.47**
Transfer to statutory reserve	-	7,540.94	-	-	-	(7,540.94)	-	-	**-**
Issue of share capital	-	-	1,662.65	-	-	-	-	-	**1,662.65**
Share options exercised during the year	47.86	-	494.42	-	(494.42)	-	-	-	**47.86**
Share based payment to employees	-	-	-	-	1,351.45	-	-	-	**1,351.45**
Balance as at 31 March, 2025	**47.86**	**22,570.45**	**1,51,471.46**	**-**	**2,499.67**	**89,400.74**	**59.40**	**(570.80)**	**2,65,478.78**
Profit for the year	-	-	-	-	-	50,314.68	-		**50,314.68**
Other comprehensive income(net of taxes)	-	-	-	-	-	-	(25.62)	299.01	**273.39**
Transfer to statutory reserve	-	10,101.29	-	-	-	(10,101.29)	-	-	**-**
Issue of share capital	(47.86)	-	1,617.14	-	(48.43)	48.43	-	-	**1,569.28**
Share options exercised during the year	65.69	-	548.77	-	(548.77)	-	-	-	**65.69**
Dividend paid during the year	-	-	-	-	-	(5,396.54)	-	-	**(5,396.54)**
Trnasfer to General Reserve	-	-	-	21,200.00	-	(21,200.00)	-	-	**-**
Share based payment to employees	-	-	-	-	2,069.26	-	-	-	**2,069.26**
Balance as at 31 March, 2026	**65.69**	**32,671.74**	**1,53,637.37**	**21,200.00**	**3,971.73**	**1,03,066.02**	**33.78**	**(271.79)**	**3,14,374.54**

The accompanying material accounting policies information and notes form an integral part of Consolidated financial statements.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive
Non-Independent Director
DIN: 00036085
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

Rupinder Singh
Managing Director and Chief Executive Officer
DIN: 09153382
Place: Gurugram

Ashish Gupta
Chief Financial Officer
Place: Gurugram

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION ON CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH, 2026

1. COMPANY OVERVIEW/CORPORATE INFORMATION

India Shelter Finance Corporation Limited ("the Company") is a Housing Finance Company registered under section 29A of The National Housing Bank Act, 1987 vide Registration Certificate No. 09.0087.10 dated 14 September, 2010. The Group is engaged in providing secured retail home loans, home equity loans and loans against property to borrowers for a period up to twenty years. These loans are primarily to be used by the borrowers for home purchase, home improvements, home extension and for construction of dwelling units on plots owned by borrowers.

India Shelter Capital Finance Limited ("Subsidiary Company") was incorporated on 24 March, 2022 to carry on lending business as Non-Banking Finance Company subject to receipt of regulatory approvals. The Subsidiary Company has neither obtained Certificate of Registration from Reserve Bank of India nor has commenced any business activity during the year ending 31 March, 2025. The Board of Directors of the Holding Company in its meeting held on 04 November, 2025 approved Voluntary Liquidation of its wholly owned Subsidiary company (India Shelter Capital Finance Limited- "ISCFL"). Control of the subsidiary had been transferred to official liquidator w.e.f 16 December, 2025. Accordingly, the consolidated financial statements of the Company include the subsidiary financials for the period 01 April, 2025 to 15 December, 2025 (being the date of loss of control) in accordance with Ind AS 110, Consolidated Financial Statements.

The above two companies are collectively referred to as the ("Group").

1.1 Basis of preparation

(i) Statement of compliance with Indian Accounting Standards (Ind AS)

These Consolidated financial statements ("the Financial Statements") of the Group have been prepared in conformity with the accounting principles generally accepted in India, Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013 ('Act') , read with relevant rules issued thereunder, requirements prescribed under the Schedule-III-Division III of the Act, as amended, the circulars, the guidelines master directions issued by Reserve Bank of India (RBI) and National Housing Bank (NHB) to the extent applicable. The Group has uniformly applied the accounting policies for the periods presented in these financial statements.

The financial statements for the year ended 31 March, 2026 were reviewed by audit committee and approved for issue by the Group's Board of Directors on 01 May, 2026 and 02 May, 2026 respectively.

(ii) Basis of measurements

The financial statements have been prepared on historical cost basis except for certain financial instruments which are measured at fair values at the end of each reporting period as explained in relevant accounting policies. The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116 'Leases' and measurements that have some similarities to fair value but are not fair value, such as value in use in Ind AS 36 'Impairment of Assets'.

Fair value measurements are categorised into level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

(iii) Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 March, 2026 and financial information of the subsidiary for the period 01 April, 2025 to 15 December, 2025 including controlled structured entities. The Company consolidates a subsidiary when it controls it. Control is achieved when the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns

through its power over the investee. Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Company has less than a majority of the voting or similar rights of an investee, the Company considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee.
- Rights arising from other contractual arrangements.
- The Company's voting rights and potential voting rights.
- The size of the Company's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders.

The Company re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Company gains control until the date the Company ceases to control the subsidiary i.e 15 December, 2025.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Company uses accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Company member's financial statements in preparing the consolidated financial statements to ensure conformity with the Company's accounting policies.

(iv) Principles of consolidation

The consolidated financial statements relate to India Shelter Finance Corporation Limited (the Company') and its subsidiary company.

The consolidated financial statements have been prepared on the following basis:

- The financial statements of all the entities used for the purpose of consolidation are drawn upto the same reporting date as that of the Company i.e., 31 March, 2026.
- The financial statements of the Company and its subsidiary company have been combined on a line-by-line basis by adding together like items of assets, liabilities, income and expenses, after eliminating intra-group balances and intragroup transactions.
- The consolidated financial statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances.
- India Shelter Capital Finance Limited, a wholly owned subsidiary has been considered in the preparation of the consolidated financial statements.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES

These consolidated financial statements have been prepared using the material accounting policies and measurement bases summarised as below. These policies are applied consistently for all the periods presented in the consolidated financial statements, except where the Group has applied certain exemptions upon transition.

2.1. Revenue recognition

Interest and processing fee income on loans

Interest and processing fee income on financial assets is recognised on a time proportion basis considering the amount outstanding and the effective interest rate applicable.

Effective Interest Rate ("EIR")

The EIR is the rate that exactly discounts estimated future cash flows of the financial instrument through the contractual life of the financial instrument or, where appropriate, a shorter period, to the net carrying amount. The future cash flows are estimated taking into account all the contractual terms of the instrument.

The calculation of the EIR includes all fees paid or received between parties to the contract that are incremental and directly attributable to the specific lending arrangement, transaction costs, and all other premiums or discounts. For financial assets measured at Fair Value Through Profit and Loss ("FVTPL"), transaction costs arerecognised in the statement of profit and loss at initial recognition.

Interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets (i.e. the gross carrying amount less the allowance for expected credit losses).

SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

Interest/Dividend income on investment

Interest income on investments and fixed deposits is recognised on time proportionate basis with reference to EIR method. Dividend income is accounted for when the right to receive it is established.

Income from assignment

Gains arising out of direct assignment transactions comprise the difference between the interest on the loan portfolio and the applicable rate at which the direct assignment is entered into with the assignee, also known as the right of excess interest spread (EIS). The future EIS basis the scheduled cash flows on execution of the transaction, discounted at the EIR of underlying pool of loans rate entered into with the assignee is recorded upfront in the statement of profit and loss. EIS is evaluated and adjusted for ECL, servicing fees and expected prepayment.

Fee and Commission Income

Fees and charges include fees other than those that are an integral part of EIR. The fees included in this part of

the Group's Statement of Profit and Loss include among other things, fees charged for servicing a loan. Income in the form of fees and charges includes cheque bouncing charges, prepayment charges, etc. which are recognised on realisation.

2.2. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand (including imprest), demand deposits and short-term highly liquid investments that are readily convertible into known amount of cash and which are subject to an insignificant risk of changes in value.

2.3. Cash flow statement

Cash flows are reported using indirect method as set out in Ind AS -7 "Statement of Cash Flows", whereby profit/loss before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments.

2.4. Property, plant and equipment

Recognition and initial measurement

Property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

The initial cost of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, and any directly attributable costs of bringing an asset to working condition and location for its intended use. It also includes the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, wherever applicable.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Depreciation methods, estimated useful lives and residual value

Depreciation on property, plant and equipment is provided on the straight line method over the useful life of the assets as prescribed under Part 'C' of Schedule II of the Companies Act, 2013, or in case of assets where the estimated useful life was determined basis technical evaluation carried out by the Group, over the useful life so determined.

Depreciation on additions to property, plant and equipment is provided for full month in which acquisition of the assets is made. No depreciation is provided for the month of sale/ disposal of asset. Leasehold improvements are amortised over a period of lease. Asset costing less than ₹ 10,000 each are fully depreciated in the year of capitalisation.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

Estimated useful lives of the assets are as follows:

Asset category	Estimated useful life (in Years)	Life as per Schedule II
Plant & Equipment- Computer and other related equipment	3 years	3 years
Office equipment	5 years	5 years
Furniture and fixtures	10 years	10 years
Vehicles	8 years	8 years
Handheld communication devices (included in office equipment)	2 years	5 years
Leasehold improvements	Over the period of the lease or the estimated useful life whichever is lesser.	Over the period of the lease or the estimated useful life whichever is lesser.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in the statement of profit and loss, when the asset is derecognised.

2.5. Intangible assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price including any import duties and other taxes (other than those subsequently recoverable from taxation authorities), borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Amortisation method, estimated useful lives and residual value

Intangible assets are amortised over a period of 4 years from the date when the assets are available for use. The estimated useful life (amortisation period) of the intangible assets is arrived basis the expected pattern of consumption of economic benefits and is reviewed at the end of each financial year and the amortisation period is revised to reflect the changed pattern, if any.

De-recognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from de-recognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in statement of profit and loss when the asset is derecognised.

2.6. Taxation

Tax expense recognised in Statement of Profit and Loss comprises the sum of deferred tax and current tax except to the extent it recognised in other comprehensive income or directly in equity.

Current tax comprises the tax payable or receivable on taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. Current tax is computed in accordance with relevant tax regulations. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received after considering uncertainty related to income taxes, if any. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets are recognised on deductible temporary differences to the extent it is probable that the future taxable profits will be available against which they can be used. This is assessed based on the Group's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date to recover or settle the carrying amount of its assets and liabilities. Deferred tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

2.7. Employee benefits

Short-term employee benefits

Short-term employee benefits including salaries, short term compensated absences (such as a paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non-monetary benefits for current employees are estimated and measured on an undiscounted basis.

Post-employment benefit plans are classified into defined benefits plans and defined contribution plans as under:

Defined contribution plans

The Group has a defined contribution plans namely provident fund, pension fund and employees state insurance

scheme. The contribution made by the Group in respect of these plans are charged to the Statement of Profit and Loss.

Defined benefit plans

The Group has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. Where in the employee will receive on retirement is defined by reference to employee's length of service and last drawn salary. Under the defined benefit plans, the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The legal obligation for any benefits remains with the Group, even if plan assets for funding the defined benefit plan have been set aside. The liability recognised in the statement of financial position for defined benefit plans is the present value of the Defined Benefit Obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries by using the projected unit credit method. Actuarial gains/ losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

Other long-term employee benefits

The Group also provides the benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed after one year from the Balance Sheet date is estimated in the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to Statement of Profit and Loss in the year in which such gains or losses are determined.

Share based payment

Equity-settled share-based payments to employees are measured at the fair value of the equity instruments at the grant date.

The fair value of the option determined at the grant date of the equity settled share-based payments is expensed on a straight line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in the statement of profit and loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

In respect of re-pricing of existing stock option, the incremental fair value of the option on the date of re-pricing is accounted for as employee cost over the remaining vesting period.

2.8. Expected credit losses and write-off of financial assets

The Group measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

The Group measures ECL based on category of loans at a collective level. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original EIR.

The Group has established a policy to perform an assessment, at the end of each reporting period, of

whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the

change in the risk of default occurring over the remaining life of the financial instrument.

Based on the above process, the Group categorises its loans into Stage 1, Stage 2 and Stage 3, as described below:

Stage 3 are those accounts which are classified as Non-Performing Assets ("NPA") as pe RBI guidelines

Stage 2 are those accounts wherein Days Past Due ("DPD") is 30-90 days or there is significant increase in credit risk and not considered in Stage 3

Stage 1 are those accounts wherein DPD is 0-30 days and not considered in Stage 2 and Stage 3

ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:

Probability of Default (PD) - The PD represents the likelihood of a borrower defaulting on its financial obligation (as per "Definition of default and credit-impaired" above), either over the next 12 months (12 months PD), or over the remaining lifetime (Lifetime PD) of the obligation.

Loss Given Default (LGD) – LGD represents the Group's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and preference of claim and availability of collateral or other credit support.

Exposure at Default (EAD) – EAD is based on the amounts the Company expects to be owed at the time of default. It

includes principal, interest which will be accrued till date of default and sanctioned but undisbursed amount.

Forward-looking economic information (including management overlay) is included in determining the 12-month and lifetime PD, EAD and LGD. The assumptions underlying the expected credit loss are monitored and reviewed on an ongoing basis.

Trade receivables

In respect of trade receivables, the Group applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of trade receivables.

Other financial assets

In respect of its other financial assets, the Group assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Group measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Group uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Group compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Group assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

Write-offs

Financial assets are written off either partially or in their entirety to the extent that there is no realistic prospect of recovery. Any subsequent recoveries are credited to impairment on financial instrument on statement of profit and loss.

2.9. Provisions, contingent assets and contingent liabilities

Provisions are recognised only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Group or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

2.10. Leases

Group as a Lessee:

At inception of a contract, Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease, a lease if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset initially measured at as present value of all lease payment discounted using the Company's incremental cost of borrowing rate w.r.t said lease contract.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

The lease liability is subsequently measured at amortised cost using the effective interest method. It is re measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or if the Group changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Group presents right-of-use assets that do not meet the definition of investment property in 'property and equipment' and lease liabilities in 'borrowings (other than debt securities)' in the balance sheet.

The Group has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets

that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease

payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

2.11.Financial instruments

A Financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs.

Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through statement of profit and loss are recognised immediately in statement of profit and loss.

Financial assets

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Group becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers

Classification and Subsequent measurement of financial assets

Financial assets are classified in to three categories for subsequent measurement:

- Financial asset at amortised cost
- Financial asset at fair value through other comprehensive income (FVTOCI)
- Financial asset at fair value through profit and loss(FVTPL)

Financial asset at amortised cost

Financial instruments that meet the following conditions are subsequently measured at amortised cost less impairment loss:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the Statement of Profit and Loss.

Financial assets (debt instruments) at FVOCI

Financial asset (debt instruments) is classified as at the FVTOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- The asset's contractual cash flows represent SPPI. Financial assets included within the above category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the other comprehensive income (OCI). However, the Group recognises interest income, impairment losses & reversals and foreign exchange gain or loss in the profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Financial Asset at FVTPL

Financial asset which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as at FVTPL. Financial assets classified under FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

De-recognition of financial assets

Financial assets (or where applicable, a part of financial asset or part of a group of similar financial assets) are derecognised (i.e. removed from the Group's balance sheet) when the contractual rights to receive the cash flows from the financial asset have expired, or when the financial asset and substantially all the risks and rewards are transferred. Further, if the Group has not retained control, it shall also derecognise the financial asset and recognise separately as assets or liabilities any rights and obligations created or retained in the transfer.

Financial liabilities

Debt and equity instruments issued by a Group are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

Financial liabilities are classified as at FVTPL when the financial liability is either held for trading or it is designated as at FVTPL.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method.

Subsequent measurement

Subsequent to initial recognition, all non-derivative financial liabilities are measured at amortised cost using the effective interest method.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Derivative Financial Instruments

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if certain criteria are met.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each balance sheet date. The resulting gain/loss is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with its external commercial borrowings arising from changes in exchange rates.

At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the other equity under 'effective portion of cash flows hedges'. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in fair value of the derivative is recognised immediately in profit or loss.

The Group designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedge relationships. The change in fair value of the forward element of the forward exchange contracts ('forward points') is separately accounted for as cost of hedging and recognised separately within equity. If a hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.12. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per

share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate.

2.13.Foreign currency

Functional and presentation currency

Items included in the consolidated financial statement of the Group are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The consolidated financial statements have been prepared and presented in Indian Rupees (INR), which is the Group's functional and presentation currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency, by applying the exchange rates on the foreign currency amounts at the date of the transaction. Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognised in the Statement of Profit and Loss in the year in which they arise.

2.14.Insurance Claims

Insurance claims are accounted for on the basis of claims admitted / expected to be admitted and to the extent that there is no uncertainty in receiving the claims.

2.15.Operating Cycle

Based on the nature of products / activities of the Group and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Group has determined its operating cycle as 12 months.

2.16.Share/Securities issue expense

Share/security issue expenses are adjusted against the Securities Premium Account as permissible under Section 52 of the Companies Act, 2013, to the extent any balance is available for utilisation in the Securities Premium Account. Share/security issue expenses in excess of the balance in the Securities Premium Account are expensed off in the Statement of Profit and Loss.

2.17.Borrowing Costs

Borrowing costs are interest and other costs incurred in connection with the borrowings of funds. Borrowing costs primarily include interest on amounts borrowed for the revenue operations of the Group. These are expensed to the statement of profit and loss using the EIR. All other Borrowing costs are recognised in the statement of profit and loss in the period in which they are incurred.

2.18.Assets held for sale

Assets acquired by the Group under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. has been classified as assets held for sale, as their carrying amounts will be recovered principally through a sale of asset. In accordance with Ind AS 105, the Group is committed to sell these assets and they are measured at the lower of their carrying amount and the fair value less costs to sell.

2.19.Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). CODM is responsible for allocating the resources, assess the financial performance and position of the Group and make strategic decision.

2.20.Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures. Actual results may differ from these estimates.

Expected credit loss ('ECL') – The measurement of expected credit loss allowance for financial assets measured at amortised cost requires use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. likelihood of customers defaulting and resulting losses). The Group makes significant judgements with regard to the following while assessing expected credit loss:

- Determining criteria for significant increase in credit risk;

- Establishing the number and relative weightings of forward-looking scenarios for each type of product/ market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

The inputs and process followed by the Group in determining the ECL have been detailed in Note no. 7.

Excess Interest Spread (EIS) - The group, on de-recognition of financial assets under the direct assignment transactions, recognises the right of excess interest spread (EIS) which is difference between interest on the loan portfolio assigned and the applicable rate at which the direct assignment is entered into with the assignee. The group records the discounted value of expected cash flows of the future EIS discounting at interest on the loan portfolio, upfront in the Statement of Profit and Loss.

Business Model Assessment

Classification and measurement of financial instruments depends on the results of the solely payments of principal and interest on the principal amount outstanding ("SPPI") and the business model test. The Group determines the business model at a level that reflects how the Group's financial instruments are managed together to achieve a particular business objective.

The Group monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those instruments.

Share based payments

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

Provision for employee benefits

Provision for employee benefits, requires that certain assumptions such as expected future salary increases, average life expectancy and discount rates etc. are made in order to determine the amount to be recorded for retirement benefit obligations. Substantial changes in the assumed development of any of these variables may significantly change the Group's retirement benefit obligations.

Assumptions used in determining the liability are stated in Note no. 38

2.21. Standard issued but not yet effective

The amendments to the standards that are notified by the Ministry of Corporate Affairs (MCA), but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company will adopt these amendments to the standards, when they become effective.

Amendments to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants and Ind AS 10 Events after the Reporting Period.

Ind AS 10 has been amended to remove the previous treatment under which a lender's post reporting date waiver-granted before the financial statements were approved for issue of a breach of a material covenant in a long term loan arrangement that occurred on or before the end of the reporting period, resulting in the liability becoming payable on demand at the reporting date, was regarded as an adjusting event.

For annual reporting periods beginning on or after 1 April 2026, any breach of a covenant- whether material or immaterial- occurring on or before the reporting date will, in accordance with Ind AS 1, require the related liability to be classified as current, unless the lender has granted a waiver of the breach on or before the reporting date and has agreed not to demand repayment for at least 12 months after the reporting date as a consequence of the breach. Such a waiver shall be treated as an adjusting event.

The amendments are effective for annual reporting periods beginning on or after 1 April 2026 retrospectively in accordance with Ind AS 8.

The National Financial Reporting Authority (NFRA) has recommended Ind AS 118 – Presentation and Disclosure in Financial Statements, corresponding to IFRS 18, to the Central Government for notification. Ind AS 118, once notified, is expected to be applicable for annual reporting periods beginning on or after 01 April, 2027. The company is evaluating the impact, if any, of adoption of Ind AS 118 on its financial statements.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026
(All amounts in ₹ Lacs, unless otherwise stated)

3. CASH AND CASH EQUIVALENTS

		As at 31 March, 2026	As at 31 March, 2025
I.	Cash in hand	425.04	173.32
II.	Balances with banks (of the nature of cash and cash equivalents)		
	(a) Balance with banks in current accounts	11.88	16,521.79
	(b) Deposits with original maturity of less than 3 months	12,501.00	1,500.83
	Sub-total (a and b)	**12,512.88**	**18,022.62**
	Total (I and II)	**12,937.92**	**18,195.94**

4. BANK BALANCE OTHER THAN CASH AND CASH EQUIVALENTS

	As at 31 March, 2026	As at 31 March, 2025
Deposits with original maturity of more than 3 months	10,889.78	8,605.67
Deposits held as margin money*	6,661.80	7,498.70
Total	**17,551.58**	**16,104.37**

* The margin money held with banks comprises balance pledged towards guarantee provided to the National Housing Bank (NHB) for a refinance amounint to ₹2,898.57 lakhs (as of 31 March 2025: ₹5,242.12 lakhs), cash collateral for securitisation transactions ₹1,934.84 lakhs (as of 31 March 2025: ₹1,932.50 lakhs), a lien on a term loan of ₹751.55 lakhs (as of 31 March 2025: ₹297.53 lakhs), a lien against the Foreign Currency Non-Resident Bank borrowing totaling ₹1,028.67 lakhs (as of 31 March 2025: Nil), a lien for the State Consumer Forum amounting to ₹17.74 lakhs (as of 31 March 2025: Nil). Additionally, it includes a guarantee given for the Unique Identification Authority of India (UIDAI) amounting to ₹28.42 lakhs (as of 31 March 2025: ₹26.55 lakhs), bank guarantee to e-mitra amounting to ₹2.01 lakhs(as of 31 March 2025: Nil).

5. DERIVATIVE FINANCIAL INSTRUMENTS

Paticulars	As at 31 March, 2026				As at 31 March, 2025			
	Notional Amounts	Fair value-assets	Fair value-liabilities	Net Assets/ Liabilities	Notional Amounts	Fair value-assets	Fair value-liabilities	Net Assets/ Liabilities
Part-I								
(i) Currency derivatives								
- Cross currency swaps	23,169.76	3,645.66	-	3,645.66	24,351.00	570.17	-	570.17
- Spots and Forward	73,166.75	2,255.06		2,255.06				
Subtotal (i)	**96,336.51**	**5,900.72**	**-**	**5,900.72**	**24,351.00**	**570.17**	**-**	**570.17**
(ii) Other derivatives								
- Forward contracts	-	-	-	-	-	-	-	-
Subtotal (ii)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Derivatives (i+ii)	**96,336.51**	**5,900.72**	**-**	**5,900.72**	**24,351.00**	**570.17**	**-**	**570.17**
Part-II								
Included in above (Part I) are derivatives held for hedging and risk management purposes as follows								
(i) Fair Value hedging								
- Currency derivatives	-	-	-	-	-	-	-	-
(ii) Cash Flow hedging								
- Currency derivatives	96,336.51	5,900.72	-	5,900.72	24,351.00	570.17	-	570.17
Total derivative financial instruments (i+ii)	**96,336.51**	**5,900.72**	**-**	**5,900.72**	**24,351.00**	**570.17**	**-**	**570.17**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

(a) Cross Currency Swaps (CCS)

Particulars		As at 31 March, 2026	As at 31 March, 2025
i)	Total notional principal amount of CCS agreement outstanding as on end of the year*	23,169.76	24,351.00
ii)	Maturity date of CCS	15-Jun-27;15-Mar-28	15-Jun-27;15-Mar-28
iii)	Hedge ratio	1:1	1:1
iv)	Currency pair	USD/INR	USD/INR

* Notional amount outstanding is the original amount. Restated amount as at the balance sheet date basis exchange rate is 31 March, 2026: ₹ 27,018.82 Lacs (USD: 285.45 Lacs) (31 March, 2025: ₹ 25,674.42Lacs (USD: 300 Lacs)).

(b) Spots and Forwards

Particulars		As at 31 March, 2026	As at 31 March, 2025
i)	Total notional principal amount outstanding as on end of the year*	73,166.75	-
ii)	Maturity date	10-Jun-26; 15-Jun-26;11-sept-26	-
ii)	Hedge ratio	1:1	-
iv)	Currency pair	USD/INR	-

* Notional amount outstanding is the original amount. Restated amount as at the balance sheet date basis exchange rate is 31 March, 2026: ₹ 75,572.08 Lacs (USD: 798.37 Lacs) (31 March, 2025: NIl).

(c) Hedging item

Particulars	Change in fair value of hedging item used for measuring ineffectiveness for the year ended 31 March, 2026	Change in fair value of hedging item used for measuring ineffectiveness for the year ended 31 March, 2025
Cross currency swaps	3,075.49	825.71
Forward contracts	2,255.06	-

(d) The fair value mark to market (MTM) gains or (losses) in respect of CCS Agreement outstanding as at the Balance Sheet date is stated below:

Hedging Instrument	As at 31 March, 2026	As at 31 March, 2025
Cross currency swaps	3,645.66	570.17
Forward contracts	2,255.06	-
Total	**5,900.72**	**570.17**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

(e) Movement in Hedge Reserve (excluding deferred tax)

Cash Flow Hedge Reserve Account		As at 31 March, 2026		
		Realised	Unrealised	Total
i)	Balance at the beginning of the year	-	(762.78)	(762.78)
ii)	Add: Changes in the fair value during the Year	-		-
	Included in derivative financial instrument	-	5,330.55	5,330.55
	Included in borrowings	-	(4,930.97)	(4,930.97)
iii)	Less: Amounts reclassified to statement of profit & loss	-	-	-
iv)	Balance at the end of the year	-	(363.20)	(363.20)

Cash Flow Hedge Reserve Account		As at 31 March, 2025		
		Realised	Unrealised	Total
i)	Balance at the beginning of the year	-	(926.24)	(926.24)
ii)	Add: Changes in the fair value during the Year			
	Included in derivative financial instrument	-	825.71	825.71
	Included in borrowings	-	(662.25)	(662.25)
iii)	Less: Amounts reclassified to statement of profit & loss	-	-	-
iv)	Balance at the end of the year	-	(762.78)	(762.78)

All hedges are 100% effective.

Note: ECB carries coupon of 3.5% p.a in USD which has been hedged/swapped via Cross currency swap @ 7.15% p.a in INR

6. RECEIVABLES

	As at 31 March, 2026	As at 31 March, 2025
Trade Receivables	547.52	38.32
Less; Impairment loss allowance	-	-
Total	**547.52**	**38.32**

(i) No trade receivables are due from Directors or any other officers of the group either severally or jointly with any other person nor any trade receivables are due from firms or private companies respectively in which any Director is a Partner, Director or a Member.

(ii) Trade Receivables are not interest bearing and are generally on terms of 30 days.

Trade receivable Ageing schedule

Particulars		Outstanding for following period from the date of transaction						
As at 31 March, 2026		Unbilled	Less than 6 months	6 months-1year	1-2 years	2-3 years	More than 3 years	Total
(i)	Undisputed Trade receivables – considered good	-	547.52	-	-	-	-	**547.52**
(ii)	Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(iii)	Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**
(iv)	Disputed Trade receivables – considered good	-	-	-	-	-	-	**-**
(v)	Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(vi)	Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Particulars	Outstanding for following period from the date of transaction						
As at 31 March, 2025	**Unbilled**	**Less than 6 months**	**6 months-1year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(i) Undisputed Trade receivables – considered good	-	38.32	-	-	-	-	**38.32**
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**
(iv) Disputed Trade receivables – considered good	-	-	-	-	-	-	**-**
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	**-**
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	**-**

7. LOANS

	As at 31 March, 2026	As at 31 March, 2025
At amortised cost		
Term loans	8,64,665.08	6,91,664.51
Staff loans	890.23	712.87
Total gross	**8,65,555.31**	**6,92,377.38**
Less: Impairment loss allowance	8,700.49	6,428.84
Total net	**8,56,854.82**	**6,85,948.54**
Secured by tangible assets	8,65,555.31	6,92,377.38
Total	**8,65,555.31**	**6,92,377.38**
Less: Impairment loss allowance	8,700.49	6,428.84
Total net	**8,56,854.82**	**6,85,948.54**
Loans in India		
Public sectors	-	-
Others (individuals and other corporates)	8,65,555.31	6,92,377.38
Loans outside India	**-**	**-**
Total gross	**8,65,555.31**	**6,92,377.38**
Less: Impairment loss allowance	8,700.49	6,428.84
Total net	**8,56,854.82**	**6,85,948.54**

7.1 Loans granted by the group are secured by equitable mortgage/registered mortgage of the property and/or undertaking to create a security by way of equitable mortgage of property. The process for security creation was in process for loans to the extent of ₹46,936.68 lakhs as on 31 March, 2026 (31 March, 2025: ₹17,553.26).

7.2 Loan details

Particulars	Gross Carrying amount*	Effective interest rate adjustment	Total
As at 31 March, 2026	**8,80,504.92**	**(14,949.61)**	**8,65,555.31**
As at 31 March, 2025	7,03,359.33	(10,981.95)	6,92,377.38

* Loans represents aggregate of loan - principal outstanding, interest overdue and interest accrued but not due from borrowers pertaining to loans held in books as on the last day of the relevant period.

7.3 There were no loans given against the collateral of gold jewellery or security of shares and hence the percentage of such loans to the total outstanding asset is Nil (31 March, 2025: Nil).

7.4 Loans sanctioned but undisbursed amount to ₹ 64,071.86 Lacs as on 31 March, 2026 (31 March, 2025: ₹ 48,518.87 Lacs).

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

7.5 During the financial year 2025-26, the group has entered into one securitisation transaction amounting to ₹ 8,055.92 Lacs (31 March, 2025- 35,799.04 Lacs). These loan assets have not been de-recognised from the loan portfolio of the group as these does not meet the de-recognition criteria. The group is responsible for collection and servicing of this loan portfolio on behalf of buyers/investors. In terms of the said securitisation agreements, the group pays to buyer/investor on monthly basis the prorated collection amount as per the respective agreement terms.

7.6 During the financial year 2025-26, the group has assigned pools of certain loans amounting to ₹ 1,02,165.90 Lacs (31 March, 2025: 56,993.56 Lacs) by way of a direct assignment transactions. These loans have been de-recognised from the loan portfolio of the group as the sale of loan assets is an absolute assignment and transfer on a 'no-recourse' basis. The group continues to act as a servicer to the assignment transaction on behalf of assignee. In terms of the assignment agreements, the group pays to assignees, on a monthly basis, the pro-rata collection amounts.

7.7 During the financial year 2025-26, The group also undertaken co-lending arrangement with Bank, whereby loans are co-originated by both the entities in 20:80 ratio (group: Bank). Bank share in Co-lending arrangement for the year amounting to ₹ 23,948.80 Lacs (31 March, 2025: 22,917.48 Lacs). The group's share in co-lending arrangement amounting to ₹ 13,184.42 Lacs (31 March, 2025- ₹ 8,635.58 Lacs) has been recorded in the loan portfolio shown above.

7.8 Expected credit loss

Expected credit loss is a calculation of the present value of the amount expected not to be recovered on a financial asset, for financial reporting purposes. Credit risk is the potential that the obligor and counterparty will fail to meet its financial obligations to the lender. This requires an effective assessment and management of the credit risk at both individual and portfolio level.

(i) Definition of default

The group considers a financial instrument as defaulted and considered it as Stage 3 (credit-impaired) for ECL calculations in all cases, when the borrower becomes more than 90 days past due on its contractual payments or classified as NPA as per RBI directions. The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed year, if the facility has not been previously derecognised and is still in the portfolio.

ii) Exposure at default

Exposure at default is based on the amounts the group expects to be owed at the time of default. It includes principal, interest which will be accrued till date of default and sanctioned but undisbursed amount.

iii) Loss given default

The group segments its retail lending products into homogeneous portfolios, based on key characteristics that are relevant to the estimation of future cash flows. The data applied is collected loss data and involves a wider set of transaction characteristics (e.g., product type, wider range of collateral types, loan to value (LTV) ratio, expected realisation rate, etc.) as well as borrower characteristics.

iv) Significant increase in credit risk

The group continuously monitors all assets subject to ECL. In order to determine whether an instrument or a portfolio of instruments is subject to 12 month ECL or lifetime ECL, the group assesses whether there has been a significant increase in credit risk since initial recognition. The group considers an exposure to have significantly increased in credit risk when contractual payments are more than 30 days past due.

When estimating ECL on a collective basis for a group of similar assets, the group applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

v) Delinquency buckets have been considered as the basis for the staging of all loans with:

- Stage 3 are those accounts which are classified as NPA

- Stage 2 are those accounts wherein there is significant increase in credit risk

- Stage 1 are those accounts wherein DPD is 0-30 days and not considered in Stage 2 and Stage 3

vi) Macro economic factors

Macro-economic variables relevant to the underlying loan portfolio such as Gross Domestic Product, Inflation, Housing Price Index and 10 year bond yield were analysed for their correlation. The Group considers a broad range of forward-looking information with reference to external forecasts of economic parameters such as GDP growth, Inflation, housing price index, 10 year bond yield etc., as considered relevant so as to determine the impact of macro-economic factors on the Company's ECL estimates.

vii) Credit quality of asset

The group has classified all individual loans as amortised cost and has assessed it at the collective pool level. The individual loan book has been divided into the housing and non-housing (Loan against property) sub portfolios.

The vintage analysis methodology has been used to create the PD term structure which incorporates both 12 month (Stage 1 Loans) and lifetime PD (Stage 2 Loans). The vintage analysis captures a vintage default experience across a particular portfolio by tracking the yearly slippages from advances originating in a particular year. The vintage slippage experience/default rate is then used to build the PD term structure.

The workout methodology has been used to determine LGD wherein the recoveries of loans defaulted in past are tracked and discounted to the date of default. The worked out LGD for loans has been bucketed into various levels of collateral cover. LGD based on collateral cover has been applied to each loan in the portfolio based on specific collateral cover adjusted for the expected fall in valuation. The group has used the forward looking LGD basis the management expectation on property prices basis the market environment.

viii) An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to loans is, as follows:

(i) Reconciliation of gross carrying amount balance is as follows:

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**5,02,265.47**	**11,395.36**	**5,012.87**	**5,18,673.70**
Transfer to Stage 1	4,383.96	(3,422.60)	(961.36)	-
Transfer to Stage 2	(14,584.57)	14,804.14	(219.57)	-
Transfer to Stage 3	(4,228.66)	(1,192.54)	5,421.20	-
New financial assets originated*	2,96,274.53	516.76	196.69	**2,96,987.98**
Financial assets that have been de-recognised/repaid	(1,06,583.58)	(3,209.25)	(2,509.52)	**(1,12,302.35)**
Balance as at 31 March, 2025	**6,77,527.15**	**18,891.87**	**6,940.31**	**7,03,359.33**
Balance as at 01 April, 2025	**6,77,527.15**	**18,891.87**	**6,940.31**	**7,03,359.33**
Transfer to Stage 1	6,871.06	(5,644.55)	(1,226.51)	-
Transfer to Stage 2	(21,452.79)	21,807.58	(354.79)	-
Transfer to Stage 3	(6,981.87)	(2,410.43)	9,392.30	-
New financial assets originated*	3,29,350.61	565.81	132.90	**3,30,049.32**
Financial assets that have been de-recognised/repaid	(1,45,219.42)	(3,777.12)	(3,907.19)	**(1,52,903.73)**
Balance as at 31 March, 2026	**8,40,094.74**	**29,433.16**	**10,977.02**	**8,80,504.92**

*represents balance outstanding and staging as at respective year end

Reconciliation of ECL balance is as follows:

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**2,708.20**	**454.76**	**1,246.44**	**4,409.40**
Transfer to Stage 1	331.87	(92.33)	(239.54)	-
Transfer to Stage 2	(86.55)	142.30	(55.75)	-
Transfer to Stage 3	(23.32)	(33.65)	56.97	-
Impact of change in EAD and stages during the year	371.38	299.95	1,161.40	**1,832.73**
New financial assets originated*	1,011.98	16.28	48.68	**1,076.94**
Financial assets that have been de-recognised/repaid	(299.44)	(82.55)	(508.24)	**(890.23)**
Balance as at 31 March, 2025	**4,014.12**	**704.76**	**1,709.96**	**6,428.84**
Balance as at 01 April, 2025	**4,014.12**	**704.76**	**1,709.96**	**6,428.84**
Transfer to Stage 1	480.05	(177.63)	(302.42)	-
Transfer to Stage 2	(139.95)	227.80	(87.85)	-
Transfer to Stage 3	(43.45)	(77.52)	120.97	-
Impact of change in EAD and stages during the year	(553.56)	936.37	2,156.55	**2,539.36**
New financial assets originated*	992.68	29.68	34.14	**1,056.50**
Financial assets that have been de-recognised/repaid	(382.61)	(99.86)	(841.74)	**(1,324.21)**
Balance as at 31 March, 2026	**4,367.28**	**1,543.60**	**2,789.61**	**8,700.49**

* represents balance outstanding and staging as at respective year end

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(ii) Reconciliation of gross carrying amount of loan commitments balance is as follows:

Loans to customers at amortised cost

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**42,793.47**	**16.71**	**23.93**	**42,834.11**
Transfer to Stage 1	-	-	-	**-**
Transfer to Stage 2	(17.52)	17.52	-	**-**
Transfer to Stage 3	(10.95)	-	10.95	**-**
New commitments originated/disbursed or cancelled (net)	5,711.60	(16.42)	(10.42)	**5,684.76**
Balance as at 31 March, 2025	**48,476.60**	**17.81**	**24.46**	**48,518.87**
Balance as at 01 April, 2025	**48,476.60**	**17.81**	**24.46**	**48,518.87**
Transfer to Stage 1	-	-	-	**-**
Transfer to Stage 2	(39.08)	39.08	-	**-**
Transfer to Stage 3	(11.87)	-	11.87	**-**
New commitments originated/disbursed or cancelled (net)	15,584.08	(16.28)	(14.81)	**15,552.99**
Balance as at 31 March, 2026	**64,009.73**	**40.61**	**21.52**	**64,071.86**

Reconciliation of ECL on loan commitments balance is as follows:

Particulars	Stage 1	Stage 2	Stage 3	Total
Balance as at 01 April, 2024	**102.43**	**0.04**	**0.07**	**102.54**
Transfer to Stage 1	-	-	-	**-**
Transfer to Stage 2	(0.04)	0.04		**-**
Transfer to Stage 3	(0.03)		0.03	**-**
Impact of change in EAD and stages during the year	63.23	0.03	0.05	**63.31**
New commitments originated/disbursed or cancelled (net)	63.96	(0.03)	(0.02)	**63.91**
Balance as at 31 March, 2025	**229.55**	**0.08**	**0.13**	**229.76**
Balance as at 01 April, 2025	**229.55**	**0.08**	**0.13**	**229.76**
Transfer to Stage 1	-	-	-	**-**
Transfer to Stage 2	(0.19)	0.19	-	**-**
Transfer to Stage 3	(0.06)	-	0.06	**-**
Impact of change in EAD and stages during the year	(13.20)	(0.01)	(0.02)	**(13.23)**
New commitments originated/disbursed or cancelled (net)	69.55	(0.07)	(0.07)	**69.41**
Balance as at 31 March, 2026	**285.65**	**0.19**	**0.10**	**285.94**

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ix) A comparison between provisions required under Income recognition, asset classification and provision norms (IRACP) and impairment allowances made under IND AS 109

As at 31 March, 2026

Asset classification as per RBI Directions	Asset classification as per Ind AS 109	Gross carrying amount as per Ind AS	Loss allowance as per Ind AS 109	Net Carrying Amount	Provision required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard assets	Stage 1	8,25,664.87	4,367.28	8,21,297.59	2,540.47	1,826.81
	Stage 2	29,071.94	1,543.60	27,528.34	213.54	1,330.06
Sub-total for performing assets		**8,54,736.81**	**5,910.88**	**8,48,825.93**	**2,754.01**	**3,156.87**
Non- performing assets (NPA)						
Substandard	Stage 3	**9,111.94**	**2,356.29**	**6,755.65**	**1,481.42**	**874.87**
Doubtful - up to 1 year	Stage 3	1,600.15	406.74	1,193.41	435.25	(28.51)
Doubtful - 1 to 3 years	Stage 3	106.41	26.58	79.83	45.31	(18.73)
Doubtful - More than 3 years	Stage 3	-	-	-	-	-
Sub-total for doubtful		**1,706.56**	**433.32**	**1,273.24**	**480.56**	**(47.24)**
Loss	Stage 3	-	-	-	-	-
Sub-total for NPA		**10,818.50**	**2,789.61**	**8,028.89**	**1,961.98**	**827.63**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current (IRACP) norms	Stage 1	74,050.37	510.74	73,539.63	-	510.74
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**74,050.37**	**510.74**	**73,539.63**	**-**	**510.74**
	Stage 1	8,99,715.24	4,878.02	8,94,837.22	2,540.47	2,337.55
	Stage 2	29,071.94	1,543.60	27,528.34	213.54	1,330.06
	Stage 3	10,818.50	2,789.61	8,028.89	1,961.98	827.63
	Total	**9,39,605.68**	**9,211.23**	**9,30,394.45**	**4,715.99**	**4,495.24**

As at 31 March, 2025

Asset classification as per RBI Directions	Asset classification as per Ind AS 109	Gross carrying amount as per Ind AS	Loss allowance as per Ind AS 109	Net Carrying Amount	Provision required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard assets	Stage 1	6,66,852.70	4,014.12	6,62,838.58	2,042.14	1,971.98
	Stage 2	18,671.17	704.76	17,966.41	199.62	505.14
Sub-total for performing assets		**6,85,523.87**	**4,718.88**	**6,80,804.99**	**2,241.76**	**2,477.12**
Non- performing assets (NPA)						
Substandard	Stage 3	**4,994.95**	**1,251.94**	**3,743.01**	**759.34**	**492.60**
Doubtful - up to 1 year	Stage 3	1,844.82	454.69	1,390.13	466.12	(11.43)
Doubtful - 1 to 3 years	Stage 3	13.74	3.33	10.41	5.57	(2.24)
Doubtful - More than 3 years	Stage 3	-	-	-	-	-
Sub-total for doubtful		**1,858.56**	**458.02**	**1,400.54**	**471.69**	**(13.67)**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Asset classification as per RBI Directions	Asset classification as per Ind AS 109	Gross carrying amount as per Ind AS	Loss allowance as per Ind AS 109	Net Carrying Amount	Provision required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Loss	Stage 3	-	-	-	-	-
Sub-total for NPA		**6,853.51**	**1,709.96**	**5,143.55**	**1,231.03**	**478.93**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current (IRACP) norms	Stage 1	52,078.74	389.12	51,689.62	-	389.12
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**52,078.74**	**389.12**	**51,689.62**	**-**	**389.12**
	Stage 1	7,18,931.44	4,403.24	7,14,528.21	2,042.14	2,361.10
	Stage 2	18,671.17	704.76	17,966.41	199.62	505.14
	Stage 3	6,853.51	1,709.96	5,143.55	1,231.03	478.93
	Total	**7,44,456.12**	**6,817.96**	**7,37,638.16**	**3,472.79**	**3,345.17**

8. INVESTMENTS

	As at 31 March, 2026	As at 31 March, 2025
At fair value through profit and loss		
- Mutual funds	-	-
At amortised cost		
-Investment in debt Instrument	22,907.84	8,755.17
-Investment in Commercial papers	2,480.07	-
-Investment in Certificate of deposits	5,442.86	14,504.16
-Investment in Government Securities	8,690.69	8,267.92
Gross (A)	**39,521.46**	**31,527.25**
(i) Investments outside India	-	-
(ii) Investments in India	39,521.46	31,527.25
Total (B)	**39,521.46**	**31,527.25**
Less: Impairment loss allowance (C)	-	-
Total- Net (B-C)	**39,521.46**	**31,527.25**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Investment detail script-wise

As at 31 March, 2026

Particulars	Quantity	Carrying Value
Measured at amortised cost		
Investments in Debt Securities		
8.93% POWER GRID CORPORATION OF INDIA LIMITED 20 October, 2026	300	3,143.26
8.93% POWER GRID CORPORATION OF INDIA LIMITED 20 October, 2026	1,500	1,588.32
7.32% NTPC LIMITED 17 JULY 2029	300	3,203.04
7.20% POWER GRID CORPORATION OF INDIA LIMITED 09 AUGUST, 2027	250	2,636.80
7.36% POWER GRID CORPORATION OF INDIA LIMITED 18 October, 2026	200	2,074.63
7.63% POWER FINANCE CORPORATION LIMITED 14 August, 2026	100	1,047.61
7.63% POWER FINANCE CORPORATION LIMITED 14 August, 2026	150	1,571.40
7.50% National Bank For Agriculture And Rural Development 31 August, 2026	5,000	5,218.59
7.55% Power Grid Corporation Of India Limited 23 April, 2034	2,500	2,424.19
Total		**22,907.84**
Investment in Certificate of deposits		
UCO BANK CD 21 MAY, 2026 (INE691A16LS5)	500	2,475.46
DCB BANK LIMITED CD 25 MAY, 2026 (INE503A16HM3)	300	1,483.70
DCB BANK LIMITED CD 25 MAY, 2026 (INE503A16HM3)	300	1,483.70
Total		**5,442.86**
Investment in Government Securities		
Bond 0.00% Strips Trade CS 12 DECEMBER, 2026	33,76,000	3,211.36
Bond 0.00% Strips Trade CS 12 DECEMBER, 2026	25,37,500	2,413.02
Bond 0.00% Strips Trade CS 19 DECEMBER, 2026	5,11,000	485.25
7.10% GOI Loan 18 April, 2029	15,00,000	1,548.98
7.10% GOI Loan 18 April, 2029	10,31,556	1,032.08
Total		**8,690.69**
Investment in Commercial Papers		
HSBC INVESTDIRECT FINANCIAL SERVICES LTD 179D CP 08 MAY, 2026	500	2,480.07
Total		**2,480.07**
Total		**39,521.46**

As at 31 March, 2025

Particulars	Quantity	Carrying Value
Measured at amortised cost		
Investments in Debt Securities		
Indian Oil Corporation Limited Sr XIX 5.50 Loa 20 October, 2025 FV ₹10 Lacs	250	2,535.06
NTPC Limited Sr 72 5.45 Bd 15 October, 2025 FV ₹ 10 Lacs	50	506.87
ONGC Petro Additions Limited Sr V Opt B 8 Ncd 11 April, 2025 FV ₹10 Lacs	250	2,527.11
Power Grid Corporation Of India Limited 8.93 Bd 20 October, 2026 FV ₹ 10 Lacs	300	3,186.13
Total		**8,755.17**
Investment in Certificate of deposits		
Bank Of India -CD (28 November, 2025)	500	2,380.29
HDFC Bank Ltd CD (31 October, 2025)	1,000	4,789.73
Canara Bank CD 03SEP25	500	2,422.60
HDFC Bank Limited CD 19SEP25	500	2,412.16
Punjab National Bank CD (02 April, 2025)	500	2,499.38
Total		**14,504.16**

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(All amounts in ₹ Lacs, unless otherwise stated)

Particulars	Quantity	Carrying Value
Investment in Government Securities		
Bond0.00% CG Strip 12/12/2026/15Y/12/12/2026/0%	59,13,500	5,231.67
Bond0.00% CG Strip 19/12/2026/0D/19/12/2026/0%	5,11,000	453.46
Bond07.10 GS 2029/7Y/18/04/2029/7.1%	25,31,556	2,582.79
Total		**8,267.92**
Total		**31,527.25**

9. OTHER FINANCIAL ASSETS

	As at 31 March, 2026	As at 31 March, 2025
Security deposits	454.83	369.44
Receivables on securitised loans (refer note a)	221.35	166.07
EIS receivable on direct assignment (refer note b)	22,373.22	15,606.66
Receivables on assignment transactions (refer note a)	665.09	457.26
Other receivables	143.37	398.67
Total gross	**23,857.86**	**16,998.10**
Less: Impairment loss allowance (on EIS Receivable assets)	(224.80)	(159.36)
Total	**23,633.06**	**16,838.74**

Note:

a) Receivables on assignment and securitised loans is Group's share of receivable towards collections made and recoverable by the group as at the end of the year.

b) Under Ind AS, with respect to Assignment deals, Group has created an Excess Interest Spread (EIS) receivable, with corresponding credit to Statement of Proft and loss account. The same has been computed by discounting EIS to present value with necessary estimates and assumptions.

10. CURRENT TAX ASSETS/LIABILITIES (NET)

	As at 31 March, 2026	As at 31 March, 2025
Income tax advance (net)	(1,014.58)	355.23
Total	**(1,014.58)**	**355.23**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

11. DEFERRED TAX ASSETS (NET)

	As at 31 March, 2026	As at 31 March, 2025
Deferred tax assets		
Provision for employee benefits	140.43	52.56
Difference in written down value as per Companies Act and Income Tax Act	78.72	87.01
Impairment loss allowance on loans	1,384.15	1,359.55
Unamortised processing fees	3,762.52	2,763.93
Lease liabilities	234.63	191.98
Provision for impairment on assets held for sale	94.32	377.64
Cash Flow Hedge Reserve	91.41	82.28
Preliminary expenses (Incorporation charges)	-	1.04
Deferred tax liabilities		-
Unamortised borrowing cost	(326.10)	(317.66)
Right-of-use assets	(198.90)	(323.49)
EIS receivable on direct assignment	(5,192.61)	(3,649.85)
Net deferred tax assets	**68.57**	**624.98**

Movement in deferred tax assets (net)

Particulars	As at 01 April, 2025	(Charged)/ credited to statement of profit and loss	Credited/ (charged) to other comprehensive income	As at 31 March, 2026
Deferred tax assets				
Provision for employee benefits	52.56	79.25	8.62	140.43
Difference in written down value as per Companies Act and Income Tax Act	87.01	(8.29)		78.72
Impairment loss allowance on loans	1,359.55	24.60	-	1,384.15
Unamortised processing fees	2,763.93	998.59	-	3,762.52
Cash flow hedge reserve	191.98	-	(100.57)	91.41
Lease liability	377.64	(143.01)	-	234.63
Provision for impairment on assets held for sale	82.28	12.04	-	94.32
Preliminary expenses (Incorporation charges)	1.04	(1.04)	-	-
Deferred tax liabilities				
Unamortised borrowing cost	(317.66)	(8.44)	-	(326.10)
Right-of-use assets	(323.49)	124.59	-	(198.90)
EIS receivable on direct assignment	(3,649.85)	(1,542.74)	-	(5,192.61)
Net deferred tax assets	**624.98**	**(464.45)**	**(91.95)**	**68.57**

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Movement in deferred tax assets (net)

Particulars	As at 01 April, 2024	(Charged)/ credited to statement of profit and loss	Credited/(charged) to other comprehensive income	As at 31 March, 2025
Deferred tax assets				
Provision for employee benefits	44.83	5.42	2.31	52.56
Difference in written down value as per Companies Act and Income Tax Act	78.67	8.34	-	87.01
Impairment loss allowance on loans	1,027.77	331.78	-	1,359.55
Unamortised processing fees	2,019.66	744.27	-	2,763.93
Cash flow hedge reserve	233.12	-	(41.14)	191.98
Lease liability	483.46	(105.82)	-	377.64
Provision for impairment on assets held for sale	72.85	9.43	-	82.28
Preliminary expenses (Incorporation charges)	1.56	(0.52)	-	1.04
Deferred tax liabilities				
Unamortised borrowing cost	(427.54)	109.88	-	(317.66)
Right-of-use assets	(436.44)	112.95	-	(323.49)
EIS receivable on direct assignment	(2,791.41)	(858.44)	-	(3,649.85)
Net deferred tax assets	**306.53**	**357.28**	**(38.83)**	**624.98**

12. PROPERTY, PLANT AND EQUIPMENT

Particulars	Freehold land	Plant and equipment-computer and other related equipment	Office equipment	Furniture and fixtures	Vehicles	Leasehold improvements	Right-of-use assets	Total
Gross block								
Balance as at 01 April, 2024	**9.17**	**958.04**	**323.81**	**156.43**	**788.15**	**414.59**	**2,762.38**	**5,412.57**
Additions during the year	-	308.57	89.66	20.36	387.35	0.28	301.30	1,107.52
Disposals/adjustments	-	(81.83)	(5.39)	(0.34)	(86.01)	(12.02)	(54.19)	(239.78)
Balance as at 31 March, 2025	**9.17**	**1,184.78**	**408.08**	**176.45**	**1,089.49**	**402.85**	**3,009.49**	**6,280.31**
Additions during the year	-	452.68	73.39	19.46	398.40	30.63	232.88	1,207.44
Disposals/adjustments	-	(64.87)	(48.83)	(41.06)	(97.33)	(92.56)	(227.01)	(571.66)
Balance as at 31 March, 2026	**9.17**	**1,572.59**	**432.64**	**154.85**	**1,390.56**	**340.92**	**3,015.36**	**6,916.09**
Accumulated depreciation	-							
Balance as at 01 April, 2024	**-**	**645.61**	**189.58**	**107.92**	**133.67**	**354.36**	**1,028.24**	**2,459.37**
Depreciation charge for the year	-	210.14	55.24	14.49	119.72	27.62	713.02	1,140.24
Disposals/adjustments	-	(81.83)	(5.39)	(0.31)	(30.25)	(12.02)	(17.20)	(147.00)
Balance as at 31 March, 2025	**-**	**773.92**	**239.43**	**122.10**	**223.14**	**369.96**	**1,724.06**	**3,452.61**
Depreciation charge for the year	-	291.98	69.59	14.02	151.81	13.78	646.10	1,187.28
Disposals/adjustments	-	(64.17)	(45.63)	(38.28)	(39.95)	(90.79)	(145.26)	(424.08)
Balance as at 31 March, 2026	**-**	**1,001.73**	**263.39**	**97.84**	**335.00**	**292.95**	**2,224.90**	**4,215.81**
Net block	-							
Balance as at 31 March, 2025	**9.17**	**410.86**	**168.65**	**54.35**	**866.35**	**32.89**	**1,285.43**	**2,827.70**
Balance as at 31 March, 2026	**9.17**	**570.86**	**169.25**	**57.01**	**1,055.56**	**47.97**	**790.47**	**2,700.28**

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13. INTANGIBLE ASSETS

Particulars	Computer software
Gross block	
Balance as at 01 April, 2024	**321.42**
Additions during the year	99.94
Balance as at 31 March, 2025	**421.36**
Additions during the year	159.15
Disposal during the year	(144.34)
Balance as at 31 March, 2026	**436.17**
Accumulated amortisation	
Balance as at 01 April, 2024	**293.33**
Amortisation charge during the year	19.46
As at 31 March, 2025	**312.79**
Amortisation charge during the year	50.29
Disposal during the year	(144.34)
Balance as at 31 March, 2026	**218.74**
Net block	
Balance as at 31 March, 2025	**108.57**
Balance as at 31 March, 2026	**217.43**

14. OTHER NON-FINANCIAL ASSETS

	As at 31 March, 2026	As at 31 March, 2025
Prepaid expenses	548.78	468.85
Other advances	120.44	22.06
Advance to employees	113.53	141.80
Advance to suppliers	124.38	94.85
Balance with government authorities	126.60	292.24
Total	**1033.73**	**1,019.80**

15. TRADE PAYABLES

		As at 31 March, 2026	As at 31 March, 2025
(i)	total outstanding dues of micro enterprises and small enterprises (refer note 36)	53.16	5.65
(ii)	total outstanding dues of creditors other than micro enterprises and small enterprises	836.07	897.32
Total		**889.23**	**902.97**

Trade Payables ageing schedule as at 31 March, 2026

Particulars	Outstanding for following periods from date of transaction					
	Unbilled dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	53.16		-	-	53.16
Others	723.76	112.31		-	-	836.07
Disputed Dues- MSME	-	-	-	-	-	-
Disputed Dues- Others	-	-	-	-	-	-
Total	**723.76**	**165.47**	**-**	**-**	**-**	**889.23**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

Trade Payables ageing schedule as at 31 March, 2025

Particulars	Outstanding for following periods from date of transaction					
	Unbilled dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
MSME	-	5.65	-	-	-	5.65
Others	622.14	275.18				897.32
Disputed Dues- MSME						-
Disputed Dues- Others						-
Total	**622.14**	**280.83**	**-**	**-**	**-**	**902.97**

16. DEBT SECURITIES

	As at 31 March, 2026	As at 31 March, 2025
At amortised cost		
Secured		
Non-convertible debentures (including interest accrued)	18,060.58	4,991.14
Total	**18,060.58**	**4,991.14**
Debt securities in India	18,060.58	4,991.14
Debt securities outside India	-	-
Total	**18,060.58**	**4,991.14**

Detail of NCD's outstanding is as follows:

i) 5000 (31 March, 2025: 5000), @ 8.35% Secured listed non-convertible debentures (NCD) of face value ₹1,00,000 each aggregating to ₹ 5,000 Lacs payable in quarterly instalments. The date of allotment is 26 March 2025. The amount outstanding as on 31 March, 2026 ₹ 3,750 Lacs (31 March, 2025: 5,000 Lacs).

(These NCD having exclusive first charge floating via a deed of hypothecation over specific standard asset portfolio of receivables to the extent equal to an amount aggregating to the total outstanding such that the value of security shall be equal of 1.10 times). The NCD is having ISIN No- INE922K07104

ii) 15,000 (31 March, 2025: Nil), @ 7.85% Secured listed non-convertible debentures of face (NCD) value ₹1,00,000 each aggregating to ₹ 15,000 Lacs payable in quarterly instalments. The date of allotment of NCD was 27 November, 2025. The amount outstanding as on 31 March, 2026 14,250 Lacs (31 March, 2025: Nil).

(These NCD having exclusive first charge floating via a deed of hypothecation over specific standard asset portfolio of receivables to the extent equal to an amount aggregating to the total outstanding such that the value of security shall be equal of 1.10 times). The NCD is having ISIN No- INE922K07112.

iii) Amounts repayable from the date of balance sheet

	As at 31 March, 2026	As at 31 March, 2025
less than 1 year	4,337.96	1,249.90
one to three years	8,478.04	2,492.35
three to five years	5,244.58	1,248.89
more than five years	-	-
Total	**18,060.58**	**4,991.14**

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17. BORROWINGS (OTHER THAN DEBT SECURITIES)

	As at 31 March, 2026	As at 31 March, 2025
At amortised cost		
(a) Term loans - Secured (including interest accrued)		
(i) from banks	3,26,412.20	3,09,377.34
(ii) from other parties		
- National housing bank	1,23,585.35	89,992.97
- Financial institutions	79,047.19	22,186.35
- External Commercial Borrowing (ECB)	26,986.14	25,645.53
(b) Lease liabilities (Refer note 43)	932.24	1,500.48
(c) Liability against securitised assets	38,257.63	38,790.42
(d) Cash credit/Working capital demand loan	11,322.36	4,421.48
Total	**6,06,543.11**	**4,91,914.57**
Borrowings in India (Refer note (iii))	5,79,556.97	4,66,269.04
Borrowings outside India	26,986.14	25,645.53
Total	**6,06,543.11**	**4,91,914.57**

i) Secured term loans from National Housing Bank carry rate of interest in the range of 2.80% to 8.25% p.a (31 March, 2025: 2.80% to 8.50%). The loans are having tenure of 7 to 10 years (31 March, 2025: 7 to 10 years) from the date of disbursement and are repayable in quarterly or yearly instalments. These loans are secured by hypothecation (exclusive charge) of certain loans given by the group.

ii) Secured term loans from banks, financial institutions and ECB include loans carrying rate of interest (including hedge cost in case of external commercial borrowing) in the range of 6.92% to 9.80% p.a (31 March, 2025: 6.95% to 10.25%). The loans are having tenure of 3 to 15 years (31 March, 2025: 3 to 15 years) from the date of disbursement and are repayable in monthly or quarterly instalments. These loans are secured by hypothecation (exclusive charge) of certain loans given by the group.

(iii) Term loan form banks inculde Foreign Currency Non-resident Borrowing amounting to ₹ 75,572.08 Lacs (31 March, 2025- Nil) carrying rate of interest (incliding hedge cost) in the range of 8.62% to 8.75%.

iv) The ECB loan is secured by hypothecation (exclusive charge) of certain loans given by the group. The same is hedged by derivative instrument through cross currency swaps. The derivative instrument is for hedging the underlying ECB transaction as per applicable RBI guidelines and not for any speculative purpose.

(v) Working capital facilities from bank are repayable on demand and carry interest rates ranging from 7.10% to 8.60%.

vi) The group is not a declared willful defaulter by any bank or financial Institution or other lender, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India, during the year ended 31 March, 2026 and 31 March, 2025.

vii) The group has borrowings from banks and financial institutions on the basis of security of loans and the quarterly details filed by the group with the banks and financial institutions are in accordance with the books of accounts of the group for the respective quarters.

viii) The group has not defaulted in the repayment of debt securities, borrowings and interest thereon for the year ended 31 March, 2026 and 31 March, 2025.

Terms of repayment of Term loans from Bank

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	718	85,539.76	775	81,036.44
one to three years	1031	1,37,404.07	1,237	1,39,726.38
three to five years	413	68,747.15	533	68,981.91
more than five years	106	34,721.22	154	19,632.61
Total		**3,26,412.20**		**3,09,377.34**

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Terms of repayment of Term loans from National Housing Bank

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	111	14,067.78	108	11,172.49
one to three years	285	36,471.41	278	28,695.34
three to five years	204	29,226.55	222	23,218.91
more than five years	211	43,819.61	187	26,906.23
Total		**1,23,585.35**		**89,992.97**

Terms of repayment of Term loans from Financial institutions

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	94	14,436.21	71	5,749.62
one to three years	161	28,793.35	123	10,369.81
three to five years	94	22,673.51	67	5,888.38
more than five years	22	13,144.12	3	178.54
Total		**79,047.19**		**22,186.35**

Terms of repayment of Term loans from External commercial borrowings

Particulars	31 March, 2026		31 March, 2025	
	Number of instalments	Amount	Number of instalments	Amount
less than one year	8	1,948.98	6	1,294.87
one to three years	16	4,589.43	16	3,657.47
three to five years	16	4,804.40	16	4,353.80
more than five years	51	15,643.33	59	16,339.39
Total		**26,986.14**		**25,645.53**

Reconciliation of liabilities arising from financing activities

The changes in the Group's liabilities arising from financing activities can be classified as follows:

Particulars	Debt securities	Borrowings (other than debt securities)	Total
01 April, 2024	**3,000.90**	**3,38,508.97**	**3,41,509.87**
Cash flows:			
- Repayments	(3,000.00)	(1,32,652.64)	(1,35,652.64)
- Proceeds	5,000.00	2,86,345.36	2,91,345.36
- Payment of lease liability	-	(826.81)	(826.81)
Non-cash:			
- Amortisation of upfront fees and others(net)	(15.26)	451.82	436.56
- Accrued interest(net)	5.50	(318.51)	(313.01)
- Recognition of lease liabilities and interest thereon	-	406.38	406.38
31 March, 2025	**4,991.14**	**4,91,914.57**	**4,96,905.71**

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(All amounts in ₹ Lacs, unless otherwise stated)

Particulars	Debt securities	Borrowings (other than debt securities)	Total
Cash flows:			
- Repayments	(2,000.00)	(1,70,206.05)	(1,72,206.05)
- Proceeds	15,000.00	2,85,300.92	3,00,300.92
- Payment of lease liability	-	(805.52)	(805.52)
Non-cash:			
- Amortisation of upfront fees and others(net)	(30.45)	(3.10)	(33.55)
- Accrued interest(net)	99.89	105.01	204.90
- Recognition of lease liabilities and interest thereon	-	237.28	237.28
31 March, 2026	**18,060.58**	**6,06,543.11**	**6,24,603.69**

18. OTHER FINANCIAL LIABILITIES

	As at 31 March, 2026	As at 31 March, 2025
Employee related payable	3,948.16	3,078.40
Payable towards securitisation transactions	1,256.72	127.44
Payable towards assignment transactions	5,069.50	1,279.02
Insurance payables	1,221.11	16.35
Other Payables	40.83	-
Total	**11,536.32**	**4,501.21**

19. PROVISIONS

	As at 31 March, 2026	As at 31 March, 2025
Provisions for employee benefits		
- Provision for compensated absences	394.91	154.18
- Provision for gratuity (Refer note 38)	163.01	54.61
Impairement loss allowance on Undrawn commitments	285.94	229.76
Total	**843.86**	**438.55**

20. OTHER NON-FINANCIAL LIABILITIES

	As at 31 March, 2026	As at 31 March, 2025
Advance received from customers	1,725.40	728.35
Other liabilities	457.03	346.31
Statutory dues payables	615.01	53.38
Total	**2,797.44**	**1,128.04**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
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(All amounts in ₹ Lacs, unless otherwise stated)

21. EQUITY SHARE CAPITAL

	As at 31 March, 2026	As at 31 March, 2025
(a) Authorised capital		
16,20,00,000 equity shares of ₹ 5 each (31 March, 2025: 16,20,00,000) equity shares of ₹ 5 each	8,100.00	8,100.00
(b) Issued capital and Subscribed		
10,87,58,449 equity shares of ₹ 5 each (31 March, 2025: 10,78,95,287) equity shares of ₹ 5 each	5,437.92	5,394.76
(c) Paid up capital		
10,87,58,449 equity shares of ₹ 5 each. (31 March, 2025: 10,78,95,287) equity shares of ₹ 5 each fully paid up	5,437.92	5,394.76

(d) Reconciliation of the number of shares outstanding at the beginning and at the end of the period

	As at 31 March, 2026	As at 31 March, 2025
Equity shares outstanding at the beginning of the year	10,78,95,287	10,70,51,136
Issued during the year (Refer note (e) below)	8,63,162	8,44,151
Equity shares outstanding at the end of the year	**10,87,58,449**	**10,78,95,287**

(e) Issue of shares

During the year ended 31 March, 2026, 8,63,162 equity shares (31 March, 2025: 8,44,151) have been allotted to employees who have exercised their options under the approved employee stock option plan.

(f) Terms and conditions of the main features of each class of shares

The Group has only one class of equity shares having a face value of ₹ 5 per share. Each shareholder is entitled to one vote per share. The Group will pay dividend as and when declared. The dividend as and when proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Group after distribution of all preferential amounts in proportion to shareholding.

(g) Detail of shareholders holding 5% or more

Name of shareholders	As at 31 March, 2026		As at 31 March, 2025	
	No. of shares Face Value ₹ 5 per share	% of holding	No. of shares Face Value ₹ 5 per share	% of holding
Aravali Investment Holdings (Wholly owned subsidiary of Westbridge Crossover Fund,LLC)	2,84,22,818	26.13%	2,84,22,818	26.34%
WestBridge Crossover Fund, LLC	2,17,08,302	19.96%	2,17,08,302	20.12%
Nexus Ventures III Limited	84,08,822	7.73%	1,20,80,028	11.20%
Kotak Mahindra Trustee Co Ltd A/C Kotak Rural Opportunities Fund	76,04,889	6.99%	-	0.00%

(All amounts in ₹ Lacs, unless otherwise stated)

(h) Shares held by promoter

Name of Promoter	As at 31 March, 2026		As at 31 March, 2025		
	No of shares with Face vale ₹ 5 per share	% of total shares	No of shares with Face vale ₹ 5 per share	% of total shares	% change during the year
Anil Mehta	15,70,734	1.44%	15,70,734	1.46%	(0.01%)
WestBridge Crossover Fund, LLC	2,17,08,302	19.96%	2,17,08,302	20.12%	(0.16%)
Aravali Investment Holdings (Wholly owned subsidiary of Westbridge Crossover Fund,LLC)	2,84,22,818	26.13%	2,84,22,818	26.34%	(0.21%)

(i) The Group has not allotted any shares for consideration other than cash, bonus shares and niether bought back any shares, except as disclosed above.

(j) The Board of Directors at their meeting held on 02 May, 2026 recommended dividend of ₹ 10 per equity share at 200% of the face value of ₹ 5 for the year ended 31 March, 2026, subject to shareholders approval at the ensuing Annual General Meeting.

22. OTHER EQUITY

	As at 31 March, 2026	As at 31 March, 2025
Share application money pending allotment	65.69	47.86
Securities premium	1,53,637.37	1,51,471.46
Statutory reserve	32,671.74	22,570.45
Employee share based payment reserve	3,971.73	2,499.67
Re-measurements of defined benefit plans	33.78	59.40
Effective portion of cash flow hedge reserve	(271.79)	(570.80)
General Reserve	21,200.00	-
Retained earnings	1,03,066.02	89,400.74
Total	**3,14,374.54**	**2,65,478.78**

Nature and purpose of other reserve

Securities premium

Securities premium represents premium received on issue of shares. The amount is utilised in accordance with the provisions of the Companies Act, 2013.

Statutory reserve

As per Section 29C(1) of National Housing Bank Act 1987, the Group is required to transfer at least 20% of its Net profit every year to a reserve before any dividend is declared.

Employee share based payment reserve

This reserve is used to recognise the fair value of the options issued to employees of the Group under Group's employee stock option plan.

Retained earnings

Retained earnings represents the amount of accumulated earnings of the Group.

Re-measurements of defined benefit plans

Represents the cumulative actuarial gains/(losses) arising on defined benefit plans classified under Other Comprehensive income.

General reserve

The group created a General Reserve in pursuant to the provisions of the Companies Act, 1956, wherein certain percentage of profits were required to be transferred to General Reserve before declaring dividends. As per Companies Act, 2013, the requirement to transfer profits to General Reserve is not mandatory. General reserve is a free reserve available to the group for distribution.

Effective portion of cash flow hedge reserve

Represents the cumulative gains/(losses) arising on revaluation of the derivative instruments and underlying financial instrument designated as cash flow hedges through OCI.

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23. INTEREST INCOME (ON FINANCIAL ASSETS MEASURED AT AMORTISED COST)

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Interest on loans	1,15,306.58	88,474.51
Interest on investments	3,523.02	2,219.16
Interest on deposits with banks	1,306.50	1,396.71
Other interest income	2,760.08	2,252.48
Total	**1,22,896.18**	**94,342.86**

24. FEES AND COMMISSION INCOME

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Insurance Commission	7,048.29	5,032.20
Fee based income	7,683.71	6,422.01
Total	**14,732.00**	**11,454.21**

24 (a). Details of segment wise income from insurance partners as required by Insurance Regulation and Development Authority (IRDA) of India are as below

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Commission Income- Life Insurance	3,922.19	3,050.00
Commission Income- General Insurance	3,126.10	1,982.20
Total	**7,048.29**	**5,032.20**

25. NET GAIN ON FAIR VALUE CHANGES

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Net gain on financial instruments at fair value through profit or loss		
On trading portfolio		
- Investments in Mutual Funds	569.49	961.60
Total net gain on fair value changes	**569.49**	**961.60**
Fair value changes		
- Realised (net of stamp duty charges)	569.49	961.60
- Unrealised	-	-
Total net gain on fair value changes	**569.49**	**961.60**

26. OTHER INCOME

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Marketing support income	-	1,000.25
Gain on termination of leases	12.85	0.65
Liabilities no longer required, written back	1.37	27.84
Miscellaneous Income	4.32	-
Total	**18.54**	**1,028.74**

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27. FINANCE COSTS (ON FINANCIAL LIABILITIES MEASURED AT AMORTISED COST)

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
(a) Interest expenses on		
- Borrowings	40,313.13	33,062.09
- Debt securities	792.88	329.20
- Securitised loans	3,036.74	1,682.76
(b) Other borrowing costs		
- Securitisation expense	24.67	27.17
- Interest expense on lease liabilities	99.08	142.73
- Other borrowing cost	213.74	243.60
Total	**44,480.24**	**35,487.55**

28. IMPAIRMENT ON FINANCIAL INSTRUMENTS (MEASURED AT AMORTISED COST)

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Impairment loss on loans^	2,327.83	2,146.66
Loans written off(net)*	1,590.90	392.71
Impairment loss on EIS receivable on direct assignment	65.44	66.19
Impairement loss on stock of acquired properties	47.81	37.46
Total	**4,031.98**	**2,643.02**

^includes provision on undrawn commitments of ₹ 56.18 Lacs(31 March, 2025: ₹ 127.22 Lacs)

*Net of bad debt recovery of ₹ 982.19 Lacs(31 March, 2025: ₹ 742.34 Lacs)

29. EMPLOYEE BENEFITS EXPENSES

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Salaries, wages and bonus (Refer note 38)	25,937.92	20,113.27
Contribution to provident and other funds (Refer note 38)	1,302.12	1,077.14
Share based payments to employees (Refer note 45)	2,069.26	1,351.45
Staff welfare expenses	469.62	366.59
Total	**29,778.92**	**22,908.45**

30. DEPRECIATION AND AMORTISATION

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Depreciation of property, plant and equipment (Refer note 12)	1,187.62	1,140.24
Amortisation of intangible assets (Refer note 13)	50.28	19.46
Total	**1,237.90**	**1,159.70**

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(All amounts in ₹ Lacs, unless otherwise stated)

31. OTHER EXPENSES

	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Legal and professional charges	336.97	411.60
Collection and recovery charges	884.87	508.80
Loan processing charges	1006.32	847.33
Advertisement and marketing expenses	358.12	426.47
Rent and hire charges	589.69	330.47
Travelling and conveyance	1072.32	873.31
Information technology expense	1,536.64	1,311.45
Communication expenses	235.61	215.87
Rates and taxes expenses	9.19	8.35
Repairs and maintenance - others	213.72	194.52
Office expenses	355.82	226.83
Electricity and water expenses	247.93	230.57
Printing, stationery and office supplies	57.34	51.12
Insurance expenses	38.11	46.91
Directors' commission and sitting fees	71.40	67.76
Auditor's remuneration (Refer note 31.1 below)	122.02	120.91
Bank charges	93.32	77.41
Loss on derecognition of property, plant and equipment	27.70	14.15
Corporate social responsibility expenses (Refer note 31.2 below)	668.51	453.55
Miscellaneous expenses	74.47	57.93
Total	**8,000.07**	**6,475.31**

31.1 Auditor's remuneration

		For the year ended 31 March, 2026	For the year ended 31 March, 2025
a)	As auditors (excluding GST)		
	- Statutory audit including limited review	101.20	96.30
	- Certification and other charges	17.20	10.00
b)	for re-imbursement of expenses	3.62	4.62

31.2 Expenditure incurred on Corporate Social Responsibility (CSR)

As per section 135 of the Companies Act, 2013 along with Companies (Corporate Social Responsibility Policy) Rules 2014, the Group is required to spend for CSR activities in accordance with its CSR policy. The details of the CSR expenses for the year are as under:

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
a)	Gross amount required to be spent by the Group during the year	668.51	453.55
b)	Amount spent during the year on:		
	i) Construction/acquisition of any asset	-	-
	ii) On purpose other than (i) above		
	Contribution towards Trust/NGOs	689.47*	457.83*
c)	Amount unpaid	-	

* Excess amount spend amounting to ₹ 25.25 Lacs(31 March, 2025: ₹ 4.28 Lacs) is carried forward for next year.

The nature of CSR activities undertaken by the group: To improve the lives of the community, especially the socially and economically underprivileged communities, by making a long term, measurable and positive impact through projects in the areas of Education, Health and Skill Development.

(All amounts in ₹ Lacs, unless otherwise stated)

32. TAX EXPENSE

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
In respect of the current year	14,549.49	11,488.86
In respect of the prior period	-	-
	14,549.49	**11,488.86**
Deferred tax charge/(credit)	464.46	(357.28)
	464.46	**(357.28)**
Total income tax expense recognised (excluding tax recognised in other comprehensive income)	**15,013.95**	**11,131.58**

The major components of tax expense and the reconciliation of the expected tax expense based on the domestic effective tax rate and the reported tax expense in statement of profit and loss, is as follows:

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Profit before tax	65,328.63	48,918.92
Applicable tax rate	25.17%	25.17%
Expected tax expense	**16,441.91**	**12,311.91**
Effect of expenses that are not deductible in determining taxable profit	534.03	340.06
Deductions under section 80JJAA of the Income-tax Act, 1961	(140.43)	(114.60)
Deductions under Section 36(1)(viii) of the Income-tax Act, 1961	(1,729.62)	(1,366.96)
Tax on other comprehensive income	(91.95)	(38.83)
Total	**15,013.95**	**11,131.58**

The Group has elected to exercise the option permitted under section 115BAA of the income-tax act, 1961, as introduced by the taxation laws (amendment) ordinance, 2019.

Income tax expense recognised in other comprehensive income

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Income tax relating to re-measurement (losses)/gains on defined benefit plans	(8.62)	(2.31)
Income tax relating to re-measurement gains/(losses) on hedge instruments	100.57	41.14
Total	**91.95**	**38.83**

33. EXPENDITURE IN FOREIGN CURRENCY

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Software license expense	18.31	9.89
Interest Expense on ECB	930.30	879.80
Total	**948.61**	**889.69**

The Group's unhedged foreign currency exposure as on 31 March, 2026 is Nil (31 March, 2025: Nil).

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For the year ended 31 March, 2026

Particulars	Unhedged			Hedged through forward or derivative			Natural hedge
	</=1 year	> 1 year	Total	</=1year	> 1 year	Total	</=1 year
Foreign currency (FCY) receivables							
Exports	-	-	-	-	-	-	-
Loans to Joint Venture/Wholly Owned Subsidiary (JV/WOS)	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
FCY payables							
Imports	-	-	-	-	-	-	-
Trade credits	-	-	-	-	-	-	-
External Commercial Borrowings (ECBs)	-	-	-	-	27,018.82	27,018.82	-
Other FCY loans	-	-	-	-	75,572.08	75,572.08	-
INR to USD swaps	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**1,02,590.90**	**1,02,590.90**	**-**

For the year ended 31 March, 2025

Particulars	Unhedged			Hedged through forward or derivative			Natural hedge
	</=1 year	> 1 year	Total	Total	> 1 year	Total	</=1 year
Foreign currency (FCY) receivables							
Exports	-	-	-	-	-	-	-
Loans to Joint Venture/Wholly Owned Subsidiary (JV/WOS)	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
FCY payables							
Imports	-	-	-	-	-	-	-
Trade credits	-	-	-	-	-	-	-
External Commercial Borrowings (ECBs)	-	-	-	-	25,674.42	25,674.42	-
Other FCY loans	-	-	-	-	-	-	-
INR to USD swaps	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**25,674.42**	**25,674.42**	**-**

34. SEGMENT REPORTING

The Managing Director (MD) and Cheif Executive Officer (CEO) of the Group has been identified as the chief operating decision maker (CODM) as defined in the IND AS 108. "Operating Segments." Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). CODM is responsible for allocating the resources, assess the financial performance and position of the Group and makes strategic decision.

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35. CONTINGENT LIABILITIES AND COMMITMENTS

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
a)	Contingent liabilities		
	- Income tax matters	660.03	660.03
	- Goods and Service tax	59.64	49.06
b)	Commitments		
	- Loan financing	64,071.86	48,518.87
c)	Bank guarantees	27.00	25.00

Note:

(i) The Company received income tax notice under section 143(3) of the Income Tax Act, 1961 (the Act) dated 25 December, 2019 for tax demand amounting to ₹ 445.23 Lacs on account of unexplained credit under Section 68 of the Act for assessment year 2017-18. In response to such notice, the Company has filed an appeal before Commissioner of Income Tax (Appeals). The Company has deposited ₹ 89.05 Lacs under protest and balance amount of ₹ 356.18 Lacs was adjusted against refund of A.Y 2023-24 and A.Y 2024-25. The legal proceeding when ultimately concluded will not, in the opinion of the management, have a material effect on the financial position of the Company.

(ii) The Company received an income tax notice under section 143(1)(a) of the Income Tax Act, 1961 on 4 March, 2020, for the assessment year 2019-20, for tax demand of ₹ 214.80 Lacs, on account of disallowance of Interest payable on NCD issued to mutual fund under section 43B of the Income Tax Act, 1961. The said amount has been adjusted against the refund due for the assessment year 2019-20 The Company has filed an appeal before the National Faceless Appeal Centre, New Delhi.

(iii) The Company has received a demand order of ₹ 49.06 Lacs under Section 74 of CGST Act 2017 (read with MPGST Act and IGST Act) for determination of short/non payment of tax and ITC wrongly availed. The Company has fiiled an appeal against the same with the relevant authorities.

(iv) The Company has received a demand order of ₹ 10.58 Lacs under section 73 of CGST Act 2017 for non reversal of ITC on cross charge. The Company has fiiled an appeal against the same with the relevant authorities.

(v) Bank guarantee amounting to ₹ 25 Lacs (March 2025: 25 Lacs) has been given to UIDAI and ₹ 2 Lacs to E-mitra(March 2025: Nil) Above amount does not include the contingencies, the likelihood of which is remote.

36. DISCLOSURES AS PER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006

The Group had requested its suppliers to confirm the status as to whether they are covered under the Micro, Small and Medium Enterprises Development Act, 2006 and is in the continuous process of obtaining such confirmation from its suppliers. The disclosure relating to unpaid amount as at the year-end together with interest paid/payable as required under the said Act have been given to the extent such parties could be identified on the basis of the information available with the Group regarding the status of suppliers under MSMED Act, 2006.

Particulars		As at 31 March, 2026	As at 31 March, 2025
(i)	the principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year;		
	- Principal due	53.16	5.65
	- Interest due	-	-
(ii)	the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-

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Particulars		As at 31 March, 2026	As at 31 March, 2025
(iii)	the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
(iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
(v)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

37. ASSETS HELD FOR SALE

The Group has obtained possession of certain properties mortgaged by customers, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002), which shall be sold to realise the loan and other amounts receivable by the Group. The Group is in the process of selling these properties and such loans are classified as assets held for sale.

Particulars	As at 31 March, 2026	As at 31 March, 2025
Gross Carrying Amount	905.24	917.36
Less:- Impairment loss on stock of acquired properties	(374.75)	(326.95)
Net Carrying amount	**530.49**	**590.41**

38. EMPLOYEE BENEFIT PLANS

A) Defined contribution plans

Provident and other funds

The Group makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards provident fund and other funds which are defined contribution plans. The Group has no obligations other than this to make the specified contributions. The contributions are charged to the Statement of Profit and Loss as they accrue.

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Contribution to provident fund	1,236.72	995.46
Contribution to ESIC	57.21	75.07
Contribution to labour welfare fund	5.85	4.70
Total	**1,299.78**	**1,075.23**

B) Defined benefit plans

Gratuity

The Group provides gratuity to its employees which are defined benefit plan. The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

These plans typically expose the Group to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment risk

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

Interest risk

The plan exposes the Group to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

The present value of the defined benefit plan liability is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of plan will have a bearing on the plan's liability.

The most recent actuarial valuation of the plan assets and the present value of the defined benefit plan were carried out as at 31 March, 2026 by Mr. Ashok Kumar Garg (FIAI M.No. 00057), Fellow of the Institute of Actuaries of India. The present value of the defined benefit plan, and the related current service cost, were measured using the projected unit credit method.

Principal assumptions	31 March, 2026	31 March, 2025
Discount rate(s)	7.25%	7.00%
Expected rate(s) of salary increase	11.00%	11.00%
Retirement age	58	58
Withdrawal rate	20.00%	20.00%
In service mortality	IALM (2012-14)	IALM (2012-14)

The expected rate of return on plan asset is determined considering several applicable factors, mainly the composition of plan asset held, assessed risks, historical result of return on plan assets and the Group's policy for plan assets management

Amounts recognised in the statement of profit and loss and other comprehensive income in respect of these defined benefit plans are as follows:

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Service cost:		
Current service cost	328.28	227.64
Interest cost	50.83	33.47
Past service cost	233.56	-
Components of costs recognised in profit or loss related to defined benefit plan	**612.67**	**261.11**
Remeasurement (gains)/loss recognised in other comprehensive income:		
Actuarial (gain)/loss arising from changes in financial assumptions	(204.70)	27.90
Actuarial (gain)/loss arising from experience adjustments for plan liabilities	162.09	(2.43)
Actuarial (gain)/loss arising from experience adjustments for plan Assets	76.85	(16.31)
Components of cost recognised in other comprehensive income related to defined benefit plan	**34.24**	**9.16**

The amount included in the balance sheet arising from the Group's obligation in respect of its defined benefit plans is as follows:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Present value of funded defined benefit plan	1,256.46	726.22
Fair value of plan assets	1,093.45	671.61
Net liability arising from defined benefit plan	**163.01**	**54.61**

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Movements in the present value of the defined benefit plan are as follows:

Particulars	Year ended 31 March, 2026	Year ended 31 March, 2025
Opening defined benefit Plan	726.23	461.66
Current service cost	328.28	227.64
Interest cost	50.83	33.47
Past service cost	233.56	-
Remeasurement (gains)/losses:		
Actuarial losses/(gains) arising from changes in financial assumptions	(204.70)	27.90
Actuarial (gains)/losses arising from experience adjustments	162.09	(2.43)
Benefits paid	(39.83)	(22.01)
Closing defined benefit plan	**1,256.46**	**726.23**

Movements in the fair value of planned assets are as follows:

Particulars	Year ended 31 March, 2026	Year ended 31 March, 2025
Fair value of plan assets at the beginning of the period	671.61	402.15
Expected return on plan assets	48.69	28.15
Contributions	450.00	225.00
Benefits paid	-	-
Actuarial gain/(loss) on plan assets	(76.85)	16.31
Fair Value of Plan Asset at the end of the Period	**1,093.45**	**671.61**

Sensitivity analysis

Significant actuarial assumptions for the determination of the defined plan are discount rate, expected salary increase, mortality, etc. The sensitivity analysis below have been determined based on reasonable possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	31 March, 2026	31 March, 2025
Discount rate (increase by 5%)	(57.51)	(33.84)
Discount rate (decrease by 5%)	62.86	36.60
Salary growth rate (increase by 5%)	60.06	34.91
Salary growth rate (decrease by 5%)	(56.12)	(32.93)

Sensitivities due to change in mortality rate and withdrawl rate are not expected to be material and hence impact of such change is not calculated.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit plan as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit plan has been calculated using the projected unit credit method at the end of reporting period.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

Other disclosures

Maturity profile of defined benefit plan

Particulars	As at 31 March, 2026	As at 31 March, 2025
31 March, 2027	112.53	56.39
31 March, 2028	30.05	12.54

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Particulars	As at 31 March, 2026	As at 31 March, 2025
31 March, 2029	34.02	16.61
31 March, 2030	33.29	18.01
31 March, 2031	40.66	17.31
01 April, 2031 and onwards	1,005.91	605.36

-The expected contributions to the plan for the next year is ₹ 600.49 Lacs.

39. MATURITY ANALYSIS OF ASSETS AND LIABILITIES

Assets	31 March, 2026			31 March, 2025		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial assets						
Cash and cash equivalents	12,937.92	-	12,937.92	18,195.94	-	18,195.94
Bank balance other than cash and cash equivalents	13,368.01	4,183.57	17,551.58	13,204.75	2,899.62	16,104.37
Derivative financial instruments	2,255.06	3,645.66	5,900.72	-	570.17	570.17
Receivables	547.52	-	547.52	38.32	-	38.32
Loans	1,17,003.46	7,39,851.36	8,56,854.82	84,089.94	6,01,858.60	6,85,948.54
Investments	29,100.56	10,420.90	39,521.46	20,072.33	11,454.92	31,527.25
Other financial assets	7,669.79	15,963.27	23,633.06	6,017.14	10,821.60	16,838.74
Non-financial assets						
Current tax assets (Net)	-	-	-	355.23	-	355.23
Deferred tax assets (Net)	-	68.57	68.57	-	624.98	624.98
Property, plant and equipment	-	2,700.28	2,700.28	-	2,827.70	2,827.70
Other intangible assets	-	217.43	217.43	-	108.57	108.57
Other non-financial assets	907.71	126.02	1,033.73	865.64	154.16	1,019.80
Assets held for sale	530.49	-	530.49	590.41	-	590.41
Total assets	**1,84,320.52**	**7,77,177.06**	**9,61,497.58**	**1,43,429.70**	**6,31,320.32**	**7,74,750.02**
Liabilities						
Financial liabilities						
Trade payables						
(i) total outstanding dues of micro enterprises and small enterprises	53.16	-	53.16	5.65	-	5.65
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	836.07	-	836.07	897.32	-	897.32
Debt securities	4,337.96	13,722.62	18,060.58	1,249.90	3,741.24	4,991.14
Borrowings (Other than debt securities)	1,31,282.07	4,75,261.04	6,06,543.11	1,07,292.36	3,84,622.21	4,91,914.57
Other financial liabilities	11,536.32	-	11,536.32	4,501.21	-	4,501.21
Non-financial liabilities						
Provisions	465.12	378.74	843.86	311.54	127.01	438.55
Current tax liabilities (Net)	1,014.58	-	1,014.58	-	-	-
Other non-financial liabilities	2,797.44	-	2,797.44	1,128.04	-	1,128.04
Total liabilities	**1,52,322.72**	**4,89,362.40**	**6,41,685.12**	**1,15,386.02**	**3,88,490.46**	**5,03,876.48**
Net	**31,997.80**	**2,87,814.66**	**3,19,812.46**	**28,043.68**	**2,42,829.86**	**2,70,873.54**

Note: The maturity analysis is prepared considering the prepayments on housing and other loans in line with historical trend. Classification of assets and liabilities under the different maturity buckets is based on the same estimates and assumptions as used by the Group for compiling the return submitted to the RBI/NHB.

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40. FINANCIAL INSTRUMENTS

40.1 Capital management

Capital

The Group maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the National Housing Bank (NHB) and Reserve Bank of India (RBI). The adequacy of the Group's capital is monitored using, among other measures, the regulations issued by NHB and RBI.

Capital management

The capital management objectives of the Group are:

- to ensure that the Group complies with externally imposed capital requirements, if any and maintains strong credit ratings and healthy capital ratios
- to ensure the ability to continue as a going concern
- to provide an adequate return to shareholders

Gearing ratio

The gearing ratio at the end of reporting period was as follows:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Debt		
Borrowings(other than debt securities)	6,06,543.11	4,91,914.57
Debt securities	18,060.58	4,991.14
Gross debt	**6,24,603.69**	**4,96,905.71**
Cash and cash equivalents	(12,937.92)	(18,195.94)
Net debt	**6,11,665.77**	**4,78,709.77**
Total equity	**3,19,812.46**	**2,70,873.54**
Gross debt to equity ratio	**1.95**	**1.83**
Net debt to equity ratio	**1.91**	**1.77**

Management assesses the capital requirements of the Group in order to maintain an efficient overall financing structure. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends, return on capital to shareholders, issue new shares, or sell assets to reduce debt.

40.2 Categories of financial instruments

The carrying value of financial assets and financial liabilities are as follows:

As at 31 March, 2026

Particulars	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost	Total carrying value
Financial assets				
Cash and cash equivalents	-	-	12,937.92	**12,937.92**
Bank balance other than cash and cash equivalents	-	-	17,551.58	**17,551.58**
Derivative financial instuments	-	5,900.72	-	**5,900.72**
Receivables	-	-	547.52	**547.52**
Loans	-	-	8,56,854.82	**8,56,854.82**
Investments	-	-	39,521.46	**39,521.46**
Other financial assets	-	-	23,633.06	**23,633.06**
Total financial assets	**-**	**5,900.72**	**9,51,046.36**	**9,56,947.08**

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Particulars	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost	Total carrying value
Financial liabilities				
Trade payables	-	-	889.23	**889.23**
Debt securities	-	-	18,060.58	**18,060.58**
Borrowings (Other than debt securities)	-	-	6,06,543.11	**6,06,543.11**
Other financial liabilities	-	-	11,536.32	**11,536.32**
Total financial liabilities	**-**	**-**	**6,37,029.24**	**6,37,029.24**

As at 31 March, 2025

Particulars	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost	Total carrying value
Financial assets				
Cash and cash equivalents	-	-	18,195.94	**18,195.94**
Bank balance other than cash and cash equivalents	-	-	16,104.37	**16,104.37**
Derivative financial instuments	-	570.17	-	**570.17**
Receivables	-	-	38.32	**38.32**
Loans	-	-	6,85,948.54	**6,85,948.54**
Investments	-	-	31,527.25	**31,527.25**
Other financial assets	-	-	16,838.74	**16,838.74**
Total financial assets		**570.17**	**7,68,653.16**	**7,69,223.33**
Financial liabilities				
Trade payables	-	-	902.97	**902.97**
Debt securities	-	-	4,991.14	**4,991.14**
Borrowings (Other than debt securities)	-	-	4,91,914.57	**4,91,914.57**
Other financial liabilities	-	-	4,501.21	**4,501.21**
Total financial liabilities	**-**	**-**	**5,02,309.89**	**5,02,309.89**

40.3 Fair value measurement of assets and liabilities

Valuation Principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly/indirectly observable or estimated using a valuation technique. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.

Fair Value of financial instruments which are not measured at Fair Value

The carrying amounts and fair value of the group's financial instruments are reasonable approximations of fair values at financial statement level.

Valuation methodologies of financial instruments not measured at fair value

Loans

The fair value of loans is estimated by discounting the expected future contractual cash flows using current market interest rates for similar loans with comparable credit risk and maturity profiles. Given that the current market rates do not significantly differ from the contractual rates, the carrying amounts of these loans approximate their fair values.

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Borrowings

The Group's most of the borrowings are at floating rate which approximates the fair value.

Fair value of fixed rate borrowings is determined by discounting expected future contractual cash flows using current market interest rates charged for similar new loans and carrying value approximates the fair value for fixed rate borrowing at financial statement level.

Short Term and Other Financial Assets and Liabilities

The management assessed that cash and cash equivalents, receivables, investments, other financial assets, trade payables and other financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

Assets held for sale

Real estate properties are valued based on a valuations given by internal technical valuers.

40.4. Financial risk management

Risk Management

The Group's activities expose it to market risk, liquidity risk and credit risk. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Loan receivables, cash and bank balances, receivables, investments, financial assets measured at amortised cost	Expected loss analysis	Credit risk analysis, diversification of customers/asset base, high rated bank deposits, credit limits and collateral.
Market risk - interest rate	Borrowings at variable rates	Sensitivity analysis	Funding strategies to ensure diversified resource-raising options to minimize cost and maximize stability of funds. and Asset Liability Management Committee supervise an interest rate sensitivity report periodically for assessment of interest rate risks.
Market risk - currency risk	External Commercial Borrowings	Sensitivity analysis	Hedging strategies to ensure 100% hedge by way of booking derivatives in the form of forward cover or cross currency swap. Effectiveness of the hedge is reviewed by Risk management Committee periodically.
Liquidity risk	Business commitments and other liabilities	Rolling cash flow forecasts	Maintaining adequate cash reserves and undrawn credit facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.
Operational Risk	Inadequate or failed internal processes, people and system or from external events.	Expected loss analysis	Maintaining adequate controls and continuously and responding to potential risk.

The Board has the overall responsibility of risk management - there are two committees of the Board which takes care of managing overall risk in the organisation. In accordance with the RBI and NHB guidelines to enable Housing Finance Companies to adopt best practices and greater transparency in their operations, the Board of Directors of the Group has constituted a Risk Management Committee to review risk management in relation to various risks, namely, market risk, credit risk, and operational risk, and an Asset Liability Management Committee (ALCO) to review the liquidity and interest rate risk.

a) Credit risk

Credit risk is the risk of loss that may occur from the failure of any party to abide by the terms and conditions of any contract, principally the failure to make required payments of amounts due to the Group. In its lending operations, the Group is principally exposed to credit risk. The credit risk is governed by various product policies. The product policies outlines the type of products that can be offered, customer categories, the targeted customer profile and the credit approval process and limits. The Group measures, monitors and manages credit risk at an individual borrower level. The credit risk for individual borrowers is being managed at portfolio level for both Housing Loans and Non-housing Loans. The Group has a structured and standardised credit approval process, which includes a well-established procedure of comprehensive credit appraisal. Also, refer note 7.

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Credit risk arises from loan financing, cash and cash equivalents, investments and deposits with banks and financial institutions, as shown below:

Particulars	As at 31 March, 2026	As at 31 March, 2025
Loans	8,56,854.82	6,85,948.54
Cash and cash equivalents	12,937.92	18,195.94
Bank balance other than cash and cash equivalents	17,551.58	16,104.37
Derivative financial instruments	5,900.72	570.17
Receivables	547.52	38.32
Investments	39,521.46	31,527.25
Other financial assets	23,633.06	16,838.74

Credit risk management

The Group assesses and manages credit risk based on internal credit rating system and external ratings.

Cash and cash equivalents and bank deposits

Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks across the country.

Loans

The customers are primarily low and middle -income, salaried and self-employed individuals. The credit officers evaluate credit proposals on the basis of active credit policies as on the date of approval. The criteria typically include factors such as the borrower's income and obligations, the loan-to-value ratio and demographic parameters subject to regulatory guidelines. Any deviations need to be approved at the designated levels.

The various process controls such as PAN Number Check, CERSAI database scrubbing, Credit Bureau Report analysis are undertaken prior to approval of a loan. Individual loans are secured by the mortgage of the borrowers property.

The Group considers a financial instrument as defaulted and considers it as Stage 3 (credit-impaired) for expected credit loss (ECL) calculations, when the assets become more than 90 days past due on its contractual payments and these assets continue to be classifed as Stage 3 till the entire overdues are received,in accordance with the RBI guidelines and Board approved ECL Policy.

The following table sets out information about credit quality of loans measured at amortised cost based on days past due information. The amount represents gross carrying amount. (Refer note 7 - Loans for detailed disclosure on gross carrying value and ECL amount on loans).

Particulars	As at 31 March, 2026				As at 31 March, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Loans	8,40,094.74	29,433.16	10,977.02	**8,80,504.92**	6,77,527.15	18,891.87	6,940.31	**7,03,359.33**
Impairement loss allowance	4,367.28	1,543.60	2,789.61	**8,700.49**	4,014.12	704.76	1,709.96	**6,428.84**

Derivative Financial Instruments

Counter partner risk in derivatives is being manged by way of limiting the exposure to large and reputed banks of the country having stable assetquality and adequary of capital.

Receivables

Receivables are related to commission income and are managed by monitoring the recoverability of amounts continuously

Investments

Investments are generally made in mutual funds and high rated debt securities. Credit risk related to these investments is managed by monitoring the recoverability of such amounts continuously.

Other financial assets measured at amortised cost

Other financial assets measured at amortised cost includes security deposits, EIS receivables on derecognised portfolio and others. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously.

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b) Market risk

(i) Interest rate risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Such changes in the values of financial instruments may result from changes in the interest rates, credit, liquidity and other market changes. The Group's exposure to market risk is primarily on account of interest rate risk and currency risk.

Interest rate risk exposure

The Group is subject to interest rate risk, since the rates of loans and borrowings might fluctuate over the tenure of instrument. Interest rates are highly sensitive to many factors beyond control, including the monetary policies of the Reserve Bank of India, deregulation of the financial sector in India, domestic and international economic and political conditions inflation and other factors. In order to manage interest rate risk, the Group seeks to optimise borrowing profile between short-term and long-term loans. The liabilities are categorised into various time buckets based on their maturities and Asset Liability Management Committee supervise an interest rate sensitivity report periodically for assessment of interest rate risks.

Below is the overall exposure of the Group to interest rate risk:

Sensitivity analysis

Below is the sensitivity of profit or loss and equity changes in interest rates:

Particulars	Impact on profit before tax	
	Year ended 31 March, 2026	Year ended 31 March, 2025
Loans		
Interest rate - Increase by 100 basis points*	1,588.33	1,364.81
Interest rate - Decrease by 100 basis points*	(1,588.33)	(1,364.81)
Borrowings		
Interest rate - Increase by 100 basis points*	(4,264.01)	(3,400.43)
Interest rate - Decrease by 100 basis points*	4,264.01	3,400.43

* Holding all other variables constant

(ii) Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Group's exposure to the risk of changes in foreign exchange rates relates primarily to External Commercial Borrowings (ECB). The Group has hedged its foreign currency exposure through Cross Currency Swaps in such a manner that it has fixed determinate outflows in its functional currency and as such there would be no significant impact of movement in foreign currency rates on the Group's profit before tax (PBT).

The Group's exposure of foreign currency risk at the end of the reporting period expressed in ₹ are as follows:

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Hedged	**USD**	**USD**
Foreign currency borrowings	(1,083.82)	(300.00)
Derivative financial instruments*	1,083.82	300.00
Unhedged#	-	-

*Represents the notional value of the derivative financial instrument

#All foreign currencies exposures are effectively hedged. Hence, there is no currency risk.

c) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due.

Management of the Group monitors forecast of liquidity position and cash and cash equivalents on the basis of expected cash flows.

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The Asset Liability Management Policy aims to align market risk management with overall strategic objectives, articulate current interest rate view and determine pricing, mix and maturity profile of assets and liabilities. The asset liability management policy involves preparation and analysis of liquidity gap reports and ensuring preventive and corrective measures. It also addresses the interest rate risk by providing for duration gap analysis and control by providing limits to the gaps.

The tables below analyse the financial assets and financial liabilities of the Group into relevant maturity groupings based on their contractual maturities for all non-derivative financial assets.

Maturities of financial assets

31 March, 2026	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Cash and cash equivalents	12,937.92	-	-	-	**12,937.92**
Bank balance other than cash and cash equivalents	13,368.01	3,314.80	868.77	-	**17,551.58**
Receivables	547.52	-	-	-	**547.52**
Loans*	1,17,003.46	2,02,636.88	1,71,876.61	3,65,337.87	**8,56,854.82**
Investments	29,100.56	3,136.80	6,284.10	1,000.00	**39,521.46**
Other financial assets	7,669.79	9,456.76	4,583.20	1,923.31	**23,633.06**
Total	**1,80,627.26**	**2,18,545.24**	**1,83,612.68**	**3,68,261.18**	**9,51,046.36**

31 March, 2025	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Cash and cash equivalents	18,195.94	-	-	-	**18,195.94**
Bank balance other than cash and cash equivalents	13,204.75	2,098.71	800.91	-	**16,104.37**
Receivables	38.32	-	-	-	**38.32**
Loans*	84,089.94	1,50,441.79	1,32,719.06	3,18,697.75	**6,85,948.54**
Investments	20,072.33	8,872.13	2,582.79	-	**31,527.25**
Other financial assets	6,017.14	6,277.83	3,200.33	1,343.44	**16,838.74**
Total	**1,41,618.42**	**1,67,690.46**	**1,39,303.09**	**3,20,041.19**	**7,68,653.16**

*'The maturity analysis is prepared considering the prepayments on housing and other loans in line with historical trend.

Maturities of financial liabilities

31 March, 2026	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Borrowings (Other than debt securities)	1,31,282.07	2,18,341.95	1,35,073.43	1,21,845.66	**6,06,543.11**
Debt securities	4,337.96	8,478.04	5,244.58	-	**18,060.58**
Trade payables	889.23	-	-	-	**889.23**
Other financial liabilities	11,536.32	-	-	-	**11,536.32**
Total	**1,48,045.58**	**2,26,819.99**	**1,40,318.01**	**1,21,845.66**	**6,37,029.24**

31 March, 2025	Less than 1 year	1-3 year	3-5 year	More than 5 years	Total
Borrowings (Other than debt securities)	1,07,138.11	1,90,134.04	1,10,932.85	83,709.57	**4,91,914.57**
Debt securities	1,249.90	2,492.35	1,248.89	-	**4,991.14**
Trade payables	902.97	-	-	-	**902.97**
Other financial liabilities	4,501.21	-	-	-	**4,501.21**
Total	**1,13,792.19**	**1,92,626.39**	**1,12,181.74**	**83,709.57**	**5,02,309.89**

d) Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

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The Group recognises that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

The Group cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

41. RELATED PARTY TRANSACTIONS

List of related parties:		
i.	**Post Employment Benefit Plan**	India Shelter Employees Gratuity Fund Trust
ii.	**Key management personnel**	a. Sudhin Bhagwandas Choksey- Chairman and Non-Executive Non-Independent Director
		b. Rupinder Singh- Managing Director and Chief Executive Officer
		c. Ashish Gupta - Chief Financial Officer
		d. Mukti Chaplot - Company Secretary
		e. Sumir Chadha - Non-Executive Non-Independent Director
		f. Shailesh J Mehta- Non-Executive Non-Independent Director till 31 March, 2025
		g. Rachna Dikshit - Independent Director
		h. Thomson Kadantot Thomas- Independent Director
		i. Parveen Kumar Gupta- independent Director
		j. Savita Mahajan- Independent Director
v.	**Entities having significance influence**	a. WestBridge Crossover Fund, LLC (Holder of Equity Shares)
		b. Aravali Investment Holdings (Holder of Equity Shares)
vi.	**Relative of key management personnel(KMP) - (where there are transactions)**	Ankit Aggarwal - Spouse of Mukti Chaplot

Transactions with related parties

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Gratuity Contribution in India Shelter Employees Gratuity Fund Trust	450.00	225.00

Transaction with key management personnel

Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
(A)	**Remuneration**		
	Rupinder Singh	835.42	807.20
	Ashish Gupta	262.60	250.84
	Mukti Chaplot	44.66	42.99
(B)	**Contribution to pension funds and gratuity payment**		
	Rupinder Singh	27.00	22.85
	Ashish Gupta	13.45	11.97
	Mukti Chaplot	2.34	1.40
(C)	**Fees paid to non-executive director/promoter**		
	Anil Mehta	-	93.33

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Particulars		For the year ended 31 March, 2026	For the year ended 31 March, 2025
(D)	**Commission and Sitting fees to independent directors**		
	Rachna Dikshit	16.05	16.10
	Thomson Kadantot Thomas	18.00	18.40
	Parveen Kumar Gupta	18.00	16.25
	Savita Mahajan	13.45	13.50
(E)	**Proceeds from issue of equity shares**		
	Ashish Gupta	-	4.50
	Mukti Chaplot (Refer note 2 below)	3.40	-
(F)	**Proceeds for security premium**	-	
	Ashish Gupta	-	134.82
	Mukti Chaplot (Refer note 2 below)	103.65	-

Note 1: The KMPs are covered under the Company's gratuity policy, compensated absences policy and ESOP scheme along with other eligible employees of the Company. Proportionate amount of gratuity expenses, provision for compensated absences and ESOP expenses are not included in the aforementioned disclosures as it cannot be separately ascertained.

Note 2: The Board of Directors of the Company alloted 68,000 equity shares (face value ₹ 5 per share) to Mrs. Mukti Chaplot out of which 8,000 were alloted at ₹ 154.80 per share and remaining 60,000 were alloted at ₹ 157.79

Balances outstanding as at the year end

Particulars		As at 31 March, 2026	As at 31 March, 2025
(A)	**Commission and sitting fees payable to independent directors**		
	Rachna Dikshit	6.00	6.40
	Thomson Kadantot Thomas	6.00	6.40
	Parveen Kumar Gupta	6.00	6.00
	Savita Mahajan	6.00	6.40
(B)	**Remuneration payable**		
	Rupinder Singh	405.00	403.73
	Ashish Gupta	123.93	125.57
	Mukti Chaplot	12.15	12.00
(C)	**Equity share capital at face value**		
-	**Entities having significant influence**		
	WestBridge Crossover Fund, LLC	1,085.42	1,085.42
	Aravali Investment Holdings	1,421.14	1,421.14
-	**Key Managerial Personnel**		
	Rupinder Singh	32.36	32.36
	Ashish Gupta	20.18	21.55
	Mukti Chaplot	7.59	4.19
-	**Relatives of Key Managerial Personnel**		
	Ankit Aggarwal	0.75	0.75

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(All amounts in ₹ Lacs, unless otherwise stated)

42. EARNINGS PER SHARE

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025
Profits for the year (A)	50,314.68	37,787.34
Weighted average number of equity shares for calculating basic earnings per share (B)	10,83,02,888	10,74,08,851
Effect of potential ordinary shares on Employee Stock Options and right to subscribe outstanding (C)	36,18,084	39,61,253
Total weighted average number of equity shares for calculating diluted earnings per share (B+C)	11,19,20,972	11,13,70,104
Earnings per share on profit for the year (Face value of ₹ 5 per share)		
a) Basic earnings per share (₹) (A/B)	46.46	35.18
b) Diluted earnings per share (₹) {A/(B+C)}	44.96	33.93

43. LEASE RELATED DISCLOSURES

The Group has leases for office building, branches and related facilities and cars. These agreements are for tenures between 1 year and 6 years and majority of the agreements are renewable by mutual consent on mutually agreeable terms.

Leases for which the lease term is less than 12 months have been accounted as short term leases

A Lease payments not included in measurement of lease liability

The expense relating to payments not included in the measurement of the lease liability is as follows:

Particulars	31 March, 2026	31 March, 2025
Short-term leases	589.69	330.47
Leases of low value assets	-	-
Variable lease payments	-	-

B Total cash outflow for finance leases for the year ended 31 March, 2026 was ₹ 826.81 Lacs (31 March, 2025: ₹ 725.17 Lacs).

C The Company has total commitment for short-term leases as at 31 March, 2026 ₹ Nil (31 March, 2025: ₹ Nil).

D Movement in lease liabilities

Particulars	Premises	Vehicles	Total
Balance as at 31 March, 2024	**1,805.53**	**115.39**	**1,920.92**
Additions during the year	266.44	34.86	301.30
Deductions/Adjustments	(37.66)	-	(37.66)
Finance Cost accrued during the year	132.08	10.65	142.73
Payment of lease liabilities	(782.66)	(44.15)	(826.81)
Balance as at 31 March, 2025	**1,383.73**	**116.75**	**1,500.48**
Additions during the year	198.71	34.17	232.88
Deductions/Adjustments	(91.34)	(3.34)	(94.68)
Finance Cost accrued during the year	85.08	14.00	99.08
Payment of lease liabilities	(761.28)	(44.24)	(805.52)
Balance as at 31 March, 2026	**814.90**	**117.34**	**932.24**

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E Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March, 2026	Minimum lease payments due						
	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	More than 5 years	Total
Lease payments	496.72	294.31	108.61	62.80	62.01	-	1,024.45
Interest expense	50.22	22.57	10.87	6.45	2.10	-	92.21
Net present values	**446.50**	**271.74**	**97.74**	**56.35**	**59.91**	**-**	**932.24**

31 March, 2025	Minimum lease payments due						
	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	More than 5 years	Total
Lease payments	777.95	442.43	259.67	91.66	58.27	57.13	1,687.11
Interest expense	88.97	51.96	24.92	11.51	6.80	2.47	186.63
Net present values	**688.98**	**390.47**	**234.75**	**80.15**	**51.47**	**54.66**	**1,500.48**

F There are no variable lease agreements.

G Information about extension and termination options

As at 31 March, 2026

Right of use assets	Number of leases	Range of remaining term	Average remaining lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Office premises	221	1 to 5 years	1.31 years	221	-	221
Car lease	12	1 to 5 years	2.85 years	-	12	12

As at 31 March, 2025

Right of use assets	Number of leases	Range of remaining term	Average remaining lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Office premises	187	1 to 6 years	1.58 years	187	-	187
Car lease	10	1 to 4 years	3.15 years	-	10	10

H The total future cash outflows as at 31 March, 2026 for leases that had not yet commenced is of ₹ Nil (31 March, 2025: Nil).

44. ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 2 OF THE GENERAL INSTRUCTION OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENT TO SCHEDULE III TO THE COMPANIES ACT 2013 FOR THE PERIOD ENDED 31 MARCH, 2026

Name of the entity in the Group	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated other comprehensive income	Amount	As % of total comprehensive income	Amount
Parent								
India Shelter Finance Corporation Limited	100.00%	3,19,812.46	100.38%	50,506.43	100.00%	273.39	100.38%	50,779.82
Subsidiary								
India Shelter Capital Finance Limited	0.00%	-	0.11%	55.56	0.00%	-	0.11%	55.56
Eliminations	0.00%	-	(0.49)%	(247.31)	0.00%	-	(0.49)%	(247.31)
TOTAL	**100.00%**	**3,19,812.46**	**100.00%**	**50,314.68**	**100.00%**	**273.39**	**100.00%**	**50,588.07**

Additional Information as required by Paragraph 2 of the general instruction of preparation of Consolidated financial statement to Schedule III to the companies Act 2013 for the period ended 31 March, 2025

Name of the entity in the Group	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated other comprehensive income	Amount	As % of total comprehensive income	Amount
Parent								
India Shelter Finance Corporation Limited	99.93%	2,70,681.97	99.78%	37,704.68	100.00%	115.47	99.78%	37,820.15
Subsidiary								
India Shelter Capital Finance Limited	0.51%	1,391.57	0.22%	82.66	0.00%	-	0.22%	82.66
Eliminations	(0.44)%	(1,200.00)	0.00%	-	0.00%	-	0.00%	-
TOTAL	**100.00%**	**2,70,873.54**	**100.00%**	**37,787.34**	**100.00%**	**115.47**	**100.00%**	**37,902.81**

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45. EMPLOYEE STOCK OPTION SCHEME

The Company provides Employee Stock option schemes to its employees. For the year ended 31st March 2026 following Employee Stock Option Plans (ESOPs) were in existence. The relevant details of the schemes and the grants are as below:

ESOP 2021

The Company has adopted the Employee Stock Option Plan, 2021 (ESOP 2021), which was approved by the Board of Directors at their meeting held on 12 May 2021 and by the Shareholders of the Company by way of a special resolution at their Extra Ordinary General Meeting held on 26 July 2021 and subsequent modifications thereto. The options granted in the scheme are as under:

Particulars	ESOP 2021							
Date of grant	**31 August, 2021**	**02 November, 2021**	**01 February, 2022**	**31 March, 2022**	**12 May, 2022**	**31May, 2022**	**01 July, 2022**	**30 July, 2022**
Exercise price per option*	₹154.80	₹157.79	₹157.79	₹170.36	₹170.36	₹170.36	₹170.36	₹170.36
Fair Value of share on the date of grant	₹154.80	₹157.79	₹157.79	₹170.36	₹170.36	₹170.36	₹170.36	₹170.36
Fair value of grant	₹50.51	₹52.37	₹53.23	₹58.04	₹60.01	₹ 60.60	₹ 60.87	₹60.40
Exercise Period	**5 years 3 months from date of 1st vesting**							
Vesting dates:								
Tranche I (20% of the options granted)	31 August, 2022	02 November, 2022	01 February, 2023	31 March, 2023	12 May, 2023	31 May, 2023	01 July, 2023	30 July, 2023
Tranche II (20% of the options granted)	31 August, 2023	02 November, 2023	01 February, 2024	31 March, 2024	12 May, 2024	31 May, 2024	01 July, 2024	30 July, 2024
Tranche III (20% of the options granted)	31 August, 2024	02 November, 2024	01 February, 2025	31 March, 2025	12 May, 2025	31 May, 2025	01 July, 2025	30 July, 2025
Tranche IV (20% of the options granted)	31 August, 2025	02 November, 2025	01 February, 2026	31 March, 2026	12 May, 2026	31 May, 2026	01 July, 2026	30 July, 2026
Tranche V (20% of the options granted)	31 August, 2026	02 November, 2026	01 February, 2027	31 March, 2027	12 May, 2027	31 May, 2027	01 July, 2027	30 July, 2027

Particulars	ESOP 2021							
Date of grant	**01 August, 2022**	**03 November, 2022**	**10 February, 2023**	**09 May, 2023**	**29 September, 2023**	**13 November, 2023**	**11 November, 2024**	**09 May, 2025**
Exercise price per option*	₹170.36	₹197.00	₹197.00	₹197.00	₹207.70	₹207.70	₹701.35	₹850.75
Fair Value of share on the date of grant	₹170.36	₹197.00	₹197.00	₹197.00	₹207.70	₹207.70	₹701.35	₹850.75
Fair value of grant	₹60.40	₹70.75	₹68.49	₹61.48	₹60.68	₹62.21	₹283.80	₹360.77
Exercise Period	**5 years 3 months from date of 1st vesting**							
Vesting dates:								
Tranche I (20% of the options granted)	01 August, 2023	03 November, 2023	10 February, 2024	09 May, 2024	29 September, 2024	13 November, 2024	11 November, 2025	09 May, 2026
Tranche II (20% of the options granted)	01 August, 2024	03 November, 2024	10 February, 2025	09 May, 2025	29 September, 2025	13 November, 2025	11 November, 2026	09 May, 2027
Tranche III (20% of the options granted)	01 August, 2025	03 November, 2025	10 February, 2026	09 May, 2026	29 September, 2026	13 November, 2026	11 November, 2027	09 May, 2028
Tranche IV (20% of the options granted)	01 August, 2026	03 November, 2026	10 February, 2027	09 May, 2027	29 September, 2027	13 November, 2027	11 November, 2028	09 May, 2029
Tranche V (20% of the options granted)	01 August, 2027	03 November, 2027	10 February, 2028	09 May, 2028	29 September, 2028	13 November, 2028	11 November, 2029	09 May, 2030

ESOP 2023

The Company has adopted the Employee Stock Option Plan, 2023 (ESOP 2023), which was approved by the Board of Directors at their meeting held on 12 July 2023 and by the Shareholders of the Company by way of a special resolution at their Extra Ordinary General Meeting held on 18 July 2023 and subsequent modifications thereto. The options granted in the scheme are as under:

Particulars	ESOP 2023			
Date of grant	**27 July, 2023**	**19 August, 2024**	**06 February, 2025**	**21 August, 2025**
Exercise price	₹204.00	₹753.75	₹670.25	₹917.55
Fair Value of share on the date of grant	₹204.00	₹753.75	₹670.25	₹917.55
Fair value of grant	₹61.78	₹281.06	₹289.83	₹373.78
Exercise Period	**5 years 3 months from date of 1st vesting**			
Vesting dates:				
Tranche I (20% of the options granted)	27 July,2024	19 August, 2025	06 February, 2026	21 August, 2026
Tranche II (20% of the options granted)	27 July, 2025	19 August, 2026	06 February, 2027	21 August, 2027
Tranche III (20% of the options granted)	27 July, 2026	19 August, 2027	06 February, 2028	21 August, 2028
Tranche IV (20% of the options granted)	27 July, 2027	19 August, 2028	06 February, 2029	21 August, 2029
Tranche V (20% of the options granted)	27 July, 2028	19 August, 2029	06 February, 2030	21 August, 2030

ESOP 2025

The Company has adopted the Employee Stock Option Plan, 2025 (ESOP 2025), which was approved by the Board of Directors at their meeting held on 9 May 2025 and by the Shareholders of the Company by way of a special resolution at their Annual General Meeting held on 28 July 2025. The options granted in the scheme are as under:

Particulars	ESOP 2025	
Date of grant	**04 November, 2025**	**07 February, 2026**
Exercise price	₹886.7	₹ 790.55
Fair Value of share on the date of grant	₹886.7	₹ 790.55
Fair value of grant	₹325.45	₹ 288.58
Exercise Period	**5 years 3 months from date of 1st vesting**	
Vesting dates:		
Tranche I (20% of the options granted)	04 November, 2026	07 February, 2027
Tranche II (20% of the options granted)	04 November, 2026	07 February, 2028
Tranche III (20% of the options granted)	04 November, 2026	07 February, 2029
Tranche IV (20% of the options granted)	04 November, 2026	07 February, 2030
Tranche V (20% of the options granted)	04 November, 2026	07 February, 2031

The Nomination & Remuneration Committee administers and monitors the ESOP Schemes in accordance with the provisions of the Companies Act 2013, SEBI (SBEB and Sweat Equity) Regulations, 2021 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

Reconciliation of options under each plan

Particulars	ESOP 2021		ESOP 2023		ESOP 2025	
	Number of options	Amount*	Number of options	Amount*	Number of options	Amount*
Outstanding as at 31 March 2025	32,92,782	6,689.83	24,39,365	7,971.41	-	-
Granted during the year	42,000	357.32	1,74,000	1,596.54	19,35,886	16,624.77
Forfeited during the year	53,400	133.15	2,73,000	1,614.79	1,48,000	1,312.32
Exercised during the year	5,00,830	921.90	3,62,332	744.83		
Expired during the year	-	-	-	-		
Outstanding as at 31 March 2026	**27,80,552**	**5,992.10**	**19,78,033**	**7,208.33**	**17,87,886**	**15,312.45**
Exercisable at the end of the year	12,00,518	2,128.96	2,84,333	991.90	-	-

*represents amount received/receivable by the Company at the time of exercise of options

The value of the underlying shares has been determined by an independent valuer. The following assumptions were used for calculation of fair value of grants in accordance with Black Scholes model, for options granted during the financial year:

Particulars	
Risk free interest rate	6% to 6.5%
Expected life of option	3.6 yrs to 5.6 yrs
Expected Volatility	28.73% to 33.82%
Dividend yield	0.57%

The risk free interest rates are determined based on the Government bond yields with maturity equal to the expected term of the option. Volatility calculation is based on historical stock prices of relevant index using standard deviation of daily change in index price. The historical period is taken into account to match the expected life of the option. Dividend yield has been considered taking into account the historical and expected rate of dividend on equity share price as on grant date.

46. KEY ANALYTICAL RATIOS

Particulars	As at 31 March, 2026	As at 31 March, 2025
Debt -Equity Ratio	1.95 times	1.83 times
Total Debts to Total Assets (Debt securities+ Borrowings {Other than Debt Securities}/Total Assets)	0.65	0.64
Net Profit Margin (%) (PAT/Total Revenue)	32.92%	32.13%
Gross NPA ratio (Gross Stage 3 loans/Gross Loan Assets)	1.25%	0.99%
Net NPA ratio (Net Stage 3 loans/Net Loan Assets)	0.93%	0.75%
Provision Coverage ratio (Stage 3 Provision/Gross Stage 3 loans)	25.41%	24.64%

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

47. In Compliance with Section 128 of the Companies Act, 2013 read with proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, (i) Proper books of account as required by law have been kept by the Company, books except (i) in respect of accounting software (Microsoft D365 - Finance) the backup of the books of account and other books and papers maintained in electronic mode has been maintained on servers physically located in India on daily basis from Nov 14, 2025. (ii) The Company uses an accounting software (Microsoft D365) for maintaining its books of account which has a feature of recording audit trail (edit log) which has operated throughout the year for all relevant transactions recorded in the accounting software, except that with respect to the accounting software there is no independent verifiable evidence as to whether audit trail feature is enabled for direct changes to the data when using certain access rights that may be available with the service provider (Microsoft).

48. The group does not hold any immovable property other than disclosed in Note no. 12 as on 31 March 2026 and 31 March 2025. All the lease agreements are duly executed in favour of the group for properties where the group is the lessee.

49. No proceedings have been initiated or pending against the group for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder, as at 31 March 2026 and 31 March 2025.

50. The group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

51. The group does not have any transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2026 and 31 March 2025.

52. The group has taken borrowings from banks and financial institutions and utilised them for the specific purpose for which they were taken as at the Balance sheet date. Unutilised funds as at 31 March 2026 are held by the group in the form of short term deposits/ investments till the time the utilisation is made subsequently.

53. There have been no transactions which have not been recorded in the books of accounts, that have been surrendered or disclosed as income during the year ended 31 March 2026 and 31 March 2025, in the tax assessments under the Income Tax Act, 1961. There have been no previously unrecorded income and related assets which were to be properly recorded in the books of account during the year ended 31 March 2026 and 31 March 2025.

54. i) The group has not traded or invested in Crypto currency or Virtual Currency during the year ended 31 March 2026 and 31 March 2025.

ii) The group has not entered into any scheme of arrangement in terms of section 230 to 237 of the Company Act, 2013.

iii) The group has complied with the number of layers prescribed under clause(87) of section 2 of the Act read with Companies(Restriction on number of layers) Rules, 2017 for the financial years ended 31 March 2026 and 31 March 2025."

55. The group, as part of its normal business, grants loans and advances, makes investment, provides guarantees to and accept from its customers, other entities and persons. These transactions are part of group's normal business, which is conducted ensuring adherence to all regulatory requirements.

Other than the transactions described above, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the group to or in any other persons or entities, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the intermediary shall lend or invest in party identified by or on behalf of the group (Ultimate beneficiaries). The group has also not received any fund from any parties (Funding party) with the understanding that the group shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate beneficiaries") or provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS
AS AT AND FOR THE YEAR ENDED 31 MARCH, 2026 (CONTD.)

(All amounts in ₹ Lacs, unless otherwise stated)

56 The Government of India has codified 29 existing labour legislations into unified framework comprising four Labour Codes, namely the Code on Wages, 2019; the Code on Social Security, 2020; the industrial Relations Code, 2020; and the occupational safety, Health and Working Conditions Code, 2020 (collectively referred to as "New labour Codes"). These Codes have been made effectively from 21 November 2025 which has resulted in recognizing incremental liability towards gratuity and leave encashment amounting to INR 261.03 lakhs for the year ended 31 March 2026.

The Group continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed, if any.

57 The Group periodically files returns/statements with banks and financial institution as per the agreed terms and they are in agreement with books of accounts of the Company. This information has been relied upon by the auditors.

58 All charges or satisfaction are registered with ROC within the statutory period for the financial years ended March 31, 2026 and March 31, 2025. No charges or satisfactions are yet to be registered with ROC beyond the statutory period.

59 There was no subsequent events after the reporting date which requires disclosure or adjustment to the reported amounts.

As per our report of even date attached
For S.R Batliboi & Associates LLP
Chartered Accountants
Firm's Registration No.: 101049W/E300004

per Amit Kabra
Partner
Membership No.: 094533
Place: Gurugram

Date: 02 May, 2026

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Sudhin Bhagwandas Choksey
Chairman and Non-Executive
Non-Independent Director
DIN: 00036085
Place: Gurugram

Rupinder Singh
Managing Director and
Chief Executive Officer
DIN: 09153382
Place: Gurugram

Rachna Dikshit
Independent Director
DIN: 08759332
Place: Mumbai

Ashish Gupta
Chief Financial Officer
Place: Gurugram

Mukti Chaplot
Company Secretary
Membership No. 38326
Place: Gurugram

NOTICE FOR CONVENING 28TH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT 28TH ANNUAL GENERAL MEETING OF MEMBERS OF INDIA SHELTER FINANCE CORPORATION LIMITED TO BE HELD ON THURSDAY, 16 JULY, 2026 AT 11:00 A.M. THROUGH VIDEO CONFERENCING (VC)/ OTHER AUDIO-VISUAL MEANS (OAVM) TO TRANSACT THE FOLLOWING BUSINESSES:

ORDINARY BUSINESSES:

1. **To consider and adopt the Audited Standalone and Consolidated Financial Statements of the Company, together with Board of Directors Report and Auditors Report for Financial Year ended 31 March, 2026**

   To consider, and if thought fit to pass, with or without modifications, the following resolution, as an Ordinary Resolution:

   "RESOLVED THAT the Audited Standalone & Consolidated Financial Statements of the Company along with, the reports of the Board of Directors and Auditors for the Financial Year ended 31 March, 2026, be and are hereby read, considered and adopted."

2. **To re-appoint Mr. Sumir Chadha (DIN: 00040789), who retires by rotation and being eligible, has offered himself for re-appointment.**

   To consider, and if thought fit to pass, with or without modifications, the following resolution, as an Ordinary Resolution:

   "RESOLVED THAT pursuant to provisions of Section 152 (6) and other applicable provisions of the Companies Act, 2013, Mr. Sumir Chadha (DIN: 00040789) who retires by rotation and being eligible for re-appointment, be and is hereby re-appointed as Non-Executive Non-Independent Director of the Company."

3. **To declare Final Dividend of ₹10 per equity share having face value of ₹5 each for the Financial Year ended 31 March, 2026**

   To consider, and if thought fit to pass, with or without modifications, the following resolution, as an Ordinary Resolution:

   "RESOLVED THAT the Final Dividend of ₹10 per equity share having face value of ₹5 each for the Financial Year ended 31 March, 2026, be and is hereby approved."

By Order of the Board
For India Shelter Finance Corporation Limited

Sd/-
Mukti Chaplot
Company Secretary
Membership No.: 38326

Date: 22 June, 2026
Place: Gurugram

NOTES

1. The AGM of company is being conducted through VC in accordance with General Circular Nos. 14/2020 dated April 08, 2020 and 17/2020 dated April 13, 2020, in relation to "Clarification on passing of ordinary and special resolutions by companies under the Companies Act, 2013" ("the Act"), General Circular Nos. 20/2020 dated May 05, 2020 and subsequent circulars issued in this regard, the latest being 03/2025 dated September 22, 2025 in relation to "Clarification on holding of AGM through VC/OAVM, collectively referred to as "MCA Circulars" and Securities and Exchange Board of India ("SEBI") vide its Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2024/133 dated October 3, 2024 read with Master Circular No. HO/49/14/14(7)2025- CFD-POD2/1/- 3762/2026 dated January 30, 2026, and earlier circulars issued by SEBI in this regard, collectively referred to as "SEBI Circulars", which details the procedure and manner of holding AGM through VC and provide certain relaxations from compliance with applicable laws.
2. M/s. KFin Technologies Limited ("KFintech"), Registrar & Transfer Agent of the Company ("RTA") shall be providing facility for e-voting and attending the AGM through video conferencing.
3. In compliance with the applicable MCA and SEBI Circulars, the Notice of the AGM is being sent only through electronic mode (by e-mail) to those members whose e-mail ids are registered with the Company/Depositories and will also be available on the Company's website at https://www.indiashelter.in/websites of the Stock Exchanges, i.e. BSE Limited and the National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively, and on the website of KFintech at https://evoting.kfintech.com/.

   In accordance with Regulation 36(1)(b) of the Listing Regulations, the Company will send letters to the members, who have not registered their email IDs, informing them that the Annual Report is available on the Company's website at https://www.indiashelter.in/investor-relations.
4. Since this AGM is being held through VC/OAVM pursuant to the MCA Circulars read with Securities and Exchange Board of India ("SEBI") Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05 January, 2023, physical attendance of members has been dispensed with. Accordingly, the facility for appointment of proxy by members under Section 105 of the Act shall not be available for the AGM. Further, in terms of Regulation 44(4) of SEBI Listing Regulations, the requirement of sending Proxy Forms to Members is not applicable to general meetings held exclusively through electronic mode and accordingly, the proxy form is not annexed to this Notice. The route map, proxy form as well as the attendance slip are therefore, not annexed to this Notice.
5. In compliance with the provisions of Section 108 of the Act, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, and Regulation 44 of the LODR Regulations, the Company has extended e-voting facility for its members to enable them to cast their votes electronically on the resolutions set forth in this Notice. The period of remote e-voting before the AGM commences on Monday, 13 July 2026 (09:00 A.M. IST) and ends on Wednesday, 15 July 2026, (05:00 P.M. IST). The voting rights of the shareholders shall be in proportion to their shares of the paid-up equity share capital of the Company as on the cut-off date, i.e., Thursday, 09 July 2026.
6. The Company has fixed Friday, 19 June 2026, as the "Record Date" for determining entitlement of Members to receive final dividend for the financial year ended 31 March, 2026, if approved by the Members at the AGM.
7. If the final dividend, as recommended by the Board of Directors, is approved at the AGM, payment of such dividend subject to deduction of tax at source will be made on or before Saturday, 15 August 2026 to all Beneficial Owners in respect of shares held in dematerialised form as per the data as may be made available by the NSDL and the Central Depository Services (India) Limited ("CDSL"), collectively "Depositories", as of end of day on Friday, 19 June 2026.
8. The Company has appointed Mr. Jigarkumar Gandhi, a Practicing Company Secretary (Membership No.: FCS 7569, COP 8108), Partner of M/s JNG & Co. LLP to act as the Scrutiniser to scrutinise the e-voting process in a fair and transparent manner and he has communicated his willingness to be appointed and be available for the purpose.
9. The Scrutiniser shall, immediately after the conclusion of the e-voting at the AGM, first count the votes cast through e-voting during the meeting and thereafter unblock the votes cast through remote e-voting before the AGM in presence of at least two witnesses who are not in the employment of the Company, and make a consolidated Scrutiniser's Report of the total votes cast in favour or against, if any, and submit the same to the Chairperson or a person authorised by him in writing who shall countersign the same.
10. Members attending the AGM through VC shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.
11. In line with the applicable circulars at least 1000 members will be able to join the AGM on a first come-first-served basis. However, the large shareholders (i.e. shareholders holding 2% or more shares), Promoters, Institutional Investors, Directors, Key Managerial Personnels, Chairperson(s) of the

Audit Committee, Nomination & Remuneration Committee and Stakeholders' Relationship Committee, Auditors, etc. can attend the AGM without any restriction on account of first-come first served principle.

12. Members seeking or requiring any clarification or information in respect of any matter to be placed at the AGM may send their requests to the Company by Wednesday, 15 July 2026 5.00 P.M. (IST) at secretarial@indiashelter.in.

13. In case of joint holders, the member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote.

14. The provisions of SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated 16 March 2023, pertaining to shareholders holding securities in physical form, are not applicable to the Company, as the entire shareholding of the Company is held in dematerialized form and there are no shareholders holding shares in physical mode.

15. SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated 25 January, 2022 has mandated the Listed Companies to issue securities in demat form only while processing service requests viz. Issue of duplicate securities certificate; claim from Unclaimed Suspense Account; Renewal/Exchange of securities certificate; Endorsement; Sub-division/Splitting of securities certificate; Consolidation of securities certificates/folios; Transmission and Transposition. Accordingly, Shareholders are requested to make service requests by submitting a duly filled and signed Form ISR-4.

16. As per the provisions of Section 72 of the Act, the facility for making the nomination is available for the members in respect of the shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. Members are requested to submit the said form to their Depository Participant (DP).

17. Members may please note that SEBI has made PAN, the sole identification number for all participants transacting in the securities market, irrespective of the amount of such transactions. Members may please note that SEBI has also made it mandatory for submission of PAN in the following cases: (i) Deletion of name of the deceased shareholder(s) (ii) Transmission of shares to the legal heir(s) and (iii) Transposition of shares. Members are, therefore, requested to submit their PAN to their depository participant(s).

18. Institutional/Corporate Shareholders (i.e. other than individuals/HUF, NRI, etc.) are required to send a scanned copy (PDF/JPG Format) of its Board or governing body Resolution/Authorisation etc. authorising its representative to attend the AGM through VC on its behalf and to vote either through remote e-voting or during AGM together with attested specimen signature(s) of the duly authorised representative(s). The said Resolution/Authorization shall be sent electronically through registered email ids to the Company at secretarial@indiashelter.in with a copy marked to evoting@nsdl.com and the Scrutiniser at jigar.gandhi@jngandco.in.

19. All documents referred to in the Notice will also be available electronically for inspection without any fee by the members from the date of circulation of this Notice up to the date of AGM. Members seeking to inspect such documents can send an email to secretarial@indiashelter.in

20. **Speaker Registration before AGM:** The Members who wish to speak during the meeting may register themselves as speakers for the AGM to express their views. They can visit https://emeetings.kfintech.com and login through the user id and password provided in the mail received from Kfintech. On successful login, select 'Speaker Registration' which will opened from Monday, 13 July 2026 (09:00 A.M. IST) to Tuesday, 14 July 2026 (05:00 P.M. IST). Members shall be provided a 'queue number' before the meeting. The Company reserves the right to restrict the speakers at the AGM to only those Members who have registered themselves, depending on the availability of time for the AGM. Please note that questions of only those members will be entertained/considered who are holding shares of Company as on the cut-off date i.e. Thursday, 09 July 2026. Those members who have registered themselves as a speaker will be allowed to express their views/ask questions during the AGM and the maximum time per speaker will be restricted to 3 minutes.

21. Due to limitation of transmission and co-ordination during the AGM, the Company may have to dispense with or curtail the speaker session & dispense with the speaker registration during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.

22. The Register of Directors and Key Managerial Personnel and their shareholding, maintained under section 170 of the Act, and the Register of Contracts or Arrangements in which the directors are interested, maintained under section 189 of the Act and the Certificate for the ESOP Schemes of the Company as required under the SEBI Regulations will be available electronically for inspection by the members during the AGM. All documents referred to in the notice will also be available for electronic inspection by the members up to the date of AGM, i.e., 16 July, 2026. Members seeking to inspect such documents can send an email to secretarial@indiashelter.in.

23. Additional information for Item 2 as required under Regulation 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and Clause 1.2.5 of the Secretarial Standards -2 ("SS-2") is annexed to the Notice as **Annexure A**.

INSTRUCTIONS FOR E-VOTING AND JOINING THE AGM ARE AS FOLLOWS:

A. VOTING THROUGH ELECTRONIC MEANS:

a) Pursuant to the provisions of Section 108 and other applicable provisions, if any, of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, and sub-regulation (1) & (2) of Regulation 44 of the SEBI Listing Regulations and applicable Circulars, the Company is offering the facility of remote e-voting to its members. The facility of casting votes by a member using an electronic voting system from a place other than venue of the AGM ('remote e-voting") as well as voting at the AGM through VC ("e-voting at the AGM") will be provided by Company's Registrar and Transfer Agent i.e. M/s KFin Technologies Limited. The instructions for remote e-voting and facility for those members participating in the AGM to cast vote through e-voting system during the AGM are given in the Notice.

b) The remote e-voting period commences on Monday, 13 July 2026, (09:00 A.M. IST) and ends on Wednesday, 15 July 2026, (05:00 P.M. IST). During this period, members holding shares as on Thursday, 09 July 2026 (i.e. "Cut-off" Date), may cast their vote electronically.

c) The remote e-voting module shall be disabled by KFin for voting thereafter. Those members who will be present in the AGM through VC facility and have not cast their vote on the resolution through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM. A person who is not a member as on the cut-off date should treat this Notice for information purposes only. The voting rights of members shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date.

d) The members who have cast their vote by remote e-voting prior to the AGM may also attend/participate in the AGM through VC but shall not be entitled to cast their vote again.

e) In terms of provisions of Section 107 of the Companies Act, 2013, since the Company is providing the facility of remote e-voting to the members, there shall be no voting by show of hands at the AGM. The Company is also offering a facility for voting by way of "Insta Poll" at the AGM for the members attending the meeting who have not cast their vote by remote e-voting. If a member cast votes by both modes i.e. remote e-voting and Insta Poll at the AGM, then voting done through remote e-voting shall prevail and Insta Poll shall be treated as invalid.

B. THE DETAILS OF THE PROCESS AND MANNER FOR REMOTE E-VOTING ARE EXPLAINED HEREIN BELOW - APPLICABLE FOR NON-INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE:

(i) Please access the RTA's e-voting platform at the URL: https://evoting.kfintech.com.

(ii) Members whose email ids are registered with the Company/Depository Participants (s), will receive an email from KFintech which will include details of e-voting Event Number (EVEN) i.e. 9819, USER ID and password. Members are requested to use these credentials at the Remote Voting Login at the abovementioned URL.

(iii) Alternatively, if the member is already registered with RTA's e-voting platform, then he can use their existing User ID and password for casting the vote through remote e-voting. If they have forgotten the password, then they may click "forgot password" and enter Folio No. or DP ID Client ID and PAN to generate a password.

(iv) Members can also use SMS service to get the credentials if their mobile number is registered against Folio No./ DP ID Client ID, by sending SMS: MYEPWD <space> DP ID Client ID to 9212993399.

Example for NSDL	MYEPWD <SPACE> IN12345612345678
Example for CDSL	MYEPWD<SPACE> 1402345612345678

(v) Enter the login credentials (i.e. User ID and password). In case of Demat account, User ID will be your DP ID and Client ID. However, if you are already registered with KFintech for e-voting, you can use your existing User ID and password for casting your vote.

(vi) After entering these details appropriately, click on "LOGIN".

(vii) You will now reach the password change menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A-Z), one lower case (a-z), one numeric value (0-9) and a special character (@, #, $, etc.). The system will prompt you to change your password and update your contact details like mobile number, email ids etc., on first login. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.

(viii) You need to login again with the new credentials.

(ix) On successful login, the system will prompt you to select the "EVENT" i.e., India Shelter Finance Corporation Limited- 9819.

(x) On the voting page, enter the number of shares (which represents the number of votes) as on the Cut Off Date under "FOR/AGAINST" or alternatively, you may partially enter any number "FOR" and partially "AGAINST" but the total number in "FOR/AGAINST" taken together shall not exceed your total shareholding as mentioned herein above. You may also choose the option ABSTAIN. If the member does not indicate either "FOR" or "AGAINST", it will be treated as "ABSTAIN" and the shares held will not be counted under either head.

(xi) Members holding multiple folios/demat accounts shall choose the voting process separately for each folio/ demat account.

(xii) You may then cast your vote by selecting an appropriate option and click on "Submit".

(xiii) A confirmation box will be displayed. Click "OK" to confirm else "CANCEL" to modify. Once you have voted on the resolution(s), you will not be allowed to modify your vote. During the voting period, members can login any number of times till they confirm the voting on all the resolutions by clicking "SUBMIT".

C. THE INSTRUCTIONS FOR REMOTE E-VOTING ARE AS UNDER FOR INDIVIDUAL SHAREHOLDERS HOLDING SHARES IN DEMAT MODE:

As per the SEBI circular dated 09 December, 2020 on e-voting facility provided by Listed Companies, Individual shareholders holding securities in Demat mode are allowed to vote through their demat account maintained with their respective Depositories and Depository Participants as detailed below. Shareholders are advised to update their mobile number and email ids in their demat accounts in order to access e-voting facility.

Option 1 – Login through Depositories

NSDL	CDSL
Members who have already registered and opted for IDeAS facility to follow below steps: Go to URL: https://eservices.nsdl.com Click on the "Beneficial Owner" icon under 'IDeAS' section. On the new page, enter the existing User ID and Password. Post successful authentication, click on "Access to e-voting" Click on the Company name or e-voting service provider and you will be re-directed to e-voting service provider website (i.e. KFintech) for casting the vote during the remote e-voting period.	Members who have already registered and opted for Easi/ Easiest to follow below steps: Go to URL: https://web.cdslindia.com/myeasitoken/home/login; or URL: www.cdslindia.com and then go to Login and select New System Myeasi. Login with user id and password. The option will be made available to reach e-voting page without any further authentication. Click on Company name or e-voting service provider name to cast your vote during the remote e-voting period.
User not registered for IDeAS e-Services To register click on link: https://eservices.nsdl.com (Select "Register Online for IDeAS"); or https://eservices.nsdl.com/SecureWeb/IdeasDirec tReg.jsp Proceed with completing the required fields.	**User not registered for Easi/Easiest** Option to register is available at: https://web.cdslindia.com/myeasitoken/home/login Proceed with completing the required fields

NSDL	CDSL
First-time users can visit the e-voting website directly and follow the process below: Go to URL: https://www.evoting.nsdl.com/ Click on the icon "Login" which is available under 'Shareholder/Member' section. Enter User ID (i.e. 16-digit demat account number held with NSDL), Password/OTP and a Verification Code as shown on the screen. Post successful authentication, you will be redirected to NSDL Depository site wherein you can see e-voting page. Click on the Company name or e-voting service provider name and you will be redirected to e-voting service provider website (i.e. KFintech) for casting your vote during the remote e-voting period. **Members can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for a seamless voting experience** NSDL Mobile App is available on App Store Google Play	**First-time users can visit the e-voting website directly and follow the process below:** Go to URL: www.cdslindia.com Click on the icon "E-voting" Provide demat Account Number and PAN No. System will authenticate user by sending OTP on registered Mobile & Email ID as recorded in the demat Account. After successful authentication, the user will be provided links for the respective ESP where the e-voting is in progress. Click on the Company name and you will be redirected to e-voting service provider website (i.e. KFintech) for casting your vote during the remote e-voting period.

Option 2 - Login through Depository Participants

You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-voting facility. Once logged in, you will be able to see e-voting option. Click on e-voting option and you will be redirected to NSDL/CDSL Depository site after successful authentication. Click on the Company name or e-voting service provider name and you will be redirected to e-voting service provider website of KFintech for casting your vote during the remote e-voting period.

Important note:

Members who are unable to retrieve User ID/Password are advised to use Forget User ID and Forget Password option available at the abovementioned website. For any technical issues, members may contact as below:

NSDL	CDSL
NSDL helpdesk by email to: evoting@nsdl.co.in or call at toll-free no.: 1800 1020 990 or 1800 22 44 30	CDSL helpdesk by email to: helpdesk.evoting@cdslindia.com or call at 022- 23058738, 23058542-43

I. Voting at the AGM: Those members who are present in the meeting through VC/OAVM and have not cast their vote on resolution through remote e-voting, can vote through e-voting at the meeting. Members who have already cast their votes by remote e-voting are eligible to attend the meeting. However, those members are not entitled to cast their vote again at the meeting.

II. A member can opt for only single mode of voting i.e., through remote e-voting or voting at the AGM. If a member cast votes by both modes i.e., voting at the AGM and remote e-voting, voting done through remote e-voting shall prevail and vote at the AGM shall be treated as invalid.

Other Instructions:

a. Members holding shares as on the close of business hours on Thursday, 09 July 2026, being the cut-off date, are entitled to vote on the resolutions set forth in this Notice. The voting rights of members shall be in proportion to their shares in the paid-up equity

share capital of the Company as on the cut-off date. Any person who is not a member as on the cut-off date should treat this Notice for information purposes only.

b. Any person, who acquires shares of the Company and becomes member of the Company after dispatch of the Notice and holding shares as of the cut-off date, i.e. Thursday, 09 July 2026 may obtain the login ID and password in the manner as mentioned below:

   i. If the mobile number of the member is registered against Folio No./DP ID Client ID, the member may send SMS: MYEPWD <space> E-voting Event Number + Folio No. or DP ID Client ID to 9212993399

      1. Example for NSDL:

         MYEPWD <SPACE> IN12345612345678

      2. Example for CDSL:

         MYEPWD <SPACE> 1402345612345678

   ii. If e-mail address or mobile number of the member is registered against Folio No./DP ID Client ID, then on the home page of https://evoting.kfintech.com/, the member may click "Forgot Password" and enter Folio No. or DP ID Client ID and PAN to generate a password.

   iii. In case of any queries, you may refer Help & FAQ section of https://evoting.kfintech.com or call KFintech on Toll-Free No. 1-800-309-4001.

   iv. Member may send an e-mail request to einward.ris@kfintech.com. However, KFintech shall endeavour to send User ID and Password to those new members whose e-mail IDs are available.

c. The Board of Directors has appointed Mr. Jigarkumar Gandhi, a Practicing Company Secretary (Membership No.: FCS 7569, COP 8108), Partner of M/s JNG & Co. LLP, as a Scrutiniser to scrutinise the e-voting process in a fair and transparent manner.

d. Facility of joining the AGM through VC shall be open fifteen (15) minutes before the time scheduled for the AGM and will be available for members on first-come-first-served-basis and the Company may close the window for joining the VC facility fifteen (15) minutes after the scheduled time to start the AGM.

e. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Please note that login to the e-voting website will be disabled upon 3 unsuccessful attempts to key in the correct password. In such an event, you will need to go through the 'Forgot User Details/Password' or 'Physical User Reset Password' option available on https://evoting.kfintech.com to reset the password.

f. In case of any query pertaining to e-voting, please visit Help & FAQ's section and e-voting user manual available at the download section of https://evoting.kfintech.com ("KFintech website") or contact Ms. Sharmila Amin from KFintech at evoting@kfintech.com or call KFintech's toll free number 1-800309-4001 for any further clarifications.

g. The Scrutiniser shall, immediately after the conclusion of voting at the AGM, first count the votes cast during the AGM, thereafter unblock the votes cast through remote e-voting and submit, not later than two working days of conclusion of the AGM, a consolidated Scrutiniser's Report of the total votes cast in favour or against, if any, to the Chairperson or any other person authorised by him in writing, who shall countersign and declare the same.

h. The voting results declared along with the Scrutiniser's Report(s) will be available on the website of the Company i.e. https://www.indiashelter.in/investor-relations and on the website of the RTA at https://evoting.kfintech.com and will be communicated to the BSE Limited and the National Stock Exchange of India Limited within two working days from the conclusion of the AGM.

D. INSTRUCTIONS FOR THE MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM (AGM) AND E-VOTING DURING THE AGM:

a. Members may access the platform to attend the AGM through VC at https://emeetings.kfintech.com/ by clicking on the tab "video conference" and using their e-voting login credentials provided in the email received from the Company/KFintech. After logging in, click on the "Video Conference" tab and select the EVEN of the Company. Click on the video symbol and accept the meeting etiquette to join the meeting. Please note that the members who have not registered their e-mail address or do not have the User ID and Password for e-voting or have forgotten the User ID and Password may retrieve the same by following the remote e-voting instructions mentioned in this Notice.

b. Facility of joining the AGM through VC/OAVM shall open 15 minutes before the scheduled time for commencement of the AGM and maybe closed after the expiry of 15 minutes after such scheduled time.

c. The e-voting window shall be activated upon instructions of the Chairperson during the AGM proceedings. Upon the declaration by the Chairperson about the commencement of e-voting at AGM,

members shall click on the "Vote" sign on the left-hand bottom corner of their video screen for voting at the AGM, which will take them to the Instapoll page. Members would need to click on the "Instapoll" icon and follow the instructions to vote on the resolutions. Only those shareholders, who are present in the AGM and have not casted their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system available during the AGM.

d. Members are encouraged to join the meeting through Laptops/Desktops with Google Chrome (preferred browser), Safari, Internet Explorer, Microsoft Edge, Mozilla Firefox 22.

e. Members will be required to grant access to the webcam to enable VC/OAVM. Further, members connecting from mobile devices or Tablets or through Laptop connecting via mobile hotspot may experience audio/video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.

f. Members who may require any technical assistance or support before or during the AGM are requested to contact KFintech at toll free number 1-800-309-4001 or write to them at einward.ris@kfintech.com.

Summarised information at glance

Particulars	Details
Time and Date of AGM	Thursday, 16 July 2026 at 11:00 a.m. (IST)
Venue/Mode	Through video conference at below link: https://emeetings.kfintech.com/
Cut-off date for e-voting	Thursday, 09 July 2026
E-voting Start time and date	Monday, 13 July 2026 (9:00 a.m. IST)
E-voting end time and date	Wednesday, 15 July, 2026 (5:00 p.m. IST)
E-voting website links (Please use as applicable to you)	https://evoting.kfintech.com/ https://eservices.nsdl.com https://web.cdslindia.com/myeasitoken/home/login
E-voting Event Number (EVEN)	9819
Contact details of RTA	Ms. Sharmila Amin KFin Technologies Limited Selenium Tower B, Plot 31 and 32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad – 500 032, Telangana, India Email ids: einward.ris@kfintech.com; sharmila.amin@kfintech.com Website: https://www.kfintech.com Toll free number 1-800-309-4001

By Order of the Board
For India Shelter Finance Corporation Limited

Sd/-
Mukti Chaplot
Company Secretary
Membership No: 38326

Date:- 22 June, 2026
Place: Gurugram

ANNEXURE A

Information as required under 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Clause 1.2.5 of the Secretarial Standard on General Meetings (SS- 2) for Item No. 3 is given hereunder:

S.No.	Particulars	Details
1.	Name of Director	Mr. Sumir Chadha
2.	Date of Birth	23-04-1971
3.	DIN	00040789
4.	Age	55 Years
5.	Brief resume, experience and qualifications	Mr. Sumir Chadha is a Non-Executive Non-Independent Director of the Company. He holds a bachelor's degree in Computer Science from Princeton University, New Jersey, USA and a master's degree in Business Administration from Harvard Business School, Boston, Massachusetts, USA. He is an investment professional with over two decades of experience advising on investments in India and the co-founder of WestBridge Capital. He was previously the director of Sequoia Capital India Advisors Private Limited. He has experience in the financial services sector.
6.	Nature of expertise in specific functional areas	Industry Experience, Financial Expertise, Strategy & Planning, Technology Expertise, Leadership Experience, Governance, Legal & Compliance and Risk Management
7.	Terms and conditions of appointment/re-appointment	Mr. Sumir Chadha is proposed to be re-appointed as a Non-Executive Non-Independent Director of the Company, liable to retire by rotation, at the ensuing Annual General Meeting of the Company. The terms and condition of re-appointment shall be as per Appointment Letter and in accordance with the applicable laws.
8.	Remuneration proposed to be paid	NIL
9.	Date of first appointment on Board, last drawn remuneration and number of board meetings attended	Date of First appointment: 03-06-2015 Last drawn remuneration: NIL During Financial Year 2025-26, 4 Board Meetings were held and Mr. Sumir Chadha has attended all the Board Meetings.
10.	No. of Equity shares held in the Company (Including shareholding as a beneficial owner) (as on March 31, 2026)	NIL
11.	Relationship with other directors and Key Managerial Personnel inter-se	None
12.	Directorships held in other Companies Board	**Directorship in other Indian companies:** 1. Star Health and Allied Insurance Company Limited 2. Mountain Managers Private Limited 3. Roppen Transportation Services Private Limited 4. Kiwi General Insurance Limited 5. Kuhu Tech Innovations Private Limited 6. Kuhoo Finance Private Limited
13.	Membership/Chairmanship of Committees of the Board of other Companies*	**Membership/on Committees of the Board held on other Companies:** **Star Health and Allied Insurance Co Ltd** 1. Risk Management Committee-Member 2. Corporate Social Responsibility Committee-Member 3. Nomination and Remuneration Committee-Member 4. Investment Committee - Member **Kiwi General Insurance Limited** 1. Nomination and Remuneration Committee-Member 2. Risk Management Committee-Member 3. Investment Committee-Member
14.	Listed entities from which the person has resigned in the past three years	1. Aptus Value Housing Finance India Limited

*Includes Public (Listed & unlisted) Companies.

GRI INDEX

Statement of use	India Shelter Finance Corporation Limited has reported the information cited in this GRI content index for the period 1 April 2025 to 31 March 2026 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD	DISCLOSURE	LOCATION	Page No
GRI 2: General Disclosures 2021	2-1 Organisational details	About the Report About India Shelter Corporate Information BRSR - Section A	2-3 14 84 129
	2- 2 Entities included in the organisation's sustainability reporting	About the Report BRSR - Section A	2-3 129
	2-3 Reporting period, frequency and contact point	About the Report BRSR - Section A	2-3 129
	2-4 Restatements of information	BRSR - Section A, Principle 6	129, 160
	2-5 External assurance	-	-
	2-6 Activities, value chain and other business relationships	About India Shelter Our Business Offerings Business Model BRSR - Section A	14 22-25 26-27 130
	2-7 Employees	BRSR - Section A	131-132
	2-8 Workers who are not employees	BRSR - Section A	131-132
	2-9 Governance structure and composition	Governance Corporate Governance Report	74-81 101-118
	2-10 Nomination and selection of the highest governance body	Corporate Governance Report	108-109
	2-11 Chair of the highest governance body	Governance Corporate Information	76-79 84
	2-12 Role of the highest governance body in overseeing the management of impacts	Governance BRSR - Section B	74-79 138-141
	2-13 Delegation of responsibility for managing impacts	Governance	75-81
	2-14 Role of the highest governance body in sustainability reporting	Governance BRSR - Section A	74-75 140
	2-15 Conflicts of interest	BRSR - Principle 1	144-145
	2-16 Communication of critical concerns	Risk Management	40-43
	2-17 Collective knowledge of the highest governance body	Governance Corporate Governance Report	74-81 102-103
	2-18 Evaluation of the performance of the highest governance body	Corporate Governance Report	108-109
	2-19 Remuneration policies	Corporate Governance Report BRSR - Principle 5	108-109 157
	2-20 Process to determine remuneration	Corporate Governance Report	109
	2-21 Annual total compensation ratio	BRSR - Principle 5	157
	2-22 Statement on sustainable development strategy	Interview with MD & CEO Natural Capital	10 -13 60-61
	2-23 Policy commitments	Governance Corporate Governance Report BRSR - Section B	74 116 139

GRI STANDARD	DISCLOSURE	LOCATION	Page No
	2-24 Embedding policy commitments	Governance Corporate Governance Report BRSR - Section B	74 116 139
	2-25 Processes to remediate negative impacts	Governance Corporate Governance Report BRSR - Section A	74-75 112 133
	2-26 Mechanisms for seeking advice and raising concerns	Governance Corporate Governance Report BRSR - Section A, Principle 1, Principle 3, Principle 5, Principle 9	74-75 113,116 133, 143, 150, 159, 172
	2-27 Compliance with laws and regulations	BRSR - Principle 1, Principle 6	143, 144, 165
	2-28 Membership associations	BRSR - Principle 3	150
	2-29 Approach to stakeholder engagement	Stakeholder Engagement BRSR - Principle 4	32-33 154-155
	2-30 Collective bargaining agreements	BRSR - Principle 3	150
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Materiality Assessment BRSR - Section A	34-39 134-137
	3-2 List of material topics	Materiality Assessment BRSR - Section A	34-39 134-137
	3-3 Management of material topics	Materiality Assessment	34-39
GRI 101: Biodiversity 2024	101-1 Policies to halt and reverse biodiversity loss	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-2 Management of biodiversity impacts	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-3 Access and benefit-sharing	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-4 Identification of biodiversity impacts	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-5 Locations with biodiversity impacts	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-6 Direct drivers of biodiversity loss	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-7 Changes to the state of biodiversity	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
	101-8 Ecosystem services	Materiality Assessment Natural Capital BRSR - Principle 6	35 58-61 160, 165-166
GRI 102: Climate Change 2025	102-1 Transition plan for climate change mitigation	Natural Capital	58-61
	102-2 Climate change adaptation plan	Natural Capital	58-61
	102-3 Just transition	BRSR - Principle 3, Principle 5	151, 156
	102-5 Scope 1 GHG emissions	BRSR - Principle 6	163
	102-6 Scope 2 GHG emissions	BRSR - Principle 6	163
	102-7 Scope 3 GHG emissions	BRSR - Principle 6	166
	102-8 GHG emissions intensity	BRSR - Principle 6	163

GRI STANDARD	DISCLOSURE	LOCATION	Page No
GRI 103: Energy 2025	103-2 Energy consumption and self-generation within the organisation	BRSR - Principle 6	160
	103-4 Energy intensity	BRSR - Principle 6	160
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	Key Performance Indicators Financial Capital	8 48-49
	201-2 Financial implications and other risks and opportunities due to climate change	Materiality Assessment Natural Capital	35 60-61
	201-3 Defined benefit plan obligations and other retirement plans	BRSR - Principle 3	149, 153
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	Social and Relationship Capital BRSR - Section A	68-73 132
	203-2 Significant indirect economic impacts	Social and Relationship Capital BRSR - Section A	68-73 132
GRI 204: Procurement Practices 2016	3-3 Management of material topics	Materiality Assessment Social and Relationship Capital	35 68-73
	204-1 Proportion of spending on local suppliers	BRSR - Principle 7	169
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	BRSR - Principle 1	144
	205-2 Communication and training about anti-corruption policies and procedures	BRSR - Principle 1	143
	205-3 Confirmed incidents of corruption and actions taken	BRSR - Principle 1	144
GRI 206: Anti-competitive Behavior 2016	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	BRSR - Principle 7	168
GRI 301: Materials 2016	301-2 Recycled input materials used	BRSR - Principle 2	147
	301-3 Reclaimed products and their packaging materials	BRSR - Principle 2	147
GRI 302: Energy 2016	302-1 Energy consumption within the organisation	BRSR - Principle 6	160
	302-2 Energy consumption outside of the organisation	BRSR - Principle 6	160
	302-3 Energy intensity	BRSR - Principle 6	160
	302-4 Reduction of energy consumption	Natural Capital	58-61
	302-5 Reductions in energy requirements of products and services	Natural Capital	58-61
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	BRSR - Principle 6	161
	303-2 Management of water discharge-related impacts	BRSR - Principle 6	165
	303-3 Water withdrawal	BRSR - Principle 6	161, 165
	303-4 Water discharge	BRSR - Principle 6	165
	303-5 Water consumption	BRSR - Principle 6	161, 165
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	BRSR - Principle 6	163
	305-2 Energy indirect (Scope 2) GHG emissions	BRSR - Principle 6	163
	305-3 Other indirect (Scope 3) GHG emissions	BRSR - Principle 6	166
	305-4 GHG emissions intensity	BRSR - Principle 6	166
	305-5 Reduction of GHG emissions	Natural Capital	58-61
	305-7 Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	BRSR - Principle 6	162
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	Natural Capital	58-61
	306-2 Management of significant waste-related impacts	Natural Capital	58-61
	306-3 Waste generated	BRSR - Principle 6	164
	306-4 Waste diverted from disposal	BRSR - Principle 6	164
	306-5 Waste directed to disposal	BRSR - Principle 6	164

GRI STANDARD	DISCLOSURE	LOCATION	Page No
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	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	BRSR - Principle 3	153
	401-3 Parental leave	BRSR - Principle 3	149
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	BRSR - Principle 3	151
	403-2 Hazard identification, risk assessment, and incident investigation	BRSR - Principle 3	151
	403-3 Occupational health services	Human Capital BRSR - Principle 3	65 151
	403-4 Worker participation, consultation, and communication on occupational health and safety	BRSR - Principle 3	151
	403-5 Worker training on occupational health and safety	BRSR - Principle 3	151
	403-6 Promotion of worker health	BRSR - Principle 3	151
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	BRSR - Principle 3	151
	403-8 Workers covered by an occupational health and safety management system	BRSR - Principle 3	151
	403-9 Work-related injuries	BRSR - Principle 3	152
	403-10 Work-related ill health	BRSR - Principle 3	152
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	BRSR - Principle 3	151
	404-2 Programmes for upgrading employee skills and transition assistance Programmes	BRSR - Principle 3	153
	404-3 Percentage of employees receiving regular performance and career development reviews	BRSR - Principle 3	151
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Governance	79
	405-2 Ratio of basic salary and remuneration of women to men	BRSR - Principle 5	157
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	BRSR - Principle 5	149
GRI 407: Freedom of Association and Collective Bargaining 2016	407-1 Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	BRSR - Principle 3	150
GRI 408: Child Labour 2016	408-1 Operations and suppliers at significant risk for incidents of child labour	BRSR - Principle 3	153
GRI 409: Forced or Compulsory labour 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labour	BRSR - Principle 3	153
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programmes	Social and Relationship Capital	68-73
GRI 417: Marketing and Labeling 2016	417-1 Requirements for product and service information and labeling	BRSR - Principle 9	172-173
	417-3 Incidents of non-compliance concerning marketing communications	BRSR - Principle 9	172
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	BRSR - Principle 9	172

NOTES

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