



GHAR BANEGA, TOH DESH BANEGA.

Corporate Office: 8th Floor, Unit No. 802,
Natraj by Rustomjee, Junction of Western Express
Highway and M. V. Road Mumbai MH 400069 IN
Tel: 022 - 4168 9900 / 6121 3400

Date: 07th November, 2025

To,
The General Manager,
BSE Ltd.
P. J. Towers, Dalal Street,
Mumbai- 400001
Scrip Code: 544176

To
Sr. General Manager
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G, Bandra Kurla Complex
Bandra (E), Mumbai – 400 051
Symbol: AADHARHFC

Kind Attn.: Listing Corporate Relationship Department

Sub:- Investor Presentation on the Unaudited Standalone and Consolidated Financial Results for the quarter ended September 30, 2025.

Dear Sir/Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith a copy of the Investor Presentation of the Company on the Unaudited Standalone and Consolidated Financial Results for the quarter ended September 30, 2025.

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

The details of conference call scheduled on Friday, 07th November, 2025 at 18:00 Hrs (IST) have already been intimated vide our letter dated 29th October, 2025.

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

Thanking you.

For Aadhar Housing Finance Limited



Harshada Pathak
Company Secretary and Compliance Officer

Aadhar Housing Finance Ltd.

CIN: L66010KA1990PLC011409

Regd. Office: 2nd Floor, No. 3, JVT Towers, 8th 'A' Main Road,
S.R Nagar, Bengaluru – 560 027, Karnataka.

Toll Free No: 1800 3004 2020 www.aadharhousing.com
customercare@aadharhousing.com



GHAR BANEGA, TOH DESH BANEGA.

Aadhar Housing Finance Limited

Investor Presentation | H1 FY26



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

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



PERFORMANCE SNAPSHOT

Aadhar Housing Finance H1 FY26 Key Highlights (YoY Change)



AUM

₹ 275,537 Mn +21%



Disbursements

₹ 40,890 Mn +16%



PAT

₹ 5,038 Mn +18%



ROA

4.2% -9bps



GNPA

1.4% +13bps



Spread

5.9% -1bps

Aadhar Housing Finance Key Highlights

Scale



INR276bn

Sept-25 AUM
(100% Secured Retail Book)



INR 5.0 bn H1 FY26 PAT
INR 69 bn Net worth



315k
Live accounts

Asset quality



1.4%

GNPA (Sept-25)



c.60%

LTV¹ (Sept -25)



c.55%

AUM to salaried customers (Sept-25)

Distribution



INR 41 bn

H1 FY26 Disbursements



611

Branches² (Sept-25)



22

States & UTs (Sept-25)

Liability profile



Rating Upgrade
AA+ / Stable

CARE rating



44 Borrowings Relationships

Diversified



Positive ALM

Across all buckets (Sept-25)

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

FINANCIAL PERFORMANCE

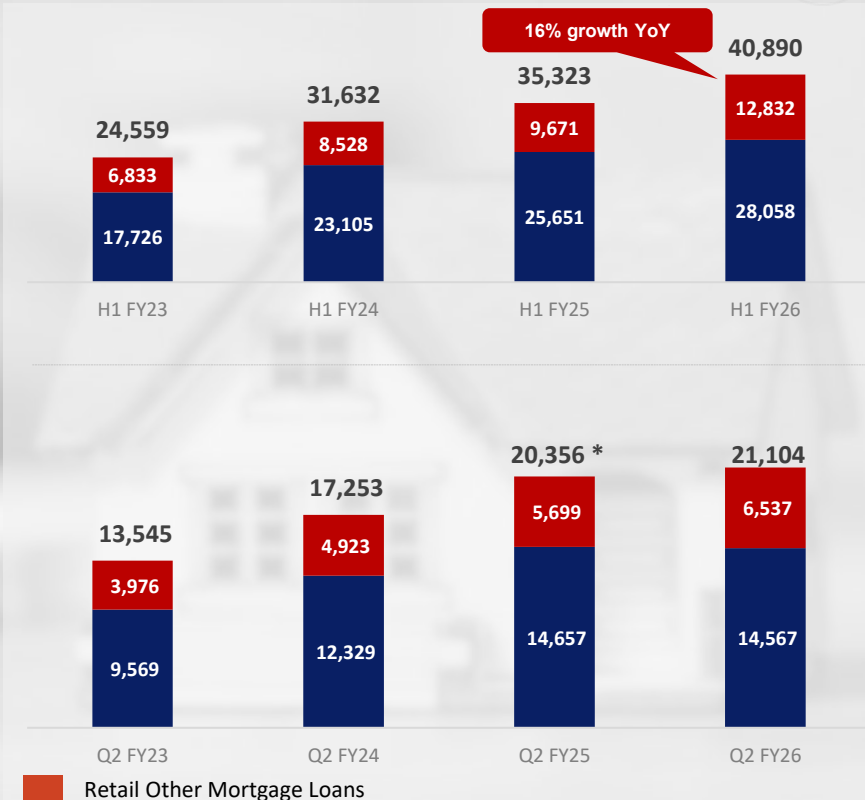


Strong Growth in AUM and Disbursements

AUM – By Product (INR Mn) : Growth of 21% in H1 FY26 on YoY



Disbursement – By Product (INR Mn) : Growth of 16% in H1 FY26 on YoY

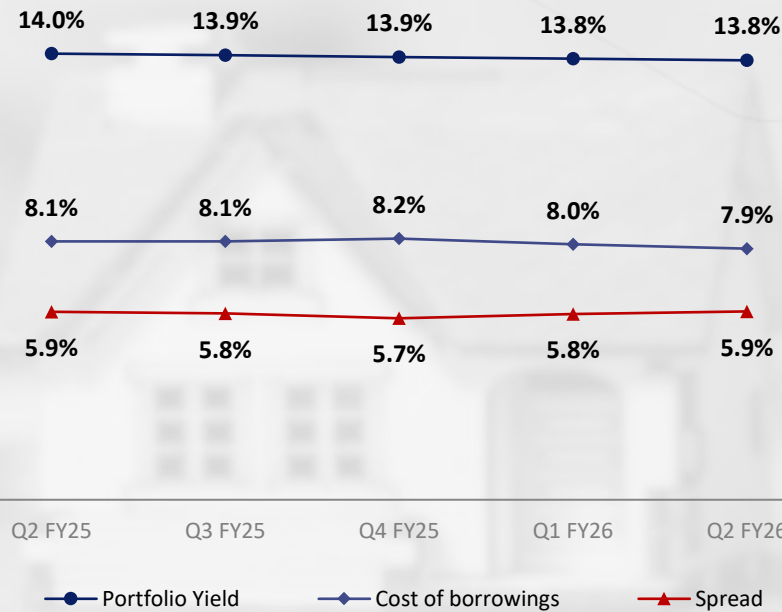
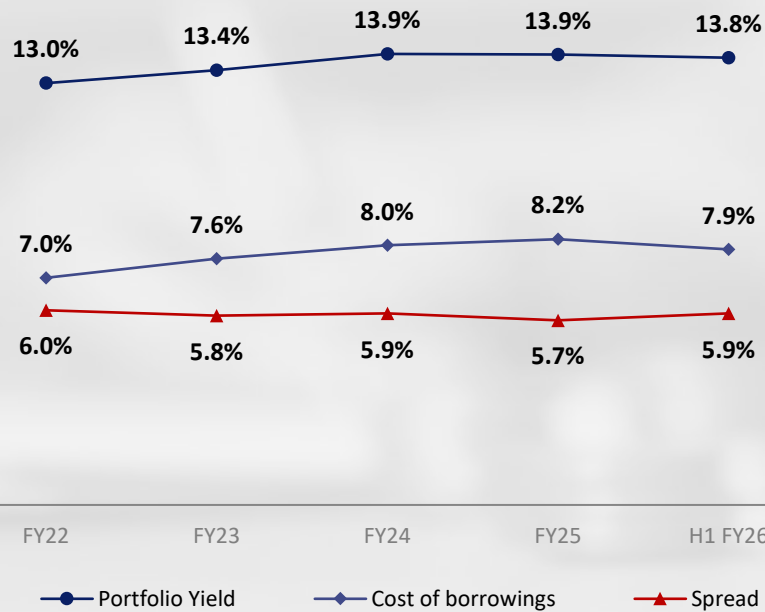


*Q2 FY25 disbursement had a bump on account of stabilizing of cheque handover post regulatory circular dated 29th Apr 24.



Stable Yields and Spreads

Yields, Cost of Borrowings and Spreads (%)*

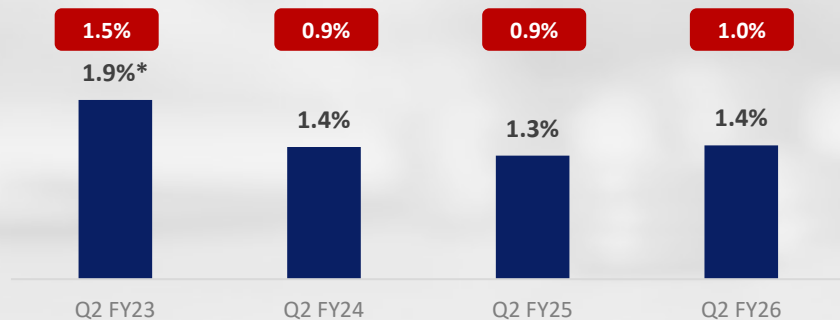
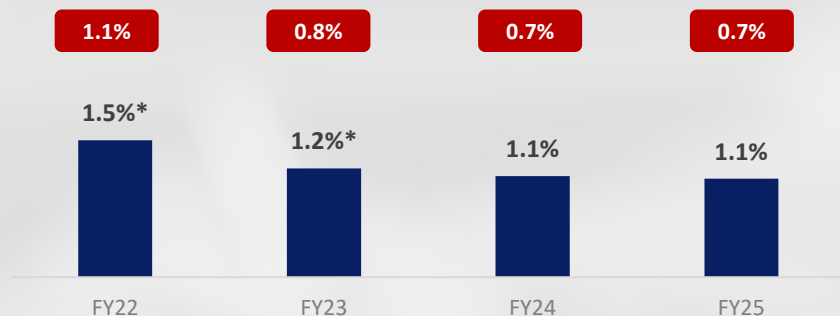


* Portfolio Yield/Cost of borrowings as at period end.



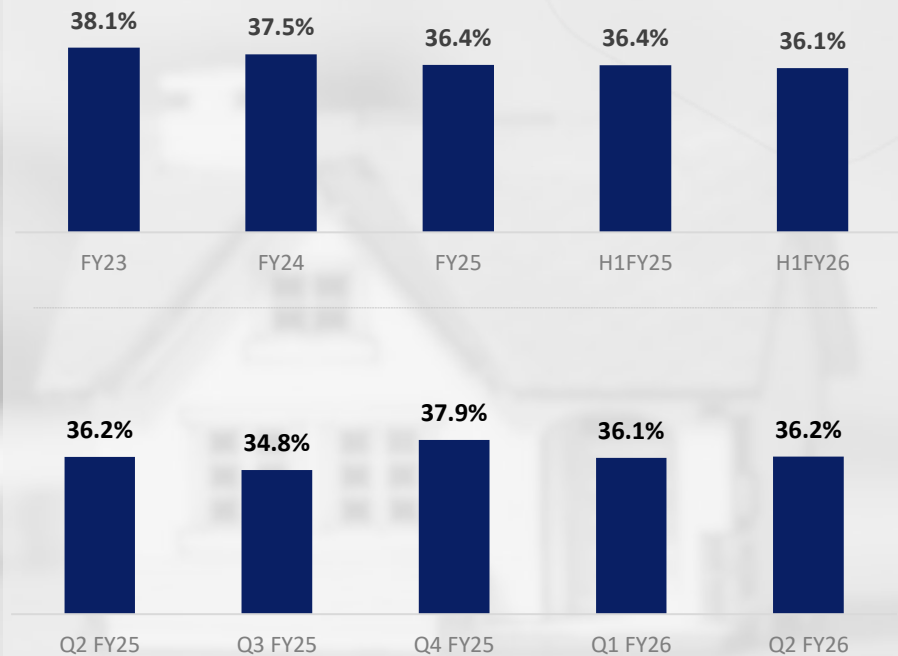
Stable Asset Quality and Consistent Improvement in Efficiency

Asset Quality Metrics



■ GNPA to AUM ■ NNPA to AUM

Cost to Income – Improved by 30bps in H1 FY26 on YoY basis

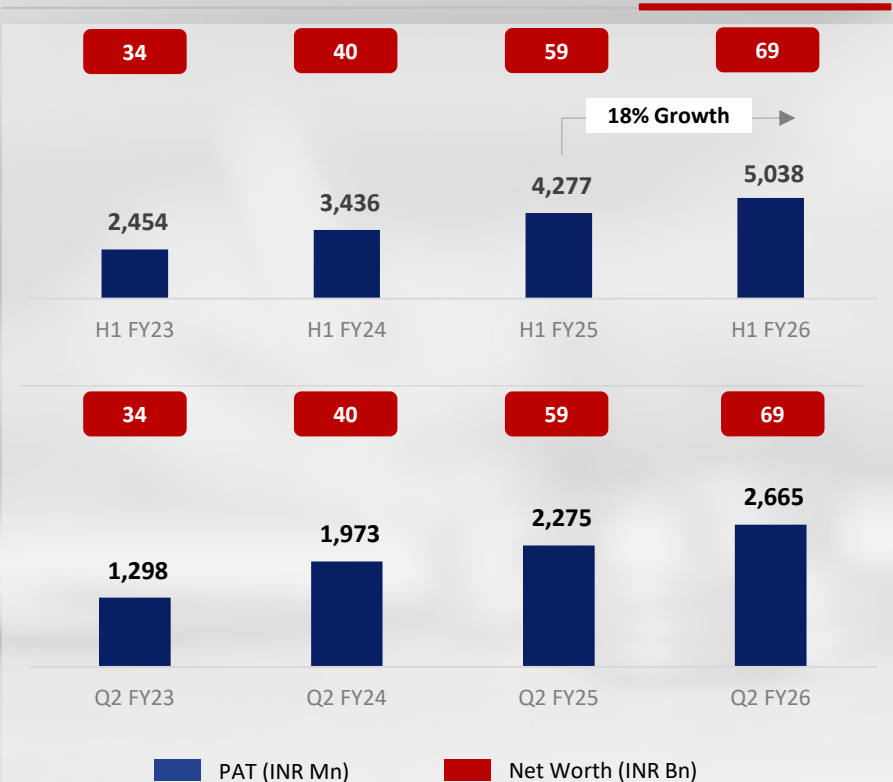


*Includes 0.27% (FY22), 0.23% (Q2 FY23) and 0.04% (FY23) NPA <= 90 DPD which have been classified as per the RBI circular dated 12th November 2021 respectively.

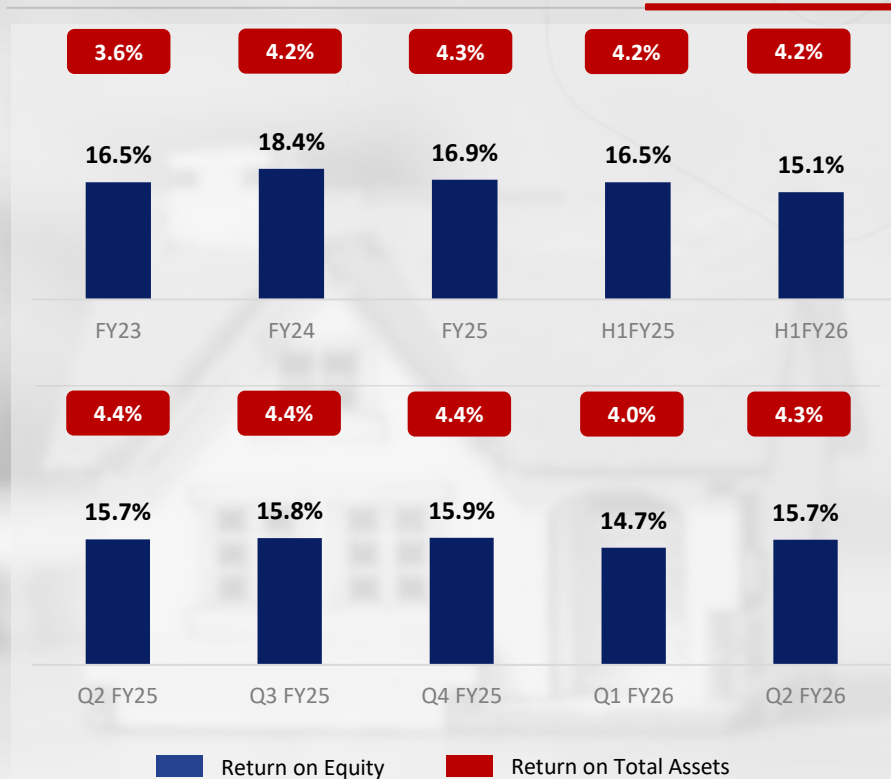


Strong Profitability and Returns

Profit after Tax **Increased by 18%** in H1 FY26 on YoY basis



Stable Return **Ratios**



Note: Networth and ROE from Q1 FY25 onwards includes IPO primary portion of Rs 1000 Crs (Gross), ROE = Profit after tax / Average Assets (Opening assets + closings assets for the respective period / 2)
Before exceptional items for FY23.

COMPANY OVERVIEW

Introduction to Aadhar Housing Finance

1 HFC focused on low-income housing segment with ticket size less than INR1.5mn, with an AUM of **INR276bn**

2 **100% secured retail** loan book

3 **Granular** portfolio skewed towards **Salaried** customers; Average ticket size of **INR1.1mn**

4 **Pan-India presence** with **611** branches covering **549** districts across **22** states and union territories; serving **c.315k** live accounts

5 **44** lender relationships with a diversified borrowing base

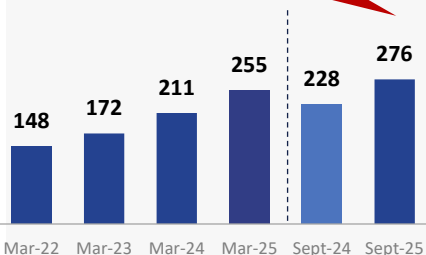
6 **Technology enabled** business model across functions

7 Highly profitable franchise delivering **c.27% PAT CAGR¹** and **4.2% RoA**

8 **Experienced, cycle-tested** and **professional** management team with **strong corporate governance**

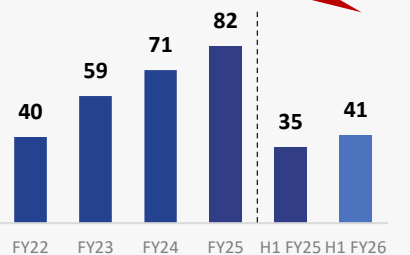
Strong AUM Growth

21% growth in H1 FY26 INRbn



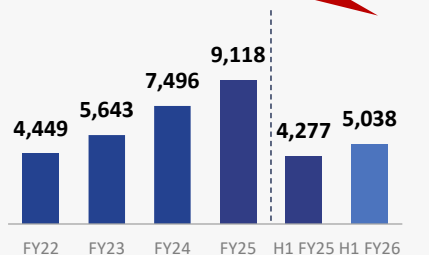
Disbursements Trend

16% growth in H1 FY26 INRbn



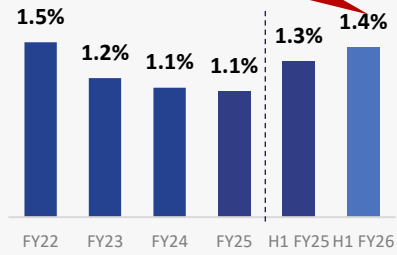
Strong PAT

18% growth in H1 FY26 INRMn



GNPA Trend

+13bps in H1 FY26 In %



Note: 1. CAGR of PAT before exceptional items from FY22 to FY25



Aadhar Housing Finance – Value Proposition

Focused on **low-income housing** segment¹

Diversified and granular portfolio

Extensive branch and sales office network
with geographical penetration across India

Access to **diversified funding sources**, **positive ALM** position

Robust, analytics driven
processes for **underwriting and collections**

Scalable technology platform
and digital processes

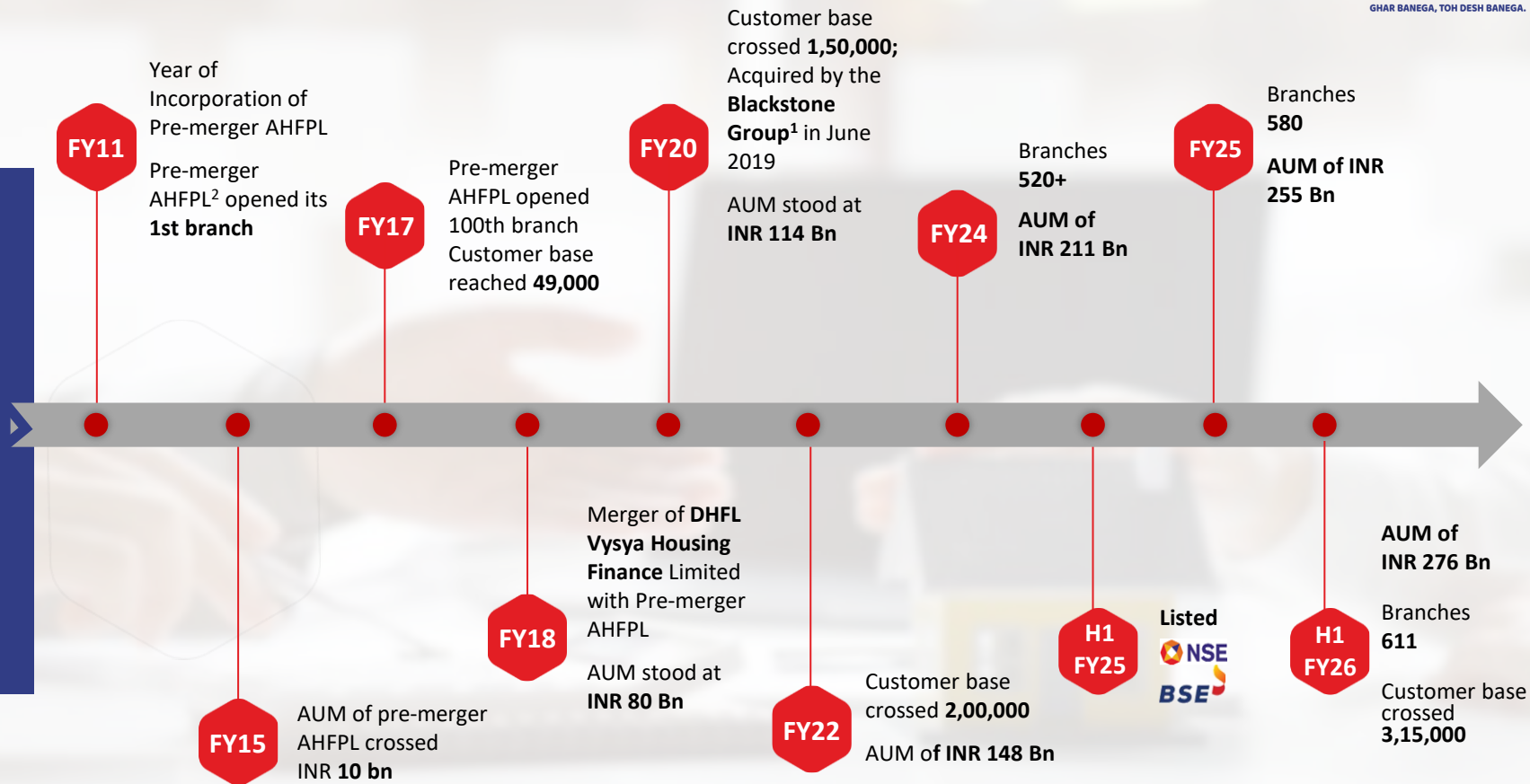
Social objectives one of the
core components of the
business model

Experienced, cycle-tested
management team with
strong **corporate governance**

Key Milestones



Seasoned business model showcasing strong resilience across business cycles



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

Highly Experienced Board of Directors



Raj Vikash Verma,

Independent Director & Non- Executive Chairman

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

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



Dr. Punita Kumar Sinha,

Independent Director

Founder of Pacific Paradigm Advisors

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



Mukesh Mehta,

Non Executive (Nominee) Director

Serves as Senior MD, Blackstone Advisors India

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



Deo Shankar Tripathi

WTD¹ and Executive Vice Chairman

Previously acted as MD & CEO of the Company

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

Sharmila A. Karve,

Independent Director

Previously associated with Price Water House Coopers as a Partner

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



Amit Dixit,

Non Executive (Nominee) Director

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

Serves on the board of several Blackstone portfolio companies



Prateek Roongta,

Non Executive (Nominee) Director

Serves as MD, Blackstone Advisors India

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



Rishi Anand,

Managing Director and CEO

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

Previously worked with Shelters, ICICI Bank, etc.



Seasoned Management Team



Rishi Anand,

Managing Director and CEO

- 27 years of work experience across a diverse spectrum of functions and businesses in the financial services space
- Previously worked with Shelters, ICICI Bank, etc.



Rajesh Viswanathan,

Chief Financial Officer

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



Anmol Gupta, *Chief Treasury Officer*

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



R. Anil Kumar Nair, *Chief Operating Officer*

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



Madhur Bhatnagar, *Chief Recovery & Collections Officer*

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



Vinod Nair, *Chief Human Resources Officer*

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



Nirav Shah, *Chief Risk Officer*

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



Haryyaksha Ghosh, *Chief Data Officer*

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



Pratik Jariwala, *Chief Compliance Officer*

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



Harshada Pathak, *Company Secretary & Compliance Officer*

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



Sharad Jambekar, *Chief Information Technology Officer*

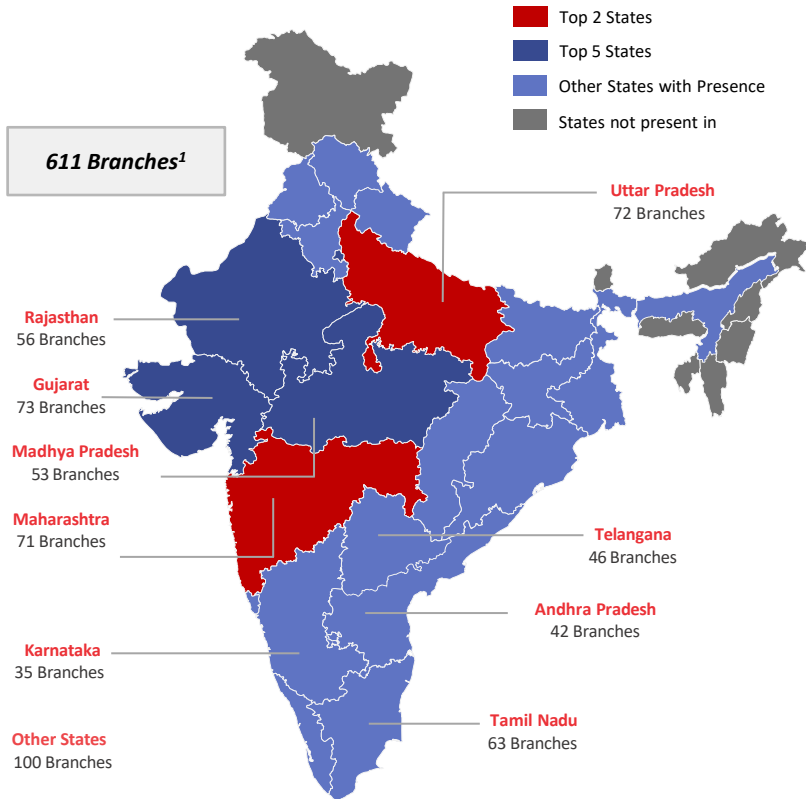
- Seasoned IT leader with 21+ years of experience driving technology strategy and transformation in the BFSI sector
- Previously held leadership roles at SBI Capital Markets (VP & Group Head - IT), L&T General Insurance (Head of IT), and worked with L&T Finance, ICICI Bank, and others

BUSINESS OVERVIEW



Pan-India Presence

Distribution Network

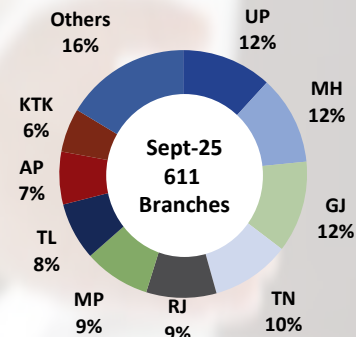


Note: UP = Uttar Pradesh, MP = Madhya Pradesh, MH = Maharashtra, TN = Tamil Nadu, GJ = Gujarat, RJ = Rajasthan, KTK = Karnataka, TL = Telangana, AP = Andhra Pradesh.

1. Branches including offices are 623.

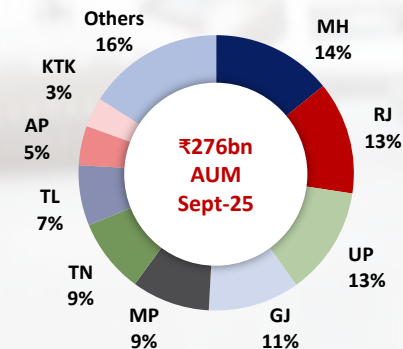
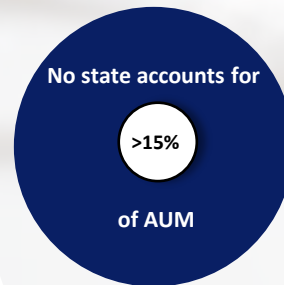
Branch Distribution

By State (September 30, 2025)



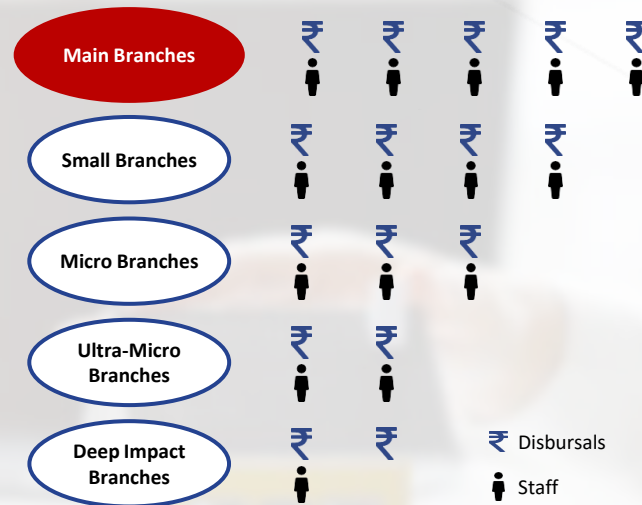
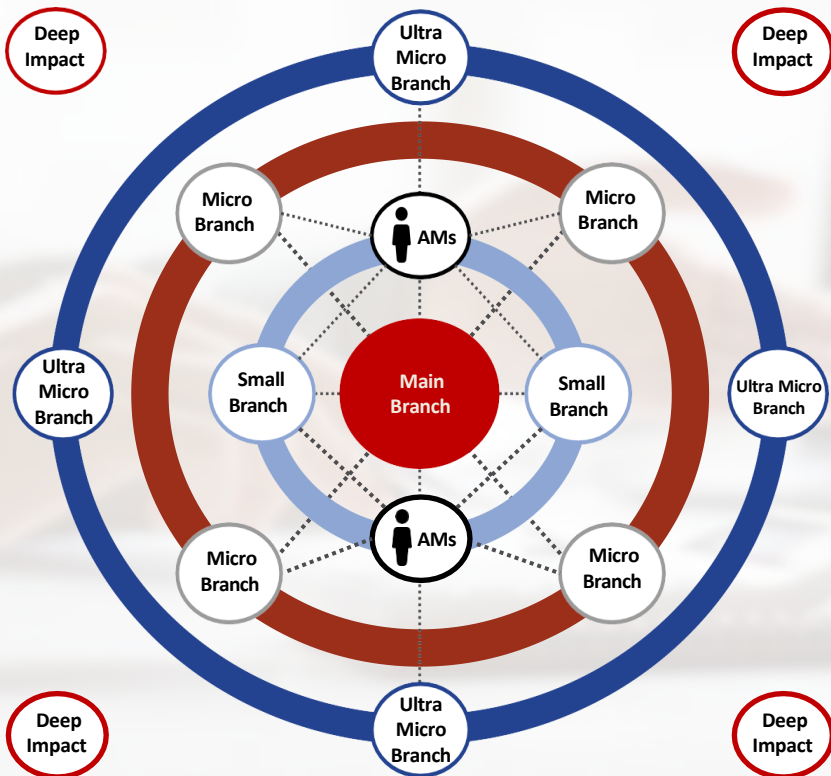
State wise AUM

Diversified presence with a focus on cost control





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



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

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



Distribution Strategy



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Urban

No of Branches: 137



Emerging

No of Branches: 474

No of Branches

A - 51

No of Branches

B - 209

No of Branches

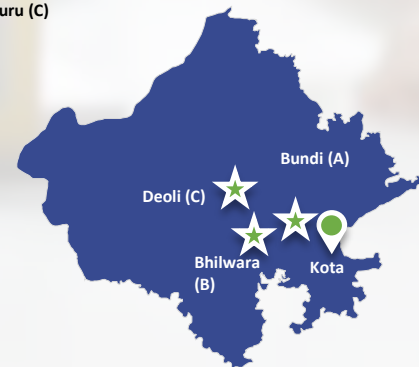
C - 214

Branch Breakup: Examples

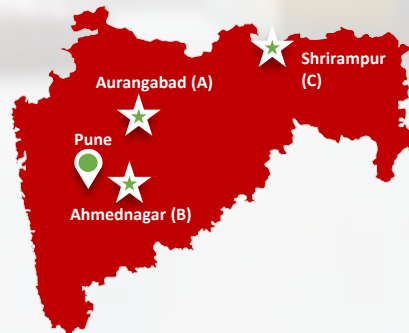
APTTL
(Andhra Pradesh / Telangana)



Rajasthan



Rest of Maharashtra





Comprehensive Credit Assessment Process

Centralized processing at regions –Salaried Customers

Regional processing units to process applications for salaried customers

Ensures standardisation, cost optimization and better turn-around time



Decentralized processing – other customers

Branch led processing through credit managers

On-ground verification of business and income

Analysis of expected cash flow of customer's business

Loan documentation, builder due diligence, title checks

Inhouse legal team and empaneled lawyers verify documents; ensure that the property is legally enforceable

Reports prepared by empanelled lawyers reviewed by in-house legal team



File screening, field investigation, document verification

RCU screens every loan application and supporting document

Suspicious documents sampled and verified at source

Activities

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



Assessment of property valuation

Done by in-house technical team of civil engineers

Multiple opinions sought in specific cases

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

Post-disbursement sampling

~5% of the properties mortgaged in each quarter are re-valued to review the variance in valuation

Cases of variance are examined for taking remedial actions

Diversified Funding Sources

NHB



Banks



Mutual Funds

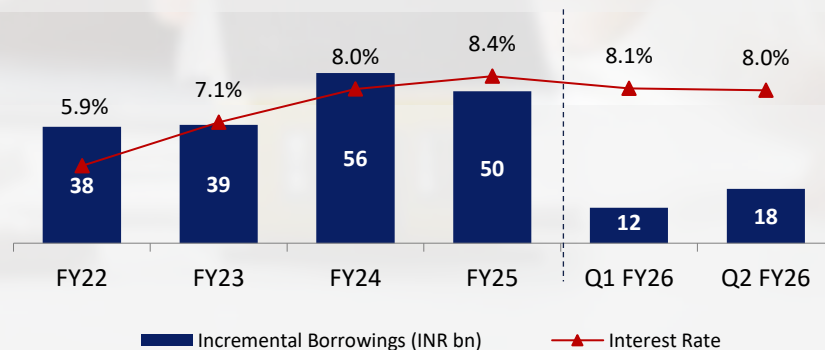
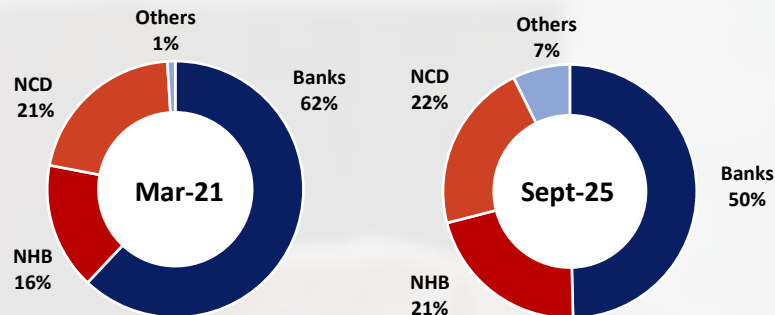


DFI



Increasing focus on diversifying borrowings

Continue to increase share of NHB refinancing and rely on long term sources of borrowings

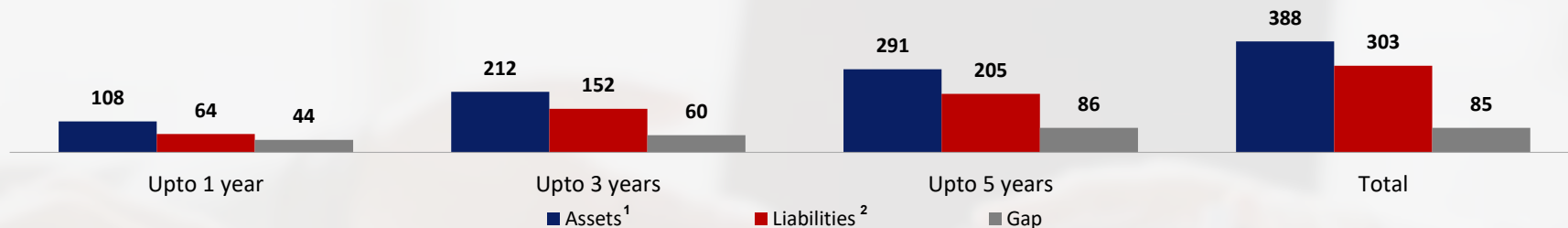


Note: 1. Interest rate for incremental borrowing. Represents weighted average rate of interest on fresh borrowings in the relevant year or period.

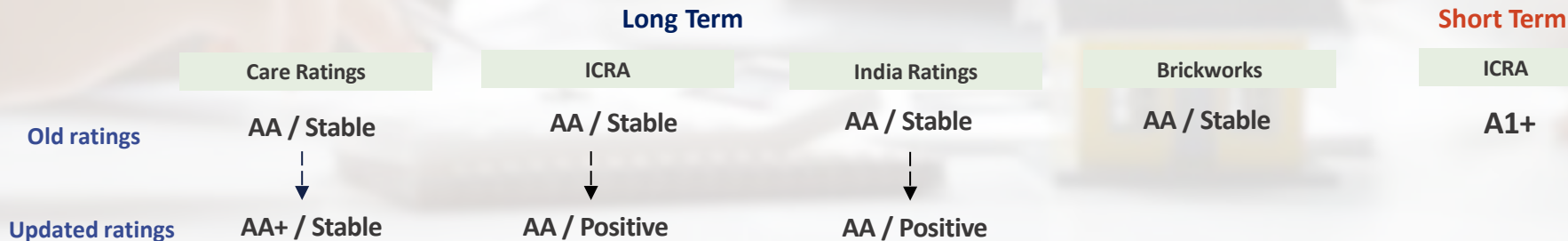
Positive ALM Position Across Buckets

Asset Liability Management – INR bn (as on Sept-25)

75% of Gross AUM and 73% of borrowings have floating interest rates



High-level of Ratings Across Tenures from Leading Rating Agencies



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



Social Objectives at the Core of the Business

E



Home
Aspirations

64%

Gross AUM with
EWS/LIG customers

Portfolio focused on EWS / LIG segments

AUM focused on EWS / LIG Customers

80%

FY22

76%

FY23

71%

FY24

66%

FY25

64%

H1FY26

S



Socially
Inclusive

Aadhar Mitras /
Mahila Aadhar Mitras

Overview of various CSR activities

Incentive based
representative model

Aadhar Kaushal – Skill development for youth from the underserved segment
Aadhar Aangan – Ensuring nutrition, early childhood education and care
Aayushman Aadhar – Supporting healthcare infrastructure with health camps

Blackstone, a leading investment firm, with total AUM of US\$1.2 trillion¹, is the promoter²

Strong set of Independent Directors

Constantly strengthening corporate governance – 3 Independent Directors

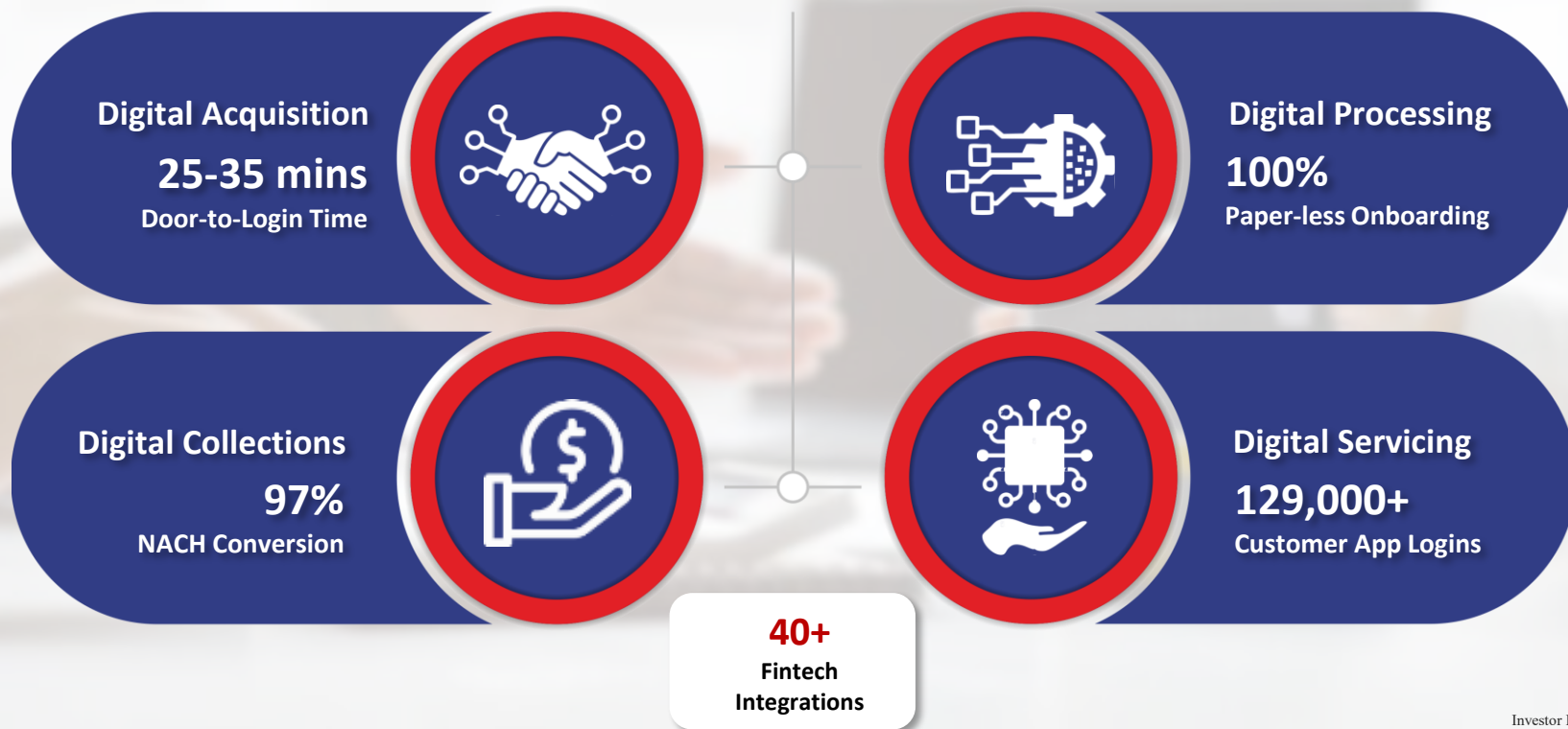


Governance

TECH CAPBILITIES



End-to-End TCS-Enabled Core System



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

Lending and Securitization Platform

1 Digital Onboarding

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

2 Loan Origination

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

3 Loan Servicing

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

4 Collection Management

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

5 Mobility Solutions

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

6 Customer Engagement

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

7 Finance & Accounting

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

8 Analytics

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



IT Platform augmented with Digital Capabilities

Digital Servicing

- ✓ Customer Service Mobile App
- ✓ Customer Self Service Web Portal
- ✓ Digital Welcome Kit
- ✓ Cloud Telephony enabled Call Center
- ✓ Digital Payment Collections
- ✓ Auto Email & SMS to customers

3



1



2



Digital Acquisitions

- ✓ Digitized Lead Generation – Various Aggregator Sources
- ✓ Digital Customer Onboarding via Sales Mobility App
- ✓ Digital Onboarding of Channel Partners
- ✓ Geo-Tagging for effective route planning

Digital Processing

- ✓ Digital KYC Compliance
- ✓ Dedupe & Credit Bureau Integrations
- ✓ E-Validation of Income & Banking Docs
- ✓ Digital Property Search
- ✓ E-Signing & E-Stamping
- ✓ Payment Gateway for Online Fee Collection
- ✓ E-NACH Banking Processing
- ✓ Robotic Process Automations

IT Platform augmented with Digital Capabilities

DIGITAL ACQUISITION

Lead Generation



CSC



IPPB



Gram Haat



JK Cement



udChalo

Incentive Automation



Smart Winner

DIGITAL PROCESSING



Karza

→ PAN, Aadhaar, EPFO Verifications



CRIF

→ Multi Bureau Verifications



iXsight

→ Dedupe Engine



Novel Pattern

→ Bank Aggregator & Analyzer



Teal

→ Digital Property Search



CERSAI

→ CKYC, Asset Search



SignDesk

→ e-Signing & e-Stamping



Paytm

→ Online Fee Payment Gateway



Razorpay

→ Online Fee Payment Gateway



Lotuspay

→ e-NACH & m-NACH



Automation Edge

→ RPA Automations

DIGITAL SERVICING

Digital Welcome Kit



Anur Cloud



Cloud Telephony



Simple2Call

Digital Collections



BBPS

Communication



Gupshup

Technology Architecture

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Prospects

Aadhar
Website /
Portal



Customers

Customer
Service-
Mobile App



Aadhar Mitra

Lead
Generation



Channel Partner

Verification
Portal



Vendors

Fintech
Partner
Systems



Sales Users

Sales On The
Go- Mobile
App



Collections Users

Collections -
Mobile App



Call Centre Users

CRM Service

Middleware

Digital
Onboarding

Loan
Origination
(LOS)

Loan
Servicing
(LMS)

Collections
Management

General
Ledger

GST Suvidha

Securitization

CRM

Dashboards

Documents Management

Operational Data Store for BI & Analytics

Aadhar Neo Platform (SAAS)

Helpdesk

Compliance

Data Science

HRMS

Treasury

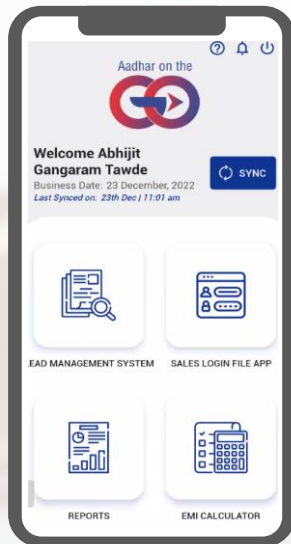
Support Systems

Aadhar Private Cloud – DC DR Infrastructure Services

Extensive Suite of Applications

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

Sales Mobility App



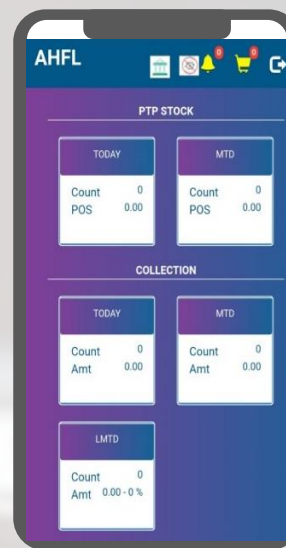
Faster onboarding of customers

Customer Service



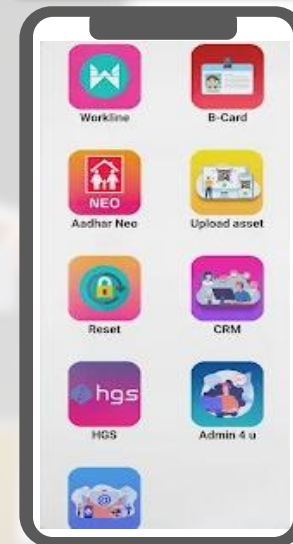
All-in-one customer app

Collections App



Live tracking of collections

Employee Super App



Integrated HR app for all employee services

Business Transformation through Data Science



Asset Quality & Risk Management

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



Operational Efficiencies & Business Excellence

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



AUM Retention & Amplifying Yields

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



Credit Risk Underwriting

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



Collections Analysis

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



Branch Opening

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



Risk Based Pricing

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



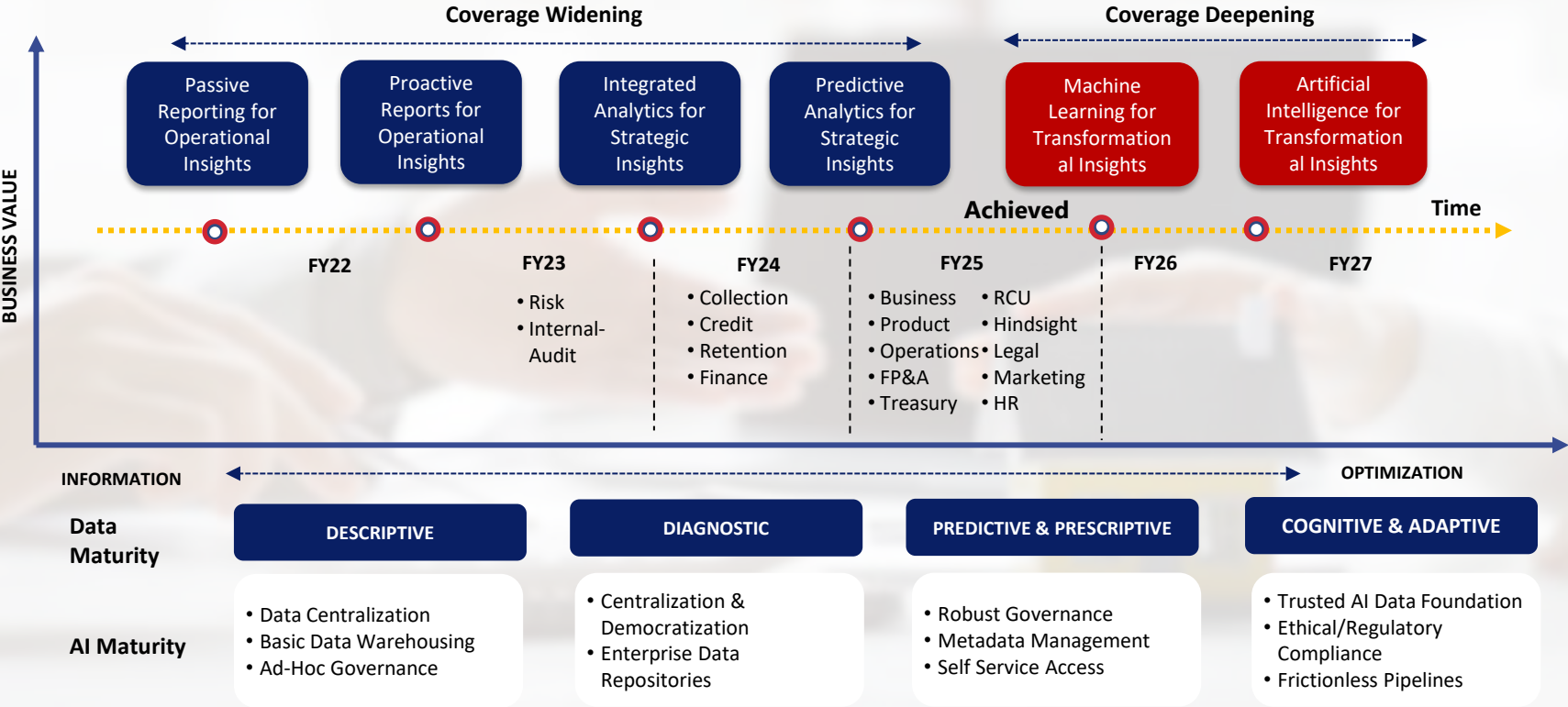
Customer Retention

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



Data & Analytics Maturity: In Sync with Organizational Growth

The first 4 years (FY22-FY25) the focus was to widen the coverage across verticals through descriptive and diagnostic analytics. Going forward, the strategy shifts to deepening this coverage and advancing data science maturity with a focus on AI/ML tools

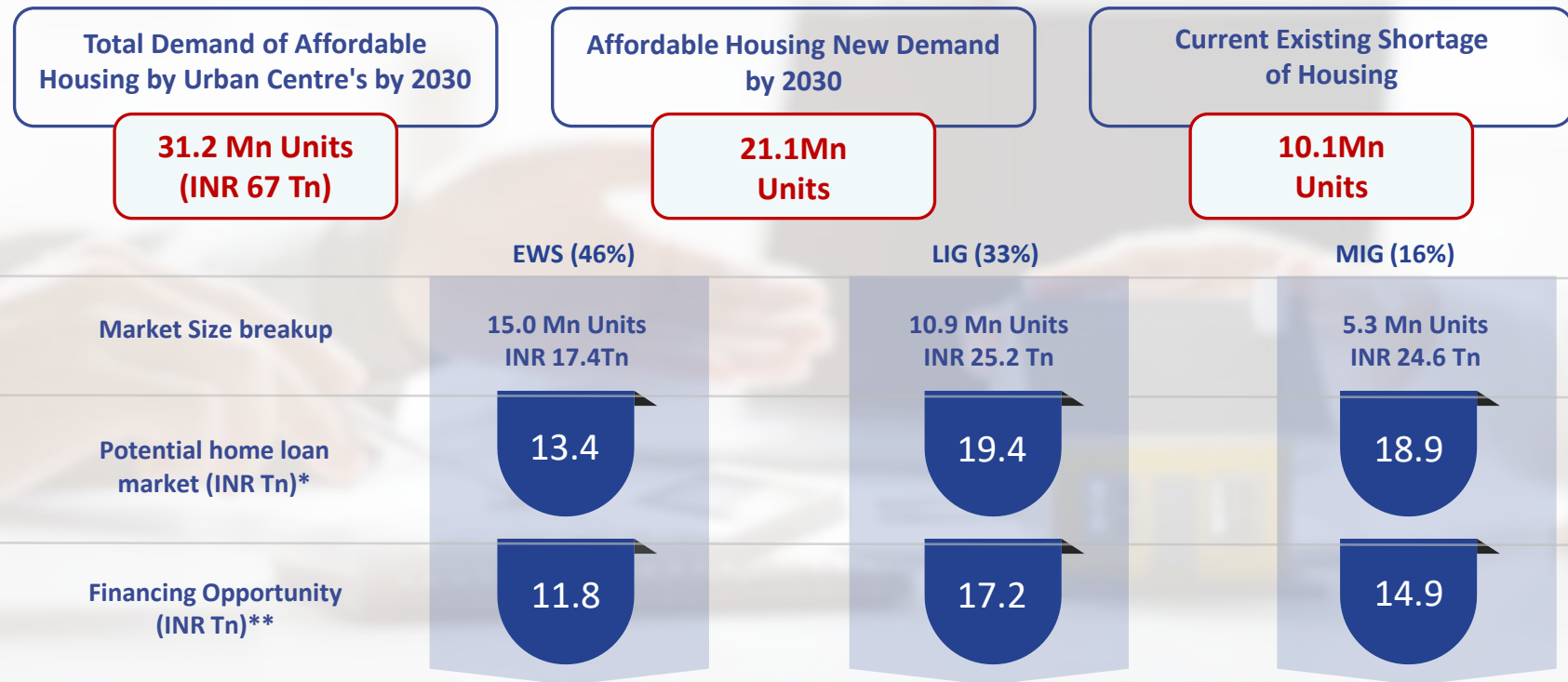


INDUSTRY OVERVIEW



Affordable Housing Finance Market in India: Opportunity Size

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



Key Growth Enablers

Government Initiatives' Impact on Housing Finance

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

Changing Dynamics

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

Market Penetration Opportunities

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

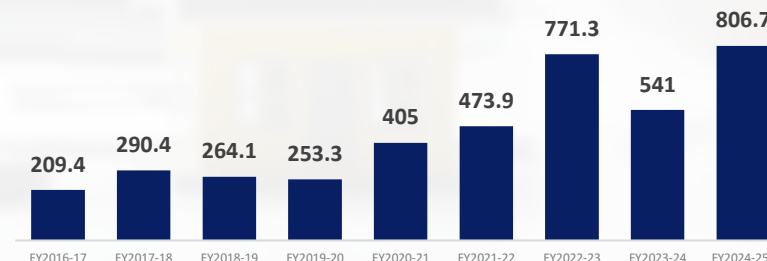
Focus on Financial Inclusion

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

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

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

Central government budgetary allocation for PMAY (INR bn)



FINANCIAL INFORMATION

Consolidated Profit and Loss Statement

Particulars (INR Mn)	Q2 FY26	Q2 FY25	YoY	Q1 FY26	QoQ	H1 FY26	H1 FY25	YoY
Interest on loans	7,714.3	6,338.4		7,314.2		15,028.5	12,317.8	
Other Interest and Investment Income	320.4	351.4		334.8		655.2	718.4	
Non-Interest Income	517.1	526.4		539.4		1,056.5	992.2	
Net gain on DA	440.8	426.6		325.0		765.8	745.9	
Total Income	8,992.6	7,642.8	18%	8,513.4	6%	17,506.0	14,774.3	18%
Finance costs	3,416.2	2,851.8		3,319.4		6,735.6	5,621.9	
Net interest margin	5,576.4	4,791.0	16%	5,194.0	7%	10,770.4	9,152.4	18%
Operating Expenses	2,017.4	1,733.5		1,875.3		3,892.7	3,335.7	
Pre-Provision Operating Profit	3,559.0	3,057.5	16%	3,318.7	7%	6,877.7	5,816.7	18%
Credit Costs	131.6	133.2		267.2		398.8	320.0	
Profit Before Tax	3,427.4	2,924.3	17%	3,051.5	12%	6,478.9	5,496.7	18%
Tax Expenses	762.7	649.2		678.7		1,441.4	1,220.2	
Profit After Tax	2,664.7	2,275.1	17%	2,372.8	12%	5,037.5	4,276.5	18%
Total Comprehensive Income	2,653.3	2,275.1	17%	2,344.4	13%	4,997.7	4,276.5	17%
Earnings per equity share (Diluted)	6.0	5.2		5.4		11.4	9.9	

Consolidated Balance Sheet

Particulars (INRmn)	September 30 th , 2025	March 31 st , 2025
Sources of Funds		
Share capital	4,331	4,314
Reserves and surplus	64,614	59,409
Borrowings	176,055	1,63,224
Trade payables & Other Liabilities	5,835	5,146
Derivative Financial Instruments	-	147
Total	2,50,835	2,32,240
Application of Funds		
Loan Assets	222,606	204,841
Investments and Cash & Cash Equivalent	22,757	22,366
Other Financial Assets and Trade Receivables	3,845	3,728
Non-Financial Assets	1,565	1,305
Derivative Financial Instruments	62	-
Total	2,50,835	2,32,240
Capital Adequacy Ratio (%)		
Tier I	44.3%	44.1%
Tier II	0.5%	0.5%

ECL Provisions

Particulars (INR Mn)	Sept 30 th , 2025	March 31 st , 2025	Sept 30 th , 2024
Gross Stage 1	214,226	196,774	1,75,466
% portfolio in Stage 1	95.0%	94.9%	95.0%
ECL Provision Stage 1	646	594	559
ECL Provision % Stage 1	0.3%	0.3%	0.3%
Gross Stage 2	7,883	8,269	6,812
% portfolio in Stage 2	3.5%	4.0%	3.7%
ECL Provision Stage 2	1,040	1,068	807
ECL Provision % Stage 2	13.2%	12.9%	11.8%
Gross Stage 3 a (DPD <= 90)	18	16	24
% portfolio in Stage 3 a	0.0%	0.0%	0.0%
ECL Provision Stage 3 a	4	4	6
Gross Stage 3 b (DPD > 90)	3,305	2,213	2,476
% portfolio in Stage 3 b	1.47%	1.07%	1.34%
ECL Provision Stage 3 b	1,135	764	878
ECL Provision % Stage 3	34.3%	34.5%	35.4%
Gross Stage 1, 2 & 3	225,432	207,272	184,778
ECL Provision Stage 1, 2 & 3	2,825	2,430	2,250
Total ECL Provision %	1.3%	1.2%	1.2%



Glossary

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

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



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GHAR BANEGA, TOH DESH BANEGA.

THANK YOU

