August 4, 2026

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

To,
The Listing Department
National Stock Exchange of India Limited,
Exchange Plaza,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Dear Sir / Madam,

Sub: Notice of the Eighteenth Annual General Meeting and Annual Report for Financial Year 2025-26 under Regulation 50(2) and 53(2)(a) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

Ref: Tata Capital Housing Finance Limited ("the Company")

This is to inform you that the Eighteenth Annual General Meeting ("AGM") of the Company is scheduled to be held at a shorter notice on Monday, August 10, 2026, at 10:00 a.m. through Video Conferencing via Microsoft Teams, to transact the businesses as stated in the Notice of the AGM dated August 4, 2026.

The Notice of the AGM and the Annual Report of the Company for the Financial Year 2025-26 is sent today i.e. August 4, 2026, through electronic mode to the Shareholders, the debenture holders whose email addresses are registered with the Depository Participants, and to other stakeholders entitled to receive the same, are enclosed. The same is also available on the website of the Company at www.tatacapital.com.

Further, pursuant to Regulation 58(1)(b) of the SEBI LODR Regulations, a letter providing the web-link, including the exact path for accessing the Annual Report, is being sent to those debenture holders who have not registered their email addresses with the Depository Participants.

Pursuant to Regulation 50(2) and 53(2)(a) of the SEBI LODR Regulations, please find enclosed the said Notice of the AGM and the Annual Report of the Company.

This is for your information and records.

Thanking you,

Yours faithfully,

For **Tata Capital Housing Finance Limited**

SANNA GUPTA

Digitally signed by SANNA GUPTA
Date: 2026.08.04 12:37:06 +05'30'

Sanna Gupta
Company Secretary

Encl.: *as above*

Cc: IDBI Trusteeship Services Limited
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Fort, Mumbai – 400 001.

TATA CAPITAL HOUSING FINANCE LIMITED

Annual Report FY 2025-26

Our Founder

JAMSETJI NUSSERWANJI TATA

03.03.1839 - 19.05.1904

“That he was a man of destiny is clear. It would seem, indeed, as if the hour of his birth, his life, his talents, his actions, the chain of events which he set in motion or influenced, and the services he rendered to his country and to his people, were all predestined as part of the greater destiny of India."

JRD Tata’s thoughts about Jamsetji Tata in the Foreword to ***Jamsetji Nusserwanji Tata: A Chronicle of His Life*** *by Frank Harris, second edition, 1958.*

Corporate Information

Board of Directors	Mr. Rajiv Sabharwal Mr. Mehernosh B. Kapadia Ms. Malvika Sinha Mr. Sujit Kumar Varma Mr. Nagaraj Ijari Mr. Sarosh Amaria
Chief Financial Officer	Mr. Mahadeo Raikar
Company Secretary	Ms. Sanna Gupta
Joint Statutory Auditors	M/s. Kirtane & Pandit LLP, Chartered Accountants M/s. G D Apte & Co., Chartered Accountants
Registered Office	11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013
Corporate Identification Number	U67190MH2008PLC187552

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BOARD'S REPORT

To the Members,

The Board is pleased to present the Eighteenth Annual Report of **Tata Capital Housing Finance Limited** ("the Company" / "TCHFL") together with the Audited Financial Statements of the Company for the Financial Year ("FY") ended March 31, 2026.

1. BACKGROUND

The Company, is a wholly-owned subsidiary of Tata Capital Limited ("TCL") and is registered as a Housing Finance Company with the National Housing Bank ("NHB") to carry on housing finance activities. The Company primarily offers Home Loans, Loans Against Property and Loans to Developers for constructing Residential and Commercial premises. The Company has been classified as a Middle Layer Non-Banking Financial Company ("NBFC-ML") by the Reserve Bank of India ("RBI"), as per Scale Based Regulations issued by RBI.

The Company is headquartered in Mumbai and has 350 branches across India as on March 31, 2026.

2. FINANCIAL RESULTS

(Rs. in crore)

Particulars	FY 2025-26	FY 2024-25
Gross Income	**8,639**	**6,975**
Less:		
Finance Costs	4,963	4,142
Impairment / (Reversal of impairment) on financial instruments	76	(151)
Employee Benefits Expense	563	467
Depreciation, Amortisation and Impairment	53	49
Other expenses	527	455
Total expenses	**6,182**	**4,962**
Profit Before Exceptional Items and Tax	**2,457**	**2,013**
Exceptional Items [Charge / (Credit)]	**8**	**-**
Profit Before Tax	**2,449**	**2,013**
Less: Provision for Tax	613	514
Profit After Tax	**1,836**	**1,499**
Profit attributable to owners of the Company	**1,836**	**1,499**
Other comprehensive income	40	(20)
Tax on other comprehensive income	(10)	5
Other comprehensive income after tax	30	(15)
Other comprehensive income attributable to owners of the Company	30	(15)
Total comprehensive income attributable to owners of the Company	**1,866**	**1,484**
Amount brought forward from previous year	3,470	2,286
Amount available for appropriation	5,336	3,770

Appropriations:		
Special Reserve Account	(367)	(300)
Interim Dividend on Equity Shares	(-)	(-)
Surplus carried to Balance Sheet	**4,969**	**3,470**

During FY 2025-26, the Company disbursed loans amounting to Rs. 40,742 crore (FY 2024-25: Rs. 31,333 crore), representing an increase of 30%. The Company's loan portfolio stood at Rs. 83,808 crore as on March 31, 2026 (Rs. 66,405 crore as on March 31, 2025), representing an increase of 26%. The Cost to Income ratio decreased to 31.1% in FY 2025-26, as compared to 34.3% in FY 2024-25 and the Net Profit after Tax for the year increased by 22%, from Rs. 1,499 crore in FY 2024-25 to Rs. 1,836 crore in FY 2025-26, primarily on account of higher Net Interest Margin ("NIM"). Gross Non-Performing Asset and Net Non-Performing Asset were 0.73% and 0.33%, respectively, as on March 31, 2026 (0.77% and 0.32%, respectively, as on March 31, 2025). The Company's Gross Income increased to Rs. 8,639 crore in FY 2025-26 from Rs. 6,975 crore in FY 2024-25, representing an increase of 24%. Interest expenses increased by 20% to Rs. 4,963 crore in FY 2025-26 from Rs. 4,142 crore in FY 2024-25.

Net interest income of the Company increased by 26%, from Rs. 2,347 crore in FY 2024-25 to Rs. 2,956 crore in FY 2025-26. NIM + Other Revenue as a percentage of average assets, stood at 4.8% for FY 2025-26. For FY 2025-26, total Income included Investment Income of Rs. 63 crore, Fee Income of Rs. 651 crore and Other Income of Rs. 6 crore.

The Operating Expenses (including Employee costs, Depreciation and other expenses) increased by 18% as compared to FY 2024-25.

Impairment on the financial instruments during the year ended March 31, 2026 was Rs. 76 crore. The provision for taxation during the year was Rs. 613 crore.

The Company has transferred an amount of Rs. 367 crore to the Special Reserve Fund for FY 2025-26, pursuant to Section 29C of the National Housing Bank Act, 1987. An amount of Rs. 1,499 crore has been carried to the Balance Sheet after appropriations for FY 2025-26.

3. SHARE CAPITAL

The Issued, Subscribed and Paid-up Equity Share Capital of the Company as on March 31, 2026 was Rs. 6,21,76,51,890 consisting of 62,17,65,189 Equity Shares of Rs. 10 each. The entire Equity Share Capital of the Company is held by TCL and its nominees.

During FY 2025-26, the Company offered, issued and allotted 1,29,48,615 Equity Shares of Rs. 10 each, at a premium of Rs. 492 per Equity Share, aggregating Rs. 650.02 crore on a 'Rights Basis' to TCL. The said shares were allotted on March 9, 2026.

4. DIVIDEND

In order to conserve resources, the Board of Directors did not recommend any Dividend on the Equity Shares for FY 2025-26.

5. REVIEW OF OPERATIONS OF THE COMPANY

5.1. Retail Finance

The Retail Finance ("RF") business offers products such as Home Loans and Loans Against Property. Disbursements in FY 2025-26 aggregated to Rs. 25,811 crore as compared to Rs. 22,044 crore in

FY 2024-25. Disbursements of high margin products constituted 52% of overall RF disbursements during FY 2025-26.

As at March 31, 2026, the closing book of RF stood at Rs. 65,575 crore (FY 2024-25: Rs. 55,078 crore). Increasing share of high margin products along with overall growth in Developed Markets, Emerging Markets, Financial Inclusion and Home Equity Vertical were some of the key drivers for business growth.

5.2. Developer Finance

The Developer Finance ("DF") business provides tailored lending solutions to real estate developers across select Tier I and Tier II markets in India. Through a focused presence in 10 key cities, the business team continues to maintain strong engagement with the real estate ecosystem and developer community. Over the last three years, DF has supported the development of more than 250 projects having approximately 50,000 homes, reinforcing its role as a key contributor to the Company's long-term growth strategy.

For FY 2025-26, DF ended with a book of Rs. 18,233 crore as compared to Rs. 11,328 crore at the end of FY 2024-25

The business continued to make a meaningful contribution to the Company's profitability by maintaining healthy net interest margins and enhancing fee income. This performance was driven by higher business volumes, a growing client franchise and a disciplined approach towards portfolio expansion and execution.

6. BORROWINGS

During FY 2025-26, the Company met its funding requirements through a combination of Long-Term Debt (comprising Non-Convertible Debentures ("NCDs"), Subordinated Debt, Bank Loans and Inter-Corporate Deposits) and Short-Term Debt (comprising Commercial Paper ("CP") and Bank Loans). During the year under review, the Company issued, on a private placement basis, Secured Redeemable NCDs aggregating Rs. 7,595 crore. The aggregate debt outstanding as at March 31, 2026 was Rs. 74,408 crore (of which Rs. 19,744 crore was payable within one year). The Debt Equity ratio of the Company as at March 31, 2026 was 6.78 times.

The Company has been regular in repayment of its borrowings and payment of interest on borrowings.

7. CREDIT RATING

During the year under review, the rating agencies re-affirmed / issued ratings to the Company, as under:

Nature of Securities	Rating Agency	Rating
Commercial Paper	CRISIL Ratings Limited	CRISIL A1+
Secured NCDs, Subordinated NCDs and Bank loan facilities	CRISIL Ratings Limited	CRISIL AAA / Stable
Secured NCDs Market Linked Debentures	CRISIL Ratings Limited	CRISIL PPMLD AAA / Stable
Public NCD - Retail Bond	CRISIL Ratings Limited	CRISIL AAA / Stable
Bank Loans - Short Term	CRISIL Ratings Limited	CRISIL A1+
Commercial Paper	ICRA Limited	[ICRA] A1+
Subordinated NCDs and Secured NCDs	ICRA Limited	[ICRA] AAA (Stable)

Long Term fund based / non fund based	ICRA Limited	[ICRA] AAA (Stable)
Public NCD - Retail Bond	ICRA Limited	[ICRA] AAA (Stable)
Secured NCDs and Bank loan facilities	India Ratings and Research Private Limited	Withdrawn

8. RISK MANAGEMENT

The Company has built a robust risk management framework with strong risk fundamentals and continues to monitor the internal and external risks arising out of macro-economic factors, regulatory changes and geo-political scenario. The Board of Directors has set the tone at the top by laying down and approving the strategic plans and objectives for risk management and risk philosophy. The Risk Management Committee of the Board has the responsibility relating to monitoring and reviewing risks.

A comprehensive Enterprise Risk Management ("ERM") Policy has been adopted by the Company which uses defined Key Risk Indicators based on quantitative and qualitative factors. A two-dimensional quantitative data management tool - Heat Map – has been implemented, which enables the Management to have a comprehensive view of various identified risk areas based on their probability and impact.

Changes in internal and external operating environment, digitalization, technological advancements and agile way of working have increased the significance of Fraud, Information & Cyber Security and Operational Risks. The Company continues to focus on increasing operational resilience and mitigation of these risks.

A structured Internal Capital Adequacy Assessment Process ("ICAAP") is in place to enhance Board and Senior Management's ability to understand the existence of capital flexibility in line with the defined risk appetite. The ICAAP evaluates capital requirements under different stress scenarios.

9. INTERNAL FINANCIAL CONTROLS

The Management has laid down a set of standards, processes and structure which enables it to implement internal financial controls across the Organization with reference to financial statements and that such controls are adequate and are operating effectively. Internal Financial control framework has been established in line with the Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission ("COSO") and Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

During FY 2025-26, testing was conducted basis process walkthrough and review of samples as per documented controls in the Risk & Control matrix. Testing was done for each of the controls confirming the existence and operating effectiveness of controls over financial reporting. Review was performed on design, adequacy and operating effectiveness of the controls.

During the year under review, no material or serious observation has been observed for inefficiency or inadequacy of such controls.

10. INFORMATION TECHNOLOGY ("IT") SUPPORT

The Company has remained committed to driving technological advancement and digital transformation through sustained investments in modern, scalable, and future-ready technology solutions. As part of its ongoing core system modernization efforts, the Company has focused on strengthening its digital ecosystem, enhancing operational resilience and improving data-driven decision-making capabilities across business functions.

During the year, the Company successfully upgraded its Anti-Money Laundering ("AML") and Asset Liability Management ("ALM") platforms. These enhancements have significantly strengthened the Company's regulatory compliance framework by improving monitoring capabilities, increasing accuracy in risk assessment and enabling more efficient adherence to evolving regulatory requirements. The upgraded systems also support improved governance, reporting efficiency and proactive risk management practices.

In line with its strategic objective of enhancing customer experience and operational agility, the Company launched a Loan Processing Platform ("LPP"), an industry-leading and comprehensive digital lending solution. The platform has been specifically designed to support Home Loans and Loan Against Property and streamline the end-to-end lending lifecycle, including customer onboarding, credit evaluation, approval workflows, documentation and disbursement processes. The agile architecture of the platform enables faster turnaround times, enhanced scalability, improved process efficiency and greater flexibility to adapt to evolving business and customer needs. The implementation of the LPP marks an important milestone in the Company's growth and digital transformation journey.

Further, the Company continues to strengthen its technology infrastructure and data management capabilities to build a strong foundation for emerging technologies, including Generative Artificial Intelligence ("Generative AI"). These initiatives are aimed at improving operational efficiency, enabling intelligent automation, accelerating innovation and supporting faster go-to-market execution for products and services. By investing in advanced analytics, data readiness and scalable infrastructure, the Company seeks to position itself to effectively leverage AI-driven opportunities in the future.

The Company also maintains a strong focus on IT governance and risk management. Its IT policies, frameworks and operating procedures are reviewed and updated periodically to reflect evolving business requirements, technological advancements, cybersecurity considerations and real-time regulatory changes. This continuous review process ensures that the Company's IT environment remains secure, compliant, efficient and aligned with applicable regulatory guidelines and industry best practices.

11. DIGITAL PLATFORM AND ANALYTICS

Digital transformation continues to remain a key strategic priority and an area of sustained focus for the Company. During FY 2025–26, the Company continued to make significant investments in building best-in-class digital platforms, technology-driven products and customer-centric solutions. These initiatives have enabled the Company to deliver superior and more personalized customer experiences, improve operational efficiencies across the lending value chain and strengthen its position as a relevant and future-ready participant in India's rapidly evolving digital financial ecosystem.

At the Company, enhancing customer convenience through self-service capabilities has remained a core objective. The Company continues to expand and strengthen its digital servicing ecosystem by offering customers multiple channels and platforms to seamlessly access services based on their preferences and convenience. Presently, more than 75% of customer service interactions are conducted through digital platforms, reflecting strong customer adoption and the effectiveness of the Company's digital engagement initiatives.

Home loan customers are able to interact with the Company through a wide range of digital channels, including the web portal, mobile applications, WhatsApp, chatbot and voice-bot services, thereby ensuring a seamless omnichannel experience. During the year, the Company's chat-based servicing platform, TIA, witnessed a significant increase in customer usage and engagement. Further, to enhance customer experience and improve accessibility to services, the Company introduced 13 additional customer service request categories into its digital service journeys. These include requests such as Equated Monthly Instalment increase, Prime Lending Rate clarification, part-payment servicing and other related functionalities, thereby reducing dependency on physical touchpoints and improving turnaround time for service fulfilment.

With technology at the core of its operating model, the Company continues to reimagine financial services and transform the mortgage experience for customers. The adoption of Digital Know Your Customer ("Digital KYC") processes has significantly improved the speed and efficiency of loan application processing by enabling paperless, secure and user-friendly verification mechanisms. The Company was also among the early adopters of the Account Aggregator framework, which enables seamless and consent-based retrieval of customers' financial information from multiple banking institutions for credit underwriting purposes. This integration has strengthened both channel efficiency and customer journeys by facilitating faster and more informed lending decisions.

The Company has also embedded advanced analytics and machine learning capabilities into its lending and servicing operations. Several machine learning-based scorecards are currently deployed across underwriting and debt servicing functions for mortgage loans. These advanced algorithms have enhanced the Company's ability to assess creditworthiness more accurately, strengthen risk mitigation practices, enable faster and data-driven lending decisions, and establish more efficient debt servicing and collection strategies.

Digital adoption within collections and servicing operations has also remained robust, with over 95% of mortgage collections being processed through digital channels. In addition, the Company has continued to scale the use of Robotic Process Automation ("RPA") across repetitive and process-intensive operational activities. The maturity achieved in RPA implementation has contributed significantly towards operational efficiency, process standardization, improved accuracy and productivity enhancement.

The Company also continues to collaborate extensively with FinTech partners to drive business growth, accelerate innovation and enhance customer journeys and operational processes. During the year, business generated through strategic partnerships witnessed significant growth. Tata Capital is currently integrated with more than 80 FinTech partners across multiple domains, enabling seamless digital processes, enhanced service delivery and broader customer reach through ecosystem-led partnerships.

As part of its ongoing digital transformation journey, the Company remains committed to building best-in-class digital capabilities and scalable technology platforms that deliver superior customer delight, improve productivity and enhance operational excellence. The Company will continue to invest in innovative products, advanced digital capabilities and technology-enabled services with the objective of creating new industry benchmarks and strengthening its position as the financier of choice across customer segments.

12. TATA CAPITAL JOURNEY OF EXCELLENCE

<u>Business Excellence Model</u>

Tata Capital continues to enhance its capabilities and processes in keeping with market and regulatory changes, using the framework of the Tata Business Excellence Model ("TBEM") (based on Baldridge Criteria, USA), which covers aspects of Leadership and Governance, Strategic Planning, Customer Focus, Measurement, Analysis and Knowledge Management, Workforce Focus and Operations Focus. Tata Capital had participated in its 8th TBEM external assessment conducted by the Tata Business Excellence Group a division of Tata Sons Private Limited, between July to November 2022 and was placed in the 650-700 score band, which indicates the level of "Industry Leader" with an absolute score of 664 (TBEM score in 2020 was 624). This reflects a significant improvement in the journey of Excellence. This was an integrated assessment with all subsidiaries and businesses of Tata Capital.

The assessment provided Tata Capital with important granular feedback in terms of its current strengths and opportunities for improvements to work upon. The findings of the assessment would help Tata Capital enhance its journey towards excellence and would be useful in the next cycle of Assessment in FY 2026-27. Key strengths indicated in the TBEM 2022 Assessment were the (i) Organization's alignment with its Vision and the building of capability and structure for achieving the Vision (ii) Focus on building a quality book and (iii) Risk Management, Internal Audit and Governance mechanisms.

Tata Capital has implemented many improvement initiatives involving people, process, digitization and technology over the last few years. One of the key initiative launched in FY 2024-25 was Leadership Development Program (LDP) in partnership with Tata Management Training Centre (TMTC) in seven focus areas which are of importance to the Company. The faculties were drawn in from various reputed academic international and national institutes and also from Industry. The FY 2025-26, saw LDP V2 being launched where in 700 colleagues underwent the course with 14 batches. The effectiveness of the LDP V1 program has been measured in FY 2025-26 through various feedback surveys and the business impact. These include process simplification, re-engineering and automation for improving Tata Capital's operational focus in order to enhance customer satisfaction and improve internal efficiencies with an objective to gain a competitive advantage. Many practices of Tata Capital have been recognized as Group wide Best Practices consistently in the last many years.

Data Excellence – DATOM ("Data and Analytics Target Operating Model") Framework

Tata Capital also undertook its second Data Excellence Assessment in FY 2022-23 (the first was in February 2020) along with its three subsidiaries covering 4 business lines. This is based on TCS's DATOM framework. DATOM framework enables organizations assess the maturity of their Data and Analytics capabilities and establish an effective Operating Model and set up Data and Analytics programs to fulfil their business objectives and goals. The Organization maturity is assessed across 4 KRA's – (1) Data, (2) Technology, (3) Process and (4) People. These 4 KRA's are further sub divided into 23 Sub KRA's with a detailed focus on various dimensions.

The Company is scored at 3.3 on a 5 point Global Benchmarking scale.

13. CORPORATE SOCIAL RESPONSIBILITY ("CSR")

Tata Capital's purpose is to be a "Responsible Financial Partner fulfilling India's Aspirations". Guided by the Tata Group's core values, the Company integrates social and environmental responsibility into its business ethos, ensuring that growth is aligned with the well-being of the communities it serves.

It remains committed to promoting equality, inclusiveness and dignity for all, with a focused effort towards uplifting underserved and vulnerable sections of society. Driven by a strong dedication to national development, it implements focused and strategic programs aimed at addressing social and environmental challenges that impact the lives of society's most vulnerable groups

CSR Purpose:

The Company's CSR vision is to establish a collaborative and inclusive approach for social and environmental development initiatives, fostering shared value for the broader community, aligned with the core purpose of the Tata Group. The Company's CSR mission is to enhance the well-being of the community, with a special focus on marginalized social and economic groups, by creating a lasting, measurable, and positive impact, through targeted interventions in:

- Climate Action
- Healthcare
- Education and Skill Development

The Company adopts a participatory approach to CSR, engaging key stakeholders and beneficiary communities in the design and implementation of its initiatives. This ensures that programmes are need-based, contextually relevant and capable of delivering meaningful outcomes crucial for national progress and development.

In addition to programmatic interventions, the Company actively encourages its employees, partners and customers to contribute towards social and environmental causes, thereby strengthening a culture of collective responsibility.

CSR Policy, Budget and Key Programmes

The CSR Policy of the Company is available on the Company's website and can be accessed at: https://www.tatacapital.com/content/dam/tata-capital/tchfl/CSR%20Policy-TCHFL.pdf

During FY 2025-26, the Company has budgeted and spent an aggregate amount of Rs. 2,925 lakh towards CSR programmes in accordance with Schedule VII of the Companies Act, 2013 ("the Act") read with the Companies (CSR Policy) Rules, 2014, as recommended by the CSR Committee of the Board and approved by the Board of Directors of the Company.

Additionally, from FY 2024-25, an unspent amount of Rs. 377 lakh were earmarked for the ongoing JalAadhar project with National Agro Foundation, of which Rs. 188.50 lakh has been utilised during the current financial year. The balance Rs. 188.50 lakh is planned to be utilised in FY 2026-27, in accordance with the provisions of the Act and CSR Rules. The Annual Report on CSR activities is annexed herewith as Annexure 'A'.

The project implementation follows a robust process including but not limited to selection of technically sound Non - Governmental Organization, project planning as per baseline assessment, milestone-based implementation with community partnership, monitoring and evaluation mechanisms to integrate sustainability principles for a smooth exit. This assures the desired impact and outcomes while also ensuring community ownership, resilience and self-sustenance through the project.

Key CSR programmes of the Company are:

- **Aarogyatara**

  As part of its healthcare initiatives, and in alignment with Tata Group and Tata Trust efforts in cancer care, the Company places a strong focus on eliminating curable blindness among underserved and rural communities across 9 states of Maharashtra, Bihar, Tamil Nadu, Uttar Pradesh, Karnataka, Andhra Pradesh, Gujarat, Rajasthan and Telangana. Through screening camps in project areas, the program identifies refractive errors and facilitates corrective measures such as providing spectacles, performing surgeries, and offering post-operative care in collaboration with partner hospitals. Aligned with Sustainable Development Goal 3, the initiative seeks to restore vision, enabling individuals to lead dignified, financially independent lives. In FY 2025-26, a total of over 2.93 lakh individuals were screened for eye ailments, out of which 14,940 were operated to cure their vision. More than 7,100 individuals received spectacles to correct refractive vision issues.

- **Education and Skilling**

  Our education and employability programs are aimed at upskilling youth, labourers across the construction sector, PwDs by building their sectoral and life skills. Accessibility applications, masonry and similar programs provide sectoral knowledge and better livelihood opportunities to the individuals. In FY 2025-26, over 3,100 candidates were skilled through the programmes.

- **JalAadhar**

  The aim of the programme is to attain water security in water-stressed communities / locations through the three models under JalAadhar, i.e. Integrated Watershed Development, Waterbody Rejuvenation and Water Access. The programme aims to harvest runoff water to increase its percolation into groundwater, encourage judicious use of water within agricultural practices and increases community income through livelihood generation activities. The project is in alignment to Sustainable Development Goal 6 and augments the work of various Government of India schemes impacting groundwater recharge and access to water. In FY 2025-26, the project has reached 42 villages covering 24,368 individuals creating water harvesting potential of 1,920 lakh liters in two states of Tamil Nadu and Karnataka.

- **The Green Switch**

  The Green Switch project is designed to provide energy security to unelectrified / dark communities using a solar micro off-grid model that powers the community 24X7. The project was inspired by Sustainable Development Goal 7 and Power for All scheme. The solar off-grid plant works on a decentralised community ownership model connecting each household through a proper transmission and distribution line with electric meters while also connecting streetlights, common areas and community buildings. In FY 2025-26, total 639 homes with 2,676 individuals across 11 hamlets were connected to clean electricity for the first time with a total installed capacity of 161.50 kWp system.

In FY 2025-26, the Company positively reached over 3.39 lakh individuals from underserved communities enabling them to lead more dignified and improved lives and planted 1.78 lakh mangrove saplings.

14. COMPLIANCE

The Company has been classified as a Middle Layer Non-Banking Financial Company (“NBFC-ML”) by the RBI, as per Scale Based Regulations issued by RBI and is registered with the NHB as a Non–Deposit accepting Housing Finance Company (“HFC”). The Company is in compliance with all applicable laws, rules, circulars and regulations, including the Act and those prescribed by the RBI for NBFCs – ML and HFCs, as applicable from time to time.

Further, the Company also has Certificate of Registration to act as a Corporate Agent (Composite) from Insurance Regulatory and Development Authority of India (“IRDAI”).

The NCDs issued by the Company to the public are listed on the BSE Limited (“BSE”) and the National Stock Exchange of India Limited (“NSE”) and the NCDs issued on a private placement basis are listed on the NSE. The Company also has NCDs which are unlisted. The Company has also complied with and continues to comply with the Securities and Exchange Board of India (“SEBI”) (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and other applicable rules/regulations/guidelines, issued and amended from time to time. Further, the Company is classified as High Value Debt Listed Entity in accordance with the SEBI LODR Regulations.

The Company recognises compliance as an integral element of sound corporate governance and has instituted a robust compliance framework to ensure effective oversight and monitoring of regulatory obligations. The framework is supported by a Board-approved Compliance Policy, periodic compliance testing mechanisms to assess adherence to applicable regulatory requirements, and a structured self-certification process across relevant functions. Further, the Company has developed Key Compliance Indicators to proactively identify, monitor and report potential compliance risks across its business operations.

With respect to asset quality, including provisioning for Non-Performing Assets, the Company follows norms prescribed by RBI. The Capital to Risk (Weighted) Assets Ratio (“CRAR”) of the Company was

17.55% as on March 31, 2026, against the CAR of 15%, prescribed by the RBI.

15. DEPOSITS

The Company did not hold any public deposits at the beginning of the year, nor has it accepted any public deposits during the year under review.

16. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

The Company being an HFC, the provisions of Section 186 of the Act pertaining to granting of loans to any persons or bodies corporate, giving of guarantees or providing security in connection with loans to any other bodies corporate or persons are not applicable to the Company.

The details of investments made by the Company are given in the Notes to the Financial Statements.

17. DIRECTORS

a) Appointment and Cessation

During the financial year under review, there were no appointments or cessations of Directors on the Board of the Company.

b) Director liable to retire by rotation:

In accordance with the provisions of the Act and the Articles of Association of the Company, Mr. Rajiv Sabharwal (DIN: 00057333), Non-Executive Director, is liable to retire by rotation at the ensuing Annual General Meeting ("AGM") and is eligible for re-appointment. The Members of the Company may refer to the accompanying Notice of the AGM for the brief resume of Mr. Sabharwal.

Pursuant to the 'Fit and Proper' Policy adopted by the Company under RBI (Housing Finance Company) Directions, 2025 ("RBI HFC Directions") read with Reserve Bank of India (Non-Banking Financial Companies – Governance) Directions, 2025 ("RBI Governance Directions"), the Company has received the 'Fit and Proper' declaration from Mr. Sabharwal for his re-appointment as a Director of the Company, which has been taken on record by the Nomination and Remuneration Committee ("NRC").

c) Declaration by Independent Directors:

The Company has received declarations from the Independent Directors viz. Mr. Mehernosh B. Kapadia (DIN: 00046612), Ms. Malvika Sinha (DIN: 08373142), Mr. Sujit Kumar Varma (DIN: 09075212) and Mr. Nagaraj Ijari (DIN: 09390579), stating that they meet the criteria of independence as provided in Section 149(6) of the Act and Regulation 62B(1)(b) read with Regulation 16(1)(b) of SEBI LODR Regulations. In terms of Regulation 62N(9) of SEBI LODR Regulations, they have also confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated, that could impair or impact their ability to discharge their duties with an objective independent judgment and without any external influence.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and that they hold the highest standards of integrity. In terms of Section 150 of the Act, read with the Companies (Appointment and Qualification of Directors) Rules, 2014, the Independent Directors of the Company have registered themselves with the data bank of Independent Directors created and maintained by the Indian Institute of Corporate Affairs, Manesar.

18. NUMBER OF MEETINGS OF THE BOARD

11 (Eleven) meetings of the Board were held during the year. For details of meetings of the Board, please refer to the Corporate Governance Report, which forms part of this Annual Report.

19. EVALUATION OF THE BOARD, ITS COMMITTEES AND INDIVIDUAL DIRECTORS

Pursuant to the provisions of the Act and SEBI LODR Regulations, the Board has carried out an annual evaluation of its own performance, that of the individual Directors and the functioning of all the Committees of the Board. The Board of Directors was assisted by the NRC. The performance evaluation was carried out by seeking inputs from all the Directors / Members of the Committees, as the case may be.

The Board of the Company followed the criteria as specified in the Guidance Note on the Board Evaluation issued by the SEBI for evaluating the performance of the Board as a whole, Committees of the Board, Individual Directors and the Chairman. The criteria for evaluation of the Board as a whole, *inter alia*, covered parameters such as Structure of the Board, Meetings of the Board, Functions of the Board and Board & Management. The criteria for evaluation of Individual Directors, covered parameters such as knowledge and competency, fulfillment of functions, ability to function as a team, etc. The criteria for evaluation of the Board Committees covered areas related to mandate and composition, effectiveness of the committee, structure of the committee and meetings, etc.

The feedback of the Independent Directors on their review of the performance of Non-Independent Directors and the Board as a whole, the performance of the Chairman of the Company and the assessment of the quality, quantity and timeliness of flow of information between the Company, the Management and the Board was taken into consideration by the Board in carrying out the performance evaluation.

20. POLICY ON APPOINTMENT OF DIRECTORS AND REMUNERATION POLICY OF THE COMPANY

The NRC develops the competency requirements of the Board based on the industry and the strategy of the Company, conducts a gap analysis and recommends the reconstitution of the Board, as and when required. It also recommends to the Board, the appointment of Directors having good personal and professional reputation and conducts reference checks and due diligence of all Directors before recommending them to the Board. Besides the above, the NRC ensures that the new Directors are familiarized with the operations of the Company and endeavors to provide relevant training to the Directors.

In accordance with the provisions of Section 178 of the Act and Regulation 62G read with Part D of Schedule II of the SEBI LODR Regulations, the Board of Directors have adopted a Policy on Board Diversity and Director Attributes and a Remuneration Policy.

The Policy on Board Diversity and Director Attributes has been framed to encourage diversity of thought, experience, knowledge, perspective, age and gender in the Board and to have in place, a transparent Board nomination process. The Policy is made available on the Company's website at https://www.tatacapital.com/content/dam/tata-capital/tchfl/TCHFL-Policy_on_Board_Diversity_and_Director_Attributes.pdf

The Remuneration Policy for Directors, Key Managerial Personnel ("KMP") and all other employees is aligned to the philosophy on the commitment of fostering a culture of leadership with trust.

The Remuneration Policy aims to ensure that the level and composition of the remuneration of the Directors, KMP and all other employees is reasonable and sufficient to attract, retain and motivate them to successfully run the Company.

Salient features of the Remuneration Policy, *inter alia*, includes:

- Remuneration in the form of Sitting Fees and Commission to be paid to Independent Directors and Non-Independent Non-Executive Directors, in accordance with the provisions of the Act and as recommended by the NRC; and
- Remuneration to Managing Director / Executive Directors / KMP and all other employees is reasonable and sufficient to attract, retain and motivate them to run the Company successfully and retain talented and qualified individuals suitable for their roles, in accordance with the defined terms of remuneration mix or composition.

The Remuneration Policy of the Company is made available on the Company's website at https://www.tatacapital.com/content/dam/tata-capital/tchfl/TCHFL-Remuneration_Policy.pdf

Further, pursuant to the Guidelines on Compensation of Key Managerial Personnel and Senior Management in NBFCs issued by the RBI on April 29, 2022 currently governed under the RBI Governance Directions, the Company has adopted a Compensation Policy for Key Managerial Personnel and Senior Management which covers (a) constitution of a Nomination and Remuneration Committee, (b) principles for fixed/ variable pay structures, and (c) malus/ clawback provisions. The same is available on the website of the Company, https://www.tatacapital.com/content/dam/tata-capital/tchfl/Compensation%20Policy%20for%20KMPs%20and%20SM.pdf

The Company has also adopted a 'Fit and Proper' Policy for ascertaining the 'fit and proper' criteria to be adopted at the time of appointment of directors and on a continuing basis, pursuant to the RBI HFC Directions read with RBI Governance Directions, as amended. The Company has received the 'Fit and Proper' declarations from all the Directors of the Company in April 2026, which have been taken on record by the NRC.

21. KEY MANAGERIAL PERSONNEL

Mr. Sarosh Amaria, Managing Director (DIN: 08733676), Mr. Mahadeo Raikar, Chief Financial Officer and Ms. Sanna Gupta, Company Secretary are the KMPs of the Company.

22. DIRECTORS' RESPONSIBILITY STATEMENT

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, the work performed by the Internal, Statutory and Secretarial Auditors, including audit of internal financial controls over financial reporting by the Statutory Auditors and the reviews performed by the Management and the relevant Board Committees, including the Audit Committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during FY 2025-26.

Accordingly, pursuant to Section 134(5) of the Act, the Board of Directors, to the best of their knowledge and ability, confirm that:

a) in the preparation of the annual accounts for FY 2025-26, Indian Accounting Standards ("IND AS") as per the Companies (Indian Accounting Standards) Rules, 2015, as amended, notified under Section 133 of the Act, other relevant provisions of the Act, guidelines issued by Regulators as applicable to the Company and other accounting principles generally accepted in India have been followed and that there are no material departures therefrom;

b) they have selected such accounting policies and applied them consistently and made judgments 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 cash flows of the

Company for the year;

c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
d) they have prepared the annual accounts on a going concern basis;
e) they have laid down internal financial controls to be followed by the Company and that such internal financial controls were adequate and operating effectively; and
f) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

The Financial Statements of the Company have been prepared in accordance with IND AS, as notified under the Companies (Indian Accounting Standards) Rules, 2015, read with Section 133 of the Act, as amended from time to time.

During the year FY 2025-26, no frauds were reported by the auditors under Section 143(12) of the Act requiring disclosure in the Director's Report of the Company.

23. VIGIL MECHANISM

The Company has established a Vigil Mechanism for its Directors, employees and other stakeholders to report their concerns or grievances. The said mechanism, *inter alia*, encompasses the Whistle Blower Policy, the Fraud Risk Management Process, the mechanism for reporting of ethical concerns under the Tata Code of Conduct ("TCOC") and the Anti-Bribery Anti-Corruption Policy ("ABAC Policy") and it provides for adequate safeguards against victimization of persons who use it.

The Vigil Mechanism provides access to Tata Capital's Ethics Committee for reporting concerns and grievances. It also provides access to the Compliance Officer under the Company's ABAC Policy and to the Chairperson of the Company's Audit Committee / the Chief Ethics Counsellor under the Whistle Blower Policy. Information regarding the mechanism and the channels for reporting concerns are communicated to the relevant stakeholders. The Whistle Blower Policy, Vigil Mechanism, TCOC and the ABAC Policy documents are available on the website of the Company, www.tatacapital.com.

24. DISCLOSURE AS PER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company is committed to providing and promoting a safe and healthy work environment for all its employees. A 'Prevention of Sexual Harassment' Policy, which is in line with the statutory requirements, along with a structured reporting and redressal mechanism, including the constitution of Internal Complaints Committee in accordance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("the POSH Act"), is in place.

During FY 2025-26:

a) Number of complaints of sexual harassment received: Nil
b) Number of complaints disposed off: Not Applicable
c) Number of cases pending for more that ninety days: Not Applicable

25. COMPLIANCE WITH MATERNITY BENEFIT ACT, 1961

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

26. AUDIT COMMITTEE

The details pertaining to the composition of the Audit Committee are included in the Corporate Governance Report, which forms part of this Annual Report.

27. JOINT STATUTORY AUDITORS

The Board of Directors of the Company, at its meeting held on May 2, 2024, based on the recommendation of Audit Committee, had approved the appointment of M/s. Kirtane & Pandit LLP, Chartered Accountants, (ICAI Firm Registration No. 105215W/W100057) and M/s. G D Apte & Co., Chartered Accountants (ICAI Firm Registration No. 100515W) as Joint Statutory Auditors of the Company, for a period of three consecutive years viz. FY 2024-25, FY 2025-26 and FY 2026-27, from the conclusion of the Sixteenth AGM till the conclusion of the Nineteenth AGM of the Company to be held in the year 2027, subject to approval of the Shareholders.

Further, the Members had at the Sixteenth AGM of the Company held on June 27, 2024, appointed M/s. Kirtane & Pandit LLP, Chartered Accountants, (ICAI Firm Registration No. 105215W/W100057) and M/s. G D Apte & Co., Chartered Accountants (ICAI Firm Registration No. 100515W) as the Joint Statutory Auditors of the Company for a period commencing from the conclusion of the Sixteenth AGM till the conclusion of the Nineteenth AGM of the Company to be held in the year 2027.

28. ACCOUNTING STANDARDS FOLLOWED BY THE COMPANY

The Financial Statements of the Company have been prepared in accordance with IND AS, as notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, read with Section 133 of the Act, as amended from time to time. Further, the Company follows the Directions issued by NHB / RBI, as applicable.

The Financial Statements have been prepared on an accrual basis under the historical cost convention except for certain financial instruments that are measured at fair values at the end of each reporting period as explained in the Accounting Policies. The Accounting Policies adopted in the preparation of the Financial Statements have been consistently followed in the previous year.

29. EXPLANATION ON JOINT STATUTORY AUDITORS' REPORT

There are no qualifications, reservations or adverse remarks or disclaimers made by M/s. Kirtane & Pandit LLP, Chartered Accountants and M/s. G D Apte & Co., Chartered Accountants, Joint Statutory Auditors, in their report dated April 23, 2026, on the Financial Statements of the Company for FY 2025-26.

30. SECRETARIAL AUDITOR AND SECRETARIAL AUDIT REPORT

Pursuant to the provisions of Section 204 of the Act and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board of Directors had appointed M/s. Parikh & Associates, Practicing Company Secretaries (Firm Registration No. P1988MH009800), to undertake the Secretarial Audit of the Company, for FY 2025-26. The Secretarial Audit Report, in the prescribed Form No. MR-3, is annexed as **Annexure 'B'**.

There are no qualifications, reservations or adverse remarks or disclaimers made by M/s. Parikh & Associates in their Secretarial Audit Report dated July 14, 2026, on the secretarial and other related records of the Company, for FY 2025-26.

Pursuant to the provisions of Section 204 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 62M read with Regulation 24A of the SEBI LODR Regulations, the Board of Directors at its meeting held on April 23, 2026 approved the appointment of M/s. Parikh & Associates to undertake the Secretarial Audit of the Company, for a period of five financial years i.e. from FY 2026-27 to FY 2030-31, subject to approval of the Members at the ensuing AGM. The Secretarial Auditor is a Peer Reviewed Firm and holds valid certificate issued by the Peer Review Board of the Institute of Company Secretaries of India. The Members of the Company may refer to the accompanying Notice of the AGM of the Company.

31. INFORMATION ON MATERIAL CHANGES AND COMMITMENTS

There are no material changes or commitments affecting the financial position of the Company which have occurred between March 31, 2026 and July 14, 2026, being the date of this Report.

32. SIGNIFICANT AND MATERIAL ORDERS

During the period under review, there were no significant or material orders passed by any regulator or court or tribunal impacting the going concern status and Company's operations in future.

33. RELATED PARTY TRANSACTIONS

As required under the SEBI LODR Regulations, the Company has formulated a 'Policy on Related Party Transactions' for proper conduct and documentation of all related party transactions ("RPT"). The said Policy is available on the Company's website https://www.tatacapital.com/content/dam/tata-capital/pdf/tcfsl/regulatory-policies/RPT%20Policy.pdf

Further, the Company has in place a Framework for RPTs for the purpose of identification, monitoring and approving such transactions as per the provisions of the Act, the SEBI LODR Regulations and Reserve Bank of India (Non-Banking Financial Companies – Credit Risk Management) Directions, 2025, as amended.

The RPTs are entered as per the Policy on Related Party Transactions of the Company and applicable provisions of the Act and the SEBI LODR Regulations.

All the RPTs that were entered into during FY 2025-26, were in ordinary course of business and on an arm's length basis. There were no transaction requiring disclosure under Section 134(3)(h) of the Act. Hence, the prescribed Form AOC–2 does not form a part of this report.

The details of RPTs as required to be disclosed by Indian Accounting Standard – 24 on "Related Party Disclosures" specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, SEBI LODR Regulations and applicable RBI Directions, as amended from time to time, are given in the Notes to the Financial Statements.

34. ENERGY CONSERVATION, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO

A. <u>Conservation of energy:</u>

i. Steps taken / impact on conservation of energy:

The operations of the Company, being financial services related, require normal consumption of electricity. The Company is taking every necessary step to reduce its consumption of energy, wherever feasible.

At Tata Capital regular Electrical audits as part of Energy Conservation activity are conducted and suggested measures are implemented to achieve and improve energy efficiency.

Several Office premises of Tata Capital have been retrofitted with LED lights to conserve electricity, as LED lights consume less electricity as compared to the conventional CFL bulbs. Air Conditioners' temperature across all Tata Capital Offices are maintained at the optimum ambient temperature (24-25-degree Celsius) resulting into savings of energy and also at some premises outgoing air conditioner duct design has been modified to provide better energy efficiencies.

ii. Steps taken by the Company for utilizing alternate sources of energy:

Tata Capital has installed a solar panel at its Thane office which produces close to 750 Watts of energy and which self illuminates and provides power to the garden and security lights on the campus from dusk to dawn. This facility has been handed over to the Lodha Facility team for the day-to-day operations.

iii. Capital investment on energy conservation equipment:

In view of the nature of the activities carried on by the Company, there is no capital investment on energy conservation equipment.

B. Technology absorption:

Given the nature of the activities of the Company and not being involved in any industrial or manufacturing activities, the above is not applicable to the Company.

C. Foreign Exchange Earnings and Outgo:

Foreign Exchange earned in terms of actual inflows during the year under review was Nil and the Foreign Exchange Outgo during the year under review in terms of actual outflows was Rs. 7 crore.

35. ANNUAL RETURN

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2026 is available under the Investor Relations tab on the Company's website at https://www.tatacapital.com/tchfl/investor-relations/annual-reports.html

Further, the Board of Directors of the Company has appointed Ms. Sanna Gupta, Company Secretary, as authorised officer for providing information to the Registrar of Companies regarding the Beneficial interest in the Company's shares.

36. DETAILS PERTAINING TO REMUNERATION AS REQUIRED UNDER SECTION 197(12) OF THE ACT READ WITH RULE 5 OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

A Statement giving the details required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, for the year ended March 31, 2026, is annexed as **Annexure 'C'**.

The details required under Rule 5(2) and Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, for the year ended March 31, 2026, are provided in a separate Annexure forming part of this Report. In terms of the first proviso to Section 136(1) of the Act, the Report and the Accounts, excluding the aforesaid Annexure, are being sent only through electronic mode to all the Members whose e-mail addresses are registered with the Depositories. Any shareholder interested in obtaining a copy of the same may write to the Company Secretary, at the Registered Office of the Company and the soft copy of the same would be provided by an e-mail. None of the employees listed in the said Annexure is related to any Director of the Company.

37. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

A detailed analysis of the Company's performance is discussed in the Management Discussion and Analysis Report, which forms part of this Annual Report.

38. CORPORATE GOVERNANCE REPORT

The Corporate Governance Report, with the Practicing Company Secretaries' Certificate thereon, for the year under review, prepared in accordance with the Part C of Schedule V of SEBI LODR Regulations and as required under the RBI HFC Directions, forms part of this Annual Report. Further, the additional disclosure requirements in accordance with the RBI Governance Directions forms part of the Corporate Governance Report.

39. SECRETARIAL STANDARDS

The Company is in compliance with SS -1 i.e. Secretarial Standard on Meetings of the Board of Directors and SS – 2 i.e. Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India.

40. UNCLAIMED AMOUNT

During FY 2025-26, no amount was required to be transferred to the Investor Education and Protection Fund ("IEPF"). Further, pursuant to the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, Ms. Sanna Gupta, Company Secretary, has been appointed as the Nodal Officer of the Company, for the purpose of verification of claims and co-ordination with the IEPF Authority. The Contact details of Persons handling Investor Grievance are available on the website of the Company at www.tatacapital.com under 'Investor Relations' tab.

As on March 31, 2026, there was Rs. 0.29 crore unclaimed amount towards the matured debentures and interest thereon.

41. OTHER DISCLOSURES

- There has been no change in the nature of business of the Company during FY 2025-26.
- The provisions of Section 148 of the Act relating to cost accounts and cost audit are not applicable to the Company.
- The Company has not defaulted in repayment of loans from any banks and financial institutions.
- There has been no delay or default in payment of interest / principal of debt securities of the Company.
- No proceedings have been initiated / pending against the Company under the Insolvency and Bankruptcy Code, 2016.
- There has been no instance of one-time settlement with Banks or Financial Institutions.
- The Company has not issued any shares with differential rights or sweat equity shares.
- There has been no revision of financial statements and Board's Report of the Company during the year under review.

42. ACKNOWLEDGEMENTS

The Directors would like to place on record their gratitude for the valuable guidance and support received from NHB, RBI, SEBI, IRDAI, the Registrar of Companies, Stock Exchanges, Depositories, Credit Rating Agencies and other government and regulatory agencies and to convey their appreciation to Tata Capital Limited, the holding Company, the members, debenture holders, customers, bankers, lenders, vendors, and all other business associates for the continuous support given by them to the Company. The Directors also place on record their appreciation for all the employees of the Company for their commitment, teamwork, professionalism and the resilience and dedication demonstrated by them.

For and on behalf of the Board of Directors

Rajiv Sabharwal
Chairman
DIN: 00057333

Mumbai
July 14, 2026

Annexure A

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY ("CSR") ACTIVITIES

1. **Brief outline on CSR Policy of the Company:**

The Company's purpose is to be a "Responsible Financial Partner fulfilling India's Aspirations". The Company has always upheld the Tata Group values while conducting business consciously to respect social and environmental aspirations of the communities we serve.

The Company's CSR vision is to establish a collaborative and inclusive approach for social and environmental development initiatives, fostering shared value for the broader community, aligned with the core purpose of the Tata Group.

The Company's CSR mission is to enhance the well-being of the community, particularly marginalized social and economic groups, by creating a lasting, measurable, and positive influence through projects primarily focused on *Climate Action, Healthcare and Education & Skill Development*. The Company shall also make a conscious endeavour to encourage its employees, partners and customers to foster a sense of commitment towards social and environmental causes.

For details of the CSR Policy along with projects and programs, kindly refer to https://www.tatacapital.com/content/dam/tata-capital/tchfl/CSR%20Policy-TCHFL.pdf

2. **Composition of CSR Committee:**

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Ms. Malvika Sinha	Chairperson (Independent Director)	1	1
2	Mr. Rajiv Sabharwal	Member (Non-Executive Director)	1	1
3	Mr. Sarosh Amaria	Member (Managing Director)	1	1

3. **Provide the web-link(s) where Composition of CSR Committee, CSR policy and CSR Projects approved by the board are disclosed on the website of the company:**

Composition of CSR Committee:
https://www.tatacapital.com/content/dam/tata-capital/tchfl/TCHFL%20Committees%20Composition.pdf

For details of the CSR Policy along with projects and programs, kindly refer to
https://www.tatacapital.com/content/dam/tata-capital/tchfl/CSR%20Policy-TCHFL.pdf

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:**

During the reporting year, the Company carried out impact assessment study for:

Institute of Policy Research Studies ("IPRS"): The assessment was carried out by an independent third-party agency, Nusocia Consulting. The program in partnership with IPRS aims to enhance public understanding of India's legislative system and promote informed public participation through research, dissemination, and direct engagement with diverse beneficiaries. The assessment highlights that the project is able to provide summaries that are easy-to-understand, accessible, non-partisan about the legislative processes, policies and budgets for students, educators, journalists, and citizens. It enhances engagement and civic awareness through interactive workshops and initiatives such as the Student Parliament Series, while its digital and media strategies further amplify outreach and impact. The detailed impact assessment report for the program is available on the website at https://www.tatacapital.com/content/dam/tata-capital/pdf/tchfl/investor-information/general-information/csr/IPRS-TCHFL-Nu-Socia.pdf

5.

(a) **Average net profit of the company as per sub-section (5) of section 135:**

Financial Year	Net Profit (net of dividend) (in Rs.)
FY 2022-23	10,91,52,45,978
FY 2023-24	13,65,04,86,562
FY 2024-25	19,28,43,11,305
Average Net Profit	**14,61,66,81,282**

(b) **Two percent of average net profit of the company as per sub-section (5) of section 135:** Rs. 29,23,33,626. The Board had approved CSR Budget of Rs. 29,25,00,000 for FY 2025-26.

(c) **Surplus arising out of the CSR Projects or programmes or activities of the previous financial years:** NA

(d) **Amount required to be set-off for the financial year, if any:** NA

(e) **Total CSR obligation for the financial year [(b)+(c)-(d)]:** Rs. 29,23,33,626. The Board had approved CSR Budget of Rs. 29,25,00,000 for FY 2025-26.

6.

(a) **Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project):** Rs. 29,17,46,077
(b) **Amount spent in Administrative Overheads**: Rs. 2,06,923
(c) **Amount spent on Impact Assessment, if applicable:** Rs. 5,47,000
(d) **Total amount spent for the Financial Year [(a)+(b)+(c)]:** Rs. 29,25,00,000
(e) **CSR amount spent or unspent for the Financial Year:**

Total Amount Spent for the Financial Year (in Rs.)	Amount Unspent (in Rs.)				
	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
29,25,00,000	NA	NA	NA	NA	NA

(f) **Excess amount for set-off, if any:**

Sl. No.	Particular	Amount (in Rs.)
(1)	(2)	(3)
(i)	Two percent of average net profit of the company as per sub-section (5) of section 135	29,23,33,626 The Board had approved CSR Budget of Rs. 29,25,00,000 for FY 2025-26.

(ii)	Total amount spent for the Financial Year	29,25,00,000
(iii)	Excess amount spent for the Financial Year [(ii)-(i)]	1,66,374
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	NA
(v)	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	1,66,374

7. **Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:**

1	2	3	4	5	6		7	8
Sl. No.	**Preceding Financial Year(s)**	**Amount transferred to Unspent CSR Account under sub- section (6) of section 135 (in Rs.)**	**Balance Amount in Unspent CSR Account under sub - section (6) of section 135 (in Rs.)**	**Amount Spent in the Financial Year (in Rs)**	**Amount transferred to a Fund as 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 Rs)**	**Deficiency, if any**
					Amount (in Rs)	Date of Transfer		
1	FY 2024 - 2025	3,77,00,000	1,88,50,000	1,88,50,000	-	-	1,88,50,000	-

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: 34

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]**	**Pincode of the property or asset(s)**	**Date of creation**	**Amount of CSR amount spent**	**Details of entity/ Authority/ beneficiary of the registered owner**		
(1)	(2)	(3)	(4)	(5)	(6)		
					CSR Registration Number, if Applicable	**Name**	**Registered Address**
1	Ultrasound (USG) machine: Srishti Sector-1, Mira Road, Thane	401107	4-Dec-25	40,00,000	CSR00065035	Shri Chaitanya Health and Care Trust	Bhaktivedanta Hospital & Research Institute Srishti

							Sector-1, Mira Road, Thane-401107
2	Construction of a Threshing yard of area 225 Sq. Mt. in Manganallur Village	604408	31-Oct-2025	5,40,000	CSR00000610	National Agro Foundation (NAF)	"Riverside", No. 2, River View Road, Kotturpuram, Chennai - 600085
3	Construction of a Threshing yard of area 225 Sq. Mt. in Ariyathur Village	604405	18-Dec-2025	5,40,000	CSR00000610	National Agro Foundation (NAF)	"Riverside", No. 2, River View Road, Kotturpuram, Chennai - 600085
4	Construction of a Threshing yard of area 225 Sq. Mt. in Sathanur Village	604403	12-Sep-2025	5,40,000	CSR00000610	National Agro Foundation (NAF)	"Riverside", No. 2, River View Road, Kotturpuram, Chennai - 600085
5	Construction of a Threshing yard of area 225 Sq. Mt. in Vilangadu Village	604403	15-Oct-2025	5,40,000	CSR00000610	National Agro Foundation (NAF)	"Riverside", No. 2, River View Road, Kotturpuram, Chennai - 600085
6	Construction of a Threshing yard of area 225 Sq. Mt. in Kovalai Village	604403	03-Nov-2025	5,40,000	CSR00000610	National Agro Foundation (NAF)	"Riverside", No. 2, River View Road, Kotturpuram, Chennai - 600085
7	Solar pump set up: Mono Solar Panel 550 W and Solar Water Pump & Controller: 2 quantity ; Onjal (Machhiwad) Gram Panchayat, Navsari, Gujarat.	396412	02-Mar-2026	11,61,000	CSR00000236	Green Yatra Trust	D/57 United Palace, Rahul Park Near Jesal Park, Bhayandar (E), Thane-401105,
8	Solar pump set up: Mono Solar Panel 550 W and Solar Water Pump & Controller: 2 quantity: Onjal (Machhiwad) Gram Panchayat, Navsari, Gujarat, India	396412	19-Mar-2026	11,61,000	CSR00000236	Green Yatra Trust	D/57 United Palace, Rahul Park Near Jesal Park, Bhayandar (E), Thane-401105,
9	Container for project material storage at site : Onjal (Machhiwad) Gram Panchayat, Navsari, Gujarat, India	396412	19-Mar-2026	1,06,200	CSR00000236	Green Yatra Trust	D/57 United Palace, Rahul Park Near Jesal Park, Bhayandar (E), Thane-401105,
10	High Frequency Digital Flat Panel C Arm Machine Plus CAMC: Dr. S.S. Rao Road, Parel, Mumbai	400 012	25-Mar-2026	29,81,480	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012

11	HEAGER HUMIS 4K UHD CAMERA System, Laparoscope Plus CAMC: : Dr. S.S. Rao Road, Parel, Mumbai	400 012	6-Feb-26	67,44,500	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
12	WATO EX-35 Anesthesia Workstation & Sevoflurane Quick Filler Vaporizer Plus CAMC: Dr. S.S. Rao Road, Parel, Mumbai	400 012	26-Mar-26	16,14,480	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
13	ePM 12M Patient Monitor & AV 300 Ventilator Plus CAMC; Dr. S.S. Rao Road, Parel, Mumbai	400 012	26-Mar-26	16,28,647	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
14	ENT WORKSTATION - EOT 1000 Plus CAMC: Dr. S.S. Rao Road, Parel, Mumbai	400 012	20-Feb-26	18,79,353	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
15	Dental Equipment Magna Electric Lifting Table, Bath Tub with sliding door, Operation Lamp Headlight, Operation Vertical Table, Preparation / Dental Table & Mobile Dental Cart etc. : Dr. S.S. Rao Road, Parel, Mumbai	400 012	27-Mar-26	15,86,129	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
16	Veterinary Oxygen Masks : Dr. S.S. Rao Road, Parel, Mumbai	400 012	8-Jan-26	1,21,054	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
17	Laundry Equipment - Washer Extractor, Drying Tumbler & Horizontal Cylindrical Autoclave Plus CAMC: Dr. S.S. Rao Road, Parel, Mumbai	400 012	28-Mar-26	20,14,423	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
18	UV Sterilization Box, Air Sterilization Cupboard & Air Purifier: Dr. S.S. Rao Road, Parel, Mumbai	400 012	27-Mar-26	3,86,716	CSR00015967	The Bombay Society for the Prevention of Cruelty to animals	Dr. S.S. Rao Road, Parel, Mumbai 400 012
19	Vet BP Doppler, Fluid Warmer, Patient	400 012	27-Mar-26	7,11,623	CSR00015967	The Bombay Society for	Dr. S.S. Rao Road, Parel,

	Monitor with ET CO2, Plus Oxymeter & Syringe Pump; : Dr. S.S. Rao Road, Parel, Mumbai					the Prevention of Cruelty to animals	Mumbai 400 012
20	St Francis Saur urja Samiti Bijatoli, Panchayat Baghdega, Kersai Block, Simdega, Jharkhand	835223	03-Jan-26	11,35,231	CSR00000421	Transforming Rural India Foundation	St Francis Saur urja Samiti Bijatoli, Panchayat Baghdega, Kersai Block, Pin 835223
21	Suman Saur urja Samiti: Dulatoli Village, Baghdega Panchayat, Kersai Block, Simdega, Jharkhand	835223	14-Jan-26	28,63,549	CSR00000421	Transforming Rural India Foundation	Suman Saur urja Samiti: Dulatoli Village, Baghdega Panchayat, Kersai Block, Kersai Block, Pin 835223
22	N C Saur urja Samiti: Talmanga Gamhartoli Village, Pidiyaponch Panchayat, Bolba Block, Simdega, Jharkhand	835223	09-Jan-26	30,40,708	CSR00000421	Transforming Rural India Foundation	N C Saur urja Samiti: Talmanga Gamhartoli Village, Pidiyaponch Panchayat, Bolba Block, Kersai Block, Pin 835223
23	Surajmukhi Saur urja Samiti: Talmanga Dipatoli Village, Pidiyaponch Panchayat, Bolba Block, Simdega, Jharkhand	835223	08-Jan-26	11,35,231	CSR00000421	Transforming Rural India Foundation	Surajmukhi Saur urja Samiti: Talmanga Dipatoli Village, Pidiyaponch Panchayat, Bolba Block, Kersai Block, Pin 835223
24	St Xavier Saur urja Samiti: Kukurbhuika Village, Kadopani Panchayat, Bolba Block, Simdega, Jharkhand	835226	23-Jan-26	36,32,131	CSR00000421	Transforming Rural India Foundation	St Xavier Saur urja Samiti: Kukurbhui ka Village, Kadopani Panchayat, Bolba Block, Pin 835226
25	Deepanjali Saur urja Samiti: Bantoli Village, Kadopani Panchayat, Bolba Block, Simdega, Jharkhand	835226	13-Jan-26	11,35,231	CSR00000421	Transforming Rural India Foundation	Deepanjali Saur urja Samiti: Bantoli Village, Kadopani Panchayat, Bolba Block, Kersai Block, Pin 835226
26	Ganesh Saur urja Samiti: Bhanwarkhol Village, Baghchatta Panchayat, Thetaitangar Block, Simdega, Jharkhand	835226	31-Jan-26	62,80,881	CSR00000421	Transforming Rural India Foundation	Ganesh Saur urja Samiti: Bhanwark hol Village, Baghchatta Panchayat, Thetaitangar Block, Kersai Block, Pin 835226

27	Akash Saur urja Samiti: Sarjajor Churiya Village, Pidiyaponch Panchayat, Bolba Block, Simdega, Jharkhand	835223	11-Jan-26	36,57,439	CSR00000421	Transforming Rural India Foundation	Akash Saur urja Samiti: Sarjajor Churiya Village, Pidiyaponch Panchayat, Bolba Block, Kersai Block, Pin 835223
28	Chamak Saur urja Samiti: Kharwagarha Village, Baghchatta Panchayat, Thetaitangar Block, Simdega, Jharkhand	835226	10-Feb-26	62,01,954	CSR00000421	Transforming Rural India Foundation	Chamak Saur urja Samiti: Kharwaga rha Village, Baghchatta Pancha, yat, Thetaitangar Block, Kersai Block, Pin 835226
29	Simkom Saur urja Samiti: Burhikudar Village, Karomiyar Panchayat, Thetaitangar Block, Simdega, Jharkhand	835226	25-Jan-26	42,96,477	CSR00000421	Transforming Rural India Foundation	Simkom Saur urja Samiti: Burhikuda r Village, Karomiyar Panchayat, Thetaitangar Block, Kersai Block, Pin 835226
30	Sai Saur urja Samiti: Gabardhasa Village, Taraboga Panchayat, Thetaitangar Block, Simdega, Jharkhand	835226	08-Feb-26	42,71,169	CSR00000421	Transforming Rural India Foundation	Sai Saur urja Samiti: Gabardha sa Village, Taraboga Panchayat, Thetaitangar Block, Kersai Block, Pin 835226
31	Fresenius Haemodialysis Machine, Model 4008sNG with OCM Dia safe & online dry bicarbonate: Swasthya Hospital and Medical Research Centre, Annabhai Sathe Chowk, Lal Taki Road, Siddharth Nagar, Tarakpur, Ahilyanagar	414001	31-Dec-25	7,45,500	CSR00014678	Lions Club of Byculla	1502, Mazagaon Towers, 21 MP Road, Mazagaon, Mumbai 400010
32	Furniture & Equipment's – UPS, Table, Frame stand with lock etc. : Sankara Vision Centre Muthukolathur No.50, Government hospital , 2 Cross Muthukolathur taluka, Tamil Nadu 623704.	623704	11-Oct-25	6,37,848	CSR00003159	Shri Kanchi Kamakoti Medical Trust	16-A Sankara Eye Hospital Street, Sathy Road, Sivanandhapuram , Coimbatore, - 641035

33	Eye Screening Equipment: BP Chart, Ophthalmoscope - direct, Streak retinoscope, Pulseoximeter: Sankara Vision Centre Tiruvur, Jai Bhavi center, 7-85, near by Narayana School, Tiruvuru, Andhra Pradesh 521235	521235	8-Oct-25	34,49,509	CSR00003159	Shri Kanchi Kamakoti Medical Trust	16-A Sankara Eye Hospital Street, Sathy Road, Sivanandhapuram , Coimbatore, - 641035
34	Computer Systems and Accessories - Desktop, Router, Web Cam etc : Sankara Vision Centre Sindhanuru, 16, opp. KSRTC Bus stand, behind singa Rao complex, Adarsh Colony, Sindhanur, Karnataka 584128	584128	25-Oct-25	4,37,134	CSR00003159	Shri Kanchi Kamakoti Medical Trust	16-A Sankara Eye Hospital Street, Sathy Road, Sivanandhapuram , Coimbatore, - 641035
			Total	**7,17,16,597**			

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation/ Gram panchayat are to be specified and also the area of the immovable property as well as boundaries)

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 for FY 2025-26.

Malvika Sinha
Chairman, CSR Committee
Independent Director
DIN: 08373142

Rajiv Sabharwal
Member, CSR Committee
Non-Executive Director
DIN: 00057333

Sarosh Amaria
Member, CSR Committee
Managing Director
DIN: 08733676

Annexure B

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,
TATA CAPITAL HOUSING FINANCE LIMITED

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Tata Capital Housing Finance Limited hereinafter referred to as 'the Company'. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company, to the extent the information provided by the Company, its officers, agents and authorised representatives during the conduct of Secretarial Audit, the explanations and clarifications given to us and the representations made by the Management we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2026, generally 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:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and 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 Contract (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') as amended from time to time:
   (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
   (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
   (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (Not applicable to the Company during the audit period)
   (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the audit period)

(e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 and 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; (Not applicable to the Company during the audit period);
(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; (Not applicable to the Company during the audit period); and
(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the audit period).

(vi) Other laws applicable specifically to the Company namely:

- The National Housing Bank Act, 1987 and all the Rules, Regulations, Circulars and Guidelines prescribed by the National Housing Bank for Housing Finance Companies;
- Master Direction – Reserve Bank of India (Housing Finance Companies) Directions, 2025 as amended from time to time and all the Rules, Regulations, Circular and Guidelines prescribed by the Reserve Bank of India for Housing Finance Companies;
- The Insurance Act, 1938 and the Insurance Regulatory and Development Authority (Registration of Corporate Agents) Regulations, 2015; and
- The Prevention of Money-Laundering Act, 2002 and The Prevention of Money Laundering (Maintenance of Records) Rules, 2005.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board and General Meetings.
(ii) The Listing Agreement entered by the Company with National Stock Exchange of India Limited and BSE Limited with respect to Non-Convertible Debentures issued by the Company read with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review, the Company has complied with the provisions of the Act, rules, regulations, guidelines, standards, etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. No changes in the composition of the Board of Directors took place during the period under review.

Adequate notice was given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meetings other than those held at shorter notice, 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.

As per the minutes, the decisions at the Board Meetings were taken unanimously.

We 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.

We further report that during the audit period the Company had following events which had bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc.

1. Issued 1,29,48,615 Equity Shares on a Rights Basis, for an amount aggregating to about Rs. 6,50,02,04,730;
2. Issued 7,14,500 Non-Convertible Debentures for an aggregate amount of Rs. 7,595 crores, on a private placement basis;
3. Redeemed 12,745 Non-Convertible Debentures for an aggregate amount of Rs. 1,274.50 crores, issued on a private placement basis;
4. Redeemed 2000 Non-Convertible Debentures (Sub-Debt) for an aggregate amount of Rs. 200 crores, issued on a private placement basis;
5. Issued 1,66,500 units of Commercial Papers ("CP") for an aggregate amount of Rs. 8,325 crores (Face Value); and
6. Redeemed 1,87,000 units of CP for an aggregate amount of Rs. 9,350 crore (Face value).

For **Parikh & Associates**
Company Secretaries

Jigyasa Ved
Partner
FCS No: 6488 CP No: 6018
UDIN: F006488H000839958
PR No.: 7327/2025

Place: Mumbai
Date: 14.07.2026

This Report is to be read with our letter of even date which is annexed as Annexure I and Forms an integral part of this report.

'Annexure I'

To,
The Members
TATA CAPITAL HOUSING FINANCE LIMITED

Our 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. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and process 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. We believe that the process and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Where ever required, we 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. Our examination was limited to the verification of procedure 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.

For **Parikh & Associates**
Company Secretaries

Jigyasa Ved
Partner
FCS No: 6488 CP No: 6018
UDIN: F006488H000839958
PR No.: 7327/2025

Place: Mumbai
Date: 14.07.2026

Annexure C

DETAILS REQUIRED UNDER SECTION 197(12) OF THE ACT READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

1. **The ratio of the remuneration of each Director to the median remuneration of the employees of the company for the financial year:**

The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for FY 2025-26 is, as under:

Name of Director(s)	Ratio to Median
Mr. Mehernosh B. Kapadia	6.89:1
Ms. Malvika Sinha	10.08:1
Mr. Sujit Kumar Varma	10.43:1
Mr. Nagaraj Ijari	6.59:1
Mr. Sarosh Amaria[2]	49.38:1

Note:

1. *Only sitting fees paid and commission payable in their capacity as Independent Directors of the Company have been considered.*
2. *Based on fixed remuneration.*

Mr. Rajiv Sabharwal, Chairman and Non-Executive Director, is the Managing Director & CEO of Tata Capital Limited ("TCL"), the holding Company and did not draw any remuneration from the Company. In view of the same, the ratio of his remuneration to the median remuneration of employees, has not been computed.

2. **The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary, or Manager, if any, in the financial year:**

The percentage increase in the remuneration of Directors in FY 2025-26:

Name of Director(s)	% Increase in Remuneration
Mr. Mehernosh B. Kapadia	39.66
Ms. Malvika Sinha	30.68
Mr. Sujit Kumar Varma	27.71
Mr. Nagaraj Ijari	40.73
Mr. Sarosh Amaria[2]	4

Note:

1. *Only sitting fees paid and commission payable in their capacity as Independent Directors of the Company have been considered.*
2. *Based on fixed remuneration.*

Mr. Rajiv Sabharwal, Chairman and Non-Executive Director, is the Managing Director & CEO of TCL and did not draw any remuneration from the Company. In view of the same, the percentage increase / decrease in his remuneration, has not been computed.

The percentage increase in the remuneration of the Chief Financial Officer ("CFO") and Company Secretary ("CS") for FY 2025-26:

Name of the CFO / CS	% Increase in Remuneration*
Mr. Mahadeo Raikar, CFO	7%
Ms. Sanna Gupta, CS	12%

**Note: Based on fixed remuneration*

3. **The percentage increase in the median remuneration of employees in the financial year:**

   There was an increase of 3% in the median remuneration of employees in FY 2025-26

4. **The number of permanent employees on the rolls of Company:**

   The permanent employees on the rolls of Company as on March 31, 2026, were 4,399.

5. **Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

   The average percentage increase already made in the salaries of employees other than that of the managerial personnel in FY 2025-26 is 9% and the percentage increase in the overall managerial remuneration is 5%.

   Percentage *are calculated based on fixed remuneration.*

6. **Affirmation that the remuneration is as per the Remuneration Policy of the Company:**

   It is affirmed that the remuneration paid is as per the Remuneration Policy adopted by the Company.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Tata Capital Housing Finance Limited ("the Company" / "TCHFL"), a wholly-owned subsidiary of Tata Capital Limited ("TCL"), is registered as a Housing Finance Company ("HFC") with the National Housing Bank ("NHB") offering Home Loans, Loan Against Property and Loans to Developers for constructing Residential and Commercial premises.

1. ECONOMIC & INDUSTRY SCENARIO AND OUTLOOK

Financial Year ("FY") 2025-26 began with the global economy demonstrating measured resilience, aided by responsive policymaking and the strength of key economies, despite persistent geopolitical and trade uncertainties. Ongoing developments in West Asia and continued trade frictions among major economies led to intermittent volatility across financial markets. Nevertheless, equity markets remained selectively resilient, crude oil prices adjusted to evolving supply conditions, bond yields remained broadly range-bound and gold prices stayed firm, reflecting cautious investor sentiment. Global Institutions have highlighted a moderation in global growth alongside persistent inflationary pressures, particularly in emerging market and developing economies and global Gross Domestic Product ("GDP") growth expected to moderate to approximately 2.5% in FY 2025-26 and before recovering modestly to around 2.8% in FY 2026-27, indicating a stable but cautious global growth trajectory amid external headwinds.

Amidst this evolving global backdrop, the Indian economy continued to demonstrate resilience, supported by strong domestic consumption, robust manufacturing, healthy services sector momentum and sustained investment activity. As per estimates by the Ministry of Statistics and Programme Implementation ("MoSPI") and the Reserve Bank of India ("RBI") estimates, India's real GDP growth accelerated to 7.7% in FY 2025-26, reinforcing its position as one of the fastest-growing large economies. Domestic macroeconomic indicators remained supportive, reflected in healthy Goods and Services Tax ("GST") collections, sustained industrial activity, improving digital transaction volumes and strengthening automobile sales. Benign inflation trends further supported economic activity despite external risks and commodity price volatility. On the supply side, the services sector continued to anchor growth momentum, while manufacturing activity benefited from improving capacity utilisation and policy support. Agricultural output also showed stability, aided by favourable conditions. Fiscal consolidation remained on track, even as the Government continued to prioritise capital expenditure to sustain growth.

India's strong macroeconomic fundamentals continue to receive recognition from global rating agencies. In August 2025, S&P Global Ratings upgraded India's sovereign rating outlook to 'BBB' from 'BBB -', with a stable outlook. This reflects the confidence in the country's structural growth drivers, prudent fiscal management and the financial sector resilience.

Within this macroeconomic context, the financial sector continued to exhibit strength and stability. The scheduled commercial banks ("SCBs") credit growth gained momentum during FY 2025-26 driven by consumer and Micro, Small, and Medium Enterprises ("MSME") segments, supported by improving demand conditions, a supportive policy environment, stable asset quality and a robust balance sheet. Liquidity conditions grew more dynamic by the end of the third quarter, however, the RBI limited the impact by actively managing the liquidity operations to ensure adequate liquidity and orderly market conditions.

Within the lending ecosystem, Non-Banking Financial Companies ("NBFCs") continue to play a pivotal role in facilitating last-mile credit delivery, particularly to unserved and underserved segments. Credit growth across the NBFC sector remained healthy, supported by improving profitability and stable funding access. Importantly, stress observed in certain retail portfolios has moderated meaningfully across key metrics, reflecting the strength of underwriting standards and the robustness of collections infrastructure across the sector.

Monetary policy during FY 2025-26 remained supportive of growth, with the RBI continuing its calibrated easing cycle. During the year, RBI reduced the repo rate by a cumulative 100 basis points to 5.25% and ensured adequate systemic liquidity to support economic activity in a benign inflation environment. The policy stance reflected a balanced approach, focusing on ensuring adequate transmission of rate cuts while remaining watchful of evolving inflationary and global risks. These measures contributed to easing funding conditions and supporting credit offtake across sectors.

Looking ahead, while the global environment remains uncertain with geopolitical developments and external spillovers posing potential risks, the Indian economy is expected to remain resilient, supported by strong domestic demand, improving investment activity and continued policy support. The financial sector, including NBFCs, remains well-positioned to navigate this environment, aided by stronger regulatory oversight, improving asset quality and sustained credit demand. Collectively, these factors are expected to support stable and sustainable growth across the lending ecosystem.

2. OUR BUSINESSES

Retail Finance

The Retail Finance ("RF") business offers products such as Home Loans and Loans Against Property. Disbursements in FY 2025-26 aggregated to Rs. 25,811 crore as compared to Rs. 22,044 crore in FY 2024-25. Disbursements of high margin products constituted 52% of overall RF disbursements during FY 2025-26.

As at March 31, 2026, the closing book of RF stood at Rs. 65,575 crore (FY 2024-25: Rs. 55,078 crore). Increasing share of high margin products along with overall growth in Developed Markets, Emerging Markets, Financial Inclusion and Home Equity Vertical were some of the key drivers for business growth.

Developer Finance ("DF")

The Developer Finance ("DF") business provides tailored lending solutions to real estate developers across select Tier I and Tier II markets in India. Through a focused presence in 10 key cities, the business team continues to maintain strong engagement with the real estate ecosystem and developer community. Over the last three years, DF has supported the development of more than 250 projects having approximately 50,000 homes, reinforcing its role as a key contributor to the Company's long-term growth strategy.

For FY 2025-26, DF ended with a book of Rs. 18,233 crore as compared to Rs. 11,328 crore at the end of FY 2024-25.

The business continued to make a meaningful contribution to the Company's profitability by maintaining healthy net interest margins and enhancing fee income. This performance was driven by higher business volumes, a growing client franchise and a disciplined approach towards portfolio expansion and execution.

3. FINANCIAL PERFORMANCE OF THE COMPANY

During FY 2025-26, the Company disbursed loans amounting to Rs. 40,742 crore (FY 2024-25: Rs. 31,333 crore), representing an increase of 30%. The Company's loan portfolio stood at Rs. 83,808 crore as on March 31, 2026 (Rs. 66,405 crore as on March 31, 2025), representing an increase of 26%. The Cost to Income ratio decreased to 31.1% in FY 2025-26, as compared to 34.3% in FY 2024-25 and the Net Profit after Tax for the year increased by 22%, from Rs. 1,499 crore in FY 2024-25 to Rs. 1,836 crore in FY 2025-26, primarily on account of higher Net Interest Margin ("NIM"). Gross Non-Performing Asset and Net Non-Performing Asset were 0.73% and 0.33%, respectively, as on March 31, 2026 (0.77% and 0.32%, respectively, as on March 31, 2025). The Company's Gross Income increased to Rs. 8,639 crore in FY 2025-26 from Rs. 6,975 crore in FY 2024-25, representing an increase of 24%. Interest expenses increased by 20% to Rs. 4,963 crore in FY 2025-26 from Rs. 4,142 crore in FY 2024-25.

Net interest income of the Company increased by 26%, from Rs. 2,347 crore in FY 2024-25 to Rs. 2,956 crore in FY 2025-26. NIM + Other Revenue as a percentage of average assets, stood at 4.8% for FY 2025-26. For FY 2025-26, total Income included Investment Income of Rs. 63 crore, Fee Income of Rs. 651 crore and Other Income of Rs. 6 crore.

The Operating Expenses (including Employee costs, Depreciation and other expenses) increased by 18% as compared to FY 2024-25.

Impairment on financial instruments during the year ended March 31, 2026 was Rs. 76 crore. The provision for taxation during the year was Rs. 613 crore.

The Company has transferred an amount of Rs. 367 crore to the Special Reserve Fund for FY 2025-26, pursuant to Section 29C of the National Housing Bank Act, 1987. An amount of Rs. 1,499 crore has been carried to the Balance Sheet after appropriations for FY 2025-26.

4. RISK MANAGEMENT

The Company aims to operate within an effective risk management framework to actively manage all the material risks faced by the Organisation and make it resilient to shocks in a rapidly changing environment. It aims to establish a consistent approach in management of risks and strive to reach the efficient frontier of risk and return for the Organisation and its shareholders.

Broad categories of risk faced by the Company are Credit Risk, Market Risk, Operational Risk, Cyber Security and Reputation Risk. The risk management policies are well defined for various risk categories supplemented by periodic monitoring through the various sub-committees of the Board.

Credit Risk: The credit aspects in the Company are primarily covered by the Credit Policy and Delegation of Authority approved by the Board of Directors. The Company measures, monitors and manages credit risks at individual borrower and portfolio level. During the course of the year, we have consistently recalibrated and re-aligned our underwriting criteria with the prevailing market environment across product lines and the associated digital scorecards, significantly leveraging our risk analytics capabilities. This helps us in refining our credit decisioning as well as granular monitoring of our existing portfolio.

Market Risk: Market risk management is guided by clearly laid down policies, guidelines, processes and systems for the identification, measurement, monitoring and reporting of exposures against various risk limits. The Asset Liability Management ("ALM") Policy stipulates a broad framework for liquidity risk management to ensure that the Company is in a position to meet its liquidity obligations. The ALM Policy is supplemented by Liquidity Coverage Framework, stress testing and contingency funding plan.

Operational Risk: The Company has put in place a comprehensive system of internal controls, systems and procedures for documenting, assessing and periodic monitoring of various risks and controls linked to various processes across all business lines. The governance and framework for managing operational risks is defined in the Operational Risk Management Policy. Operational Risk Management Department engages with the First Line of Defense (Business and Operating Units) on periodic basis to identify and mitigate operational risks to minimise the risk and its impact.

Fraud Risk: The Company has adopted a robust Fraud Risk Management framework. It has an effective and very strong fraud risk governance mechanism that encompasses controls covering below objectives:

1. Prevent (reduce the risk of fraud from occurring);
2. Detect (discover fraud when it occurs); and
3. Respond (take corrective action and remedy the harm caused by fraud).

Changing business landscape and digitization has heightened the level of fraud risk in the environment arising due to new methods, schemes and technology. We continue to increase our investment in fraud prevention and detection capabilities to protect our stakeholders.

Compliance Risk: The Company has adopted a Board approved Compliance Policy which outlines the roles and responsibilities of employees in ensuring compliance with the applicable laws and regulations as also the role of the Compliance Department in monitoring compliance. Compliance risk management forms an integral part of the overall governance framework alongside other internal control and risk management frameworks.

Cyber Security Risk: The Information Security Policy has been designed to provide an overview of the information security requirements and describe the controls that may be used to meet those requirements. It defines the overall framework for information security risk management. It documents the expected behavior of system, data and information users. The Cyber Security Policy contains appropriate approach to combat cyber threats and cyber crisis management plan addressing the aspects: (i) Detection, (ii) Response, (iii) Recovery and (iv) Containment.

Reputation Risk: Reputational risk has been defined as the risk arising from negative perception on the part of customers, shareholders, investors, debt-holders, media reports that can adversely affect an organization’s ability to maintain existing or establish new business relationships and continued access to sources of funding.

Our governance culture supported by sound risk management is aimed at ensuring we remain resilient during challenging periods and forge a sustainable future for the Organisation.

The Risk Management Practices of the Company are compliant with ISO 31000:2018, which is the International Standard for Risk Management that lays down Principles, Guidelines and Framework for Risk Management in the Organization.

5. OPPORTUNITIES AND THREATS

India’s domestic consumption continues to demonstrate strong resilience, reinforcing its position among the fastest-growing large economies, even amid a volatile global backdrop. Continued emphasis on structural reforms, the Government’s *Viksit Bharat* vision, a benign inflation trajectory and sustained public as well as private capital expenditure are expected to support consumption, strengthen rural demand and underpin steady industrial activity. The continued growth of demat accounts and SIP investments also reflects favourable demographic profile, rising formalization and increasing disposable incomes, which are expected to further strengthen long-term consumption trends.

Within this context, the financial services sector, including NBFCs & HFCs, is well-placed to support economic activity by facilitating business expansion, enabling consumer spending and financing infrastructure development. India also continues to offer significant headroom for credit expansion, with a credit-to-GDP ratio of approximately 97% compared to over 130% in developed economies as per Bank for International Settlements (“BIS”) data, indicating a structurally favourable runway for credit growth across sectors.

This opportunity is reinforced by increasing financial awareness, continued regulatory focus on responsible lending and Government initiatives to strengthen MSME ecosystem, digital infrastructure, manufacturing and GCC-led investments, driving incremental medium-term credit demand. Geopolitical developments and energy security considerations are also expected to accelerate domestic investments in renewable energy, allied infrastructure and defence manufacturing, creating incremental credit demand. Industry estimates indicate that NBFCs are likely to outpace banks in credit growth and could account for approximately 30% of systemic credit by 2035, reflecting their growing relevance within India's lending ecosystem. Government of India initiatives such as Pradhan Mantri Awas Yojana-Urban 2.0 (PMAY-U 2.0) which was officially launched on September 1, 2024 will help to promote demand for housing in India as well as boost Housing loans significantly.

Technology-led transformation continues to reshape the sector. Lenders are increasingly leveraging digital underwriting models, analytics and 'phygital' distribution strategies to deepen penetration in a cost-efficient manner. Investments in Artificial Intelligence ("AI") and Generative AI are accelerating and are expected to drive structural transformation across the lending value chain enabling faster and personalised customer experiences, particularly in high-intensity retail lending segments. At the same time, strategic partnerships between fintechs, banks and NBFCs is improving credit delivery, expanding reach and enhancing overall customer experience.

NBFCs, with their extensive reach and flexible operating models, remain well-positioned to drive financial inclusion and support last-mile credit delivery. Regulatory developments during FY 2025-26 have focused on strengthening systemic resilience, with measures aimed at tightening risk management in unsecured retail lending, enhancing liquidity frameworks and transitioning towards forward-looking provisioning norms. These measures are expected to reinforce prudent risk management and support more sustainable, quality-led growth across the lending ecosystem.

Notwithstanding these opportunities, the sector remains exposed to evolving risks. Global volatility arising from trade policy and tariff dynamics, along with the uncertainty in West Asia could impact energy prices, global financial conditions, inflation and industrial activity, with implications ranging from rate hikes to credit growth and asset quality. Funding conditions may also tighten influencing systemic liquidity and borrowing costs. Climatic risks, including evolving El Niño conditions, remain key watchpoints given their potential impact on food inflation and rural demand. Additionally, while AI adoption presents significant opportunities across the financial sector, they also introduce evolving risks relating to workforce disruption and nascent regulatory frameworks for AI deployment, with greater clarity on these aspects expected to emerge over time. The sector also faces internal challenges, including increasing competition, with both banks and non-banks aggressively expanding into newer products, customer segments and geographies in pursuit of higher-yielding opportunities.

The Company continues to demonstrate strong and sustainable growth, supported by responsible lending practices and a diversified liability base. Anchored in a clear "risk-before-growth" philosophy, the Company's well-diversified product suite and granular portfolio enable it to prudently balance growth with asset quality, while steadily strengthening resilience across cycles. Ongoing investments in technology, data infrastructure and distribution, along with integrated AI initiatives, are enhancing efficiency, scalability, underwriting precision and customer experience. With a strong strategic foundation and disciplined execution, the Company remains well-positioned to capitalise on opportunities while navigating evolving risks.

6. EVOLVING REGULATORY LANDSCAPE

Over the past few years, financial services sector has witnessed a progressive strengthening of the regulatory and supervisory framework, with a clear focus on enhancing transparency and governance standards. This is also true for HFCs, as over the years, the sector has undergone considerable evolution in terms of size, complexity and interconnectedness within the broader financial sector.

During the financial year, the RBI has issued certain key directions, *inter alia*, on project finance exposures to harmonise the prudential framework for infrastructure and non-infrastructure lending and on pre-payment charges to standardise practices for floating rate term loans particularly for Micro and Small Enterprises (“MSEs”).

Subsequently on November 28, 2025, as part of a broader regulatory streamlining exercise, the RBI consolidated various extant instructions into comprehensive 244 Master Directions of which 35 Directions are issued in respect of Non-Banking Financial Companies (including HFCs). These new Master Directions consolidated and reorganized more than 9,000 existing circulars, guidelines and instructions, while simultaneously withdrawing approximately 9,445 outdated or redundant circulars. The consolidated framework provides a more structured and cohesive regulatory architecture, while retaining the core supervisory expectations relating to governance, conduct and financial stability. During the FY 2025-26, NHB has been issuing advisories on certain key directions bringing in clarity and harmony in interpretation of the NBFC (HFC) Master Directions. On April 10, 2026, RBI had issued the draft amendment directions for NBFCs, introducing a new absolute asset size threshold of Rs. 1,00,000 crore to classify lenders as Upper Layer (“NBFC-UL”).

7. INTERNAL CONTROL SYSTEMS

The Company’s internal control system is designed to ensure operational efficiency, protection and conservation of resources, accuracy and promptness in financial reporting and compliance with laws and regulations. The internal control system is supported by an internal audit process for reviewing the design, adequacy and efficacy of the Company’s internal controls, including its systems and processes and compliance with regulations and procedures. Internal Audit Reports are discussed with the Management and are reviewed by the Audit Committee of the Board, which also reviews the adequacy and effectiveness of the internal controls in the Company. The Company’s internal control system commensurate with its size and the nature of its operations.

8. INTERNAL FINANCIAL CONTROLS

The management has laid down a set of standards, processes and structure which enables it to implement internal financial across the organization with reference to financial statements and such controls are adequate and are operating effectively. Internal Finance Control framework has been established in line with the Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission (“COSO”) and Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the

Institute of Chartered Accountants of India (the ‘Guidance Note’).

During FY 2025-26, independent testing was conducted basis process walkthrough and review of samples as per documented controls in the Risk & Control matrix. Testing is performed for each control through an independent firm, on behalf of Management confirming adequacy and effectiveness of controls over financial reporting. Review was performed on design, adequacy and operating effectiveness of the controls.

During the review there were no material deficiencies or design ineffectiveness of controls was observed.

Inputs from the Internal Financial Control exercise and the Risk and Control matrix is also used by Internal Audit for their annual planning as part of the Risk Based Internal Audit policy.

9. HUMAN RESOURCES

The Company had 4,399 permanent on-roll employees as of March 31, 2026.

The Company continues to recognise Human Capital as its most valuable asset and a key enabler of sustainable growth. During the year, a series of structured engagement interventions were undertaken across identified themes to enhance employee experience and morale. These initiatives focused on holistic well-being (physical and mental wellness), leadership connect, celebrations, fitness and sports and family engagement, thereby fostering a more engaged and vibrant workplace.

Continuing with its journey of “Happiness at the workplace”, the Employee Engagement & Happiness Survey – 2026 was conducted, achieving an impressive participation rate of 95%. The organization has been GPTW certified for last 6 years consecutively.

The Company continued to strengthen its learning culture through a robust blended learning ecosystem comprising classroom training across 213 branches, Instructor Led Virtual Training (“ILVT”) sessions and digital learning interventions aimed at enabling continuous employee development. Guided by the philosophy of “Learn, Unlearn and Relearn,” the organisation conducted nearly 2,500 learning sessions through its strong in-house faculty network, known as “Sherpas.” With an empowered community of nearly 700 Sherpas, the Company significantly enhanced learning reach, improved employee coverage and enabled contextual, localized learning delivery across geographies.

The advanced Learning Management System (“LMS”), integrated Learning App and strategic tie-ups with leading online learning platforms such as LinkedIn Learning, continued to serve as a unified platform for promoting anytime, anywhere learning. The digital learning library was further enriched with byte-sized, practical and business-relevant functional and behavioural modules, supported by focused digital learning campaigns that enhanced learner engagement and strengthened e-learning adoption across the organisation.

CORPORATE GOVERNANCE REPORT

I. Company's Philosophy on Corporate Governance

Tata Capital Housing Finance Limited ("the Company" / "TCHFL") recognises its role as a corporate citizen and endeavours to adopt the best practices and the highest standards of corporate governance through transparency in business ethics, accountability to its customers, investors, regulators and other stakeholders. The Company's activities are carried out in accordance with good corporate practices and the Company is constantly striving to better these standards by adopting best practices.

The Company believes that governance practices enable the Management to direct and control the affairs of the Company in an efficient manner and to achieve the Company's goal of maximising value for all its stakeholders. The Company will continue to focus its resources, strengths and strategies to achieve its vision, while upholding the core values of transparency, integrity, honesty and accountability, which are fundamental to Tata Group companies.

As a part of the Tata Group, the Company has a strong legacy of fair, transparent and ethical governance practices. The Corporate Governance philosophy is further strengthened by adherence to the Key Performance Metrics for tracking progress on long-term strategic objectives and following the Tata Code of Conduct ("TCOC"), which articulates the values, ethics and business principles and serves as a guide to the Company, its Directors and employees, supplemented with an appropriate mechanism to report any concern pertaining to non-adherence to the TCOC. In addition, the Company has adopted a Vigil Mechanism, a Fair Practices Code, a Policy against Sexual Harassment at the Workplace, a Fit and Proper Policy for ascertaining the fit and proper criteria of the directors at the time of appointment and on a continuing basis, a Policy on Board Diversity and Director Attributes, a Code of Conduct for Non-Executive Directors, an Occupational Health and Safety Management System, Anti-Bribery and Anti-Corruption Policy, Whistle blower Policy, Code of Conduct for Prevention of Insider Trading, Code of Corporate Disclosure Practices and Policy on Determination of Legitimate Purpose for Communication of Unpublished Price Sensitive Information.

The Company has signed the Tata Brand Equity and Business Promotion ("BEBP") Agreement with Tata Sons Private Limited for use of the "Tata" Brand.

II. Compliance with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

The Company continues to be a High Value Debt Listed Entity ("HVDLE") as on March 31, 2026 and as on date of this Report. Further, the Company is in compliance with Chapter VA and applicable provisions of Chapter IV of the SEBI LODR Regulations.

III. Board of Directors

a) As on March 31, 2026 and as on the date of this Report, the Company has 6 (six) Directors. Out of the 6 (six), 4 (four) are Independent, Non-Executive Directors ("NEDs"); 1 (one) is Non-Independent, NED and 1 (one) is an Executive Director.

The composition of the Board of Directors of the Company is in compliance with the Companies Act, 2013 ("Act") and SEBI LODR Regulations, as applicable to HVDLEs.

b) The profile of Directors is available on the Company's website www.tatacapital.com.

c) None of the Directors on the Board hold Directorships in more than 7 (seven) equity listed companies including HVDLEs. Further, none of the Independent Directors ("IDs") of the Company serves as an ID in more than 7 (seven) equity listed companies including HVDLEs. None of the IDs serve as a whole-time director / managing director in any listed entity. The Managing Director does not serve as an ID in other listed entities. None of the Directors hold directorship in more than 20 (twenty) Indian companies, with not more than 10 (ten) public limited companies. None of the Directors is a member of more than 10 committees or acts as chairperson of more than 5 committees (being Audit Committee and Stakeholders Relationship Committee), as per Regulation 62O(1) of SEBI LODR Regulations across all the public limited companies, whether listed or not, and HVDLEs in which he/she is a Director. Necessary disclosures regarding Committee positions in other public companies as on March 31, 2026, have been made by the Directors. None of the Directors are related to each other.

d) IDs are NEDs as defined under Regulation 16(1)(b) of the SEBI LODR Regulations read with Section 149(6) of the Act along with rules framed thereunder. In terms of Regulation 62N(9) of SEBI LODR Regulations, IDs have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties with an objective independent judgment and without any external influence. Based on the declarations received from the IDs, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under Regulation 62B(1)(b) read with Regulation 16(1)(b) of the SEBI LODR Regulations and Section 149(6) of the Act and that they are independent of the Management. Further, the IDs have included their names in the data bank of Independent Directors maintained with the Indian Institute of Corporate Affairs in terms of Section 150 of the Act read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014. Further, none of the IDs serve as Non-Independent Director of any company on the Board of which any of the Non-Independent Director is an ID. The IDs are not on the Board of more than 3 NBFCs (NBFCs middle layer or NBFCs upper layer) at the same time in line with the Reserve Bank of India (Non-Banking Financial Companies - Governance Directions), 2025.

e) 11 (Eleven) Board Meetings were held during the year under review and the gap between two meetings did not exceed one hundred and twenty days. The said meetings were held on May 9, 2025, June 4, 2025, June 25, 2025, July 4, 2025, August 10, 2025, August 30, 2025, September 8, 2025, October 27, 2025, January 19, 2026, February 25, 2026 and March 11, 2026. The necessary quorum was present for all the meetings.

f) The names and categories of the Directors on the Board, their attendance at Board Meetings held during the year under review and at the last

Annual General Meeting ("AGM"), name of other listed entities in which the Director is a director and the number of Directorships and Committee Chairpersonships / Memberships held by them in other public limited companies as on March 31, 2026 and list of core skills / expertise / competencies identified by the Board of Directors, are given herein below:

Table 1: Number of Board Meetings attended, attendance of last AGM, Directorship, Committee Chairpersonship / Membership

Name of the Director (DIN)	Category	Number of Board Meetings attended during FY 2025-26	Whether attended last AGM held on June 27, 2025	Number of Directorships in other Companies		Number of Committee positions held in other Public Companies*	
				Chairperson	Member	Chairperson	Member
Mr. Rajiv Sabharwal, (Chairman) (00057333) *<u>Director Since:</u>* *January 11, 2018*	Non-Independent, Non-Executive	11	Yes	1 (Public) 1 (Others)	2 (Public) 2 (Others)**	-	1
Mr. Mehernosh B. Kapadia (00046612) *<u>Director since:</u>* *October 24, 2017*	Independent, Non-Executive	11	Yes	- (Public) - (Others)	1 (Public) - (Others)	2	2
Mr. Sujit Kumar Varma (09075212) *<u>Director Since:</u>* *February 1, 2022*	Independent, Non-Executive	11	Yes	- (Public) - (Others)	6 (Public) 1 (Others)	2	5
Ms. Malvika Sinha (08373142) *<u>Director Since:</u>* *December 31, 2022*	Independent, Non-Executive	10	Yes	- (Public) - (Others)	4 (Public) 1 (Others)	-	4
Mr. Nagaraj Ijari (09390579) *<u>Director Since:</u>* *April 1, 2024*	Independent, Non-Executive	11	Yes	- (Public) - (Others)	3 (Public) - (Others)**	2	4
Mr. Sarosh Amaria (08733676) *<u>Director Since:</u>* *July 18, 2023*	Executive (Managing Director)	11	Yes	- (Public) - (Others)	- (Public) - (Others)	-	-

**Pertains to memberships / chairpersonships of the Audit Committee and Stakeholders Relationship Committee of Indian public companies and HVDLEs (excluding the Company) as per Regulation 62O(1) of the SEBI LODR Regulations.*

Further, number of memberships in Audit / Stakeholders Relationship Committee and number of membership in Board of other Companies includes Chairpersonship, wherever applicable.
***Excludes directorship in foreign companies.*

Table 2: Skills / Expertise / Competencies of Directors

Name of Director	Skills / Expertise / Competencies					
	Leadership	**Strategy**	**Finance & Taxation**	**Governance & Regulatory Affairs**	**Banking & Credit**	**Risk Management and Internal Controls**	**Technology**
Mr. Rajiv Sabharwal	✓	✓	✓	✓	✓	✓	✓
Mr. Mehernosh B. Kapadia	✓	✓	✓	✓	-	✓	✓
Mr. Sujit Kumar Varma	✓	✓	✓	✓	✓	✓	✓
Ms. Malvika Sinha	✓	✓	✓	✓	✓	✓	-
Mr. Nagaraj Ijari	✓	✓	✓	✓	✓	✓	✓
Mr. Sarosh Amaria	✓	✓	✓	✓	✓	✓	✓

Table 3: Number of Directorships held by Directors in other listed entities

Sr. No.	Name of Director	Directorship in other listed entity (Category of Directorship)
1.	Mr. Rajiv Sabharwal	Tata Capital Limited (Executive, Managing Director & CEO)
2.	Mr. Mehernosh B. Kapadia	HDFC ERGO General Insurance Company Limited* (Independent, Non-Executive)
3.	Mr. Sujit Kumar Varma	1. Uflex Limited (Independent, Non-Executive)
		2. Lloyds Metals and Energy Limited (Independent, Non-Executive)
		3. Prime Securities Limited (Non-Independent, Non-Executive)
		4 Tata Capital Limited (Independent, Non-Executive)
		5. L&T Metro Rail (Hyderabad) Limited* (Independent, Non-Executive)
		6. Tata Communications Limited (Independent, Non-Executive)
4.	Ms. Malvika Sinha	1. Mahanagar Gas Limited (Independent, Non-Executive)
		2. Mahindra Logistics Limited (Independent, Non-Executive)
5.	Mr. Nagaraj Ijari	1. Tata Technologies Limited (Independent, Non-Executive)
		2. Tata Capital Limited (Independent, Non-Executive)
6.	Mr. Sarosh Amaria	-

**Debt Listed*

g) The Board believes that the skills / competencies / expertise, as mentioned in the above Table 2, are required for the business of the Company and the Directors of the Company possess these skills / competencies / expertise for it to function effectively.

h) Details of change in composition of the Board during the FY 2024-25, FY 2025-26 and as on date of this report:

Sr. No	Name of Director	Capacity	Nature of Change	Effective Date
1.	Mr. Nagaraj Ijari	Independent Director	Appointment	April 1, 2024
2.	Mr. Ankur Verma	Non-Executive Director	Cessation	June 19, 2024

i) During FY 2025-26, 1 (one) meeting of the Independent Directors was held on March 4, 2026, wherein all the Independent Directors attended the meeting. The Independent Directors, *inter alia*, reviewed the performance of the Non-Independent Directors, Board as a whole and the Chairman of the Company, taking into account the views of Executive Director and Non-Executive Directors.

j) The Board periodically reviews the compliance reports of all laws applicable to the Company. During FY 2025-26, information as mentioned in Part A of Schedule II of the SEBI LODR Regulations, has been placed before the Board for its consideration.

k) None of the Directors are related inter-se.

l) None of the Non-Executive Directors hold any shares in the Company. The Company has not issued any convertible instruments.

IV. Committees of the Board

The Board has constituted Committees with specific terms of reference to focus on specific areas. These include the Audit Committee, the Nomination and Remuneration Committee, the Risk Management Committee, the Information Technology Strategy Committee, the Corporate Social Responsibility Committee, the Stakeholders Relationship Committee, the Lending Committee, the Working Committee* and the Review Committee for Identification of Wilful Defaulters.

The Company Secretary is the Secretary of all the aforementioned Committees. The Board of Directors and the Committees also take decisions by Resolutions passed through circulation which are noted by the Board/respective Committees of the Board at their next meetings. The Minutes of meetings of all Committees of the Board are circulated to the Board of Directors for noting.

* The Working Committee has been dissolved with effect from June 4, 2025.

i. Audit Committee

Composition, Meetings and Attendance

During FY 2025-26, 9 (nine) meetings of the Audit Committee were held on May 9, 2025, July 4, 2025, July 29, 2025, August 10, 2025, September 8, 2025, October 27, 2025, December 23, 2025, January 19, 2026 and March 26, 2026. The gap between two consecutive meetings of the Audit Committee did not exceed 120 days.

The composition of the Audit Committee as on date of this Report and details of attendance at the meetings during FY 2025-26 is, given below:

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Mr. Sujit Kumar Varma	Chairman and Independent Director	February 1, 2022	9	9
Ms. Malvika Sinha	Independent Director	December 31, 2022	9	8
Mr. Mehernosh B. Kapadia	Independent Director	October 24, 2017	9	9
Mr. Nagaraj Ijari	Independent Director	April 1, 2024	9	9

The composition of the Audit Committee is in line with the provisions of Section 177 of the Act and the Regulation 62F of the SEBI LODR Regulations. All the Members have the ability to read and understand financial statements and have relevant finance and / or audit experience.

The previous AGM of the Company was held on June 27, 2025 and was attended by Mr. Sujit Kumar Varma, Chairman of the Audit Committee.

The Audit Committee / Chairman of the Audit Committee meets the Statutory Auditors / Internal Auditor of the Company on a periodic basis without the presence of the Management.

Terms of reference

The Board has adopted an Audit Committee Charter which defines the composition of the Audit Committee, its authority, role, responsibilities and powers and reporting functions in accordance with the Act, SEBI LODR Regulations and directions issued by the Reserve Bank of India ("RBI"). The Charter is reviewed from time to time and is available on the website of the Company, www.tatacapital.com.

The responsibilities of the Audit Committee, *inter alia*, include:

- Review of the financial reporting process, the system of internal financial controls, the audit process, the Company's process for monitoring compliance with laws and regulations and the Tata Code of Conduct;

- To recommend the appointment / re-appointment and removal / replacement of the Auditors and their remuneration and discuss with the Auditors the nature and scope of their audit;
- To examine the financial statements, financial results and the Auditors' Report thereon, including the draft limited review report;
- To review and evaluate the Company's financial and risk management systems;
- To review the adequacy and performance of Risk Based Internal Audit function;
- To perform activities and carry out functions as laid down in the Framework for Related Party Transactions adopted by the Board;
- To review findings of internal investigations, frauds, irregularities, etc;
- To review the functioning of and compliance with the Company's Whistle Blower Policy;
- To review the Compliance Policy of the Company and oversee its implementation;
- To review the compliance risk on a quarterly basis, based on monitoring and testing results and approve the risk-based compliance testing and monitoring plan;
- Review the appointment/ re-appointment, removal, transfer and terms of remuneration of the Chief Compliance Officer; and
- Reviewing the appointment, removal and terms of remuneration of the Head - Internal Audit and recommending the appointment of Chief Financial Officer after assessment.

The Board has accepted all the recommendations made by the Audit Committee during the year.

Besides the Members of the Committee, meetings of the Audit Committee are generally attended by the Chairman of the Board, the Managing Director, the Chief Financial Officer, the Company Secretary, the Chief Compliance Officer, the Joint Statutory Auditors and the Head - Internal Audit. The Head - Internal Audit of the Company functionally reports to the Audit Committee to ensure independence of operations.

In accordance with the circular dated January 7, 2026 issued by the National Financial Reporting Authority and upon recommendation of the Audit Committee in consultation with the Statutory Auditors, the Board has adopted a framework for effective two-way communication between Those Charged with Governance and Statutory Auditors.

ii. Nomination and Remuneration Committee ("NRC")

<u>Composition, Meetings and Attendance</u>

During FY 2025-26, 2 (Two) meetings of the NRC were held on April 23, 2025 and June 4, 2025.

The composition of the NRC as on date of this Report and details of attendance at the meetings during FY 2025-26 is, given below:

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Mr. Mehernosh B. Kapadia	Chairman and Independent Director	October 24, 2017	2	2

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Mr. Sujit Kumar Varma	Independent Director	February 1, 2022	2	2
Mr. Rajiv Sabharwal	Non-Executive Director	January 29, 2018	2	2

The composition of the NRC is in line with the provisions of Section 178 of the Act and Regulation 62G of SEBI LODR Regulations.

The previous AGM of the Company was held on June 27, 2025 and was attended by Mr. Mehernosh B. Kapadia, Chairman of the NRC.

Terms of reference

The responsibilities of the NRC, *inter alia*, include:
- To formulate the criteria for determining qualifications, fit & proper status, positive attributes and independence of a Director and recommend to the Board;
- To specify the manner and criteria for effective evaluation of performance of Board, its Committees and individual Directors including Independent Directors;
- To devise a Policy on diversity of Board of Directors;
- To identify 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;
- To decide 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;
- To recommend to the Board, all remuneration, in whatever form, payable to Senior Management Personnel of the Company;
- Oversee the framing, review, implementation and recommend to the Board for its approval the Remuneration Policy for the Directors, KMPs, the Senior Management Personnel and other employees;
- Review of the Compensation structure i.e. design of annual and long term compensation plan (including share linked instruments, mix of cash and share linked instruments, deferred payment plans which may be subject to malus/ claw back arrangements, etc.); and
- To decide commission payable to the Directors, subject to prescribed limits and approval of shareholders.

Performance Evaluation Criteria for Independent Directors

The performance evaluation criteria for Independent Directors is based on various factors which includes participation and contribution by a director, commitment, effective deployment of knowledge and expertise, integrity and maintenance of confidentiality and independence of behaviour and judgment.

iii. Risk Management Committee ("RMC")

Composition, Meetings and Attendance

During FY 2025-26, 4 (Four) meetings of the RMC were held on June 10, 2025, August 28, 2025, November 4, 2025 and February 11, 2026.

The composition of the RMC as on date of this Report and details of attendance at the meetings during FY 2025-26 is, given below:

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Ms. Malvika Sinha	Chairperson and Independent Director	December 31, 2022	4	4
Mr. Mehernosh B. Kapadia	Independent Director	October 24, 2017	4	4
Mr. Nagaraj Ijari[1]	Independent Director	May 15, 2026	N.A.	N.A.
Mr. Rajiv Sabharwal	Non-Executive Director	April 17, 2018	4	4
Mr. Sarosh Amaria	Managing Director	July 18, 2023	4	4

Note: 1. Mr. Nagaraj Ijari has been appointed as a member of the Risk Management Committee with effect from May 15, 2026.

The composition of the RMC is in line with the provisions of Regulation 21 of SEBI LODR Regulations.

Terms of reference

The responsibilities of the RMC, *inter alia*, include:

- To assist the Board in its oversight of various risks including (i) Credit Risk (ii) Liquidity and Interest Rate Risk (iii) Operational Risk (Process, HR, Technology and Fraud) (iv) Strategic Risks (including emerging and external risks) (v) Compliance and Reputation Risk;
- To review and analyse risk exposure related to specific issues and provide oversight of risk across the Company;
- To monitor and oversee implementation of the risk management policies, including evaluating the adequacy of risk management systems;
- To ensure whether appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company; and
- To review the appointment, removal and terms of remuneration of the Chief Risk Officer.

iv. Information Technology Strategy Committee ("ITSC")

Composition, Meetings and Attendance

During FY 2025-26, 7 (seven) meetings of the ITSC were held on May 9, 2025, June 5, 2025, June 25, 2025, September 9, 2025, December 11, 2025, March 11, 2026 and March 27, 2026.

The composition of the ITSC as on date of this Report and details of attendance at the meetings held during FY 2025-26 is, given below:

Name of the Member(s)	Category	Members of Committee since	No. of Meetings	
			Held	Attended
Mr. Nagaraj Ijari	Chairman and Independent Director	April 1, 2024	7	7
Mr. Mehernosh B. Kapadia	Independent Director	April 30, 2018	7	7
Mr. Sujit Kumar Varma	Independent Director	December 31, 2022	7	7
Mr. Rajiv Sabharwal	Non-Executive Director	April 30, 2018	7	6
Mr. Sarosh Amaria	Managing Director	July 18, 2023	7	7

Terms of reference

The responsibilities of the ITSC, *inter alia*, include:

- To ensure that the organization has put an effective IT strategic planning process in place;
- To guide in preparation of IT Strategy and ensure that the IT Strategy aligns with the overall strategy of the organization towards accomplishment of its business objectives;
- To review cyber security risks/ arrangements/ preparedness of the organization;
- To review the adequacy and effectiveness of the Business Continuity Planning and Disaster Recovery Management of the Company; and
- To review the IT / IS Audit report.

v. Corporate Social Responsibility ("CSR") Committee

Composition, Meetings and Attendance

During FY 2025-26, 1 (One) meeting of the CSR was held on May 9, 2025.

The composition of the CSR Committee as on date of this Report and details of attendance at the meeting held during FY 2025-26 is, given below:

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Ms. Malvika Sinha	Chairperson and Independent Director	December 31, 2022	1	1
Mr. Rajiv Sabharwal	Non-Executive Director	April 17, 2018	1	1
Mr. Sarosh Amaria	Managing Director	July 18, 2023	1	1

The composition of the CSR Committee is in line with the provisions of Section 135 of the Act.

Terms of reference

The responsibilities of the CSR Committee, *inter alia*, include:

- To formulate and recommend to the Board, a CSR Policy which shall include the guiding principles for selection, implementation and monitoring of activities to be undertaken by the Company as specified in Schedule VII of the Act ("CSR Activities") as well as for formulation of the Annual Action Plan by the Company;
- To formulate and recommend to the Board an Annual Action Plan in pursuance of the CSR Policy and in accordance with the applicable Rules. Recommend alteration in such Plan to the Board of Directors, at any time during the financial year, based on the reasonable justification to that effect;
- To recommend the amount of expenditure to be incurred on CSR activities;
- To monitor the CSR Policy of the Company from time to time and instituting a transparent monitoring mechanism for implementation of the CSR projects or programs or activities undertaken by the Company;
- To oversee the Company's conduct with regard to its corporate and societal obligations and its reputation as a responsible corporate citizen; and
- To oversee activities impacting the quality of life of the beneficiaries of the CSR projects.

vi. Stakeholders Relationship Committee ("SRC")

Composition, Meetings and Attendance

During FY 2025-26, 1 (one) meeting of the SRC was held on March 27, 2026.

The composition of the SRC as on date of this Report and details of attendance at the meeting held during FY 2025-26 is, given below:

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Mr. Rajiv Sabharwal	Chairman and Non-Executive Director	January 10, 2020	1	1
Mr. Mehernosh B. Kapadia	Independent Director	January 10, 2020	1	1
Mr. Nagaraj Ijari	Independent Director	April 1, 2024	1	1
Mr. Sarosh Amaria	Managing Director	July 18, 2023	1	1

The composition of the SRC is in line with the provisions of Section 178 of the Act Regulation 62H of SEBI LODR Regulations.

<u>Terms of reference</u>

The responsibilities of the SRC, *inter alia*, is to consider and resolve the grievances / complaints of security holders of the Company.

The previous AGM of the Company was held on June 27, 2025 and was attended by Mr. Rajiv Sabharwal, Chairman of the SRC.

a) **Name, designation and address of the Compliance Officer under SEBI LODR Regulations:**

Ms. Sanna Gupta, Company Secretary
11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel,
Mumbai 400 013
Telephone No.: 022 6606 9000
Email: tchflsecretarial@tatacapital.com

b) **Details of Complaints received from the Debenture holders and redressed during the FY 2025-26 are as follows:**

Sr. No.	Description	Opening at the beginning of the Financial Year	Received during the Financial Year	Resolved during the Financial Year	Closing at the end of the Financial Year
1.	Complaints	Nil	4	3	1*
	Total	**Nil**	**4**	**3**	**1**

**The Company has submitted Action Taken Report to the Regulatory Authority within the timelines. As on date of this Report, the said complaint has been resolved.*

c) During FY 2025-26, no complaints were received from the Equity Shareholders of the Company.

vii. Lending Committee (“LC”)

<u>Composition, Meetings and Attendance</u>

During FY 2025-26, 41 (Forty One) meetings of the LC were held on April 10, 2025, April 25, 2025, May 14, 2025, May 23, 2025, May 29, 2025, June 6, 2025, June 17, 2025, June 27, 2025, July 8, 2025, July 18, 2025, July 25, 2025, July 28, 2025, August 13, 2025, August 25, 2025, August 29, 2025, September 9, 2025, September 16, 2025, September 23, 2025, September 26, 2025, September 30, 2025, October 15, 2025, October 24, 2025, November 21, 2025, November 25, 2025, November 27, 2025, December 15, 2025, December 19, 2025, December 23, 2025, December 29, 2025, January 14, 2026, January 23, 2026, January 28, 2026, February 10, 2026, February 17, 2026, February 25, 2026, March 9, 2026, March 12, 2026, March 17, 2026, March 25, 2026, March 27, 2026 and March 30, 2026.

The composition of the LC as on date of this Report and details of attendance at the meetings held during FY 2025-26 is, given below:

Name of the Member(s)	Category	Member of Committee since	No. of Meetings	
			Held	Attended
Mr. Sujit Kumar Varma	Chairman and Independent Director	February 1, 2022	41	41
Mr. Rajiv Sabharwal	Non-Executive Director	April 30, 2018	41	34
Ms. Malvika Sinha	Independent Director	July 4, 2024	41	40
Mr. Sarosh Amaria	Managing Director	July 18, 2023	41	40

Terms of reference

The responsibilities of the Lending Committee, *inter alia*, include approving financing proposals related to lending/investment business of the Company.

viii. Working Committee

No meeting of the Working Committee was held until its dissolution with effect from June 4, 2025.

The composition of the Working Committee until the dissolution is, given below:

Name of the Member(s)	Category	Members of the Committee since
Mr. Rajiv Sabharwal	Non-Executive Director and Chairman of the Board	January 29, 2018
Mr. Mehernosh B. Kapadia	Independent Director	June 15, 2018
Mr. Sujit Kumar Varma	Independent Director	February 1, 2022
Mr. Sarosh Amaria	Managing Director	July 18, 2023

Terms of reference

The responsibilities of the Working Committee, *inter alia,* included exploring and evaluating market appetite, potential pricing, structure of the proposed issuance and timing, negotiation of various other terms in connection with the issuance of masala bonds, non-convertible debentures to public and raising of funds through external commercial borrowings.

ix. Review Committee for Identification of Wilful Defaulters ("Review Committee")

No meeting of Review Committee was held in FY 2025-26.

The Composition of the Review Committee as on date of this Report is given below:

Name of the Member(s)	Category	Members of the Committee since
Mr. Sarosh Amaria	Chairman and Managing Director	October 18, 2024
Mr. Sujit Kumar Varma	Independent Director	October 18, 2024
Mr. Rajiv Sabharwal	Non-Executive Director	October 18, 2024

Terms of reference

The responsibilities of the Review Committee, inter alia, include to consider the proposal of the Identification Committee for classification of a person as a Wilful Defaulter after assessing the facts or material on record, including written representation and outcome of personal hearing, if any, take a decision and pass a reasoned order.

V. Particulars of Senior Management Personnel ("SMP") of the Company including the changes therein since the close of previous financial year:

The details of SMP of the Company as on March 31, 2026, are as follows:

Sr. No.	Name	Designation
1.	Mr. Mahadeo Raikar	Chief Financial Officer
2.	Ms. Sanna Gupta	Company Secretary
3.	Mr. Pradeep Puri	Chief Compliance Officer
4.	Mr. Chandrashekhar Mahajan[4]	Chief Risk Officer
5.	Mr. Sunir Ramchandani	Chief Business Officer - Developer Finance
6.	Mr. Kareemulla Shaik	Chief Credit Officer - Retail Finance
7.	Mr. Ramandeep Bindra[5]	Business Head – Developed Markets
8.	Mr. Kapil Punni[5]	Business Head – Emerging Market
9.	Mr. Lav Sikri[5]	Head – Product, CRM & Digital Sales
10.	Mr. Sanjeev Tulsyan	Head – Internal Audit
11.	Mr. Subhasankar Ghosh	Head - Operations
12.	Ms. Mallika Vyas	Head – Human Resource
13.	Mr. Prashant Chauhan[3]	Technology Head (Chief Information Officer)
14.	Mr. Jitendra Zadokar[2]	Head – Legal & Remedial
15.	Mr. Brijesh Trivedi[2]	National Collections Manager – X Bucket and Collection Strategy
16.	Mr. Pankaj Ahuja[2]	National Collections Manager – Non X bucket
17.	Mr. Sandip Joshi	Vice President – Treasury

Notes:

1. Mr. Mahesh Sonawane ceased to be the SMP of the Company w.e.f. June 4, 2025.
2. Mr. Jitendra Zadokar, Head – Legal & Remedial, Mr. Brijesh Trivedi, National Collections Manager – X Bucket and Collection Strategy and Mr. Pankaj Ahuja, National Collections Manager – Non X bucket were designated as SMP of the Company w.e.f. June 4, 2025.
3. Mr. Ashok Mali ceased to be the Chief Information Officer ("CIO") and SMP of the Company with effect from close of business hours on July 7, 2025. Consequently, Mr. Prashant Chauhan was appointed as the Technology Head (CIO) and SMP of the Company w.e.f. July 8, 2025.
4. Mr. Rahul Jain ceased to be the Chief Risk Officer ("CRO") and SMP of the Company with effect from close of business hours on August 31, 2025. Consequently, Mr. Chandrashekhar Mahajan was appointed as the CRO and SMP of the Company for a period of 2 years w.e.f. September 1, 2025.

5. Mr. Ramandeep Bindra, Business Head – Developed Markets, Mr. Kapil Punni, Business Head – Emerging Market and Mr. Lav Sikri, Head – Product, CRM & Digital Sales have been designated as SMP of the Company w.e.f. November 10, 2025.
6. Mr. Ajai Kumar Shukla ceased to be the Chief Business Officer – Retail Finance and SMP of the Company with effect from the close of business hours on December 17, 2025.

VI. Remuneration of Directors

a. Non-Executive Directors

The Company paid Sitting fees to the NEDs and IDs for attending meetings of the Board and the Committees of the Board and will pay Commission for the FY 2025-26, within the maximum prescribed limits to the NEDs and IDs who were Directors of the Company during FY 2025-26, as recommended by the NRC and approved by the Board at their respective meetings held on July 14, 2026. The details of the same are, as under:

Name of the Director(s)	Sitting Fees paid for attending Board and Committee Meetings held during FY 2025-26	Commission to be paid for FY 2025-26
Mr. Mehernosh B. Kapadia, Independent Director	Rs. 10,50,000	Rs. 30,00,000
Ms. Malvika Sinha, Independent Director	Rs. 19,20,000	Rs. 40,00,000
Mr. Sujit Kumar Varma, Independent Director	Rs. 21,30,000	Rs. 40,00,000
Mr. Nagaraj Ijari, Independent Director	Rs. 8,70,000	Rs. 30,00,000

Mr. Rajiv Sabharwal, Chairman and Non-Executive Director, is the Managing Director & CEO of Tata Capital Limited ("TCL") and did not draw any remuneration from the Company.

The Remuneration Policy of the Company which, *inter alia*, lays down the criteria of making payments to non-executive directors is available on the website of the Company at https://www.tatacapital.com/content/dam/tata-capital/tchfl/TCHFL-Remuneration_Policy.pdf

None of the NEDs and IDs had any other pecuniary relationships or transactions with the Company during the year under review.

b. Managing Director

Details of Remuneration of Mr. Sarosh Amaria, Managing Director of the Company:

Period of Contract	July 18, 2023 to July 17, 2028
Notice Period and Severance Fees	The Contract with the Managing Director may be terminated earlier by either party giving the other Party six months' notice of such termination or the Company paying six months' remuneration and other pro-rated incentive / commission (at the discretion of the Board), in lieu of such notice. There is no separate provision for payment of Severance fees.

Employee Stock Options ("ESOP")	1,11,066 options granted during FY 2025-26, which will vest over a period of 4 years in 4 tranches and exercisable over a period of 7 years from the date of grant.
Salary for FY 2025-26	Rs. 2,46,08,972/-
Commission payable for FY 2025-26*	Rs. 2,01,56,250/-
Long Term Incentive for FY 2025-26	Rs. 1,18,20,600 (to be granted as ESOPs)
Perquisites and allowances for FY 2025-26	Rs. 11,11,000/-
Retirement benefits for FY 2025-26	Rs. 32,95,495/-

**A portion of the commission for FY 2025-26 will be deferred for payment as per the Compensation Policy adopted by the Company in accordance with the RBI guidelines.*

VII. General Body Meetings

i. General Meeting

a. Annual General Meeting

Financial Year	Date	Time	Venue	Special Resolutions passed
2022-23	June 27, 2023	10:00 a.m.	Meeting conducted through VC pursuant to the MCA Circular	1. Approval for Increase in the Borrowing limits of the Company. 2. Approval for Creation of Charges on the asset of the Company. 3. Approval for private placement of Non-Convertible Debentures.
2023-24	June 27, 2024	02:00 p.m.	Meeting conducted through VC pursuant to the MCA Circular	1. Approval for appointment of Mr. Nagaraj Ijari (DIN: 09390579) as an Independent Director of the Company. 2. Approval for Increase in the borrowing limits of the Company. 3. Approval for Creation of Charges on the assets of the Company. 4. Approval for private placement of Non-Convertible Debentures.
2024-25	June 27, 2025	11:00 a.m.	Meeting conducted through VC pursuant to the MCA Circular	1. Approval for Increase in the borrowing limits of the Company. 2. Approval for Creation of Charges on the assets of the Company. 3. Approval for private placement of Non-Convertible Debentures. 4. Approval of Material Related Party Transactions with Tata Consultancy Services Limited

b. Extraordinary General Meeting ("EGM")

No EGM was held during the FY 2025-26.

Further, an EGM was held through VC on June 26, 2026, at 11:30 AM. A special resolution was passed at the said EGM for obtaining approval for Private Placement of Non-Convertible Debentures.

c. Whether any special resolution passed last year through postal ballot – details of voting pattern – Not applicable.

d. Person who conducted the postal ballot exercise – Not applicable.

e. Whether any special resolution is proposed to be conducted through postal ballot – None.

f. Procedure for postal ballot – Not applicable.

VIII. Means of Communication

The 'Investor Relations' section on the Company's website (www.tatacapital.com) keeps the investors updated on material developments in the Company by providing key and timely information such as Financial Results, Annual Reports, Investor grievance redressal mechanism, etc. The Financial Results are normally published in Business Standard Newspaper.

The debenture holders can also send in their queries/complaints at the designated email address at tchflncdcompliance@tatacapital.com.

If the concern remains unresolved, then the debenture holder(s) may lodge a complaint with NSE, BSE or SEBI Complaints Redressal System (SCORES) platform.

After exhausting all the available options for resolution of the grievance, if the debenture holder(s) is/are still not satisfied with the resolution, they may initiate dispute resolution through the SMART ODR (Online Dispute Resolution) Portal at https://smartodr.in/login.

IX. General Information for Shareholders and Debenture holders

The Company is registered with the Registrar of Companies, Maharashtra, Mumbai. The Corporate Identity Number allotted to the Company by the Ministry of Corporate Affairs is U67190MH2008PLC187552.

i. Details of Debenture Trustees and the Registrar and Transfer Agents of the Company are, given below:

Debenture Trustees
Vistra ITCL (India) Limited *(formerly known as IL & FS Trust Company Limited)**   The Qube, 2nd floor, A wing, 202, Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri (East), Marol Naka, Mumbai, Maharashtra, India, 400059.   Website: www.vistraitcl.com, Tel: +91 22 69300000, Fax: +91 22 2653 3297   e-mail: itclcomplianceofficer@vistra.com   **There were no Non-Convertible Debentures outstanding as on March 31, 2026, where Vistra ITCL (India) Limited was a trustee to the Issue.*

IDBI Trusteeship Services Limited Universal Insurance Building, Ground Floor, Sir P.M. Road, Fort, Mumbai – 400 001 Website: www.idbitrustee.com, Tel: +91 22 4080 7000, Fax: +91 22 6631 1776 e-mail: itsl@idbitrustee.com
Registrar and Transfer Agents
Non – Convertible Debentures issued on a Private Placement basis
MUFG Intime India Private Limited (Formerly Link Intime India Private Limited) C-101, Embassy, 247, L.B.S. Marg, Vikhroli (West), Mumbai – 400 083 Website: https://in.mpms.mufg.com, Tel.: +91 22 4918 6000, Fax: +91 22 4918 6060 E-mail ID: Investor.helpdesk@in.mpms.mufg.com
Equity Shares and Non - Convertible Debentures issued to the Public
KFin Technologies Limited 301, The Centrium, 3rd Floor, 57, Lal Bahadur Shastri Road, Nav pada, Kurla (West), Mumbai – 400070, Maharashtra, India Website: www.kfintech.com, Tel: +91 40-6716 2222 E-mail ID: einward.ris@kfintech.com

ii. **Annual General Meeting for FY 2025-26:**

Date: August 10, 2026
Time: 10:00 a.m.
Venue: Through Video Conferencing

iii. **Financial Year:** April 1, 2025 to March 31, 2026

iv. **Dividend Payment date**: Not Applicable

v. **Listing on Stock Exchange and Listing Fees:**

Name and Address of the Stock Exchange	Type of Securities Listed
National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051	Non-Convertible Debentures issued to the Public and on a Private Placement Basis
BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	Non-Convertible Debentures issued to the Public

Listing Fees as applicable have been paid for FY 2025-26 and FY 2026-27.

vi. **In case the securities are suspended from trading, the directors report shall explain the reason thereof. –** During FY 2025-26, the non-convertible debentures of the Company were not suspended from trading**.**

vii. **Share Transfer System:**

In terms of Regulation 61(4) read with Regulation 40(1) of SEBI LODR Regulations, as amended from time to time, and as per the notifications issued by the SEBI from time to time, requests for effecting transfer, transmission or transposition of securities are not processed unless the securities are held in the dematerialized form with the depositories.

All requests for transfer and/or dematerialization of securities held in physical form, should be lodged with the office of the Company's Registrar & Share Transfer Agent for dematerialization.

viii. **Distribution of Equity shareholding as on March 31, 2026:**

The Company is a wholly owned subsidiary of TCL. The entire equity shareholding of the Company is held by TCL and its nominees.

ix. **Dematerialization of shares and liquidity:**

All the Equity shares of the Company are in dematerialized form as on March 31, 2026. Under the Depository System, the International Securities Identification Number ("ISIN") allotted to the Company's equity shares is INE033L01010.

x. **Outstanding Global depository receipts or American depository receipts or warrants or any convertible instruments, conversion date and likely impact on equity:** Not Applicable

xi. **Commodity price risk or foreign exchange risk and hedging activities:**

The Company is exposed to foreign currency exchange rate fluctuation risk for its foreign currency borrowing. The Company's borrowings in foreign currency are governed by RBI guidelines. The Company hedges its entire External Commercial Borrowing ("ECB") exposure for the full tenure of the ECB as per Board approved policy. Further, the Company is not exposed to commodity price risk.

xii. **Plant locations:** The Company being a Housing Finance Company does not have any plant location. As on March 31, 2026, the Company had 350 branches across India.

xiii. **Address for correspondence:**

11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel,
Mumbai 400 013.

xiv. **List of all credit ratings obtained by the entity along with any revisions thereto during the relevant financial year, for all debt instruments of such entity or any fixed deposit programme or any scheme or proposal:**

Details pertaining to Credit Ratings obtained by the Company are included in the Directors' Report.

xv. **Transfer of Unclaimed / Unpaid Amounts to the Investor Education and Protection Fund:**

During the year under review, no amount was due for transfer to Investor Education and Protection Fund.

xvi. **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:** Not Applicable

X. Other Disclosure:

Particulars	Details
Disclosures on materially significant related party transactions that may have potential conflict with the interests of listed entity at large.	There were no material related party transactions during the year that have a conflict with the interest of the Company.
- Details of non - compliance by the Company, penalty, strictures imposed on the Company by the Stock Exchange, or Securities and Exchange Board of India or any statutory authority on any matter related to capital markets, during the last three years. - Details of penalties or stricture imposed on the Company by the Reserve Bank of India or any other statutory authority or regulator	Nil
Details of establishment of Vigil Mechanism / Whistle Blower Policy and affirmation that no personnel has been denied access to the Audit Committee.	The Company has a Whistle Blower Policy and has established necessary Vigil Mechanism for Directors and employees to report concerns about unethical behaviour. No person has been denied access to the Audit Committee.
Details of compliance with mandatory requirements and adoption of the non-mandatory requirements.	Details of compliance with non-mandatory and mandatory requirements are mentioned in point no. XI and XII of this report, respectively.
Web link where policy for determining 'material' subsidiaries is disclosed.	The Company does not have a subsidiary Company.
Web link where policy on dealing with related party transactions.	The Company has a policy on dealing with related party transactions which is disclosed on its website at

<table>
<tr><th>Particulars</th><th>Details</th></tr>
<tr><td></td><td>https://www.tatacapital.com/content/dam/tata-capital/pdf/tcfsl/regulatory-policies/RPT%20Policy.pdf</td></tr>
<tr><td>Disclosure of commodity price risks and commodity hedging activities.</td><td>The Company being a Housing Finance Company, it is not exposed directly to commodity price risk.</td></tr>
<tr><td>Details of utilization of funds raised through preferential allotment or qualified institutional placement as specified under Regulation 32 (7A) of SEBI LODR Regulations.</td><td>Not Applicable</td></tr>
<tr><td>Certificate from a Company secretary in practice that none of the directors on the board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority</td><td>The Company has obtained certificate from M/s. Parikh & Associates, Practising Company Secretaries, that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board / Ministry of Corporate Affairs or any such statutory authority. The same is reproduced at the end of this report and marked as Annexure I.</td></tr>
<tr><td>Where the board had not accepted any recommendation of any committee of the board which is mandatorily required, in the relevant financial year, the same to be disclosed along with reasons thereof.</td><td>During FY 2025-26, all the recommendations of the various Committees of the Board were accepted by the Board.</td></tr>
<tr><td>Total fees for all services paid by the listed entity to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part.</td><td>The particulars of payment of fees to Joint Statutory Auditors is given below:
<table>
<tr><th>Particulars</th><th>Amount (Rs. In lakh)</th></tr>
<tr><td>Services as statutory auditors (including quarterly audits)</td><td>90</td></tr>
<tr><td>Tax audit fees</td><td>10</td></tr>
<tr><td>Certification and other services*</td><td>168</td></tr>
<tr><td>Total</td><td>268</td></tr>
</table>
(The above payments exclude out-of pocket, travelling and living expenses and Goods and Service tax).

*Includes fees of Rs. 133 lakhs incurred in respect of fund raised and in process of raising fund by the holding company (Tata Capital Limited).</td></tr>
</table>

<table>
<tr><th>Particulars</th><th>Details</th></tr>
<tr><td></td><td>Further, no fees were paid to any entity in the network firm/network entity of which the Statutory Auditor is a part.</td></tr>
<tr><td>Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.</td><td><table><tr><td>Number of complaints filed during the financial year.</td><td>Number of complaints disposed of during the financial year.</td><td>Number of complaints pending as on end of the financial year.</td></tr><tr><td>Nil</td><td>NA</td><td>NA</td></tr></table></td></tr>
<tr><td>Disclosure by listed entity of Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount.</td><td>Nil</td></tr>
<tr><td>Information disclosed under clause 5A of paragraph A of Part A of Schedule III of SEBI LODR Regulations.</td><td>Not Applicable</td></tr>
<tr><td>Familiarization Program</td><td>Details of familiarisation programmes imparted to Independent Directors is disclosed on its website at https://www.tatacapital.com/content/dam/tata-capital/tchfl/TCHFL%20-%20Familiarisation%20Programme%20for%20Independent%20Directors.pdf</td></tr>
</table>

XI. Non-compliance of any requirement of corporate governance report of sub-paras above, with reasons thereof shall be disclosed

None.

XII. The corporate governance report shall also disclose the extent to which the discretionary requirements as specified in Part E of Schedule II have been adopted

The Company has adopted the following discretionary requirements as specified in Part E of Schedule II:

i. Audit Qualification:

The Company has adopted a regime of financial statement with unmodified audit opinion.

ii. Separate posts of Chairman and Managing Director:

The Company has appointed separate posts of Chairman and the Managing Director, such that Chairman is a NED and not related to the Managing Director.

iii. Reporting of Internal Auditor:

The Head - Internal Audit of the Company directly reports to Audit Committee of the Company.

XIII. The disclosures of the compliance with corporate governance requirements specified in Chapter VA and clauses (a) to (i) of Regulation 62(1A) of SEBI LODR Regulations shall be made in the section on corporate governance of the annual report.

The Company is in compliance with all the mandatory requirements specified in Chapter VA of SEBI LODR Regulations. Further, the Company is also in compliance with requirements specified in clause (a) to (i) of Regulation 62(1A) of SEBI LODR Regulations.

XIV. Declaration signed by the Managing Director stating that the members of board of directors and senior management personnel have affirmed compliance with the code of conduct of board of directors and senior management.

The Company has adopted a Code of Conduct for its employees including the Managing Director. In addition, the Company has adopted a Code of Conduct for its Non-Executive Directors and Independent Directors. These Codes are available on the Company's website (www.tatacapital.com).

All the Directors on the Board and SMP of the Company have affirmed compliance with the respective Codes. A declaration signed by the Managing Director to this effect is reproduced at the end of this report and marked as ***Annexure II***.

XV. Compliance certificate from either the auditors or practicing Company secretaries regarding compliance of conditions of corporate governance shall be annexed with the directors' report.

The Company has obtained compliance certificate from the Practising Company Secretaries, M/s. Parikh & Associates, on corporate governance. The same is reproduced at the end of this report and marked as ***Annexure III***.

XVI. Disclosures with respect to demat suspense account / unclaimed suspense account: Not Applicable

Annexure I

CERTIFICATE

(Pursuant to Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members
Tata Capital Housing Finance Limited
11th Floor, Tower A,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel,
Mumbai - 400013

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Tata Capital Housing Finance Limited** having CIN **U67190MH2008PLC187552** and having registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013 (hereinafter referred to as 'the Company'), produced before me/us by the Company for the purpose of issuing this Certificate, in accordance with Schedule V Para C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, We hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on March 31, 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.

S. No.	Name of Director	DIN	Date of Appointment in Company*
1.	Mr. Mehernosh B. Kapadia	00046612	24/10/2017
2.	Ms. Malvika Sinha	08373142	31/12/2022
3.	Mr. Sujit Kumar Varma	09075212	01/02/2022
4.	Mr. Nagaraj Ijari	09390579	01/04/2024
5.	Mr. Rajiv Sabharwal	00057333	11/01/2018
6.	Mr. Sarosh Amaria	08733676	18/07/2023

*the date of appointment is as per the MCA Portal.

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our 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.

For Parikh & Associates
Practising Company Secretaries

Jigyasa N. Ved
Partner
FCS: 6488 CP: 6018
UDIN: F006488H000825185
PR No.: 7327/2025
Place: Mumbai
Date: 14.07.2026

Annexure II

DECLARATION BY THE MANAGING DIRECTOR

In accordance with Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, I hereby confirm that, all the Directors and Senior Management Personnel of the Company have affirmed compliance to the Code of Conduct for the financial year ended March 31, 2026.

For **Tata Capital Housing Finance Limited**

Sarosh Amaria
Managing Director

Place: Mumbai

Date: July 14, 2026

Annexure III

PRACTISING COMPANY SECRETARIES' CERTIFICATE ON CORPORATE GOVERNANCE

TO
THE MEMBERS OF
TATA CAPITAL HOUSING FINANCE LIMITED

We have examined the compliance of the conditions of Corporate Governance by Tata Capital Housing Finance Limited ("the Company") for the year ended on March 31, 2026, as stipulated under Chapter VA and applicable provisions of Chapter IV of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations").

The compliance of the conditions of Corporate Governance is the responsibility of the management. Our examination was limited to the review of procedures and implementation thereof, as adopted by the Company for ensuring compliance with conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, and the representations made by the Directors and the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the SEBI LODR Regulations for the year ended on March 31, 2026.

We further state that such compliance 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.

For Parikh & Associates
Practising Company Secretaries

Jigyasa N. Ved
Partner
FCS: 6488 CP: 6018
UDIN: F006488H000825086
PR No.: 7327/2025
Place: Mumbai
Date: 14.07.2026

TATA CAPITAL HOUSING FINANCE LIMITED

FINANCIAL STATEMENTS

FY 2025-26

Kirtane & Pandit LLP
Chartered Accountants
601, 6th Floor, Earth Vintage,
Senapati Bapat Marg, Dadar West,
Mumbai - 400 028.

G D Apte & Co
Chartered Accountants
D-509, Neelkanth Business Park,
Nathani Road, Vidyavihar West,
Mumbai - 400 086.

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF
Tata Capital Housing Finance Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Tata Capital Housing Finance Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity, the Statement of Cash Flows for the year then ended and the notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, (the Act) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (India Accounting Standard) Rules, 2015, as amended, (Ind-AS) and with other 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), changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditors' Responsibilities for the Audit of the 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 financial statements under the provisions of the Companies Act, 2013 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 opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended March 31, 2026. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	How the matter was addressed in our audit
Impairment of Financial Instruments	
Ind AS 109 Financial instruments (Ind AS 109) requires the Company to provide for impairment of its financial instruments (designated as amortized cost or fair value through other comprehensive income) using the expected credit loss (ECL) approach. ECL involves an estimation and a significant degree of judgement by the management for development of ECL model and its corresponding application in the ECL model. These judgement and estimates include: 1. Estimating the behavioural life of the product. 2. Data inputs in relation to ECL model. 3. Application of the macro-economic variables on a forward-looking basis. 4. Determination of loan book segmentation, probability of defaults, loss given defaults and exposure at default. Refer Note No. 7 of Notes to the Financial Statements.	Our audit approach/procedures included the following: • Read and assessed the Company's accounting policies for impairment of financial assets and their compliance with Ind AS 109 and the governance framework approved by the Board of Directors. • Performed end to end process walkthroughs to identify the key systems, applications and controls used in the ECL processes. • Evaluated the design of general IT and application controls over key systems used in the ECL process and tested the relevant manual controls. • Evaluated the reasonableness of the methodology and tool to compute ECL rates. • Performed test of details over calculations of ECL rate computation, in relation to the completeness and accuracy of data on sample basis. • Obtained written representations from the management on the reasonableness of the significant assumptions used in computation of ECL provision. • Tested a sample of performing (stage 1) loans to assess whether any SICR or loss indicators were present requiring them to be classified under higher stages. • Assessed the disclosures included in the Ind-AS financial statements with respect to such allowance / estimate are in accordance with the requirements of Ind AS 109 and Ind AS 107 Financial Instruments: Disclosures.

Key Audit Matter	How the matter was addressed in our audit
Evaluation of Company's Information Technology (IT) systems and Controls over Financial Reporting	
The information system is a critical component of Company's operations, enabling efficient processing of transactions, safeguarding of information, and supporting decision-making. The financial accounting and reporting systems of the Company are also fundamentally reliant on IT systems and IT controls. As such, it is important for us to evaluate the effectiveness of information system controls to ensure the correctness, integrity, availability, and confidentiality of data. We identified 'IT systems and controls including audit trail (audit log)' as key audit matter because of the pervasive nature of IT environment and the scale and complexity of the IT architecture.	Our audit approach/procedures include the following: • Evaluated the extent to which the controls are designed and implemented to mitigate the risk of material misstatement in financial reporting. • Obtained an understanding of the IT control environment and IT policies during the audit period. • Testing IT general controls related to User, Change Management Controls, Information Security Controls, Log management and Data backup. • Assessment and identification of key IT applications including those identified by the management for audit trail (audit log) further verifying, testing, and reviewing the design and operating effectiveness of the IT system based on reports and other financial and nonfinancial information generated from the system on a test check basis.

Information Other than the Financial Statements and Auditors' Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditors' report thereon. The other information is expected to be made available to us after the date of this auditors' report.

Our opinion on the 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 financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the 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 the annual report, if we conclude that there is a material misstatement therein, we will communicate the matter to those charged with governance and take appropriate action as applicable under the relevant laws and regulations.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and the cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. 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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 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 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 Companies Act, 2013, 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 auditors' 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 auditors' 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 financial statements, including the disclosures, and whether the 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 financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' 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 (Auditors' Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2) As required by section 143(3) of the Act, we report 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.

   c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

   d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with relevant rules issued thereunder.

   e) On the basis of the written representations received from the Directors of the Company as on March 31, 2026, taken on record by the Board of Directors, none of the Directors of the Company is disqualified as on March 31, 2026, from being appointed as a Director in terms of Section 164 (2) of the Act.

f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.

g) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended ("the Rules"), 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 financial statements – Refer Note No. 31 of Notes to the 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 No. 5 of Notes to the 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) The Management has represented that:

    a) to the best of their knowledge and belief, 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 person(s) or entity(ies), including foreign entity(ies) ("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) to the best of their knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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;

    c) Based on such audit procedures performed by us 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 (i) and (ii) of Rule 11 (e) of the Rules as provided under a) and (b) above contain any material misstatement.

  v) As stated in Note No. 22.3 of Notes to the Financial Statements, the Company has not declared and paid interim dividend during the year and until the date of this report.

  vi) Based on our examination which included test checks, the Company has used accounting software's for maintaining its books of account which has a feature of recording audit trail (edit log) facility and that has operated throughout the year for all relevant transaction recorded in these software. Also, during the course of our audit, we did not come across any instance of audit trail feature being tampered with in respect of accounting software. Additionally, the audit trail of prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in respective years.

3) According to information and explanations given to us and based on our examination of the records of the Company, the Company has paid / provided managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 of the Act.

For Kirtane & Pandit LLP	**For G D Apte & Co**
Chartered Accountants	Chartered Accountants
Firm Registration No: 105215W/W100057	Firm Registration No: 100515W
Sandeep D. Welling	**Chetan R. Sapre**
Partner	Partner
Membership Number: 044576	Membership Number: 116952
UDIN: 26044576UHDLTY3026	UDIN: 26116952MILCIO2709
Place: Mumbai	Place: Mumbai
Date: April 23, 2026	Date: April 23, 2026

Annexure 'A' to the Independent Auditors' Report on the Financial Statements of Tata Capital Housing Finance Limited for the year ended March 31, 2026

i) In respect of the Company's Property, Plant and Equipment and Intangible Assets:

a) A) In our opinion and according to the information and explanations given to us, the Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment, investment property and relevant details of right-of use assets.

B) The Company is maintaining proper records showing full particulars of intangible assets.

b) The Company has a process of conducting physical verification of Property, Plant and Equipment once in every three years. In accordance with this process and the scheduled verification plan, the Company carried out physical verification of its Property, Plant and Equipment during the current year, and no material discrepancies were noticed. In our opinion, the frequency of such verification is reasonable, having regard to the size of the Company and the nature of its assets.

c) In our opinion and according to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the financial statements are held in the name of the Company.

d) In our opinion and according to the information and explanations given to us, the Company has not revalued its Property, Plant and Equipment (including right-of-use assets) or intangible assets or both during the year.

e) In our opinion and according to the information and explanations given to us and on the basis of our examination of the records of the Company, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

ii)

a) The Company is a service company primarily engaged in lending business. Accordingly, it does not hold any inventories. Thus, the provision of clause 3(ii)(a) of the Order is not applicable to the Company.

b) The Company has been sanctioned working capital limit in excess of Rs. 5 crore in aggregate during the year from banks on the basis of security of current assets and the quarterly returns/statements are filed by the Company with such Banks. As disclosed by the management in Note No. 16.3 of the Notes to the Financial Statements and as verified by us, the same are in agreement with the books of accounts of the Company.

iii) The Company has granted secured and unsecured loans to companies, firms, Limited Liability Partnerships and to others parties during the year, in respect of which;

a) Since the Company's principal business is to give loans, the provision of clause 3(iii)(a) of the Order are not applicable it.

b) In our opinion and according to the information and explanations given to us, the investments made and the terms and conditions of the grant of all loans and advances in the nature of loans, are not prejudicial to the Company's interest. The Company has not provided any guarantee or given any security during the year.

c) In respect of loans and advances in nature of loans, granted by the Company during the normal course of its business, 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 in this report (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. Further for loans where there are delays or defaults in repayment of principal and / or payment of interest as at the balance sheet date, the summary of the same are disclosed by Management in Note No. 39(A)(i)(1)(a) of Notes to the Financial Statements.

d) In respect of loans granted by the Company, the overdue amount remaining outstanding as at the balance sheet date is as reported by the management in Note No. 39(A)(i)(1)(a) of Notes to the Financial Statements. The total amount overdue for more than 90 days amounts to Rs. 582.22 crore with respect to 3,479 borrowers. The Company has taken reasonable steps in its normal course of business for recovery of overdue principal and interest in respect of such loans.

e) Since the Company's principal business is to give loans, the provision of clause 3(iii)(e) of the order are not applicable to it.

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 during the year except loan given to TCL Employee Welfare Trust (a related party) aggregating to Rs. 2.37 crore which is repayable on demand. The same accounts for less than 0.01% of total gross advances as at March 31, 2026.

iv) In our opinion and according to the information and explanations given to us, the Company has not granted any loans, made investments or provided guarantees and securities which attract the provisions of sections 185 and 186 of the Act. Accordingly, paragraph 3(iv) of the Order is not applicable to the Company.

v) In our opinion and according to information and explanations given to us, the provisions of the sections 73 to 76 and any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended), are not applicable to the Company being a housing finance company registered with the National Housing Bank, and also the Company has not accepted any deposits from public or there is no amount which has been considered as deemed deposit within the meaning of sections 73 to 76 of the Act. Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

vi) The Company is not required to maintain cost records under Section 148(1) of the Companies Act, 2013 read with Companies (Cost Records and Audit) Rules, 2014 and hence reporting under paragraph 3(vi) of the Order is not applicable to the Company.

vii)

a) In our opinion and according to the information and explanations given to us, amounts deducted/ accrued in the books of account in respect of 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 any other statutory dues have generally been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, Goods and Services Tax, duty of customs, cess and other material statutory dues were in arrears as at March 31, 2026 for a period of more than six months from the date they became payable.

b) In our opinion and according to the information and explanations given to us, we confirm that there are no dues of 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 any other statutory dues, which have not been deposited to/with the appropriate authority on account of any dispute except as provided below:

(Amount Rs. in crore)

Sr. No.	Name of the Statute	Nature of Dues	Amount under dispute	Amount paid under dispute	Net dues	Period	Forum where dispute is pending
1.	Goods & Services Tax Act, 2017	GST	15.98	-	15.98	FY 2017-18 to FY 2021-22	Commissioner (Appeals)
2.	Income Tax Act, 1962	Income Tax	2.21	-	2.21	FY 2019-20	Commissioner of Income Tax (Appeals)

viii) In our opinion and according to the information and explanations given to us and on the basis of our examination of the records of the Company, we confirm that we have not come across any transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

ix)

a) In our opinion, the Company has not defaulted in repayment of loans or other borrowings to financial institutions, banks, government and dues to debenture holders or in the payment of interest thereon to any lender.

b) As disclosed in Note No. 46(c) of Notes to the Financial Statements, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority or any other lender.

c) In our opinion and according to the information and explanations given to us, the Company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.

d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

e) & f) The Company does not have any subsidiaries, associates or joint ventures. Accordingly, the provisions of the clauses (ix)(e) & (f) of the Order are not applicable to the Company.

x)

a) The Company did not raise money by way of initial public offer or further public offer (including debt instruments) during the year.

b) During the year, the Company has made preferential allotment of right shares and the requirement of section 42 and section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the same were raised.

xi)

a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, no material fraud by the Company or on the Company has been noticed or reported during the year, other than 3 instances of fraud with an aggregate amount of Rs. 1.17 crore, noticed and reported by the management in terms of the regulatory provisions applicable to the Company.

b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

c) As represented to us by the Management, no whistle blower complaints have been received by the Company during the year.

xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.

xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv)

a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.

b) We have considered the internal audit reports of the Company issued till the date of our audit report, for the period under audit.

xv) According to the information and explanations given to us, in our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.

xvi)

a) As the Company is a Non-Banking Financial Company and registered under National Housing Bank (NHB) Act, 1987, it has been exempted from the requirement of Registration under section 45-IA of Reserve Bank of India Act, 1934. Accordingly, reporting under paragraph 3(xvi)(a) of the Order is not applicable to the Company.

b) The Company has a valid certificate of registration from National Housing Bank.

c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India.

d) The Group has five CICs which are registered with the Reserve Bank of India and one CIC which is not required to be registered with the Reserve Bank of India.

xvii) The Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.

xviii) There has been no resignation of the statutory auditors during the year and accordingly paragraph 3(xviii) of the Order is not applicable.

xix) According to the information and explanations given to us and on the basis of the financial ratios, 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 the 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) According to the information and explanations given to us and based on our verification, the provisions of Section 135 of the Act are applicable to the Company. The Company has made the required contributions during the year and there are no unspent amounts which are required to be transferred either to a Fund specified in Schedule VII of the Act or to a Special Account as per the provisions of Section 135 of the Act read with Schedule VII to the Act. Accordingly, reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not applicable to the Company.

xxi) Reporting under the paragraph 3(xxi) of the Order is not applicable as the same is required to be reported only in case of Consolidated Financial Statements.

For Kirtane & Pandit LLP
Chartered Accountants
Firm Registration No: 105215W/W100057

Sandeep D Welling
Partner
Membership Number: 044576
UDIN: 26044576UHDLTY3026

Place: Mumbai
Date: April 23, 2026

For G D Apte & Co
Chartered Accountants
Firm Registration No: 100515W

Chetan R. Sapre
Partner
Membership Number: 116952
UDIN: 26116952MILCIO2709

Place: Mumbai
Date: April 23, 2026

Annexure B to the Independent Auditors' Report

Independent Auditors' report on the Internal Financial Controls with reference to financial statements under Clause (f) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to the financial statements of **Tata Capital Housing Finance Limited** (hereinafter referred to as the 'the Company'), as of March 31, 2026, in conjunction with our audit of the 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 with reference to financial statements 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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India (the "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 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 (the "Act").

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable 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 with reference to 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 the financial statements and their operating effectiveness. Our audit of internal financial controls with reference to the financial statements included obtaining an understanding of internal financial controls with reference to 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 auditors' judgment, 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 internal financial controls with reference financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial control with reference to 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 control with reference to financial statements includes those policies and procedures that:

i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

ii) 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 authorizations of management and directors of the Company; and

iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to 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 financial statements to future periods are subject to the risk that the internal financial controls with reference to 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, to the best of our information and according to the explanations given to us, the Company has in all material respects, adequate internal financial controls with reference to the financial statements and such internal financial controls were operating effectively as at March 31, 2026, based on the internal controls with reference financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For Kirtane & Pandit LLP	**For G D Apte & Co**
Chartered Accountants	Chartered Accountants
Firm Registration No: 105215W/W100057	Firm Registration No: 100515W
Sandeep D. Welling	**Chetan R. Sapre**
Partner	Partner
Membership Number: 044576	Membership Number: 116952
UDIN: 26044576UHDLTY3026	UDIN: 26116952MILCIO2709
Place: Mumbai	Place: Mumbai
Date: April 23, 2026	Date: April 23, 2026

Tata Capital Housing Finance Limited

Balance Sheet
as at March 31, 2026

(Rs. in crore)

Particulars	Note	As at March 31, 2026	As at March 31, 2025
ASSETS			
(1) Financial assets			
(a) Cash and cash equivalents	3	**558.73**	2,628.68
(b) Bank balances other than (a) above	4	**3.26**	1.27
(c) Derivative financial instruments	5	**283.41**	65.46
(d) Receivables			
(i) Trade receivables	6	**63.22**	32.48
(ii) Other receivables		**-**	-
(e) Loans	7	**83,807.89**	66,405.25
(f) Investments	8	**1,661.33**	1,108.93
(g) Other financial assets	9	**241.71**	170.39
Total Financial assets		**86,619.55**	70,412.46
(2) Non-Financial assets			
(a) Current tax assets (Net)	10.2	**0.69**	35.17
(b) Deferred tax assets (Net)	10	**-**	4.71
(c) Investment Property	11	**2.64**	2.83
(d) Property, plant and equipment	11	**55.59**	63.00
(e) Capital work-in-progress	11.1	**0.03**	0.53
(f) Intangible assets under development	11.2	**0.50**	1.65
(g) Other intangible assets	11	**25.07**	20.11
(h) Right of use assets	12	**102.80**	114.44
(i) Other non-financial assets	13	**27.72**	21.70
Total Non-Financial assets		**215.04**	264.14
Total Assets		**86,834.59**	70,676.60
LIABILITIES AND EQUITY			
LIABILITIES			
(1) Financial liabilities			
(a) Derivative financial instruments	5	**-**	8.54
(b) Payables			
(i) Trade payables			
- Total outstanding dues of micro enterprises and small enterprises	14.1	**1.85**	0.24
- Total outstanding dues of creditors other than micro enterprises and small enterprises	14	**322.93**	227.39
(ii) Other payables			
- Total outstanding dues of micro enterprises and small enterprises		**-**	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		**-**	-
(c) Debt Securities	15	**34,077.80**	28,333.97
(d) Borrowings (Other than debt securities)	16	**39,211.35**	31,415.44
(e) Subordinated liabilities	17	**1,119.33**	1,327.59
(f) Lease Liabilities	12	**119.69**	127.30
(g) Other financial liabilities	18	**368.45**	264.62
Total Financial liabilities		**75,221.40**	61,705.09
(2) Non-Financial liabilities			
(a) Current tax liabilities (Net)	10.3	**84.30**	73.75
(b) Deferred tax liabilities (Net)	10	**79.10**	-
(c) Provisions	19	**51.03**	34.77
(d) Other non-financial liabilities	20	**73.61**	61.00
Total Non-Financial liabilities		**288.04**	169.52
(3) Equity			
(a) Equity share capital	21	**621.77**	608.82
(b) Other equity	22	**10,703.38**	8,193.17
Total Equity		**11,325.15**	8,801.99
Total Liabilities and Equity		**86,834.59**	70,676.60
Summary of material accounting policy information	2		
The accompanying notes form an intergral part of the financial statements	3-48		

In terms of our report of even date

For Kirtane & Pandit LLP
Chartered Accountants
Firm Registration No: 105215W/W100057

For G D Apte & Co
Chartered Accountants
Firm Registration No: 100515W

For and on behalf of the Board of Directors
Tata Capital Housing Finance Limited

Sandeep D. Welling
Partner
Membership No: 044576
Mumbai

Chetan R. Sapre
Partner
Membership No: 116952
Mumbai

Rajiv Sabharwal
Chairman
(DIN No. : 00057333)
Mumbai

Sujit Kumar Varma
Director
(DIN No. : 09075212)
Mumbai

Sarosh Amaria
Managing Director
(DIN No. : 08733676)
Mumbai

Mumbai
April 23, 2026

Mahadeo Raikar
Chief Financial Officer
Mumbai

Sanna Gupta
Company Secretary
Mumbai

Tata Capital Housing Finance Limited

Statement of Profit and Loss

for the year ended March 31, 2026

(Rs. in crore)

	Particulars	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
I	**Revenue from operations**			
(i)	Interest income	*23*	**7,919.25**	6,488.85
(ii)	Fees and commission income	*24*	**409.86**	381.98
(iii)	Net gain on fair value changes	*25*	**63.37**	63.29
(iv)	Net gain on derecognition of financial instruments under amortised cost category		**241.38**	35.60
II	**Other income**	*26*	**5.62**	5.64
III	**Total Income (I+II)**		**8,639.48**	6,975.36
IV	**Expenses**			
(i)	Finance costs	*27*	**4,963.40**	4,141.83
(ii)	Impairment / (Reversal of impairment) on financial instruments	*28*	**75.56**	(151.06)
(iii)	Employee benefits expenses	*29*	**562.72**	467.17
(iv)	Depreciation, amortisation and impairment	*11*	**53.45**	49.27
(v)	Other expenses	*30*	**527.34**	455.41
	Total expenses (IV)		**6,182.47**	4,962.62
V	**Profit before exceptional items and tax (III-IV)**		**2,457.01**	2,012.74
VI	**Exceptional Items [Charge / (Credit)]**	*47*	**7.79**	-
VII	**Profit before tax (V-VI)**		**2,449.22**	2,012.74
VIII	Tax expense			
	(1) Current tax	*10.1*	**538.94**	435.24
	(2) Deferred tax	*10.1*	**74.13**	78.57
	Total tax expense		**613.07**	513.81
IX	**Profit for the year (VII-VIII)**		**1,836.15**	1,498.93
X	**Other Comprehensive Income**			
	(i) Items that will not be reclassified subsequently to statement of profit or loss			
	(a) Remeasurement of defined employee benefit plans		**1.28**	(4.26)
	(b) Income tax relating to items that will not be reclassified to profit or loss		**(0.32)**	1.07
	(ii) Items that will be reclassified subsequently to statement of profit or loss			
	(a) The effective portion of gain / (loss) on hedging instruments in a cash flow hedge		**38.47**	(16.07)
	(b) Income tax relating to effective portion of gain / (loss) on hedging instrument in a cash flow hedge		**(9.68)**	4.04
	Total Other Comprehensive Income (i+ii)		**29.75**	(15.22)
XI	**Total Comprehensive Income for the year (IX+X) (Comprising Profit and Other Comprehensive Income for the year)**		**1,865.90**	1,483.71
XII	**Earnings per equity share (Face value : Rs. 10 per share):**			
	(1) Basic (Rs.)		**30.12**	25.13
	(2) Diluted (Rs.)		**30.12**	25.13

Summary of material accounting policy information *2*

The accompanying notes form an intergral part of the financial statements *3-48*

In terms of our report of even date

For Kirtane & Pandit LLP
Chartered Accountants
Firm Registration No: 105215W/W100057

For G D Apte & Co
Chartered Accountants
Firm Registration No: 100515W

For and on behalf of the Board of Directors
Tata Capital Housing Finance Limited

Sandeep D. Welling
Partner
Membership No: 044576
Mumbai

Chetan R. Sapre
Partner
Membership No: 116952
Mumbai

Rajiv Sabharwal
Chairman
(DIN No. : 00057333)
Mumbai

Sujit Kumar Varma
Director
(DIN No. : 09075212)
Mumbai

Sarosh Amaria
Managing Director
(DIN No. : 08733676)
Mumbai

Mahadeo Raikar
Chief Financial Officer
Mumbai

Sanna Gupta
Company Secretary
Mumbai

Mumbai
April 23, 2026

Tata Capital Housing Finance Limited

Statement of Cash Flow

for the year ended March 31, 2026

(Rs. in crore)

Particulars	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
1 CASH FLOW FROM OPERATING ACTIVITIES			
Profit before tax		2,449.22	2,012.74
Adjustments for :			
Amortisation of Ancillary borrowing cost			
Depreciation and amortisation		53.45	49.27
Net (gain) / loss on derecognition of property, plant and equipment		(0.02)	0.11
Net gain on modification/derecognition of right of use assets		-	(0.03)
Net gain on derecognition of financial instruments under amortised cost category		(241.38)	(35.60)
Assets written off		0.01	0.02
Interest expenses		4,963.40	4,141.83
Interest income		(7,919.25)	(6,488.85)
Net gain on fair value changes		(63.37)	(63.29)
Remeasurement of defined employee benefit plans through OCI		1.28	(4.26)
Share based payments- Equity-settled		7.27	6.85
Provision for leave encashment		1.48	2.89
Provision for long-term service award		0.19	0.17
Impairment / (Reversal of impairment) on financial instruments		75.67	(152.90)
(Reversal) / Provision against trade receivables		(0.11)	1.84
Interest paid		(4,501.39)	(3,778.19)
Interest received		7,771.94	6,308.70
Operating Profit before working capital changes		2,598.39	2,001.30
Adjustments for :			
Increase in Trade receivables		(30.63)	(4.94)
Increase in Loans		(17,331.79)	(14,644.59)
Decrease / (Increase) in Other financial asset		57.40	(35.93)
Increase in Other non-financial assets		(6.02)	(3.79)
Increase in Trade payables		97.15	69.22
Increase in Other financial liabilities		43.06	58.51
Increase in Other non-financial liabilities and Provisions		21.62	4.33
Cash used in operations		(14,550.82)	(12,555.89)
Taxes paid (net off refunds)		(494.23)	(415.32)
1 Net Cash Used In Operating Activities (A)		(15,045.05)	(12,971.21)
2 CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of property, plant & equipment (including capital advances)		(24.50)	(32.67)
Proceeds from sale of property, plant & equipment		0.61	0.51
Purchase of mutual fund units		(1,73,027.55)	(1,91,971.83)
Proceeds from redemption of mutual fund units		1,73,089.10	1,92,033.12
Purchase of Investments		(409.17)	(361.21)
Proceeds from sale of investments		-	350.00
Purchase of Tri Party Repo (TREPS)		(57,088.86)	(74,089.93)
Proceeds from Tri Party Repo (TREPS)		56,948.87	73,990.05
Purchase of Equity Shares		-	(25.00)
Net Proceeds from fixed deposits with banks having maturity exceeding 3 month		-	49.56
Proceeds on settlement of derivative contracts		175.84	6.79
2 Net Cash Used In Investing Activities (B)		(335.66)	(50.61)
3 CASH FLOW FROM FINANCING ACTIVITIES			
Share Issue Expenses		(0.03)	(0.03)
Proceeds from issue of Equity Share Capital		650.02	599.96
Payment of ancillary borrowing cost		(12.50)	(14.56)
Proceeds from Borrowings (Other than debt securities)		22,904.28	19,904.01
Proceeds from Debt Securities		15,710.06	16,575.22
Repayment of Borrowings (Other than debt securities)		(15,405.63)	(12,986.01)
Repayment of Debt Securities		(10,305.26)	(10,008.88)
Repayment of Subordinated Liabilities		(200.00)	(48.00)
Repayment of Lease Liabilities		(30.18)	(27.22)
3 Net Cash Generated From Financing Activities (C)		13,310.76	13,994.49
Net (Decrease) / Increase In Cash And Cash Equivalents (A+B+C)		(2,069.95)	972.67
Cash And Cash Equivalents As At The Beginning Of The Year		2,628.68	1,656.01
Cash And Cash Equivalents As At The End Of The Year		558.73	2,628.68

Tata Capital Housing Finance Limited

Statement of Cash Flow
for the year ended March 31, 2026

(Rs. in crore)

Particulars	*Note*	**For the year ended March 31, 2026**	**For the year ended March 31, 2025**
Reconciliation of cash and cash equivalents as above with cash and bank balances			
Cash and Cash equivalents at the end of the year as per above		**558.73**	**2,628.68**
Add : Restricted Cash		**0.29**	**0.24**
Add: Fixed deposits with original maturity over 3 months		**1.09**	**1.03**
Add : Unspent CSR Account		**1.88**	**-**
Cash And Cash Equivalents And Other Bank Balances As At The End Of The Year		**561.99**	**2,629.95**

The above Statement of Cash Flows has been prepared under the indirect method as set out in Ind AS 7 'Statement of Cash Flows'.

Summary of material accounting policy information	*2*
The accompanying notes form an intergral part of the financial statements	*3-48*

In terms of our report of even date

For Kirtane & Pandit LLP *Chartered Accountants* Firm Registration No: 105215W/W100057	**For G D Apte & Co** *Chartered Accountants* Firm Registration No: 100515W	**For and on behalf of the Board of Directors** **Tata Capital Housing Finance Limited**		
Sandeep D. Welling *Partner* Membership No: 044576 Mumbai	**Chetan R. Sapre** *Partner* Membership No: 116952 Mumbai	**Rajiv Sabharwal** *Chairman* (DIN No. : 00057333) Mumbai	**Sujit Kumar Varma** *Director* (DIN No. : 09075212) Mumbai	**Sarosh Amaria** *Managing Director* (DIN No. : 08733676) Mumbai
Mumbai April 23, 2026		**Mahadeo Raikar** *Chief Financial Officer* Mumbai	**Sanna Gupta** *Company Secretary* Mumbai	

Tata Capital Housing Finance Limited

Statement of Changes in Equity

for the year ended March 31, 2026

(Rs. in crore)

A. Equity share capital

Particulars	Rs. in crore
Balance as at April 1, 2024	596.15
Changes in equity share capital due to prior period errors	-
Restated balance as at April 1, 2024	596.15
Changes in equity share capital during the year	12.67
Balance as at March 31, 2025	608.82
Balance as at April 1, 2025	**608.82**
Changes in equity share capital due to prior period errors	-
Restated balance as at April 1, 2025	**608.82**
Changes in equity share capital during the year	**12.95**
Balance as at March 31, 2026	**621.77**

B. Other equity

Particulars	Reserves and surplus					Items of other comprehensive income			Total Other equity
	Securities premium	Special reserve account	Retained earnings	Share options outstanding account	General reserve	Effective portion of cash flow hedge reserve	Cost of Hedge Reserve	Remeasurement of defined benefit liability /asset	
Balance as at April 1, 2024	3,008.07	803.85	2,282.27	6.66	10.62	3.84	-	(0.46)	6,114.85
Changes in accounting policy / prior period errors	-	-	-	-	-	-	-	-	-
Restated balance as at April 1, 2024	3,008.07	803.85	2,282.27	6.66	10.62	3.84	-	(0.46)	6,114.85
Profit for the year	-	-	1,498.93	-	-	-	-	-	1,498.93
Other comprehensive income for the year, net of income tax	-	-	-	-	-	(12.03)	-	(3.19)	(15.22)
Total	3,008.07	803.85	3,781.20	6.66	10.62	(8.19)	-	(3.65)	7,598.56
Share issue expenses written-off	(0.03)	-	-	-	-	-		-	(0.03)
Addition to ESOP reserve	-	-	-	7.35	-	-	-	-	7.35
Transfer to General Reserve	-	-	-	(3.42)	3.42	-	-	-	-
Transfer to Special Reserve Account	-	299.79	(299.79)	-	-	-	-	-	-
Addition to Securities Premium Account	587.29	-	-	-	-	-	-	-	587.29
Balance as at March 31, 2025	3,595.33	1,103.64	3,481.41	10.59	14.04	(8.19)	-	(3.65)	8,193.17
Balance as at April 1, 2025	**3,595.33**	**1,103.64**	**3,481.41**	**10.59**	**14.04**	**(8.19)**	**-**	**(3.65)**	**8,193.17**
Restated balance as at April 1, 2025	**3,595.33**	**1,103.64**	**3,481.41**	**10.59**	**14.04**	**(8.19)**	**-**	**(3.65)**	**8,193.17**
Profit for the year	-	-	1,836.15	-	-	-	-	-	**1,836.15**
Other comprehensive income for the year, net of income tax	-	-	-	-	-	32.57	(3.78)	0.96	**29.75**
Total	**3,595.33**	**1,103.64**	**5,317.56**	**10.59**	**14.04**	**24.38**	**(3.78)**	**(2.69)**	**10,059.07**
Share issue expenses written-off	(0.03)	-	-	-	-	-		-	**(0.03)**
Addition to ESOP reserve	-	-	-	7.27	-	-	-	-	**7.27**
Transfer to General Reserve	-	-	-	(3.68)	3.68	-	-	-	**-**
Transfer to Special Reserve Account	-	367.22	(367.22)	-	-	-		-	**-**
Addition to Securities Premium Account	637.07	-	-	-	-	-		-	**637.07**
Balance as at March 31, 2026	**4,232.37**	**1,470.86**	**4,950.34**	**14.18**	**17.72**	**24.38**	**(3.78)**	**(2.69)**	**10,703.38**

Summary of material accounting policy information *2*

The accompanying notes form an intergral part of the financial statements *3-48*

In terms of our report of even date

For Kirtane & Pandit LLP
Chartered Accountants
Firm Registration No: 105215W/W100057

For G D Apte & Co
Chartered Accountants
Firm Registration No: 100515W

For and on behalf of the Board of Directors
Tata Capital Housing Finance Limited

Sandeep D. Welling
Partner
Membership No: 044576
Mumbai

Chetan R. Sapre
Partner
Membership No: 116952
Mumbai

Rajiv Sabharwal
Chairman
(DIN No. : 00057333)
Mumbai

Sujit Kumar Varma
Director
(DIN No. : 09075212)
Mumbai

Sarosh Amaria
Managing Director
(DIN No. : 08733676)
Mumbai

Mahadeo Raikar
Chief Financial Officer
Mumbai

Sanna Gupta
Company Secretary
Mumbai

Mumbai
April 23, 2026

1. CORPORATE INFORMATION

Tata Capital Housing Finance Limited (CIN: U67190MH2008PLC187552) (the "Company") is a wholly owned subsidiary of Tata Capital Limited and a Systemically Important Non-Deposit Accepting Housing Finance Company (“HFC”), holding a Certificate of Registration from the National Housing Bank (“NHB”) dated April 2, 2009. The Company is domiciled in India and incorporated under the Companies Act, 2013 and listed its non-convertible debentures with BSE Limited and National Stock Exchange Limited.

2. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY

i. Statement of compliance

These financial statements including summary of the material accounting policy and other explanatory information have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, notified under Section 133 of the Companies Act, 2013 (the "Act") (as amended), other relevant provisions of the Act, guidelines issued by the National Housing Bank and Reserve Bank of India (“RBI”) as applicable to a HFCs and other accounting principles generally accepted in India. Any application guidance / clarifications / directions issued by NHB / RBI or other regulators are implemented as and when they are issued / applicable, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also applied except where compliance with other statutory promulgations require a different treatment. Material accounting policy has been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS required a change in the material accounting policy hitherto in use. The financial statements were authorised for issue by the Board of Directors (BOD) on April 23, 2026.

ii. Presentation of financial statements

The Balance Sheet, Statement of Profit and Loss and Statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III of the Companies Act, 2013 (the ‘Act’), the Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS.

A summary of the material accounting policy, other explanatory information and notes is in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) as specified under Section 133 of the Act including applicable Indian Accounting Standards (Ind AS) and accounting principles generally accepted in India.

Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis.

Amounts in the financial statements are presented in Indian Rupees in Crore, which is also the Company’s functional currency and all amounts have been rounded off to the nearest crore unless otherwise indicated.

iii. Basis of measurement

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period as explained in the material accounting policy below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services at the time of entering into the transaction.

iv. Measurement of fair values:

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.

A number of the Company's material accounting policy and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

Fair value for measurement and/or disclosure purposes for certain items in these financial statements is determined considering the following measurement methods:

Items	Measurement basis
Certain financial assets and liabilities (including derivatives instruments)	Fair value
Net defined benefit (asset)/liability	Fair value of planned assets less present value of defined benefit obligations
Property plant and equipment	Value in use under Ind AS 36

Fair values are categorized into different levels (Level 1, Level 2 or Level 3) in a fair value hierarchy based on the inputs used in the valuation techniques. When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.
The levels are described as follows:

a) Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date
b) 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
c) Level 3: inputs are unobservable inputs for the valuation of assets or liabilities that the Company can access at the measurement date.

Valuation model and framework used for fair value measurement and disclosure of financial instrument:

Refer notes 37A and 37B
The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

v. Use of estimates and judgements

The preparation of financial statements in conformity with Ind AS requires the Management of the Company to make judgements, assumptions and estimates that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expenses for the reporting period. The application of material accounting policy that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in the financial statements have been disclosed as applicable in the respective notes to accounts. Accounting estimates could change from period to period. Future results could differ from these estimates. Appropriate changes in estimates are made as the Management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effect are disclosed in the notes to the financial statements.

Judgements:

Information about judgements made in applying material accounting policy that have most significant effect on the amount recognised in the financial statements is included in the following note:

- Note xi - classification of financial assets: assessment of the business model within which the assets are held and assessment of whether the contractual terms of the financial asset are solely payments of principal and interest on the principal amount outstanding.

vi. Assumptions and estimation of uncertainties:

Information about assumptions and estimation of uncertainties that have a significant risk of resulting in a material adjustment in the year ending March 31, 2026 are included in the following notes:

- Note xii- impairment test of non-financial assets: key assumption underlying recoverable amounts.
- Note xi - The Company's EIR methodology: rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given/taken
- Note xii - useful life of property, plant, equipment and intangibles.
- Note xviii -Significant judgments are involved in determining the provision for income taxes, including amount expected to be paid / recovered for uncertain tax positions
- Note xx - recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources.
- Note xiv – measurement of defined benefit obligations: key actuarial assumptions.
- Note 37A and 37B – determination of the fair value of financial instruments with significant unobservable inputs.
- Note 39A(iii) – impairment of financial instruments: assessment of whether credit risk on the financial asset has increased significantly since initial recognition, assumptions used in estimating recoverable cash flows and incorporation of forward-looking information in the measurement of expected credit loss (ECL). The weights assigned to different scenarios for

measurement of forward looking ECL, i.e. best case, worst case and base case also requires judgement.

vi. Interest

Interest consists of consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs, as well as a profit margin.

Interest income is recognised using the effective interest method. The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument to the gross carrying amount of the financial asset.

Calculation of the EIR includes all fees received and cost incurred that are incremental and directly attributable to the acquisition of a financial asset.

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 the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets {i.e. at the amortised cost of the financial asset after adjusting for any expected credit loss allowance (ECLs)}. The Company assesses the collectability of the interest on credit impaired assets at each reporting date. Based on the outcome of such assessment, the interest income accrued on credit impaired financial assets are either accounted for as income or written off as per the write off policy of the Company.

The 'amortised cost' of a financial asset is the amount at which the financial asset is measured on initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any expected credit loss allowance.

The 'gross carrying amount of a financial asset' is the amortised cost of a financial asset before adjusting for any expected credit loss allowance.

Gains (Excess interest spread (EIS)) 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. The future EIS basis the scheduled cash flows over the expected life, on execution of the transaction, discounted at the applicable rate entered with the assignee is recorded upfront in the statement of profit and loss. Any subsequent changes in the excess interest spread are recognised with the corresponding adjustment to the carrying amount of the assets.

vii. Fee and commission income not integral to effective interest rate (EIR) method under Ind AS 109 and Income from services and distribution of financial products

The Company recognises the fee and commission income not integral to EIR under Ind AS 109 in accordance with the terms of the relevant customer contracts / agreements and when it is probable that the Company will collect the consideration for following:

Revenue in the form of income from financial advisory (other than for those items to which Ind AS 109 - Financial Instruments are applicable) is measured at the transaction price allocated to the performance obligation, in accordance with Ind AS 115 - Revenue from contracts with customers.

The Company recognises revenue from contracts with customers based on a five step model as set out in Ind AS 115:

Step 1: Identify contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2: Identify performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3: Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company allocates the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognise revenue when (or as) the Company satisfies a performance obligation.

Fees for financial advisory services are accounted as and when the service is rendered, provided there is reasonable certainty of its ultimate realisation.

Other Income includes branch advertising, represents income earned from the activities incidental to the business and is recognised when the right to receive the income is established as per the terms of the contract.

viii. Dividend and Other Income

Income from dividend on investment in equity shares of corporate bodies and units of mutual funds is accounted when the Company's right to receive dividend is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably.

Other income represents income earned from the activities incidental to the business and is recognised when the right to receive the income is established as per the terms of the contract.

ix. Leases

Asset taken on lease:

The Company's lease asset classes primarily consist of leases for properties.

The Company presents right-of-use assets and lease liabilities separately on the face of the Balance sheet. Lease payments (including interest) have been classified as financing cashflows.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use asset is subsequently measured at cost less any accumulated depreciation and accumulated impairment loss, if any, and adjusted for certain re-measurements of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date to the end of the lease term. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss. When a right-of-use asset meets the definition of investment property, it is presented in investment property.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate.

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payment made. The carrying amount of lease liability is remeasured to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. A change in the estimate of the amount expected to be payable under a residual value guarantee, or as appropriate, changes in the assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not be exercised.

The Company has applied judgement to determine the lease term for some lease contracts in which it is a lessee that include renewal options. The assessment of whether the Company is reasonably certain to exercise such options impacts the lease term, which significantly affects the amount of lease liabilities and right of use assets recognised. The discounted rate is generally based on incremental borrowing rate specific to the lease being evaluated.

x. Borrowing cost:

Borrowing costs include interest expense calculated using the EIR on respective financial instruments measured at amortised cost and exchange differences arising from foreign currency borrowings, to the extent they are regarded as an adjustment to interest costs.

The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument to the gross carrying amount of the financial liability.

Calculation of the EIR includes all fees paid that are incremental and directly attributable to the issue of a financial liability.

xi. Financial Instruments

Financial assets and financial liabilities are recognised in the Company's balance sheet on trade date, i.e. when the Company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs and revenues that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities measured 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 and revenues of financial assets or financial liabilities carried at fair value through the profit or loss account are recognised immediately in the Statement of Profit or Loss. Trade Receivables are measured at transaction price.

a) Financial assets

Classification

On initial recognition, depending on the Company's business model for managing the financial assets and its contractual cash flow characteristics, a financial asset is classified as measured at;

1) amortised cost;
2) fair value through other comprehensive income (FVTOCI); or
3) fair value through profit and loss (FVTPL).

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortized cost using Effective Interest Rate (EIR) method if it meets both of the following conditions and is not recognised as at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and

- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVTOCI – equity investment). This election is made an investment – by – investment basis.

All financials assets not classified and measured at amortized cost or FVTOCI as described above are measured at FVTPL. On initial recognition, the company may irrevocably designate the financials assets that otherwise meets the requirements to be measured at amortized cost or at FVTOCI or at FVTPL, if doing so eliminates or significantly reduces the accounting mismatch that would otherwise arise.

Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice.

- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectation about future sales activity.
- -How managers of the business are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Company determines whether newly recognized financial assets are part of an existing business model or whether they reflect a new business model. The Company reassess its business models each reporting period to determine whether the business models have changed since the preceding period.

Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. That principal amount may change over the life of the financial assets (e.g. if there are payments of principal). Amount of 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- Contingent events that would change the amount or timing of cash flows;
- Terms that may adjust the contractual coupon rate, including variable interest rate features;
- Prepayment and extension features; and
- Terms that limit the Company's claim to cash flows from specified assets.

Contractual cash flows that are SPPI are consistent with a basic lending arrangement. Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI.

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in the statement of profit or loss. The transaction costs and fees are also recorded related to these instruments in the statement of profit and loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in the statement of profit or loss. Any gain or loss on de-recognition is recognised in the statement of profit or loss.
Financial assets (other than Equity Investments) at FVTOCI	Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income measured using the EIR method and impairment losses, if any are recognised in the statement of Profit and Loss. On derecognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to the statement of Profit and Loss.
Equity investments at FVTOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Reclassifications within classes of financial assets

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Company changes its business model for managing financial assets.

The classification and measurement requirements of the new category apply prospectively from the first day of the first reporting period following the change in business model that result in reclassifying the Company’s financial assets.

Impairment of Financial Asset
Impairment approach

Overview of the Expected Credit Losses (ECL) principles

The Company records allowance for expected credit losses for all loans (including those classified as measured at FVTOCI), together with loan commitments, in this section all referred to as ‘financial instruments’ other than those measured at FVTPL. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months’ expected credit loss (12m ECL). The Company's policies for determining if there has been a significant increase in credit risk are set out in Note 39A (iii).

The 12m ECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12m ECLs are calculated on an individual/portfolio basis having similar risk characteristic, depending on the nature of the underlying portfolio of financial instruments.

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 1: When loans are first recognised, the Company recognises an allowance based on 12mECLs. This also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. A default on a financial asset is when the counterparty fails to make the contractual payments within 90 days of when they fall due. Accordingly, the financial assets shall be classified as Stage 3, if on the reporting date, it has been 90 days past due. Further if the customer has requested forbearance in repayment terms, such restructured, rescheduled or renegotiated accounts are also classified as Stage 3. Non-payment on another obligation of the same customer is also considered as a stage 3. Defaulted accounts include customers reported as fraud in the Fraud Risk Management Committee. Once an account defaults as a result of the Day Past Due condition, it will be considered to be cured only when entire arrears of interest and principal are paid by the borrower. The Company records an allowance for the LTECLs.

Undrawn loan commitments

Undrawn loan commitments are commitments under which, over the duration of the commitment, the Company is required to provide a loan with pre-specified terms to the customer. Undrawn loan commitments are in the scope of the ECL requirements.

Financial guarantee contract

A financial guarantee contract requires the Company to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL and not arising from a transfer of a financial asset, are subsequently measured at the higher of:
• the amount of the loss allowance determined in accordance with Ind AS 109; and
• the amount initially recognised less, where appropriate, cumulative amount of income recognised in accordance with the Company's revenue recognition policies. The Company has not designated any financial guarantee contracts as FVTPL.
Company's ECL for financial guarantee is estimated based on the present value of the expected payments to reimburse the holder for a credit loss that it incurs. The shortfalls are discounted by the interest rate relevant to the exposure.

The Measurement of ECLs

The Company calculates ECLs based on a probability-weighted scenario to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

Probability of Default (PD): 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 period, if the facility has not been previously derecognised and is still in the portfolio.

Exposure at Default (EAD): The Exposure at Default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

Loss Given Default (LGD): The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value

When estimating LTECLs for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down, based on a probability-weightage. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

The above calculated PDs, EAD and LGDs are reviewed and changes in the forward looking estimates are analysed during the year.

The mechanics of the ECL method are summarised below:

Stage 1 The 12 months ECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. These expected 12-months default probabilities are applied to a forecast EAD and multiplied by the expected LGD.

Stage 2 When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by contractual or portfolio EIR as the case may be.

Stage 3 For loans considered credit-impaired, the Company recognises the lifetime expected credit losses for these loans. The method is similar to that for stage 2 assets, with the PD set at 100%.

In ECL model the Company relies on broad range of forward looking information for economic inputs.

The Company recognises loss allowance for expected credit losses (ECLs) on all financial assets at amortised cost that are debt instruments, debt financial assets at fair value through other comprehensive income, loan commitments and financial guarantee contracts. No impairment loss is recognised on equity investments.

When determining whether credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, including on historical experience and forward-looking information (Refer Note 39A (iii)).

Impairment of Trade receivable

Impairment allowance on trade receivables is made on the basis of life time credit loss method, in addition to specific provision considering the uncertainty of recoverability of certain receivables.

Write-off

Impaired loans and receivables are written off, against the related allowance for loan impairment on completion of the Company's internal processes and when the Company concludes that there is no longer any realistic prospect of recovery of part or all of the loan. For loans that are individually assessed for impairment, the timing of write off is determined on a case by case basis. A write-off constitutes a de-recognition event. The Company has a right to apply enforcement activities to recover such written off financial assets. Subsequent recoveries of amounts previously written off are credited to the statement of profit and loss.

Collateral valuation and repossession

To mitigate the credit risk on financial assets, the Company seeks to use collateral, where possible as per the powers conferred on the Non-Banking Finance Companies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 ("SARFAESI").

The Company provides fully secured, partially secured and unsecured loans to individuals and Corporates. In its normal course of business upon account becoming delinquent, the Company physically repossess properties or other assets in its retail portfolio. Any surplus funds are returned to the customers/obligors. As a result of this practice, the residential properties, vehicles, plant and machinery under legal repossession processes are not recorded on the balance sheet and not treated as non–current assets held for sale unless the title is also transferred in the name of the Company.

Presentation of ECL allowance for financial asset:

Type of Financial asset	Disclosure
Financial asset measured at amortised cost	shown as a deduction from the gross carrying amount of the assets
Loan commitments and financial guarantee contracts	shown separately under the head "provisions"

Modification and De-recognition of financial assets

Modification of financial assets

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. The Company renegotiates loans to customers in financial difficulty to maximise collection and minimise the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default or default has already happened and the borrower is expected to be able to meet the revised terms. The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness). Such accounts are classified as stage 3 immediately upon such modification in the terms of the contract.
Not all changes in terms of loans are considered as renegotiation and changes in terms of a class of obligors that are not overdue is not considered as renegotiation and is not subjected to deterioration in staging.

De-recognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

1) the rights to receive cash flows from the asset have expired, or
2) the Company has transferred its rights to receive cash flows from the asset and substantially all the risks and rewards of ownership of the asset, or the Company has neither transferred nor retained substantially all the risks and rewards of ownership of the asset, but has transferred control of the asset

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in profit or loss.
Any cumulative gain/loss recognised in OCI in respect of equity investment securities designated as at FVTOCI is not recognised in profit or loss on derecognition of such securities. Any interest in transferred financial assets that qualify for derecognition that is created or retained by the Group is recognised as a separate asset or liability.

Securitization and Assignment

In case of transfer of loans through securitisation and direct assignment transactions, the transferred loans are de-recognised and gains/losses are accounted for, only if the Company transfers substantially all risks and rewards specified in the underlying assigned loan contract.

Financial liability and Equity

Debt and equity instruments that are issued are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Financial liabilities are subsequently measured at the amortised cost using the effective interest method, unless at initial recognition, they are classified as fair value through profit and loss. Interest expense are recognised in the Statement of profit and loss. Any gain or loss on derecognition is also recognised in the statement of profit or loss.

Financial liabilities

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Company or a contract that will or may be settled in the Company’s own equity instruments and is a non-derivative contract for which the Company is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Company’s own equity instruments.

Classification

The Company classifies its financial liability as "Financial liability measured at amortised cost" except for those classified as financial liabilities measured at fair value through profit and loss (FVTPL).

De-recognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is an equity instrument.

No gain/loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

b) 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 floating rate borrowings arising from changes in interest rates and 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. If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in other equity are immediately reclassified to profit or loss.

c) Cash, Cash equivalents and bank balances

Cash, Cash equivalents and bank balances include fixed deposits and earmarked balances with banks are carried at amortised cost.

xii. Property, plant and equipment (PPE)

a) PPE

PPE acquired by the Company are reported at acquisition cost less accumulated depreciation and accumulated impairment losses, if any. Estimated cost of dismantling and removing the item and restoring the site on which its located does not arise for owned assets, for leased assets the same are borne by the lessee as per the lease agreement. The acquisition cost includes any cost attributable for bringing an asset to its working condition net of tax/duty credits availed, which comprises of purchase consideration and other directly attributable costs of bringing the assets to their working condition for their intended use. PPE is recognised 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. Subsequent expenditure on PPE after its purchase is capitalized only if it is probable that the future economic benefits will flow to the enterprise and the cost of the item can be measured reliably.

b) Capital work-in-progress

PPE not ready for the intended use on the date of the Balance Sheet are disclosed as "capital work-in-progress" and carried at cost, comprising direct cost, related incidental expenses and attributable interest.

c) Other Intangible assets

Intangible assets are recognised when it is probable that the future economic benefits that are attributable to the asset will flow to the Company and the cost of the asset can be measured reliably. Intangible assets are stated at original cost net of tax/duty credits availed, if any, less accumulated amortisation and cumulative impairment. Administrative and other general overhead expenses that are specifically attributable to the acquisition of intangible assets are allocated and capitalised as a part of the cost of the intangible assets. Expenses on software support and maintenance are charged to the Statement of Profit and Loss during the period in which such costs are incurred.

d) Intangible assets under development

Intangible assets not ready for the intended use on the date of Balance Sheet are disclosed as "Intangible assets under development".

e) Depreciation and Amortisation

Depreciable amount for tangible property, plant and equipment is the cost of an asset, or other amount substituted for cost, less its estimated residual value

Depreciation on tangible property, plant and equipment deployed for own use has been provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of buildings, computer equipment, office equipment and vehicles, in whose case the life of the assets has been assessed based on the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, etc. The estimated useful life and residual values are also reviewed at each financial year end with the effect of any change in the estimates of useful life/residual value is accounted on prospective basis. Depreciation for additions to/deductions from owned assets is calculated pro rata to the remaining period of use. Depreciation charge for impaired assets is adjusted in future periods in such a manner that the revised carrying amount of the asset is allocated over its remaining useful life. All capital assets with individual value less than Rs. 5,000 are depreciated fully in the period in which they are purchased.

Purchased software / licenses are amortised over the estimated useful life during which the benefits are expected to accrue. The method of amortisation and useful life are reviewed at the end of each accounting year with the effect of any changes in the estimate being accounted for on a prospective basis. Amortisation on impaired assets is provided by adjusting the amortisation charge in the remaining periods so as to allocate the asset's revised carrying amount over its remaining useful life.

Estimated useful life considered by the Company are:

Asset Estimated Useful Life	
Leasehold Improvements	As per lease period
Furniture and Fixtures	10 years
Computer Equipment	4 years
Office Equipment	5 years
Vehicles	4 years
Software Licenses	1 to 10 years
Buildings / Investment Property	25 years
Plant & Machinery	10 years

f) Investment property

Properties held to earn rentals and/or capital appreciation are classified as Investment properties and measured and reported at cost, including transaction costs. Subsequent to initial recognition its measured at cost less accumulated depreciation and accumulated impairment losses, if any. When the use of an existing property changes from owner-occupied to investment property, the property is reclassified as investment property at its carrying amount on the date of reclassification.

Depreciation on investment property is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. Depreciation is provided on useful life of assets as prescribed in Schedule II to the Companies Act, 2013.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on de-recognition of property is recognised in the Statement of Profit and Loss in the same period.

g) Impairment of assets

Upon an observed trigger, the Company reviews the carrying amounts of its PPE, investment property and intangible asset to determine whether there is any indication that the asset have suffered an impairment loss. If such indication exists, the PPE, investment property and intangible assets are tested for impairment so as to determine the impairment loss, if any.

Impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount. Recoverable amount is the higher of fair value less cost of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If recoverable amount of an asset is estimated to be less than its carrying amount, such deficit is recognised immediately in the Statement of Profit and Loss as impairment loss and the carrying amount of the asset is reduced to its recoverable amount.
When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss is recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss.

h) De-recognition of property, plant and equipment and intangible asset

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of PPE is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss. 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 the Statement of Profit and Loss.

xiii. Non-Current Assets held for sale:

Non-current assets are classified as held for sale if their carrying amount is intended to be recovered principally through a sale (rather than through continuing use) when the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sale of such asset and the sale is highly probable and is expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at lower of their carrying amount and fair value less costs to sell.

The Company has a policy to make impairment provision at one third of the value of the Asset for each year upon completion of three years up to the end of five years based on the past observed pattern of recoveries. Losses on initial classification as Held for sale and subsequent gains & losses on remeasurement are recognised in Statement of Profit and loss. Once classified as Held for sale, the assets are no longer amortised or depreciated.

xiv. Employee Benefits

Defined Contribution benefits include superannuation fund.

Defined Employee benefits include gratuity fund, provident fund, compensated absences and long service awards.

Defined contribution plans

The Company's contribution to superannuation fund is considered as defined contribution plan and is charged as an expense in the Statement of Profit and Loss based on the amount of contribution required to be made and when services are rendered by the employees.

Defined benefit plans

The Company makes Provident Fund contributions, a defined benefit plan for qualifying employees. Under the Schemes, both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary (currently 12% of employees' salary). The contributions, except that the employer's contribution towards pension fund is paid to the Regional Provident Fund office, as specified under the law, are made to the provident fund set up as an irrevocable trust by Tata Capital Limited ("the ultimate parent Company"). The interest rate payable to the members of the trust shall not be lower than the statutory rate of interest declared by the Central Government under the Employees Provident Funds and Miscellaneous Provisions Act, 1952 and shortfall on account of , if any, shall be made good by the Company. Hence the Company is liable for annual contributions and any deficiency in interest cost compared to interest computed based on the rate of interest declared by the Central Government. The total liability in respect of the interest shortfall of the Fund is determined on the basis of an actuarial valuation. The interest liability arising only to the extent of the aforesaid differential shortfalls is a defined benefit plan. There is no such shortfall as at March 31, 2026.

For defined benefit plans in the form of gratuity, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each Balance Sheet date. As per Ind AS 19, the service cost and the net interest cost are charged to the Statement of Profit and Loss. Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in Other Comprehensive Income. Past service cost is recognised immediately to the extent that the benefits are already vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost, as reduced by the fair value of scheme assets. Any asset resulting from this calculation is limited to past service cost, plus the present value of available refunds and reductions in future contributions to the schemes.

Short-term employee benefits

'The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the period when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the reporting period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:
(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
(b) in case of non-accumulating compensated absences, when the absences occur.

Other long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the year in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date less the fair value of the plan assets out of which the obligations are expected to be settled. Long term service awards are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date.

The obligation is measured on the basis of actuarial valuation using Projected unit credit method and remeasurements gains/ losses are recognised in P&L in the period in which they arise.

Share based payment transaction

The stock options of the Parent Company, granted to employees pursuant to the Company's Stock Options Schemes, are measured at the fair value of the options at the grant date as per Black and Scholes model. The fair value of the options is treated as discount and accounted as employee compensation cost, with a corresponding increase in other equity, over the vesting period on a straight line basis. The amount recognised as expense in each period is arrived at based on the number of grants expected to vest. If a grant lapses after the vesting period, the cumulative discount recognised as expense, with a corresponding increase in other equity, in respect of such grant is transferred to the General reserve within other equity.

xv. Foreign currency transactions

Transactions in currencies other than the Company's functional currency are recorded on initial recognition using the exchange rate at the transaction date. At each Balance Sheet date, foreign currency monetary items are reported at the rates prevailing at the period end. Non-monetary items that are measured in terms of historical cost in foreign currency are not retranslated.

Functional currency of the Company and foreign operations has been determined based on the primary economic environment in which the Company and its foreign operations operate considering the currency in which funds are generated, spent and retained.

Exchange differences that arise on settlement of monetary items or on reporting of monetary items at each Balance Sheet date at the closing spot rate are recognised in the Statement of Profit and Loss in the period in which they arise.

xvi. Operating Segments

The Company is engaged in the business of providing loans for purchase, construction, repairs and renovation etc., of houses/ flats to individuals and corporate bodies and has it's operations within India. The Chief Operating Decision Maker (CODM) of the Company is the Board of Directors.

xvii. Earnings per share

Basic earnings per share has been computed by dividing net income attributable to ordinary equity holders by the weighted average number of shares outstanding during the period. Partly paid up equity share is included as fully paid equivalent according to the fraction paid up.

Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive

xviii. Taxation

Income Tax

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss, other comprehensive income or directly in equity when they relate to items that are recognized in the respective line items.

Current Tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax law) enacted or substantively enacted by the reporting date.

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

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

The carrying amount of deferred tax assets are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

xix. Goods and Services Input Tax Credit

Goods and Services Input tax credit is accounted for in the books in the period in which the supply of goods or service received is accounted and when there is no uncertainty in availing/utilising the credits.

xx. Provisions, contingent liabilities and contingent assets

Provisions
Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the effect of the time value of money is material, the Company determines the level of provision by discounting the expected cash flows at a pre-tax rate reflecting the current rates specific to the liability. The expense relating to any provision is presented in the Statement of Profit and Loss net of any reimbursement.

Contingent assets/liabilities
A possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or; present obligation that arises from past events where it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability are disclosed as contingent liability and not provided for. Contingent assets are disclosed where an inflow of economic benefits is probable. Contingent assets are not recognised in the financial statements.

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

Where the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under such contract, the present obligation under the contract is recognised and measured as a provision.

xxi. Commitments

Commitments are future liabilities for contractual expenditure, classified and disclosed as follows:

a) estimated amount of contracts remaining to be executed on capital account and not provided for;
b) other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of management.
c) other commitments related to sales/procurements made in the normal course of business are not disclosed to avoid excessive details.
   commitments under Loan agreement to disburse Loans.

xxii. Statement of Cash Flows

Statement of Cash Flows is prepared segregating the cash flows into operating, investing and financing activities. Cash flow from operating activities is reported using indirect method adjusting the net profit for the effects of:

i. changes during the period in operating receivables and payables transactions of a non-cash nature;
ii. non-cash items such as depreciation, Impairment, deferred taxes, unrealised foreign currency gains and losses, and undistributed profits of associates and joint ventures; and
iii. all other items for which the cash effects are investing or financing cash flows.

Cash and cash equivalents (including bank balances) shown in the Statement of Cash Flows exclude items which are not available for general use as on the date of Balance Sheet.

xxiii. Dividend payable

Interim dividend declared to equity shareholders, if any, is recognised as liability in the period in which the said dividend has been declared by the Board of Directors. Final dividend declared, if any, is recognised in the period in which the said dividend has been approved by the Shareholders.

The dividend payable is recognised as a liability with a corresponding amount recognised directly in equity.

xxiv. Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

In May 2025, MCA notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

In August 2025, MCA notified the following amendments to:

1. Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 – The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

2. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

3. Ind AS 12, International Tax Reform – Pillar Two Model Rules applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and disclose that they have applied the relief. The Company does not have any significant impact in its financial statements.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

3. CASH AND CASH EQUIVALENTS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) Cash on Hand	-	-
(b) Balances with banks		
- in fixed deposit accounts (with original maturity of 3 months or less)	-	375.63
- in current accounts	557.15	2,238.89
(b) Cheques on hand	1.58	14.16
Total	**558.73**	**2,628.68**

3.1 Of the above, the balance that meet the definition of Cash and Cash Equivalents as per Ind AS 7 Cash Flow Statement is Rs. 558.73 crore (March 31, 2025 : Rs. 2,628.68 crore)

4. BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENTS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Balances with banks		
- In fixed deposit accounts (Refer note 4.1 below)	1.09	1.03
- In current accounts (Refer note 4.2 below)	0.29	0.24
- Unspent CSR Account	1.88	-
Total	**3.26**	**1.27**

4.1 Balance with banks in fixed deposit accounts comprises deposits that have an original maturity exceeding 3 months at balance sheet date and to the extent held as margin money or security against the borrowings, guarantees, other commitments.

4.2 Balance with banks in current accounts comprises of Rs. 0.29 crore (March 31, 2025 : Rs. 0.24 crore) towards unclaimed matured debentures and accrued interest thereon.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

5. Derivative financial instruments

Part I	As at March 31, 2026 Notional value	Fair value assets	Notional value	Fair value - Liabilities	As at March 31 , 2025 Notional value	Fair value assets	Notional value	Fair value - Liabilities
(i) Currency derivatives :								
Spot and Forwards	2,439.74	222.99	-	-	-	3.82	221.48	5.72
Currency swaps	-	34.96	-	-	1,563.45	61.33	589.66	2.82
Options purchase	235.90	25.46	-	-	-	-	-	-
Subtotal (i)	**2,675.64**	**283.41**	**-**	**-**	**1,563.45**	**65.15**	**811.14**	**8.54**
(ii) Interest rate derivatives :								
Interest rate swaps[1]	-		-	-	-	0.31	-	-
Subtotal (ii)	-	-	-	-	-	**0.31**	-	-
Total derivatives	**2,675.64**	**283.41**	**-**	**-**	**1,563.45**	**65.46**	**811.14**	**8.54**
Part II								
Included in above (Part I) are derivative held for hedging and risk management purpose as follows:								
(i) Fair value hedging	-	-	-	-	-	-	-	-
(ii) Cash flow hedging								
Currency derivatives	2,675.64	283.41	-	-	1,563.45	65.15	811.14	8.54
Interest rate derivatives	-	-	-	-	-	0.31	-	-
Total derivatives	**2,675.64**	**283.41**	**-**	**-**	**1,563.45**	**65.46**	**811.14**	**8.54**

Notes:
1. Interest rate swap has been taken in respect of the same contract for which forward contract has been entered, accordingly notional value of Interest rate swap is not disclosed separately.
2. Cross currency swap has been taken in respect of the same contract for which forward contract or option contract has been entered, accordingly notional value of Cross currency swap is not shown separately.

3. Notional amounts of the respective currencies have been converted using exchange rates as at the balance sheet date.
4. Fair value assets and liabilities are presented as derivative financial instruments in the interim financial statements.

5.1 The impact of the cashflow hedges in the statement of profit and loss and other comprehensive income

PARTICULARS	Hedging gains or (losses) recognised in other comprehensive income		Hedge ineffectiveness recognised in statement of profit and (loss)	
	For the year ended March 31, 2026	For the year ended March 31, 2025	For the year ended March 31, 2026	For the year ended March 31, 2025
Forward exchange contracts, interest rate swaps, currency swaps and Options	38.47	(16.07)	-	-

5.2 Change in fair value of hedging instrument and hedged item:

PARTICULARS	Change in fair value of hedging instrument		Change in the value of hedged item*	
	For the year ended March 31, 2026	For the year ended March 31, 2025	For the year ended March 31, 2026	For the year ended March 31, 2025
Forward exchange contracts, interest rate swaps and currency swaps	214.82	14.00	(241.90)	(46.02)

*Change in the value of hedged item are presented as part of borrowings in the financial statements.

5.3 Movements in the Cash flow hedge reserve are as follows:

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
Opening Balance	(8.19)	3.84
Effective portion of changes in fair value	214.82	14.00
Foreign currency translation differences	(241.90)	(46.02)
Amortisation of forward premium	65.55	15.95
Tax on movements on reserves during the year	(9.68)	4.04
Closing Balance	**20.60**	**(8.19)**

All hedges are 100% effective i.e. there is no ineffectiveness.

5.4 Hedge Ratio: There is an economic relationship between the hedged item and the hedging instrument as the terms of the forward contracts, interest rate swaps and cross currency swaps contract match that of the foreign currency borrowings. The Company has established a hedge ratio of 1:1 for the hedging relationships as the underlying risk of the forward contracts, interest rate swaps and cross currency swaps are identical to the hedged risk components. To test the hedge effectiveness, the Company uses the dollar offset method and compares the changes in the fair value of the hedging instruments against the changes in fair value of the hedged items attributable to the hedged risks. The hedge ineffectiveness can arise mainly if there is a change in the credit risk of the Company or the counterparty.

5.5 Net investment hedging : Nil

5.6 Undesignated Derivatives : Nil

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

6. TRADE RECEIVABLES

PARTICULARS	As at March 31, 2026	As at March 31, 2025
At amortised cost		
(i) Receivables considered good - Unsecured	48.04	25.24
(ii) Receivables which have significant increase in Credit Risk	15.44	7.28
(iii) Receivables - credit impaired	0.19	2.26
	63.67	**34.78**
Less: Impairment loss allowance		
(i) Receivables considered good - Unsecured	0.20	0.01
(ii) Receivables which have significant increase in Credit Risk	0.06	0.03
(iii) Receivables - credit impaired	0.19	2.26
Total	**63.22**	**32.48**

6.1 Trade receivables include amounts due from the related parties Rs. 25.82 crore (March 31, 2025 : Rs. 8.47 crore)

6.2 Trade receivables are non-interest bearing and are generally on terms of 3 months to 1 year.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

6.3 TRADE RECEIVABLES *(Continued)*

PARTICULARS	As at March 31, 2026							
	Unbilled Dues	Not Due	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	31.88	-	16.16	-	-	-	-	**48.04**
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	15.44	-	-	-	-	**15.44**
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	0.12	0.04	-	0.03	**0.19**
(iv) Disputed Trade Receivables–considered good	-	-	-	-	-	-	-	**-**
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	**-**
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-	**-**
Total								**63.67**

PARTICULARS	As at March 31, 2025							
	Unbilled Dues	Not Due	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	23.47	-	1.77	-	-	-	-	**25.24**
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	7.28	-	-	-	-	**7.28**
(iii) Undisputed Trade Receivables – credit impaired	-	-	0.45	1.79	-	-	0.02	**2.26**
(iv) Disputed Trade Receivables–considered good	-	-	-	-	-	-	-	**-**
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	**-**
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-	**-**
Total								**34.78**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

7. LOANS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
At amortised cost		
(I) Term loans		
- Housing Loans	52,957.00	46,214.98
- Non Housing Loans	31,157.71	20,636.24
- Retained portion of assigned loans	316.09	94.16
Others		
- Loan to TCL Employee Welfare Trust (refer note no. VI below)	2.37	2.37
Carrying Value of Loans	**84,433.17**	**66,947.75**
Less: Impairment loss allowance		
- Stage I & II	286.36	246.20
- Stage III	338.92	296.30
Loans net of impairment loss allowance	**83,807.89**	**66,405.25**
(II)		
- Secured by tangible assets (refer note no. VII below)	79,014.62	61,939.57
- Secured by intangible assets (refer note no. VIII below)	2,861.50	2,405.00
- Covered by bank / government guarantees	151.68	3.75
- Unsecured	2,411.66	2,606.53
- Unamortised loan sourcing costs	305.69	201.56
- Income received in advance	(311.98)	(208.66)
Carrying Value of Loans	**84,433.17**	**66,947.75**
Less: Impairment loss allowance		
- Stage I & II	286.36	246.20
- Stage III	338.92	296.30
Loans net of impairment loss allowance	**83,807.89**	**66,405.25**
(III)		
Loans in India		
- Public sector	-	-
- Others (refer note no. IX below)	84,439.46	66,954.85
- Unamortised loan sourcing costs	305.69	201.56
- Income received in advance	(311.98)	(208.66)
Carrying Value of Loans	**84,433.17**	**66,947.75**
Less: Impairment loss allowance		
- Stage I & II	286.36	246.20
- Stage III	338.92	296.30
Loans net of impairment loss allowance	**83,807.89**	**66,405.25**
(IV)		
- Secured	80,762.15	63,198.31
- Unsecured	2,411.66	2,606.53
- Significant increase in credit risk (SICR)	650.38	637.48
- Credit impaired	615.27	512.53
- Unamortised loan sourcing costs	305.69	201.56
- Income received in advance	(311.98)	(208.66)
Carrying Value of Loans	**84,433.17**	**66,947.75**
Less: Impairment loss allowance		
- Stage I & II	286.36	246.20
- Stage III	338.92	296.30
Loans net of impairment loss allowance	**83,807.89**	**66,405.25**
(V)		
Reconciliation of loans:		
- Housing Loans	52,917.44	46,044.89
- Non Housing Loans	31,522.02	20,909.96
Total - Gross Loans	**84,439.46**	**66,954.85**
Add: Unamortised loan sourcing costs	305.69	201.56
Less : Revenue received in advance	(311.98)	(208.66)
Total - Carrying Value of Loans	**84,433.17**	**66,947.75**
Less : Impairment Allowance	625.28	542.50
Total - Net Loans	**83,807.89**	**66,405.25**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

(VI) Loan repayable on demand pertains to loan given to TCL employee welfare trust (related party) and accounts for 0.01% of total gross loans and advances (March 31, 2025: 0.01%).

(VII) Loans granted by the Company are secured by any or all of the following as applicable, based on their categorisation and disclosed accordingly as secured:
a) Equitable / registered mortgage of property.
b) Undertaking to create a security.
c) Against securities.

(VIII) Loans secured by intangible assets amounting to Rs. 2,861.50 crore (March 31, 2025: Rs. 2,405.00 crore) backed by development rights / slum development rights as collateral. The estimated value of such collateral is Rs. 7,252.12 crore (March 31, 2025 : Rs. 8,630.41 crore).

(IX) Loans to others include loans to retail and corporate other than public sector undertakings (PSUs).

(X) As per the Company's policy in terms of RBI circular RBI/2019-20/170, DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020, the Company can sell upto 10% out of its loans.

(XI) Disclosures for Loans or advances granted to promoters, directors and the related parties:

Type of Borrowers	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans	Remarks
As at March 31, 2026			
Promoter	-	0.00%	
Directors	-	0.00%	
KMPs	-	0.00%	
Related Parties	2.37	0.00%	Repayment on demand
Related Parties	250.41	0.30%	
As at March 31, 2025			
Promoter	-	0.00%	
Directors	-	0.00%	
KMPs	-	0.00%	
Related Parties	2.37	0.00%	Repayment on demand
Related Parties	338.17	0.51%	

(XIII) Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

Loans to Directors, Senior Officers and Relatives of Directors:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	-	3.00

(XIV) Impairment loss allowance excludes impairment allowance on loan commitments of Rs. 26.01 crore (March 31, 2025 : Rs. 20.44 crore).

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

8. INVESTMENTS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Investments in India		
(A) Investments carried at amortised cost - Quoted		
Government Securities	1,385.09	974.51
Tri Party Repo (TREPS)	239.96	99.96
(B) Investments carried at fair value through profit or loss		
Equity Shares - unquoted	25.00	25.00
Mutual Funds - quoted	11.28	9.46
Total	**1,661.33**	**1,108.93**

8.1 There are no investments outside India.

8.2 Disclosure of investments as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Value of Investments		
(i) Gross value of Investments	1,661.33	1,108.93
(a) In India	1,661.33	1,108.93
(b) Outside India	-	-
(ii) Provisions for Depreciation	-	-
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of Investments	1,661.33	1,108.93
(a) In India	1,661.33	1,108.93
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-back of excess provisions during the year	-	-
(iv) Closing balance	-	-

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

9. OTHER FINANCIAL ASSETS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) Security deposits	19.10	17.69
(b) Advances to employees	-	0.21
(c) Excess interest spread on direct assignment	217.17	35.18
Less: Impairment loss allowance	(0.31)	(0.04)
(d) Margin money paid towards derivative variation	-	115.13
(e) Other receivables	5.75	2.22
Total	**241.71**	**170.39**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

10. DEFERRED TAX ASSET / LIABILITIES (NET)

The major components of deferred tax assets and liabilities as at March 31, 2026 are as follows:

Particulars	Opening Balance	Recognised / (reversed) through profit and loss	Recognised / (reversed) through OCI	Closing Balance
Gross Deferred Tax Assets :-				
(a) Impairment loss allowance - stage III	72.22	2.93	-	75.15
(b) Impairment loss allowance - stage I & II	67.12	11.58	-	78.70
(c) Employee benefits	2.40	0.35	-	2.75
(d) Deferred income	46.30	23.20	-	69.50
(e) Depreciation on property, plant & equipment	1.14	0.86	-	2.00
(f) Right to use asset	5.85	1.11	-	6.96
(g) Other deferred tax assets	0.05	(0.05)	-	-
Gross Deferred Tax Liabilities :-				
(a) Deduction u/s 36(1)(viii)	(183.74)	(68.15)	-	(251.89)
(b) Fair value measurement of investments	(0.53)	(0.16)	-	(0.69)
(c) Fair value of cost flow hedge	2.75	-	(9.68)	(6.93)
(d) Direct Assignment	(8.85)	(45.80)	-	(54.65)
Net deferred tax liabilities	**4.71**	**(74.13)**	**(9.68)**	**(79.10)**

The major components of deferred tax assets and liabilities as at March 31, 2025 are as follows:

Particulars	Opening Balance	Recognised / (reversed) through profit and loss	Recognised / (reversed) through OCI	Closing Balance
Gross Deferred Tax Assets :-				
(a) Impairment loss allowance - stage III	72.22	-	-	72.22
(b) Impairment loss allowance - stage I & II	91.15	(24.04)	-	67.12
(c) Employee benefits	1.70	0.70	-	2.40
(d) Deferred income	47.36	(1.06)	-	46.30
(e) Depreciation on property, plant & equipment	0.90	0.24	-	1.14
(f) Right to use asset	4.37	1.48	-	5.85
(g) Other deferred tax assets	0.31	(0.26)	-	0.05
Gross Deferred Tax Liabilities :-				
(a) Deduction u/s 36(1)(viii)	(137.10)	(46.64)	-	(183.74)
(b) Fair value measurement of investments	(0.39)	(0.14)	-	(0.53)
(c) Fair value of cost flow hedge	(1.29)	-	4.04	2.75
(d) Direct Assignment	-	(8.85)	-	(8.85)
Net deferred tax asset	**79.23**	**(78.57)**	**4.04**	**4.71**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

10. DEFERRED TAX ASSET / LIABILITIES (NET) (Continued)

10.1 INCOME TAXES

A. The income tax expense consist of the following:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Current tax:		
Current tax expense for the year	548.70	435.28
Current tax benefit pertaining to prior year	(9.76)	(0.04)
Total	**538.94**	**435.24**
Deferred tax benefit		
Origination and reversal of temporary differences	74.13	78.57
Total income tax expense for the period	**613.07**	**513.81**

B. The reconciliation of estimated income tax expense at statutory income tax rate income tax expense reported in statement of profit and loss is as follows:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit before income taxes	2,449.22	2,012.74
Indian statutory income tax rate	25.17%	25.17%
Expected income tax expense	616.42	506.57
Tax effect of adjustments to reconcile expected income tax expense to reported income tax expense:		
Non deductible expenses	7.06	7.29
Tax benefit on additional deductions	(0.65)	-
Tax pertaining to prior years	(9.76)	(0.04)
Total income tax expense (effective tax rate of 25.43%, March 31, 2025: 25.53%)	**613.07**	**513.81**

Note: The Company's reconciliation of the effective tax rate is based on its domestic tax rate applicable to the respective financial year.

C. Amounts recognised in OCI

Particulars	For the year ended March 31, 2026			For the year ended March 31, 2025		
	Before tax	Tax (expense) benefit	Net of tax	Before tax	Tax (expense) benefit	Net of tax
Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability liability / (asset)	1.28	(0.32)	0.96	(4.26)	1.07	(3.19)
Items that will be reclassified to profit or loss						
The effective portion of gains and loss on hedging instruments in a cost of hedge	38.47	(9.68)	28.79	(16.07)	4.04	(12.03)
Total	**39.75**	**(10.00)**	**29.75**	(20.33)	5.11	(15.22)

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

10.2 CURRENT TAX ASSETS (NET)

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Advance tax (net of provision for Income tax Rs. 421.85 crore (March 31, 2025 : Rs. 547.57 crore)	0.69	35.17
Total	0.69	35.17

10.3 CURRENT TAX LIABILITIES (NET)

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Provision for tax (net of advance tax Rs. 1,151.51 crore (March 31, 2025 : Rs. 497.09 crore)	84.30	73.75
Total	84.30	73.75

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

11. PROPERTY, PLANT, EQUIPMENT AND INVESTMENT PROPERTY

Particulars	Gross Block				Accumulated depreciation and amortisation				Net Carrying Value
	Opening balance as at April 1, 2025	Additions	Deletions	Closing balance as at March 31, 2026	Opening balance as at April 1, 2025	Depreciation/ Amortisation for the year*	Deletions	Closing balance as at March 31, 2026	as at March 31, 2026
Investment Property #^	**4.32**	-	-	**4.32**	**1.49**	0.19	-	**1.68**	**2.64**
	(4.32)	-	-	*(4.32)*	*(1.30)*	*(0.19)*	-	*(1.49)*	*(2.83)*
TANGIBLE ASSETS									
Buildings	**2.48**	-	-	**2.48**	**0.88**	0.11	**-**	**0.99**	**1.49**
	(2.48)	-	-	*(2.48)*	*(0.77)*	*(0.11)*	-	*(0.88)*	*(1.60)*
Leasehold Improvements	**33.15**	1.42	0.32	**34.25**	**13.17**	3.91	0.32	**16.76**	**17.49**
	(31.86)	*(1.80)*	*(0.51)*	*(33.15)*	*(9.47)*	*(4.09)*	*(0.39)*	*(13.17)*	*(19.98)*
Furniture & Fixtures	**11.66**	1.13	0.17	**12.62**	**6.17**	1.00	0.16	**7.01**	**5.61**
	(10.41)	*(1.43)*	*(0.18)*	*(11.66)*	*(5.17)*	*(1.14)*	*(0.14)*	*(6.17)*	*(5.49)*
Computer Equipment	**44.92**	6.06	1.41	**49.57**	**25.93**	10.86	1.38	**35.41**	**14.16**
	(40.04)	*(5.89)*	*(1.01)*	*(44.92)*	*(16.52)*	*(10.34)*	*(0.93)*	*(25.93)*	*(18.99)*
Office Equipment	**11.94**	1.00	0.14	**12.80**	**6.58**	2.03	0.13	**8.48**	**4.32**
	(10.33)	*(1.64)*	*(0.03)*	*(11.94)*	*(4.68)*	*(1.93)*	*(0.03)*	*(6.58)*	*(5.36)*
Plant & Machinery	**9.39**	1.18	0.10	**10.47**	**2.75**	1.00	0.10	**3.65**	**6.82**
	(8.93)	*(0.64)*	*(0.18)*	*(9.39)*	*(1.95)*	*(0.95)*	*(0.15)*	*(2.75)*	*(6.64)*
Vehicles	**8.08**	3.50	2.04	**9.54**	**3.14**	2.19	1.49	**3.84**	**5.70**
	(6.00)	*(3.11)*	*(1.03)*	*(8.08)*	*(1.99)*	*(1.81)*	*(0.66)*	*(3.14)*	*(4.94)*
PROPERTY, PLANT AND EQUIPMENT - TOTAL	**121.62**	**14.29**	**4.18**	**131.73**	**58.62**	**21.10**	**3.58**	**76.14**	**55.59**
	(110.05)	*(14.51)*	*(2.94)*	*(121.62)*	*(40.55)*	*(20.37)*	*(2.30)*	*(58.62)*	*(63.00)*
Software	**36.12**	11.92	0.01	**48.03**	**16.01**	6.96	0.01	**22.96**	**25.07**
	(19.50)	*(16.62)*	-	*(36.12)*	*(10.94)*	*(5.07)*	**-**	*(16.01)*	*(20.11)*
INTANGIBLE ASSETS - TOTAL	**36.12**	**11.92**	**0.01**	**48.03**	**16.01**	**6.96**	**0.01**	**22.96**	**25.07**
	(19.50)	*(16.62)*	-	*(36.12)*	*(10.94)*	*(5.07)*	-	*(16.01)*	*(20.11)*
Total	**157.74**	**26.21**	**4.19**	**179.76**	**74.63**	**28.06**	**3.59**	**99.10**	**80.66**
	(129.55)	*(31.13)*	*(2.94)*	*(157.74)*	*(51.49)*	*(25.44)*	*(2.30)*	*(74.63)*	*(83.11)*

Note : Figures in bracket relate to March 31, 2026.

Fair value of investment property as on March 31, 2026 Rs. 8.88 crore. (March 31, 2025 : Rs. 9.37 crore) The fair value of the investment properties has been determined by an external independent property valuer.
* Total depreciation charged for the year in the Statement of Profit and Loss includes depreciation on right to use assets. Depreciation on right to use assets for the period is Rs. 25.21 crore (March 31, 2025 : Rs. 23.65 crore)
^ Immovable property having net carrying value amounting to Rs. 0.18 crore (March 31, 2025 : Rs. 0.20 crore) is hypothecated against borrowings, refer note 15.1(a) and 39B (iii).
The Company confirms that the title deeds of immovable properties and lease agreements for all the leased premises are held in the name of the Company.
None of the class of property, plant and equipment are revalued during the year.
Income earned and expense incurred in connection with investment property:

Particulars	As at March 31, 2026	As at March 31, 2025
Rental Income	0.06	0.06
Direct Operating expense from property that generated rental income	0.03	0.03
Direct Operating expense from property that did not generate the rental income	0.01	-

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

11.1 CAPITAL WORK IN PROGRESS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Opening Balance	0.53	0.08
Additions (Net)	13.79	14.96
Deductions / Adjustments	14.29	14.51
Closing Balance	**0.03**	**0.53**

As at March 31, 2026

PARTICULARS	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	0.03	-	-	-	**0.03**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**0.03**

CWIP completion schedule

PARTICULARS	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	0.03	-	-	-	**0.03**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**0.03**

As at March 31, 2025

PARTICULARS	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	0.53	-	-	-	**0.53**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**0.53**

CWIP completion schedule

PARTICULARS	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	0.53	-	-	-	**0.53**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**0.53**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

11.2 INTANGIBLE ASSETS UNDER DEVELOPMENT

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Opening Balance	1.65	1.04
Additions (Net)	10.77	17.23
Deductions / Adjustments	11.92	16.62
Closing Balance	**0.50**	**1.65**

As at March 31, 2026

PARTICULARS	Amount in Intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	0.50		-		**0.50**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**0.50**

Intangible assets under development completion schedule

PARTICULARS	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	0.50	-	-	-	**0.50**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**0.50**

As at March 31, 2025

PARTICULARS	Amount in Intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	1.49	-	0.11	0.05	**1.65**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**1.65**

Intangible assets under development completion schedule

PARTICULARS	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Projects in progress	1.65	-	-	-	**1.65**
(ii) Projects temporarily suspended	-	-	-	-	-
Total					**1.65**

There are no projects whose completion is overdue or has exceeded its cost compared to its original plan.

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

12. Leases:

As a lessee the Company classified property leases as operating leases under Ind AS 116. These include residential premises taken on lease for employee residence and office premises for branches. The leases typically run for a period of one to seven years. Leases include conditions such as non-cancellable period i.e. lock in period, notice period before terminating the lease or escalation of rent upon completion of part tenure of the lease in line with inflation in prices.

Right-of-use assets and Lease liabilities are presented separately on the face of the Balance Sheet.

Information about leases for which the Company is a lessee is presented below.

Right-of-use assets

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	114.44	114.72
Additions during the year	14.29	23.51
Deletion during the year	(0.72)	(0.14)
Depreciation charge for the year	(25.21)	(23.65)
Balance at the end of the year	**102.80**	**114.44**

Movement of Lease liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	127.30	122.32
Additions during the year	13.80	22.91
Deletion during the year	(0.72)	(0.17)
Finance cost for the year	9.49	9.46
Payment of lease liabilities for the year	(30.18)	(27.22)
Balance at the end of the year	**119.69**	**127.30**

Future minimum lease payments under non-cancellable operating leases were payable as follows:

Particulars	As at March 31, 2026	As at March 31, 2025
Less than one month	2.65	2.33
Between one and three months	5.32	4.66
Between three months and one year	23.80	21.69
Between one and five years	93.58	97.13
More than five years	20.45	32.03
Total	**145.80**	**157.84**

Amounts recognized in the Statement of Profit and Loss:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest on lease liabilities	9.49	9.46
Depreciation on Right-of-use assets	25.21	23.65
Gain/(loss) on termination of leases	-	0.03

Amounts recognised in statement of cash flows:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Total cash outflow for leases	(30.18)	(27.22)

The Company has considered entire lease term for the purpose of determination of Right of Use assets and Lease liabilities.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

13. OTHER NON-FINANCIAL ASSETS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) Capital advances	0.07	0.07
(b) Prepaid Expenses	15.10	12.48
(c) Balances with government authorities	7.29	6.14
(d) Advance to suppliers and others	5.26	3.01
Total	**27.72**	**21.70**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

14. TRADE PAYABLES

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(i) Accrued expenses	305.44	212.90
(ii) Payable to Dealers/Vendors	8.07	11.00
(iii) Others	11.27	3.73
Total	**324.78**	**227.63**

Note - The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The amount of principal and interest outstanding during the year is given below :

14.1 Total outstanding dues of micro enterprises and small enterprises

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	**1.85**	**0.24**
(b) The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year;	-	-
(e) The amount further of interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as deductible expenditure under section 23	-	-
Total	**1.85**	**0.24**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

14.2 TRADE PAYABLES (Continued)

PARTICULARS	As at March 31, 2026 Unbilled Dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	1.85	-	-	-	**1.85**
(ii) Others	305.44		17.49	-	-	-	**322.93**
(iii) Disputed dues – MSME	-	-	-	-	-	-	**-**
(iv) Disputed dues - Others	-	-	-	-	-	-	**-**
Total	**305.44**	**-**	**19.34**	**-**	**-**	**-**	**324.78**

PARTICULARS	As at March 31, 2025 Unbilled Dues	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	0.24	-	-	-	**0.24**
(ii) Others	212.90	-	14.49	-	-	-	**227.39**
(iii) Disputed dues – MSME	-	-	-	-	-	-	**-**
(iv) Disputed dues - Others	-	-	-	-	-	-	**-**
Total	**212.90**	**-**	**14.73**	**-**	**-**	**-**	**227.63**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

15. DEBT SECURITIES

PARTICULARS	As at March 31, 2026	As at March 31, 2025
At amortised cost		
Secured - In India		
Privately Placed Non-Convertible Debentures (Refer note 15.1 (a) and 15.2 below)	31,068.26	24,347.75
Public issue of Non-Convertible Debentures (Refer note 15.1 (b) and 15.3 below)	143.52	143.36
Unsecured - In India		
Commercial paper (Refer note 15.4 below) [Net of unamortised discount of Rs. 108.88 crore (March 31, 2025 : Rs. 157.01 crore) and ancillary borrowing cost of Rs. 0.10 crore (March 31, 2025 : 0.14 crore)]	2,866.02	3,842.86
Total	**34,077.80**	**28,333.97**

15.1(a) Privately Placed Non-Convertible Debentures are secured by pari passu charge on the specific immovable property, specified receivables and book debts arising out of Secured/Unsecured loans, investments in nature of credit substitutes, lease and hire purchase receivables, trade advances & bill discounting facility extended to borrower and sundry debtors and other assets of the Company as stated in the respective transaction documents.

15.1(b) Public issue of Non-Convertible Debentures are secured by way of a first ranking pari passu charge by way of mortgage over our Company's specific immovable property and any of the identified receivables, both present and future, in connection with business of the company, monies, cash flows and proceeds accruing to the company of any nature or arising of out of said receivables.

15.1(c) The Company has, at all times, for the secured Non-Convertible Debentures, maintained sufficient security cover as stated in the respective information memorandum towards the principal amount, interest accrued thereon, and such other sums as mentioned therein.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

15. DEBT SECURITIES *(Continued)*

15.2 Particulars of Privately Placed Secured Non-Convertible Debentures:

Description of Privately placed Secured Non-Convertible Debentures	Issue Date	Redemption Date	Coupon Rate	As at March 31, 2026 No. of NCDs	As at March 31, 2026 Rs. In Crore	As at March 31, 2025 No. of NCDs	As at March 31, 2025 No. of NCDs
TCHFL NCD "H" FY 2022-23	08-Feb-23	08-May-26	7.96%	30,000	300.00	30,000	300.00
TCHFL NCD "H" FY 2022-23 – Reissue No. 1	18-May-23	08-May-26	7.96%	50,000	500.00	50,000	500.00
TCHFL NCD "B" FY 2021-22	15-Jun-21	15-Jun-26	6.50%	1,700	170.00	1,700	170.00
TCHFL NCD "B" FY 2021-22 – Reissue No. 1	24-Jan-23	15-Jun-26	6.50%	8,000	800.00	8,000	800.00
TCHFL NCD "B" FY 2021-22 Reissue No.2	20-Feb-23	15-Jun-26	6.50%	1,500	150.00	1,500	150.00
TCHFL NCD "J" FY 2016-17	30-Jun-16	30-Jun-26	8.70%	100	10.00	100	10.00
TCHFL NCD "A" FY 2023-24	10-Jul-23	18-Sep-26	7.84%	25,000	250.00	25,000	250.00
TCHFL NCD "A" FY 2023-24 Reissue No.2-3	30-Jul-24	18-Sep-26	7.84%	17,500	175.00	17,500	175.00
TCHFL NCD "A" FY 2023-24 Reissue No.2-2	30-Jul-24	18-Sep-26	7.84%	2,500	25.00	2,500	25.00
TCHFL NCD "A" FY 2023-24 Reissue No.2-1	30-Jul-24	18-Sep-26	7.84%	20,000	200.00	20,000	200.00
TCHFL NCD "A" Series FY 2023-24 Re-1	16-Jul-24	18-Sep-26	7.84%	15,000	150.00	15,000	150.00
TCHFL NCD "D" FY 2023-24	21-Feb-24	19-Feb-27	8.10%	90,100	901.00	90,100	901.00
TCHFL NCD "C" FY 2023-24	21-Dec-23	19-Mar-27	8.04%	50,000	500.00	50,000	500.00
TCHFL NCD "C" FY 2023-24 – Reissue No. 1	24-Jan-24	19-Mar-27	8.04%	30,000	300.00	30,000	300.00
TCHFL NCD "A" Series FY 2022-23	18-May-22	18-May-27	7.75%	1,780	178.00	1,780	178.00
TCHFL NCD "A" Series FY 2022-23 – Reissue No. 1	13-Jul-22	18-May-27	7.75%	4,000	400.00	4,000	400.00
TCHFL NCD "A" Series FY 2022-23 – Reissue No. 2	18-May-23	18-May-27	7.75%	5,000	500.00	5,000	500.00
TCHFL NCD "A" Series FY 2022-23 – Reissue No. 3	27-Feb-24	18-May-27	7.75%	4,000	400.00	4,000	400.00
TCHFL NCD "B" Series FY 2025-26	21-May-25	21-Jul-27	7.12%	1,50,000	1,500.00	-	-
TCHFL NCD D Series FY 2022-23 - Option - II	05-Aug-22	05-Aug-27	7.80%	2,000	200.00	2,000	200.00
TCHFL NCD "D" FY 2022-23-Option-II Reissue No. 1	27-May-24	05-Aug-27	7.80%	8,500	850.00	8,500	850.00
TCHFL NCD D FY 2022-23-Option-II R2-2	18-Jun-24	05-Aug-27	7.80%	4,500	450.00	4,500	450.00
TCHFL NCD D FY 2022-23-Option-II R2-1	18-Jun-24	05-Aug-27	7.80%	1,500	150.00	1,500	150.00
TCHFL NCD "D" FY 2022-23-Option-II Reissue No.3	22-Aug-24	05-Aug-27	7.80%	1,600	160.00	1,600	160.00
TCHFL NCD "G" Series FY 2022-23 - Option - II	03-Nov-22	03-Nov-27	8.00%	2,700	270.00	2,700	270.00
TCHFL NCD "G" Series FY 2022-23 - Option - II - Reissue No. 1	16-Nov-22	03-Nov-27	8.00%	4,300	430.00	4,300	430.00
TCHFL NCD G Series FY 2022-23-Opt-II Reissue No.3	30-Jul-24	03-Nov-27	8.00%	3,000	300.00	3,000	300.00
TCHFL NCD "G" Series FY 2022-23-Option--II Reissue No.3	30-Jul-24	03-Nov-27	8.00%	2,000	200.00	2,000	200.00
TCHFL NCD "G Series FY 2022-23-Opt-II R2	16-Jul-24	03-Nov-27	8.00%	1,900	190.00	1,900	190.00
TCHFL NCD G Series FY 2022-23 Option-II Reissue No.4	28-Jul-25	03-Nov-27	8.00%	5,000	500.00		
TCHFL NCD UNLISTED "A" SERIES FY 2022-23	27-Dec-22	27-Dec-27	7.58%	11,250	1,125.00	11,250	1,125.00
TCHFL NCD D FY 2024-25-1	16-Oct-24	14-Jan-28	7.71%	1,17,600	1,176.00	1,17,600	1,176.00
TCHFL NCD "E" Series FY 2025-26	12-Feb-26	11-Feb-28	7.30%	50,000	500.00	-	-
TCHFL NCD "A" Series FY 2025-26	25-Apr-25	25-Apr-28	7.27%	1,59,500	1,595.00	-	-
TCHFL NCD "E" Series FY 2024-25 Reissue No.1	25-Jun-25	24-Jul-28	7.69%	75,000	750.00	-	-
TCHFL NCD "E" FY 2024-25	26-Dec-24	24-Jul-28	7.69%	50,000	500.00	50,000	500.00
TCHFL NCD "B" FY 2023-24	13-Dec-23	13-Dec-28	8.10%	89,800	898.00	89,800	898.00
TCHFL NCD "B" Series FY 2023-24 - Reissue No.1	28-Jul-25	13-Dec-28	8.10%	80,000	800.00	-	-
TCHFL NCD "A" FY 2024-25	18-Jun-24	18-Jun-29	8.05%	55,000	550.00	55,000	550.00
TCHFL NCD "A" FY 2024-25 Reissue No.1-2	07-Aug-24	18-Jun-29	8.05%	55,000	550.00	55,000	550.00
TCHFL NCD "A" FY 2024-25 Reissue No.1-1	07-Aug-24	18-Jun-29	8.05%	20,000	200.00	20,000	200.00
TCHFL NCD "C" Series FY 2024-25	23-Sep-24	21-Sep-29	7.86%	1,00,000	1,000.00	1,00,000	1,000.00
TCHFL NCD "F" 2019-2020	18-Nov-19	16-Nov-29	8.35%	10,000	1,000.00	10,000	1,000.00
TCHFL NCD "F" Series FY 2024-25	14-Jan-25	14-Jan-30	7.73%	90,500	905.00	90,500	905.00
TCHFL NCD "C" Series FY 2025-26	21-May-25	21-May-30	7.17%	1,00,000	1,000.00	-	-
TCHFL NCD "C" Series FY 2025-26 Reissue No.1	12-Jun-25	21-May-30	7.17%	45,000	450.00	-	-
TCHFL NCD "F" Series FY 2022-23 - Reissue No. 1	29-Mar-23	17-Oct-31	8.15%	5,000	500.00	5,000	500.00
TCHFL NCD "F" Series FY 2022-23	19-Oct-22	17-Oct-31	8.15%	10,000	1,000.00	10,000	1,000.00
TCHFL NCD "G" FY 2021-22	09-Nov-21	07-Nov-31	7.30%	3,030	303.00	3,030	303.00
TCHFL NCD "K" FY 2021-22	16-Feb-22	16-Feb-32	7.50%	5,000	500.00	5,000	500.00
TCHFL NCD "B" Series FY 2022-23	27-Jun-22	25-Jun-32	8.05%	811	81.10	811	81.10
TCHFL NCD "B" Series FY 2022-23 – Reissue No. 1	13-Jul-22	25-Jun-32	8.05%	265	26.50	265	26.50
TCHFL NCD B Series FY 2022-23 - Reissue No.2	26-Aug-22	25-Jun-32	8.05%	400	40.00	400	40.00
TCHFL NCD "E" Series FY 2022-23	13-Sep-22	13-Sep-32	7.85%	7,220	722.00	7,220	722.00
TCHFL NCD "E" FY 2023-24	22-Mar-24	22-Mar-34	7.92%	1,00,000	1,000.00	1,00,000	1,000.00
TCHFL NCD "B" FY 2024-25	08-Jul-24	07-Jul-34	7.92%	58,000	580.00	58,000	580.00
TCHFL NCD "B" FY 2024-25 Reissue No.1	07-Aug-24	07-Jul-34	7.92%	27,000	270.00	27,000	270.00
TCHFL NCD "B" FY 2024-25 Reissue No.2	30-Sep-24	07-Jul-34	7.92%	25,000	250.00	25,000	250.00
TCHFL NCD "D" Series FY 2025-26	27-Oct-25	26-Oct-35	7.35%	50,000	500.00	-	-
TCHFL NCD"O" FY 2015-16	16-Jun-15	16-Jun-25	8.85%	-	-	200	20.00
TCHFL NCD D Series FY 2022-23 - Option - I	05-Aug-22	05-Aug-25	7.55%	-	-	2,920	292.00
TCHFL NCD "AE" FY 2015-16	31-Aug-15	29-Aug-25	8.87%	-	-	200	20.00
TCHFL NCD "AG" FY 2015-16	08-Oct-15	08-Oct-25	8.70%	-	-	75	7.50
TCHFL NCD "G" Series FY 2022-23 - Option - I	03-Nov-22	03-Nov-25	7.97%	-	-	8,000	800.00
TCHFL NCD "AM" FY 2015-16 - Option I	06-Nov-15	06-Nov-25	8.60%	-	-	350	35.00
TCHFL NCD "G" FY 2020-21	19-Jan-21	19-Jan-26	6.25%	-	-	850	85.00
TCHFL NCD "AU" FY 2015-16 Option I	30-Mar-16	30-Mar-26	8.78%	-	-	150	15.00
Total					**29,880.60**		**23,560.10**
Add: Unamortised premium					52.13		10.43
Add: Interest accrued but not due					1,160.95		823.16
Total					**1,213.08**		**833.59**
Less: Unamortised borrowing cost					(14.32)		(15.37)
Less: Unamortised discount					(11.10)		(30.57)
Total					**(25.42)**		**(45.94)**
Privately Placed Non-Convertible Debentures					**31,068.26**		**24,347.75**

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

15.3 Public issue of Non-Convertible Debentures:

Description of Public issue of Non-Convertible Debentures	Issue Date	Redemption Date	Coupon Rate	As at March 31, 2026 No. of NCDs	As at March 31, 2026 Rs. In Crore	As at March 31, 2025 No. of NCDs	As at March 31, 2025 No. of NCDs
TCHFL NCD "Series IV" FY 2019-20	14-Jan-20	14-Jan-28	8.01%	12,025	1.20	12,025	1.20
TCHFL NCD "Series IV" FY 2019-20	14-Jan-20	14-Jan-28	8.10%	3,82,776	38.28	3,82,776	38.28
TCHFL NCD "Series V" FY 2019-20	14-Jan-20	14-Jan-28	8.30%	1,17,900	11.79	1,17,900	11.79
TCHFL NCD "Series V" FY 2019-20	14-Jan-20	14-Jan-28	8.40%	9,05,697	90.57	9,05,697	90.57
Total					**141.84**		**141.84**
Add: Interest accrued but not due					1.97		1.97
Less: Unamortised borrowing cost					(0.29)		(0.45)
Total					**1.68**		**1.52**
Public issue of Non-Convertible Debentures					**143.52**		**143.36**

15.4 Coupon Rate on Commercial Paper varies from 6.30% to 7.26% (March 31, 2025 : 7.47% to 7.75%).

15.5 The Company has not defaulted in the repayment of debt securities and interest thereon for the year ended March 31, 2026 and March 31, 2025.

15.6 Debt securities held by related parties as on March 31, 2026 is Rs. 425.90 crore (March 31, 2025: Rs. 151.90 crore).

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

16. BORROWINGS (OTHER THAN DEBT SECURITIES)

PARTICULARS	As at March 31, 2026	As at March 31, 2025
At amortised cost		
(a) Term loans		
Secured - From Banks		
(i) Term Loans (Refer note 16.4)	23,359.21	17,441.61
(ii) National Housing Bank (Refer note 16.5)	8,929.71	9,023.44
(iii) External Commercial Borrowings (Refer note 16.6)	2,681.45	2,372.66
Secured - From Others		
(i) Term Loans (Refer note 16.7)	1,786.82	647.59
(b) Loans repayable on demand		
Secured - From Banks		
(i) Cash Credit (Refer note 16.8)	0.10	-
(ii) Working capital demand loan (Refer note 16.8)	1,529.48	1,530.14
Unsecured - From Banks		
(i) Working capital demand loan (Refer note 16.9)	400.00	400.00
(c) Loan from related parties		
Unsecured - From Others		
(i) Inter corporate deposits from related parties (Refer note 16.10)	524.58	-
Total	**39,211.35**	**31,415.44**
Borrowings within India	**36,529.90**	**29,042.78**
Borrowings outside India	**2,681.45**	**2,372.66**

16.1 As at March 31, 2026, the Company had undrawn committed borrowing facilities of Rs. 9,944.48 crore (March 31, 2025 : Rs. 3,875.00 crore).

16.2 The Company has not defaulted in the repayment of borrowings (other than debt securities) and interest thereon for the year ended March 31, 2026 and March 31, 2025.

16.3 The quarterly returns or statements of current assets filed by the company with banks or financial institutions are in agreement with the books of accounts.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

16. BORROWINGS (OTHER THAN DEBT SECURITIES) (Continued)

16.4 Terms of repayment of Term loans (Secured) from Banks as at March 31, 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	40	810.85	36	511.08	36	511.08	41	601.81	153	2,434.82
Quarterly	175	4,548.10	158	4,333.06	129	3,623.02	54	1,070.02	516	13,574.20
Half yearly	25	1,372.89	30	1,997.88	20	1,532.00	26	2,125.00	101	7,027.77
Yearly	3	150.00	1	50.00	-	-	-	-	4	200.00
Bullet	1	100.00	-	-	-	-	-	-	1	100.00
Add : Interest accrued										26.09
Add : Ancillary cost										(3.67)
										23,359.21

Terms of repayment of Term loans (Secured) from Banks as at March 31, 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	13	464.81	12	111.11	12	111.11	23	212.96	60	899.99
Quarterly	151	3,344.82	139	3,098.57	109	2,472.94	125	2,595.44	524	11,511.77
Half yearly	22	1,234.72	23	1,338.89	18	1,088.89	14	1,000.00	77	4,662.50
Yearly	3	150.00	3	150.00	1	50.00	-	-	7	350.00
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										20.78
Less : Ancillary cost										(3.43)
										17,441.61

Notes:
1 Rate of interest payable varies between 5.75% to 7.85% (March 31, 2025: 5.50% to 8.55%).
2 Loans and advances from banks are secured by pari passu charge on the receivables of the Company through Security Trustee.

16.5 Terms of repayment of Term loans (Secured) from National Housing Bank as at March 31, 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	251	1,645.01	280	2,034.13	213	1,547.72	354	3,062.85	1,098	8,289.71
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	10	640.00	10	640.00
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										-
Add : Ancillary cost										-
										8,929.71

Terms of repayment of Term loans (Secured) from National Housing Bank as at March 31, 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	271	1,508.04	310	1,889.25	250	1,719.36	449	3,906.79	1,280	9,023.44
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										-
Add : Ancillary cost										-
										9,023.44

Notes:
1 Rate of interest payable varies between 2.80% to 8.35% (March 31, 2025: 2.80% to 8.50%).
2 Loan from National Housing Bank is secured by way of hypothecation of book debt and guarantee / letter of comfort from Tata Capital Limited.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

16. BORROWINGS (OTHER THAN DEBT SECURITIES) (Continued)

16.6 Terms of repayment of External Commercial Borrowings (Secured) from banks as at March 31, 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	-	-	1	411.97	6	1,931.25	-	-	7	2,343.22
Add : Interest accrued										11.91
Add : Retranslation										332.42
Add: Ancillary cost										(6.10)
										2,681.45

Terms of repayment of External Commercial Borrowings (Secured) from banks as at March 31, 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	2	788.09	-	-	1	411.97	3	1,075.68	6	2,275.74
Add : Interest accrued										10.90
Add : Retranslation										91.02
Add : Ancillary cost										(5.00)
										2,372.66

Notes:
1 Rate of interest payable varies between 3.47% to 5.04% (March 31, 2025: 4.08% to 5.67%).
2 External Commercial Borrowings from banks are secured by pari passu charge on the receivables of the Company through Security Trustee.

16.7 Terms of repayment of Term loans (Secured) from Others as at March 31, 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	15	196.24	16	214.80	16	214.80	47	655.64	94	1,281.48
Half yearly	-	-	2	55.56	2	55.56	14	388.92	18	500.04
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										5.30
Less : Ancillary cost										-
										1,786.82

Terms of repayment of Term loans (Secured) from Others as at March 31, 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	8	103.68	8	103.68	8	103.68	25	333.42	49	644.46
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										3.13
Add : Ancillary cost										-
										647.59

Notes:
1 Rate of interest payable is 6.60% to 7.40% (March 31, 2025 : 8.10%).
2 Loans and advances from others are secured by pari passu charge on the receivables of the Company through Security Trustee.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

16. BORROWINGS (OTHER THAN DEBT SECURITIES) (Continued)

16.8 Terms of repayment of Cash Credit / Working Capital Demand loans (Secured) from banks as at March 31, 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	9	1,530.11	-	-	-	-	-	-	9	1,530.11
Add : Interest accrued										0.01
Less : Ancillary cost										(0.54)
										1,529.58

Terms of repayment of Cash Credit / Working Capital Demand loans (Secured) from banks as at March 31, 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	11	1,530.00	-	-	-	-	-	-	11	1,530.00
Add : Interest accrued										0.16
Add : Ancillary cost										(0.02)
										1,530.14

Notes:
1 Rate of interest payable varies between 6.07% to 7.90% (March 31, 2025 : 7.30% to 8.60%).
2 Cash Credit / Working Capital Demand Loans are secured by pari passu charge on the receivables of the Company through Security Trustee.

16.9 Terms of repayment of Working Capital Demand loans (Unsecured) from banks as at 31 March 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	2	400.00	-	-	-	-	-	-	2	400.00
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										-
Add : Ancillary cost										-
										400.00

Terms of repayment of Working Capital Demand loans (Unsecured) from banks as at 31 March 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	1	400.00	-	-	-	-	-	-	1	400.00
Add : Interest accrued										-
Add : Ancillary cost										-
										400.00

Note:
1 Rate of interest payable varies between 6.07% (March 31, 2025: 8.15%).

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

16. BORROWINGS (OTHER THAN DEBT SECURITIES) (Continued)

16.10 Terms of repayment of Inter Corporate Deposits (Unsecured) from related parties as at March 31, 2026

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	1	500.00	-	-	-	-	-	-	1	500.00
Add : Interest accrued										24.58
Add : Ancillary cost										-
										524.58

Terms of repayment of Inter Corporate Deposits (Unsecured) from related parties as at March 31, 2025

Terms of repayment	Residual maturity of loan								Total	
	Due within 1 year		Due in 1-2 years		Due in 2-3 years		Due more than 3 years			
	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore	No of installments	Rs. in crore
Monthly	-	-	-	-	-	-	-	-	-	-
Quarterly	-	-	-	-	-	-	-	-	-	-
Half yearly	-	-	-	-	-	-	-	-	-	-
Yearly	-	-	-	-	-	-	-	-	-	-
Bullet	-	-	-	-	-	-	-	-	-	-
Add : Interest accrued										-
Add : Ancillary cost										-
										-

Notes:
1 Rate of interest payable is 7.25% (March 31, 2025: Nil).

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

17. SUBORDINATED LIABILITIES

PARTICULARS	As at March 31, 2026	As at March 31, 2025
At amortised cost		
Unsecured - In India		
Debentures		
Privately Placed Non-Convertible Subordinated Debentures (Refer note 17.1 below)	1,040.20	1,248.55
Public issue of Non-Convertible Subordinated Debentures (Refer note 17.2 below)	79.13	79.04
Total	**1,119.33**	**1,327.59**

Notes:
(a) The Company has not defaulted in the repayment of Subordinated Liabilities and interest for the year ended March 31, 2026 and for the year ended March 31, 2025.

(b) Subordinated Liabilities held by related parties as on March 31, 2026 is Rs. 8.12 crore (March 31, 2025: Rs. 18.62 crore).

17.1 Particulars of Unsecured Privately Placed Non-Convertible Subordinated Debentures:

Description of Unsecured Privately Placed Non-Convertible Subordinated Debentures	Issue Date	Redemption Date	Coupon Rate	As at March 31, 2026 No. of NCDs	As at March 31, 2026 Rs. In Crore	As at March 31, 2025 No. of NCDs	As at March 31, 2025 Rs. In Crore
TCHFL Tier II Bond A FY 2016-17	04-Aug-16	04-Aug-26	8.92%	2,000	200.00	2,000	200.00
TCHFL Tier II Bond A FY 2020-21	11-Jan-21	10-Jan-31	7.33%	500	50.00	500	50.00
TCHFL Tier II Bond A FY-2021-22	19-Apr-21	18-Apr-31	7.50%	1,500	150.00	1,500	150.00
TCHFL Tier II Bond B FY-2021-22	14-Mar-22	12-Mar-32	7.50%	25	25.00	25	25.00
TCHFL Tier II Bond B FY-2021-22 - Reissue 1	28-Mar-22	12-Mar-32	7.50%	146	146.00	146	146.00
TCHFL Tier II Bond A FY-2022-23	19-Aug-22	19-Aug-32	8.15%	129	129.00	129	129.00
TCHFL Tier II Bond A Series FY 2022-23 Reissue No.1	15-Mar-24	19-Aug-32	8.15%	300	300.00	300	300.00
TCHFL Tier-II Bond A FY 2015-16	28-Apr-15	28-Apr-25	9.25%	-	-	400	40.00
TCHFL Tier II Bond B FY 2015-16	22-Jul-15	22-Jul-25	9.25%	-	-	350	35.00
TCHFL Tier II Bond C FY 2015-16	16-Sep-15	16-Sep-25	9.20%	-	-	100	10.00
TCHFL Tier II Bond D FY 2015-16	21-Sep-15	19-Sep-25	9.20%	-	-	150	15.00
TCHFL Tier II Bond E FY 2015-16	04-Nov-15	04-Nov-25	8.99%	-	-	300	30.00
TCHFL Tier II Bond F FY 2015-16	15-Dec-15	15-Dec-25	9.00%	-	-	250	25.00
TCHFL Tier II Bond G FY 2015-16	17-Dec-15	17-Dec-25	9.00%	-	-	250	25.00
TCHFL Tier II Bond H FY 2015-16	15-Mar-16	13-Mar-26	9.00%	-	-	200	20.00
Total					**1,000.00**		**1,200.00**
Add: Interest accrued but not due					45.41		54.71
Less: Unamortised borrowing cost					(2.26)		(2.75)
Less: Unamortised discount					(2.95)		(3.41)
Total					**40.20**		**48.55**
Privately Placed Non-Convertible Subordinated Debentures					**1,040.20**		**1,248.55**

17.2 Particulars of Unsecured Public issue of Non-Convertible Subordinated Debentures:

Description of Unsecured Public issue of Non-Convertible Subordinated Debentures	Issue Date	Redemption Date	Coupon Rate	As at March 31, 2026 No. of NCDs	As at March 31, 2026 Rs. In Crore	As at March 31, 2025 No. of NCDs	As at March 31, 2025 Rs. In Crore
TCHFL Tier II Bond Series VI FY-2019-20	14-Jan-20	14-Jan-30	8.70%	7,80,402	78.04	7,80,402	78.04
					78.04		**78.04**
Add: Interest accrued but not due					1.43		1.43
Less: Unamortised borrowing cost					(0.34)		(0.43)
Total					**1.09**		**1.00**
Public issue of Non-Convertible Subordinated Debentures					**79.13**		**79.04**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

18. OTHER FINANCIAL LIABILITIES

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) Payable for capital expenditure	0.28	0.23
(b) Advances from customers	34.71	12.97
(c) Accrued employee benefit expense	63.92	73.54
(d) Amounts payable - assigned loans	62.54	13.79
(e) Unclaimed matured debentures and accrued interest thereon	0.29	0.24
(f) Claimed amount under NCGTC, IMGC and other arrangements	2.47	2.10
(g) Margin money received towards derivative variation	182.63	121.92
(h) Other financial liabilities	0.17	-
(i) Book Overdraft	21.44	39.83
Total	**368.45**	**264.62**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

19. PROVISIONS

PARTICULARS	As at March 31, 2026	As at March 31, 2025
Provision for employee benefits:		
(a) Provision for gratuity	12.93	3.91
(b) Provision for compensated absences	11.32	9.84
(c) Provision for long-term service award	0.77	0.58
Others:		
(a) Provision for off Balance Sheet exposure	26.01	20.44
Total	**51.03**	**34.77**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

20. OTHER NON-FINANCIAL LIABILITIES

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) Statutory dues	51.40	46.55
(b) Others	22.21	14.45
Total	**73.61**	**61.00**

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

21. SHARE CAPITAL

PARTICULARS	As at March 31, 2026	As at March 31, 2025
AUTHORISED		
2,500,000,000 (as at March 31, 2025: 2,500,000,000) Equity shares of Rs.10 each	2,500.00	2,500.00
2,000,000,000 (as at March 31, 2025: 2,000,000,000) Preference shares of Rs.10 each	2,000.00	2,000.00
	4,500.00	**4,500.00**
ISSUED, SUBSCRIBED & PAID UP		
62,17,65,189 (as at March 31, 2025: 60,88,16,574) Equity shares of Rs.10 each fully paid up	621.77	608.82
Total	**621.77**	**608.82**

21.1 Details of shareholders holding more than 5 percent shares in the Company are given below:

Particulars	As at March 31, 2026 No. of shares	As at March 31, 2026 Rs. in Crore	% holding	As at March 31, 2025 No. of shares	As at March 31, 2025 Rs. in Crore	% holding
Tata Capital Limited (Holding Company)	62,17,65,189	621.77	100%	60,88,16,574	608.82	100%

21.2 Reconciliation of number of equity shares outstanding

Particulars		No. of Shares	Rs. in Crore
Equity Shares, Face Value Rs. 10 fully paid up			
Opening balance as on April 01, 2024		59,61,45,835	596.15
Additions during the year		1,26,70,739	12.67
Closing Balance as on March 31, 2025		60,88,16,574	608.82
Additions during the year		1,29,48,615	12.95
Closing Balance as on March 31, 2026	-	**62,17,65,189**	**621.77**

During the year, the Company has issued 1,29,48,615 equity shares of face value Rs. 10 each fully paid up, at a price of Rs. 502.00 each, including a premium of Rs. 492.00 each (March 31, 2025: 1,26,70,739 equity shares of face value Rs. 10 each fully paid up, at a price of Rs. 473.50 each, including a premium of Rs. 463.50 each).

21.3 Rights, preferences and restrictions attached to shares

Equity Shares: The Company has one class of equity shares having a par value of Rs.10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. 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 their shareholding.

20.4 Investment by Tata Capital Limited (Holding company / Promoter). The entire share capital is held by Tata Capital Limited and its nominees.

Name of company	Particulars of issue		No. of Shares	Rs. In crore
Tata Capital Limited (Holding Company / Promoter)				
Equity Shares	Opening Balance as on April 1, 2024		59,61,45,835	596.15
	Additions during the year		1,26,70,739	12.67
	Closing Balance as on March 31, 2025		60,88,16,574	608.82
	Additions during the year		1,29,48,615	12.95
	Closing Balance as on March 31, 2026	-	**62,17,65,189**	**621.77**
	% change during the year as on March 31, 2025		**2.13%**	**2.13%**
	% change during the year as on March 31, 2026		**2.13%**	**2.13%**

21.5 There are no shares in the preceding 5 years allotted as fully paid up without payment being received in cash / bonus shares / bought back.

21.6 There are no shares reserved for issue under options and contracts/commitments for the sale of shares or disinvestment.

Notes forming part of the Financial Statements (Continued)
as at March 31, 2026

(Rs. in crore)

22. OTHER EQUITY

PARTICULARS	As at March 31, 2026	As at March 31, 2025
(a) Securities Premium Account	4,232.37	3,595.33
(b) Special Reserve Account	1,470.86	1,103.64
(c) Retained earnings	4,950.34	3,481.41
(d) Other Comprehensive Income		
(i) Effective portion of cash flow hedge reserve	*24.38*	*(8.19)*
(ii) The cost of hedging reserve	*(3.78)*	-
(iii) Remeasurement of defined benefit (liability) / asset	*(2.69)*	*(3.65)*
(e) Share options outstanding account	14.18	10.59
(f) General Reserve	17.72	14.04
Total	**10,703.38**	**8,193.17**

22.1 As required by Section 29C of National Housing Bank Act 1987 and Section 36 (1) (viii) of the Income Tax Act,1961, the Company has transferred an amount of Rs. 367.22 crore (March 31, 2025: Rs. 299.79 crore) to Special Reserve.

Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

Particulars		As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year			
	a) Statutory Reserve as per Section 29C of National Housing Bank Act, 1987	373.64	259.18
	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 NHB Act, 1987	730.00	544.67
	Total (A)	**1,103.64**	**803.85**
Addition / Appropriation / withdrawal during the year			
Add:	a) Amount transferred u/s 29C of the NHB Act,1987	96.42	114.46
	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 NHB Act, 1987	270.80	185.33
Less:	a) Amount appropriated from the Statutory Reserve u/s 29 C of the NHB Act 1987	-	-
	b) Amount withdrawn from the Special Reserve u/s 36 (1) (viii) of Income Tax Act,1961 which has been taken into account for the purpose of provision u/s 29C of NHB Act, 1987	-	-
	Total (B)	**367.22**	**299.79**
Balance at the end of the year			
	a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	470.06	373.64
	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	1,000.80	730.00
	Total (A+B)	**1,470.86**	**1,103.64**

22.2 The Company has transferred an amount of Rs. 270.80 (March 31, 2025: Rs. 185.33 crore) to Special Reserve Account in terms of section 36(1)(viii) of the Income Tax Act, 1961, which has also been considered as a transfer of profit to a reserve fund for the purpose of compliance with section 29 C (i) of the National Housing Bank Act 1987 (The Company is required to transfer at least 20% of net profits every year to a reserve).

22.3 The Company has not declared and paid, an interim dividend for the year ended March 31, 2026 on equity shares (March 31, 2025 : Nil).

22.4 Nature and Purpose of Reserves as per Para 79 of Ind AS 1

Sr. No.	Particulars	Nature and purpose of Reserves
1	Securities Premium Account	Premium received upon issuance of equity shares.
2	Special Reserve Account/Statutory Reserve	As prescribed by Section 29C of National Housing Bank Act 1987, and Section 36 (1) (viii) of the Income Tax Act,1961. No appropriation of any sum from the reserve fund shall be made by the Company except for the purpose as may be specified by NHB from time to time.
3	Retained earnings	Created out of accretion of profits.
4	General Reserve	Created upon employees stock options that expired unexercised or upon forfeiture of options granted.
5	Share Options Outstanding Account	Created upon grant of Holding Company options to employees.
6	Other Comprehensive Income	
	(i) Effective portion of cash flow hedge reserve	It represents the amortisation of premium on hedge instruments and cumulative gains/(losses) arising on revaluation of the hedged items and hedge instruments.
	(ii) The cost of hedging reserve	It represents the change in time value of option contracts, designated as cash flow hedges through OCI.
	(iii) Remeasurement of defined benefit (liability) / asset	It represents the cumulative gains/(losses) arising on remeasurement of post employment benefit obligation.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

23. INTEREST INCOME

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
On Financial Assets measured at Amortised Cost		
(a) Interest on loans	7,815.93	6,391.65
(b) Interest income from investments	98.99	88.73
(c) Interest income on deposits with banks	2.99	7.23
(d) Other interest income	1.34	1.24
Total	**7,919.25**	**6,488.85**

24. FEES AND COMMISSION INCOME

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
On Financial Assets measured at Amortised Cost		
(a) Loan servicing and other charges	78.50	65.92
(b) Foreclosure charges	40.03	27.66
(c) Fees on value added services and products*	283.53	286.93
(d) Others	7.80	1.47
Total	**409.86**	**381.98**

*** Break up of Fees on value added services and products**

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
Life Insurance	147.16	136.15
General Insurance	133.42	135.22
Others	2.95	15.56
Total	**283.53**	**286.93**

24.1. REVENUE FROM CONTRACTS WITH CUSTOMERS

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
i Type of service		
- Fee and commission income	409.86	381.98
Total	**409.86**	**381.98**
ii. Primary geographical market:		
- Outside India	-	-
- India	409.86	381.98
Total revenue from contracts with customer	**409.86**	**381.98**
iii. Timing of revenue recognition		
- at a point in time upon rendering services	409.86	381.98
- over period of time upon rendering services	-	-
Total	**409.86**	**381.98**
iv. Trade receivables towards contracts with customers		
- Opening Balance	32.48	29.38
- Closing Balance	63.22	32.48
v. Impairment on trade receivables towards contracts with customers	0.45	2.30

Income accrued but not due of Rs. 31.88 crore as at March 31, 2026 (March 31, 2025 : Rs. 23.47 crore) has been considered as contract assets, which are billable on completion of milestones specified in the contracts.

As on March 31, 2026 and March 31, 2025, the Company does not have any unsatisified / partially satisified performance obligation.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

25. NET GAIN / (LOSS) ON FAIR VALUE CHANGES

PARTICULARS		For the year ended March 31, 2026	For the year ended March 31, 2025
(A)	Net gain / (loss) on financial instruments at fair value through profit or loss	-	-
(i)	On trading portfolio		
	- Investments	-	-
	- Derivatives	-	-
	- Others	-	-
(ii)	On financial instruments designated at fair value through profit or loss	-	-
(B)	Others		
	- On equity securities	-	-
	- On other financial securities	63.37	63.29
	- On derivative contracts	-	-
(C)	Total net gain/(loss) on fair value changes	**63.37**	**63.29**
(D)	Fair value changes :		
	-Realised	62.74	62.72
	-Unrealised	0.63	0.57
	Total net gain/(loss) on fair value changes	**63.37**	**63.29**

26. OTHER INCOME

PARTICULARS		For the year ended March 31, 2026	For the year ended March 31, 2025
(a)	Net gain on derecognition of property, plant & equipment	0.02	-
(b)	Interest on Income Tax Refund	1.80	-
(c)	Miscellaneous Income	3.80	5.64
Total		**5.62**	**5.64**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

27. FINANCE COSTS

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
At Amortised cost		
(a) Interest on borrowings	2,286.15	2,058.01
(b) Interest on debt securities	2,561.56	1,964.92
(c) Interest on subordinated liabilities	97.05	108.73
(d) Interest on lease liabilities	9.49	9.46
(e) Other interest expense	9.15	0.71
Total	**4,963.40**	**4,141.83**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

28. IMPAIRMENT / (REVERSAL OF IMPAIRMENT) ON FINANCIAL INSTRUMENTS

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Loans - at amortised cost		
(i) Impairment allowance - stage I & II	45.73	(95.54)
(ii) Impairment allowance - stage III	42.62	9.79
(iii) Write off - Loans (net of recoveries)*	(12.95)	(67.19)
(b) Trade receivables - at amortised cost		
(i) Impairment allowance	(1.85)	1.84
(ii) Write off - Trade receivables (net of recoveries)*	1.74	-
(c) Other financial assets		
(i) Impairment allowance	0.27	0.04
Total (a+b+c)	**75.56**	**(151.06)**

Note:
* includes write off amounting to Rs. 60.84 crore (March 31, 2025: Rs. 51.93 crore) and write back amounting to Rs. 72.05 crore (March 31, 2025: Rs. 119.12 crore)

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

29. EMPLOYEE BENEFIT EXPENSES

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Salaries, wages and bonus	454.57	416.32
(b) Contribution to provident and other fund	20.52	18.31
(c) Staff welfare expenses	71.74	21.86
(d) Expenses related to post-employment defined benefit plans	8.62	3.83
(e) Share based payments to employees	7.27	6.85
Total	**562.72**	**467.17**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

30. OTHER EXPENSES

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Advertisements and publicity	42.49	40.86
(b) Brand Equity and Business Promotion	23.53	18.99
(c) Corporate social responsibility cost (refer note no. 30.3)	29.25	22.10
(d) Incentive / commission / brokerage	0.03	0.06
(e) Information technology expenses	115.48	95.17
(f) Insurance charges	0.56	0.16
(g) Legal and professional fees	69.07	43.19
(h) Loan processing fees	41.88	46.36
(i) Printing and stationery	4.44	4.56
(j) Power and fuel	9.00	5.45
(k) Repairs and maintenance	1.98	2.86
(l) Rent	18.01	11.42
(m) Rates and taxes	1.93	1.70
(n) Service providers' charges	87.84	77.64
(o) Training and recruitment	4.03	3.40
(p) Telephone, telex and leased line	2.09	1.08
(q) Travelling and conveyance	22.90	18.97
(r) Assets written off	0.01	0.02
(s) Net loss on derecognition of property, plant & equipment	-	0.11
(t) Collection Charges	23.19	22.30
(u) Audit Fees (refer note no. 30.1)	2.77	2.17
(v) Other expenses*	26.86	36.84
Total	**527.34**	**455.41**

* includes contribution amounting to Rs. Nil crore (March 31, 2025: Rs. 9.93 crore) to the Progressive Electoral Trust.

30.1 Auditors Remuneration (excluding taxes) are as below:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Audit Fees	0.90	0.90
Tax Audit Fees	0.10	0.10
Other Services (Certification)*#	1.77	1.17
Total	**2.77**	**2.17**

*Other Services include out of pocket expenses of Rs. 0.09 crore (March 31, 2025: Rs. Nil).
Includes fees of Rs. 1.33 crore (March 31, 2025: Rs. 1.10 crore) incurred in respect of fund raised and in process of raising fund by the holding company (Tata Capital Limited).

30.2 Expenditure in foreign currency:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Other expenses:		
Legal and Professional fees	-	0.13
Information technology expenses	0.48	7.49
Other expenses	0.12	-
Training and recruitment	0.05	0.04
Total	**0.65**	**7.66**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

30.3 Corporate social responsibility expenses:

(a) Gross amount required to be spent by the company during the year was Rs. 29.25 crore (March 31, 2025: Rs. 22.10 crore)

(b) Amount spent during the year on:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(i) Construction/acquisition of any asset		
Paid	7.17	0.34
Yet to be paid	-	-
(ii) On purposes other than above (i)		
Paid	22.08	17.99
Yet to be paid	-	3.77

(c) The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year: Rs Nil.

(d) The total of previous year shortfall amounts: Rs. 1.88 crore.

(e) The reason for above shortfalls by way of a note: The Company unspent CSR Account of financial year 2024-2025 had a balance of Rs. 3.77 crore to be spent on an ongoing project (Jal Aadhar Milestone Project with National Agro Foundation "NAF") equally over 2 years i.e. 1.89 crore in financial year 2025-2026 and Rs. 1.88 crore in financial year 2027-2028. In July 2025, Rs. 1.89 crore was transferred to NAF, the same has been utilized by NAF for the stated ongoing project. The remaining balance of Rs. 1.88 crrore will be utilised in financial year 2027-2028.

(f) The nature of CSR activities undertaken by the Company: The CSR activities are undertaken as per Section 135 CSR Rules of the Companies Act 2013. The company's mission is 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, Climate Action and Health.

(g) Details of related party transactions: Nil

(h) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the period should be shown separately: Not Applicable

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

31. Contingent Liabilities and Commitments (to the extent not provided for):

(a) Contingent Liabilities:

Particulars	As at March 31, 2026	As at March 31, 2025
Claims against the compnay not acknowledge as debt:		
Suits filed against the Company	8.41	3.42
Income Tax (Pending before Appellate authorities)	2.21	-
Goods and Services Tax (Pending before Appellate authorities)	15.98	16.02
Guarantees excluding financial guarantees:		
Bank Guarantees	0.75	0.75

(b) Commitments:

(i) Estimated amount of contracts remaining to be executed on capital account and not provided for (net off advances given) Rs. 13.69 crore. (March 31, 2025: 3.76 crore).

(ii) Undrawn Commitment given to Borrowers: Rs. 14,493.91 crore (March 31, 2025: Rs. 10,840.58 crore).

32. Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on "Related Party Disclosures" notified under the Companies (Indian Accounting Standard) Rules, 2015:

A. List of related parties and relationship:

Ultimate holding Company	Tata Sons Private Limited
Holding Company	Tata Capital Limited
Subsidiaries of Holding Company	Tata Capital Pte. Limited
	Tata Capital Growth Fund I
	Tata Capital Growth Fund II
	Tata Capital Growth Fund III (w.e.f. September 11, 2025)
	Tata Capital Special Situation Fund
	Tata Capital Healthcare Fund I
	Tata Capital Healthcare Fund II
	Tata Capital Healthcare Fund III (w.e.f. February 20, 2026)
	Tata Capital Innovations Fund
	Tata Capital Growth II General Partners LLP
	Tata Capital Growth III General Partners LLP (w.e.f. August 25, 2025)
	Tata Capital Advisors Pte. Ltd. (amalgamated with Tata Capital Pte. Limited w.e.f. October 31, 2025)
	Tata Capital Plc (ceased to be subsidiary w.e.f. December 31, 2024)
	Tata Capital General Partners LLP
	Tata Capital Healthcare General Partners LLP
	Tata Opportunities General Partners LLP
	Tata Securities Limited
	Tata Capital Healthcare II
	Tata Capital Healthcare III General Partners LLP (w.e.f. February 20, 2026)
	TCPL Investments Pte. Ltd. (w.e.f October 27, 2025)
	TCL Employee Welfare Trust
Associates of Holding Company (with which the company had transactions)	Fincare Business Services Limited (ceased to be an associate w.e.f March 24, 2025)
	Indusface Private Limited
Retiral Plans of Holding Company	Tata Capital Limited Gratuity Scheme
	Tata Capital Limited Employees Provident Fund Trust
	Tata Capital Limited Superannuation Scheme
Retiral Plans of Subsidiary of Holding Company	Tata Securities Limited Employees Gratuity Scheme
	Tata Securities Limited Employees Superannuation Scheme

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

Subsidiaries, associates, joint venture & retiral plans of ultimate holding company and its subsidiaries & associates (with which the company had transactions)	Tata Consultancy Services Limited Tata AIA Life Insurance Company Limited Tata AIG General Insurance Company Limited Tata Teleservices Limited Tata Teleservices (Maharashtra) Limited Tata Communications Limited Voltas Limited Titan Company Limited Tata Technologies Limited The Indian Hotels Company Limited Innovative Retail Concepts Private Limited Tata 1mg Technologies Private Limited Tata 1mg Healthcare Solutions Private Limited Tata Steel Ltd Provident Fund Titan Industries Gratuity Fund Titan Watches Provident Fund Voltas Limited Employees Superannuation Scheme Voltas Limited Provident Fund Voltas Managerial Staff Provident Fund CESCO Employees Pension Trust CESCO Employees Gratuity Trust CESCO Employees Provident Fund Trust TVS Emerald Limited (Formerly known as Emerald Haven Realty Limited (EHRL))
Key Management Personnel ("KMP")	Mr. Rajiv Sabharwal (Chairman & Non-Executive Director) Mr. Mehernosh B. Kapadia (Independent Director) Mr. Sujit Kumar Varma (Independent Director) Ms. Malvika Sinha (Independent Director) Mr. Nagaraj Iajri (Independent Director) Mr. Sarosh Amaria (Managing Director) Mr. Mahadeo Bhiku Raikar (Chief Financial Officer) Ms. Sanna Gupta (Company Secretary)

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

32. Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on "Related Party Disclosures" notified under the Companies (Indian Accounting Standard) Rules, 2015:

B. Transactions carried out with related parties referred in "A" above:

Sr. No.	Party Name	Nature of transaction	2025-26	2024-25
1	**Tata Sons Private Limited**	**Expenses**		
		BEBP expenses	23.53	18.99
		Training expenses	0.02	-
		Staff welfare expenses	0.02	-
		Liabilities		
		Balance payable (Net)	23.53	18.99
2	**Tata Capital Limited^**			
		Income		
		Rent recovery	4.75	5.21
		Guest House Recovery	0.16	0.13
		Reimbursement of valuation expenses	1.57	1.75
		Reimbursement of Professional charges	3.26	-
		Interest income on loan	-	0.61
		Expenses		
		Service provider charges	9.69	9.50
		Rent expenses	18.47	16.50
		Guest house expenses	0.25	0.26
		Referral Fees	1.11	0.50
		Reimbursement of Professional charges	0.37	0.38
		Reimbursement of call centre expenses	1.57	-
		Reimbursement of Information technology expenses	2.01	-
		Other transactions		
		Loan given	-	1,025.00
		Loan repaid	-	1,025.00
		Infusion in Equity Share (inclusive of securities premium)	650.02	599.96
		Purchase of Fixed Assets	0.27	0.28
		Sale of Fixed Asset	0.01	0.25
		Other Transactions		
		Paid towards purchase of loan	-	0.28
		Assets		
		Security Deposit receivable	12.60	12.60
		Liabilities		
		Balance payable (Net)	0.61	0.81
3	**Tata Consultancy Services Limited**	**Expenses**		
		Information technology expenses	56.64	48.51
		Interest expense on inter corporate deposit	27.31	-
		Other transactions		
		Inter-Corporate Deposit received	500.00	-
		Liabilities		
		Inter-Corporate Deposit payable	500.00	-
		Interest accrued on Inter-Corporate Deposit	27.31	-
		Balance payable (Net)	19.65	12.87

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

32. Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on "Related Party Disclosures" notified under the Companies (Indian Accounting Standard) Rules, 2015:

B. Transactions carried out with related parties referred in "A" above:

Sr. No.	Party Name	Nature of transaction	2025-26	2024-25
4	**Tata AIA Life Insurance Company Limited**	**Income**		
		Fees on value added services and products	117.35	91.02
		Expenses		
		Insurance Expense for Employees	1.16	1.02
		Other Transactions		
		Interest paid on non convertible debentures	11.87	-
		Repayment of non convertible debentures	25.00	-
		Assets		
		Advance given	1.18	1.39
		Balance receivables (Net)	4.91	1.33
		Liabilities		
		Payable towards NCDs	375.00	75.00
5	**Tata AIG General Insurance Company Limited**	**Income**		
		Fees on value added services and products	75.67	72.22
		Expenses		
		Insurance expenses	15.26	11.72
		Other Transactions		
		Interest paid on Non-Convertible Debentures (NCDs)	3.75	4.82
		Repayment towards NCDs	-	74.46
		Assets		
		Advance given	1.12	0.85
		Balance Receivables (Net)	20.89	7.14
		Liabilities		
		Payable towards NCDs	50.00	50.00
6	**Tata Teleservices Limited**	**Expenses**		
		Telephone Expenses	0.10	0.01
		Assets		
		Security Deposit receivable	-	0.01
7	**Tata Teleservices (Maharashtra) Limited**	**Expenses**		
		Telephone Expenses	0.30	0.19
8	**Tata Communications Limited**	**Expenses**		
		Information technology expenses	2.37	2.29
		Liabilities		
		Balance payable (Net)	0.84	0.52
9	**Voltas Limited**	**Expenses**		
		Repair & Maintainence	0.15	0.15
		Other transactions		
		Purchase of Fixed Assets	0.06	0.31
		Liabilities		
		Balance payable (Net)	0.03	-
10	**Tata Capital Limited Employees Provident Fund Trust**	**Expenses**		
		Contribution to Provident Fund	13.41	11.68
		Other transactions		
		Employees Contribution to Provident Fund	19.62	17.68
11	**Tata Capital Limited Superannuation Scheme**	**Expenses**		
		Contribution to Superannuation	0.24	0.20

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

32. Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on "Related Party Disclosures" notified under the Companies (Indian Accounting Standard) Rules, 2015:

B. Transactions carried out with related parties referred in "A" above:

Sr. No.	Party Name	Nature of transaction	2025-26	2024-25
12	**Tata Capital Limited Grauity Scheme**	**Expenses**		
		Contribution of Gratuity Fund	3.91	3.57
13	**Tata Securities Limited**	**Income**		
		Rent income	0.16	0.22
		Expenses		
		* Referral Fees	-	0.00
		* DP Cost	0.00	0.00
14	**Tata Technologies Limited**	**Expenses**		
		Information technology expenses	0.57	1.38
15	**The Indian Hotels Company Limited**	**Expenses**		
		Staff welfare expenses	0.07	0.11
16	**Innovative Retail Concepts Private Limited**	**Expenses**		
		* Staff welfare expenses	0.00	0.01
		Liabilities		
		* Balance payable (Net)	0.00	-
17	**Indusface Private Limited**	**Expenses**		
		Information technology expenses	0.06	0.08
		Liabilities		
		Balance Payable (Net)	-	0.01
18	**Fincare Business Services Limited**	**Income**		
		Interest income on loan	-	21.40
		Other Transactions		
		Loan repaid	-	465.00
19	**Tata 1mg Technologies Private Limited**	**Expenses**		
		Staff welfare expenses	0.06	0.05
20	**Tata 1mg Healthcare Solutions Private Limited**	**Other Transactions**		
		* Purchase of Fixed Assets	0.00	-
21	**Tata Steel Ltd Provident Fund**	**Other Transactions**		
		Interest paid on NCDs	3.34	3.36
		Repayment towards NCDs	37.50	-
		Liabilities		
		Payable towards NCDs	-	37.50
22	**Titan Industries Gratuity Fund**	**Other Transactions**		
		Interest paid on NCDs	-	0.09
		Repayment towards NCDs	-	1.00
23	**Titan Watches Provident Fund**	**Other Transactions**		
		Interest paid on NCDs	-	0.14
		Repayment towards NCDs	-	1.50
24	**Voltas Limited Employees Superannuation Scheme**	**Other Transactions**		
		Interest paid on NCDs	0.15	0.15
		Liabilities		
		Payable towards NCDs	2.00	2.00
25	**Voltas Limited Provident Fund**	**Other Transactions**		
		Interest paid on NCDs	0.15	0.15
		Liabilities		
		Payable towards NCDs	2.00	2.00
26	**Voltas Managerial Staff Provident Fund**	**Other Transactions**		
		Interest paid on NCDs	0.31	0.30
		Liabilities		
		Payable towards NCDs	4.10	4.00

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

32. Disclosure as required by Indian Accounting Standard (Ind AS) – 24 on "Related Party Disclosures" notified under the Companies (Indian Accounting Standard) Rules, 2015:

B. Transactions carried out with related parties referred in "A" above:

Sr. No.	Party Name	Nature of transaction	2025-26	2024-25
27	**CESCO Employees Pension Trust**	**Other Transactions**		
		Interest paid on NCDs	0.02	-
		Liabilities		
		Payable towards NCDs	0.30	-
28	**CESCO Employees Gratuity Trust**	**Other Transactions**		
		Interest paid on NCDs	0.01	-
		Liabilities		
		Payable towards NCDs	0.10	-
29	**CESCO Employees Provident Fund Trust**	**Other Transactions**		
		Interest paid on NCDs	0.04	-
		Liabilities		
		Payable towards NCDs	0.50	-
30	**TCL Employee Welfare Trust**	**Assets**		
		Loan receivable	2.37	2.37
31	**TVS Emerald Limited (Formerly known as Emerald Haven Realty Limited (EHRL))**	**Income**		
		Interest income on loan	35.64	14.62
		Processing Fees	0.26	4.25
		Expenses		
		Other Marketing Cost	-	0.04
		Other Transactions		
		Loan given	-	425.00
		Loan repaid	86.38	90.00
		Assets		
		Loan receivable including interest accrued	250.41	338.17
32	**KMP of Holding Company**	**Other Transactions**		
		* Interest paid on NCDs	0.00	0.00
		Liabilities		
		Payable towards NCDs	0.02	0.02
33	**Key Management Personnel (KMP)**	**Remuneration to KMP ^^**		
		Short Term Employee Benefits #	10.92	10.14
		Post Employment Benefits	0.23	0.22
		- Share based payments (No. of Shares) ##		
		(i) Options granted till date	29,61,926	28,27,850
		(ii) Options exercised till date	19,30,890	18,03,278

*Less than Rs.50,000/-

^ Tata Motors Finance Limited got merged with Tata Capital Limited with effect from May 05, 2025.

^^The above figures do not include provisions for encashable leave, gratuity and premium paid for group health insurance, as separate actuarial valuation / premium paid are not available.

#The above figures include commission paid to directors on payment basis.

ESOP has been granted by Tata Capital Limited (Holding Company) - Refer note no. 35.

All transactions with these related parties are priced at arm's length and are in the ordinary course of business.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

33. Earnings per Share (EPS):

Particulars		For the year ended March 31, 2026	For the year ended March 31, 2025
Profit after tax	Rs. in crore	1,836.15	1,498.93
Add: Preference dividend (including dividend distribution tax)	Rs. in crore	-	-
Profit after tax attributable to parent company	Rs. in crore	1,836.15	1,498.93
Weighted average number of Equity shares used in computing Basic / Diluted EPS	Nos	60,96,32,514	59,63,88,835
Face value of equity shares	Rupees	10.00	10.00
Earnings per share (Basic and Diluted)	Rupees	**30.12**	**25.13**

34. Movement in provisions against loans and off balance sheet exposure during the year is as under :

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Balance	562.94	648.68
Additions during the year	160.39	90.98
Utilised during the year	(72.04)	(176.72)
Closing Balance	**651.29**	**562.94**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

35. Share based payment

The Company is required to present disclosures as required by Para 44, 45, 46, 47, 50, 51 and 52 of Ind AS 102. It is required to present scheme wise terms and conditions of the ESOP schemes, present for the employees of the Company.

A. Description of share based payments:

Particulars	ESOP 2018	ESOP 2019	ESOP 2020	ESOP 2021	ESOP 2021 RSU	ESOP 2022	ESOP 2023	ESOP 2023 Special Scheme	ESOP 2024	ESOP 2025
i. Vesting requirements	**20% at the end of each 12 and 24 months and 30% at the end of each 36 and 48 months from the date of grant**	**20% at the end of each 12 and 24 months and 30% at the end of each 36 and 48 months from the date of grant**	**20% at the end of each 12 and 20 months and 30% at the end of each 32 and 44 months from the date of grant**	**20% at the end of each 12 and 22 months and 30% at the end of each 34 and 46 months from the date of grant**	**100% at the end of 36 months from the date of grant**	**20% at the end of each 12 and 24 months and 30% at the end of each 36 and 48 months from the date of grant**	**20% at the end of each 12 and 24 months and 30% at the end of each 36 and 48 months from the date of grant**	**100% at the end of 36 months from the date of grant**	**20% at the end of each 12 and 23 months and 30% at the end of each 35 and 47 months from the date of grant**	**20% at the end of each 12 and 21 months and 30% at the end of each 33 and 46 months from the date of grant**
ii. Maximum term of option	**7 years**	**7 years**	**7 years**	**7 years**	**3 years**	**7 years**	**7 years**	**7 years**	**7 years**	**7 years**
iii. Method of settlement	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**	**Equity settled**
iv. Modifications to share based payment plans	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**
v. Any other details as disclosed in the audited Ind AS financial statements	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**

B. Summary of share based payments

31 March 2026

Particulars	ESOP 2018	ESOP 2019	ESOP 2020	ESOP 2021	ESOP 2022	ESOP 2023	ESOP 2023 Special Scheme	ESOP 2024	ESOP 2025	Total
Outstanding balance at the beginning of the year	**-**	**60,000**	**-**	**1,96,875**	**4,41,156**	**9,27,976**	**1,80,000**	**9,37,210**	**-**	**27,43,217**
Options granted	-	-	-	-	-	-	-	-	9,70,396	**9,70,396**
Options forfeited	-	-	-	-	34,692	83,586	75,000	83,174	61,370	**3,37,822**
Options exercised	-	-	-	1,85,625	1,98,039	1,62,188	-	1,43,945	-	**6,89,797**
Options expired	-	-	-	-	-	-	-	-	-	**-**
Options lapsed	-	-	-	-	-	-	-	-	-	**-**
Options outstanding at the end of the year	**-**	**60,000**	**-**	**11,250**	**2,08,425**	**6,82,202**	**1,05,000**	**7,10,091**	**9,09,026**	**26,85,994**
Options exercisable at the end of the year	-	60,000	0.00	11,250	22,539	1,16,576	-	42,251	-	2,52,616
For share options exercised:										
Weighted average exercise price at date of exercise										121.13
Money realized by exercise of options (Rs. in crore)										8.36
For share options outstanding										
Range of exercise prices	50.60	51.00	40.30	51.80	85.00	151.15	151.15	226.40	343.00	
Average remaining contractual life of options	-	0.33	-	2.34	3.17	4.17	4.17	5.17	6.17	4.94
Modification of plans	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		
Incremental fair value on modification	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

35. Share based payment

31 March 2025

Particulars	ESOP 2018	ESOP 2019	ESOP 2020	ESOP 2021	ESOP 2021 RSU	ESOP 2022	ESOP 2023	ESOP 2023 Special Scheme	ESOP 2024	Total
Outstanding balance at the beginning of the year	**1,00,000**	**1,00,000**	**2,46,000**	**4,16,250**	**2,82,897**	**6,08,936**	11,23,440	1,80,000	**-**	**30,57,523**
Options granted	-	-	-	-	-	-	-	-	9,49,500	**9,49,500**
Options forfeited	-	-	-	-	1,03,240	-	39,646	-	12,290	**1,55,176**
Options exercised	1,00,000	40,000	2,46,000	2,19,375	1,79,657	1,67,780	1,55,818	-	**-**	**11,08,630**
Options expired	-	-	-	-	-	-	-	-	**-**	**-**
Options lapsed	-	-	-	-	-	-	-	-	**-**	**-**
Options outstanding at the end of the year	**-**	**60,000**	**-**	**1,96,875**	**-**	**4,41,156**	**9,27,976**	**1,80,000**	**9,37,210**	**27,43,217**
Options exercisable at the end of the year	-	60,000	-	-	-	-	64,296	-	-	1,24,296
For share options exercised:										
Weighted average exercise price at date of exercise										68.10
Money realized by exercise of options (Rs. in crore)										7.55
For share options outstanding										
Range of exercise prices	50.60	51.00	40.30	51.80	51.80	85.00	151.15	151.15	226.40	
Average remaining contractual life of options	-	1.33	-	3.34	-	4.17	5.17	5.17	6.17	5.14
Modification of plans	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Incremental fair value on modification	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

35. Share based payment

C. Valuation of stock options

The fair value of services received in return for share options granted is based on the fair value of share options granted, measured using the Black-Scholes formula. The inputs used in measuring the fair values at grant date of the equity-settled sharebased payment plans were as follows :

Particulars	ESOP 2018	ESOP 2019	ESOP 2020	ESOP 2021	ESOP 2022	ESOP 2023	ESOP 2023 Special Scheme	ESOP 2024	ESOP 2025
Share price:	**50.60**	**51.00**	**40.30**	**51.80**	**85.00**	**151.15**	**151.15**	**226.40**	**343.00**
Exercise Price:	**50.60**	**51.00**	**40.30**	**51.80**	**85.00**	**151.15**	**151.15**	**226.40**	**343.00**
Fair value of option:	**23.34**	**23.02**	**17.07**	**22.33**	**40.40**	**71.14**	**72.68**	**105.22**	**132.73**
Valuation model used:	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation	Black Scholes valuation
Expected Volatility:	0.38	0.41	0.42	0.41	0.43	0.43	0.43	0.43	0.34
Basis of determination of expected volatility:	Average historical volatility over 4.85 years of comparable companies	Average historical volatility over 4.85 years of comparable companies	Historical volatility of equity shares of comparable companies over the period ended December 15, 2020 based on the life of options	Historical volatility of equity shares of comparable companies over the period ended October 01, 2021 based on the life of options	Historical volatility of equity shares of comparable companies over the period ended May 31, 2022 based on the life of options	Historical volatility of equity shares of comparable companies over the period ended May 31, 2023 based on the life of options	Historical volatility of equity shares of comparable companies over the period ended May 31, 2023 based on the life of options	As per the standard deviation of comparable companies of TCL for corresponding option lifetime	As per the standard deviation of comparable companies of TCL for corresponding option lifetime
Contractual Option Life (years):	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
Expected dividends:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Risk free interest rate:	8.04%	6.28%	5.22%	5.87%	7.14%	7.06%	7.05%	6.90%	6.23%
Vesting Dates	20% vesting on September 30, 2019	20% vesting on August 01, 2020	20% vesting on December 14, 2021	20% vesting on September 30, 2022	20% vesting on May 31, 2023	20% vesting on May 31, 2024	100% vesting on May 31, 2026	20% vesting on June 30, 2025	20% vesting on August 31, 2026
	40% vesting on September 30, 2020	40% vesting on August 01, 2021	40% vesting on July 31, 2022	40% vesting on July 31, 2023	40% vesting on May 31, 2024	40% vesting on May 31, 2025		40% vesting on May 31, 2026	40% vesting on May 31, 2027
	70% vesting on September 30, 2021	70% vesting on August 01, 2022	70% vesting on July 31, 2023	70% vesting on July 31, 2024	70% vesting on May 31, 2025	70% vesting on May 31, 2026		70% vesting on May 31, 2027	70% vesting on May 31, 2028
	100% vesting on September 30, 2022	100% vesting on August 01, 2023	100% vesting on July 31, 2024	100% vesting on July 31, 2025	100% vesting on May 31, 2026	100% vesting on May 31, 2027		100% vesting on May 31, 2028	100% vesting on May 31, 2029
Valuation of incremental fair value on modification	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

35. Share based payment

D) Options granted and inputs used for measurement of fair value of options, for the key managerial employees and other senior employees

As at March 31, 2026

	Mr. Sarosh Amaria		Mr. Mahadeo Bhiku Raikar		Ms. Sanna Gupta	
Name of Scheme	**Granted**	**Exercised**	**Granted**	**Exercised**	**Granted**	**Exercised**
ESPS 2009	1,23,250	1,23,250	26,420	26,420	-	-
ESPS 2011	-	-	-	-	-	-
ESOP 2011	80,000	80,000	-	-	-	-
PS 2013	13,286	13,286	-	-	-	-
ESPS 2013	-	-	-	-	-	-
ESOP 2013	-	-	-	-	-	-
ESOP 2016	10,000	10,000	10,000	10,000	-	-
ESOP 2017	10,000	10,000	10,000	10,000	-	-
ESOP 2018	4,00,000	4,00,000	-	-	-	-
ESOP 2019	4,00,000	4,00,000	-	-	-	-
ESOP 2020	4,40,000	4,40,000	-	-	-	-
ESOP 2021	4,50,000	1,95,000	-	-	-	-
ESOP 2021 RSU	1,23,194	1,23,194	-	-	-	-
ESOP 2022	3,31,640	66,328	12,000	8,400	-	-
ESOP 2023	2,00,000	-	25,000	10,000	-	-
ESOP 2023 Special Scheme	-	-	-	-	-	-
ESOP 2024	1,38,000	-	22,200	4,440	2,860	572
ESOP 2025	1,11,066	-	20,000	-	3,010	-
Total	**28,30,436**	**18,61,058**	**1,25,620**	**69,260**	**5,870**	**572**

As at March 31, 2025

	Mr. Sarosh Amaria		Mr. Mahadeo Bhiku Raikar		Ms. Sanna Gupta	
Name of Scheme	**Granted**	**Exercised**	**Granted**	**Exercised**	**Granted**	**Exercised**
ESPS 2009	1,23,250	1,23,250	26,420	26,420	-	-
ESPS 2011	-	-	-	-	-	-
ESOP 2011	80,000	80,000	-	-	-	-
PS 2013	13,286	13,286	-	-	-	-
ESPS 2013	-	-	-	-	-	-
ESOP 2013	-	-	-	-	-	-
ESOP 2016	10,000	10,000	10,000	10,000	-	-
ESOP 2017	10,000	10,000	10,000	10,000	-	-
ESOP 2018	4,00,000	4,00,000	-	-	-	-
ESOP 2019	4,00,000	4,00,000	-	-	-	-
ESOP 2020	4,40,000	3,41,000	-	-	-	-
ESOP 2021	4,50,000	1,80,000	-	-	-	-
ESOP 2021 RSU	1,23,194	1,23,194	-	-	-	-
ESOP 2022	3,31,640	66,328	12,000	4,800	-	-
ESOP 2023	2,00,000	-	25,000	5,000	-	-
ESOP 2023 Special Scheme	-	-	-	-	-	-
ESOP 2024	1,38,000	-	22,200	-	2,860	-
Total	**27,19,370**	**17,47,058**	**1,05,620**	**56,220**	**2,860**	**-**

(Rs. in crore)

36. Employee benefit expenses

A. Defined contribution plans

The Company makes contribution towards superannuation fund, a defined contribution retirement plan for qualifying employees. The Superannuation fund is administered by superannuation fund set up as Trust by Tata Capital Limited ("the Holding Company"). The Company is liable to pay to the superannuation fund to the extent of the amount contributed. The Company recognizes such contribution as an expense in the year of contribution. The Company has recognised ₹ 0.24 crore (March 31, 2025: ₹ 0.22 crore) for Superannuation Fund contributions in the Statement of Profit and Loss.

B. Defined benefit plan

1) Provident Fund
The Company makes Provident Fund contributions, a defined contribution plan for qualifying employees. Under the Schemes, both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary (currently 12% of employees' basic salary). The contributions, except that the employer's contribution towards pension fund is paid to the Regional Provident Fund office, as specified under the law, are made to the provident fund set up as an irrevocable trust by Tata Capital Limited ("the Holding Company"). The interest rate payable to the members of the trust shall not be lower than the statutory rate of interest declared by the Central Government under the Employees Provident Funds and Miscellaneous Provisions Act, 1952 and shortfall, if any, shall be made good by the Company. Hence the Company is liable for annual contributions and any deficiency in interest cost compared to interest computed based on the rate of interest declared by the Central Government. The total liability in respect of the interest shortfall of the Fund is determined on the basis of an actuarial valuation. The interest liability arising only to the extent of the aforesaid differential shortfalls is a defined benefit plan. There is no such shortfall as at March 31, 2026.

The Provident Fund contributions along with the interest shortfall if any are recognized as an expense in the year in which it is determined. The Company has recognised ₹ 18.54 crore (March 31, 2025: ₹ 16.76 crore) for Provident Fund contributions and ₹ Nil (March 31, 2025: ₹ Nil) for interest shortfalls in the Statement of Profit and Loss.

2) Gratuity
The Company offers its employees defined benefit plans in the form of a gratuity scheme (a lump-sum amount). Benefits under the defined benefit plans are typically based on years of service and the employee's compensation (generally immediately before retirement). The gratuity scheme covers substantially all regular employees. Commitments are actuarially determined at year-end. These commitments are valued at the present value of the expected future payments, with consideration for calculated future salary increases, using a discount rate corresponding to the interest rate estimated by the actuary having regard to the interest rate on Government bonds with a remaining term that is almost equivalent to the average balance working period of employees. Actuarial valuation is done based on "Projected Unit Credit" method. Gains and losses of changed actuarial assumptions are recorded in the Other Comprehensive Income. The Company provides gratuity for employees in India as per payment of Gratuity Act, 1972. The gratuity scheme for employees is as under:

Eligibility	Continuous service for 5 years (not applicable in case of death or disability while in service)
Benefit payable upon	Retirement, Withdrawal, Death/Diability
Benefit payable	For service less than 10 years: 15/26 X Salary X Service
	For service greater than 10 years: Salary X Service
Salary definition	Last drawn monthly basic salary + Dearness Allowance
Service definition	Number of years of service rounded to the nearest integer
Normal retirement age	60 years

There are no statutory minimum funding requirements for gratuity plans mandated in India. However, a Company can fund the benefits by way of a separate irrevocable Trust to take advantage of tax exemptions and also to ensure security of benefits.

The Tata Capital Limited Gratuity Scheme is funded by way of a separate irrevocable Trust and the Company is expected to make regular contributions to the Trust. The fund is managed internally by the Company and the assets are invested as per the pattern prescribed under Rule 67 of Income Tax Rules, 1962. The asset allocation of the Trust is set by Trustees from time to time, taking into account the membership profile, the liquidity requirements of the plan and risk appetite of the plan sponsor as per the investment norms. Each year asset-liability matching study is performed in which the consequences of the strategic investment policies are analysed in terms of risk and return profiles. Investment and Contribution policies are integrated within this study.

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

1. Interest rate risk: The defined benefit obligation calculated uses a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.

2. Salary Inflation risk : Higher than expected increases in salary will increase the defined benefit obligation

3. Demographic risk : This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria. It is important not to overstate withdrawals because in the financial analysis the retirement benefit of a short career employee typically costs less per year as compared to a long service employee.

4. Investment risk : For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period.

5. Legislative risk : Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act, 1972, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the defined benefit obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

36. Employee benefit expenses (Continued)

Movement in net defined benefit (asset) / liability

a) Reconciliation of balances of Defined Benefit Obligations.

Particulars	For the year ended March 31, 2026		For the year ended March 31, 2025	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Defined Obligations at the beginning of the year	30.02	-	20.05	-
Current service cost	8.13	-	4.00	-
Interest cost	2.17	-	1.36	-
Past service cost	7.79	-	-	-
Amalgamations / Acquisitions	0.14	-	0.34	-
a. Due to change in financial assumptions	-	-	2.87	-
b. Due to change in experience adjustments	(1.61)	-	1.86	-
c. Due to experience adjustments	-	-	0.26	-
Benefits paid directly by the Company	(1.31)	-	(0.72)	-
Defined Obligations at the end of the year	**45.33**	**-**	**30.02**	**-**

b) Reconciliation of balances of Fair Value of Plan Assets

Particulars	For the year ended March 31, 2026		For the year ended March 31, 2025	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Fair Value at the beginning of the year	26.11	-	19.96	-
Return on plan assets greater/(lesser) than discount rate	(0.33)	-	0.74	-
Employer contributions	4.64	-	3.57	-
Amalgamations / Acquisitions	0.13	-	0.34	-
Interest Income on Plan Assets	1.85	-	1.50	-
Fair Value of Plan Assets at the end of the year	**32.40**	**-**	**26.11**	**-**

c) Funded status

Particulars	For the year ended March 31, 2026		For the year ended March 31, 2025	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Deficit of plan assets over obligations	**(12.93)**	-	**(3.91)**	-
Total	**(12.93)**	**-**	**(3.91)**	**-**

d) Categories of plan assets

Particulars	For the year ended March 31, 2026		For the year ended March 31, 2025	
	Total Funded	Total Unfunded	Total Funded	Total Unfunded
Corporate bonds	-	-	0.05	-
Government securities	-	-	0.05	-
Insurer managed funds - ULIP Product	32.33	-	25.87	-
Cash	0.07	-	0.14	-
Total	**32.40**	**-**	**26.11**	**-**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

36. Employee benefit expenses (Continued)

e) Amount recognised in Balance sheet

Particulars	For the year ended March 31, 2026 Total Funded	For the year ended March 31, 2026 Total Unfunded	For the year ended March 31, 2025 Total Funded	For the year ended March 31, 2025 Total Unfunded
Present value of the defined benefit obligation	45.33	-	30.02	-
Fair value of plan assets	32.40	-	26.11	-
Net liability recognised in the Balance Sheet	**(12.93)**	**-**	**(3.91)**	**-**

f) Amount recognised in Statement of Profit and Loss

Particulars	For the year ended March 31, 2026 Total Funded	For the year ended March 31, 2026 Total Unfunded	For the year ended March 31, 2025 Total Funded	For the year ended March 31, 2025 Total Unfunded
Current Service Cost	8.13	-	4.00	-
Interest Cost (net)	0.32	-	(0.14)	-
Settlement cost / (credit)	7.79		-	-
Others	-	-	(0.03)	-
Expenses for the year	**16.24**	**-**	**3.83**	**-**

g) Amount recognised in OCI

Particulars	For the year ended March 31, 2026 Total Funded	For the year ended March 31, 2026 Total Unfunded	For the year ended March 31, 2025 Total Funded	For the year ended March 31, 2025 Total Unfunded
a. Due to change in financial assumptions	-	-	2.87	-
b. Due to change in experience adjustments	(1.61)	-	1.86	-
c. Due to experience adjustments	-	-	0.27	-
c. (Return) on plan assets (excl. interest income)	0.33	-	(0.74)	-
Total remeasurements in OCI	**(1.28)**	**-**	**4.26**	**-**
Total defined benefit cost recognized in P&L and OCI	**14.96**	**-**	**8.09**	**-**

h) Expected cash flows for the following year

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Expected total benefit payments	107.23	67.24
Year 1	4.96	2.67
Year 2	6.44	3.33
Year 3	8.06	4.14
Year 4	9.63	5.34
Year 5	11.42	6.51
Next 5 years	66.72	45.25

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

36. Employee benefit expenses (Continued)

i) Major Actuarial Assumptions

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Discount Rate (%)	6.50%	6.50%
Salary Escalation/ Inflation (%)	Non CRE & J Grade: 12.00% for 2 years, 9.00% p.a. thereafter CRE & CSE Grade : 2.00%	Non CRE & J Grade: 12.00% for 3 years, 9.00% p.a. thereafter CRE & CSE Grade : 2.00%
Expected Return on Plan assets (%)	6.50%	6.50%
Attrition		
Mortality Table	**Indian assured lives Mortality (2006-08) (modified) Ult.**	**Indian assured lives Mortality (2006-08) (modified) Ult.**
Medical cost inflation		
Disability		
Withdrawal (rate of employee turnover)	Non CRE Grade : 15.00%; J Grade : 30.00%; CRE & CSE Grade: 40.00%	Non CRE Grade : 15.00%; J Grade : 30.00%; CRE & CSE Grade: 40.00%
Retirement Age	**60 years**	**60 years**
Weighted Average Duration	**5 years**	**6 years**
Estimate of amount of contribution in the immediate next year	4.96	2.67

The estimates for future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors.

The expected return on plan assets is based on market expectation, at the beginning of the year, for returns over the entire life of the related obligation.

i) Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

	For the year ended March 31, 2026		For the year ended March 31, 2025	
Particulars	**Increase**	**Decrease**	**Increase**	**Decrease**
Discount rate (1% movement)	(2.52)	2.80	(1.85)	2.07
Future salary growth (1% movement)	2.60	(2.40)	1.99	(1.82)
Others (Withdrawal rate 5% movement)	(2.89)	3.76	(2.91)	4.07

Experience adjustments	Defined benefit obligation	Plan assets	Surplus/ (deficit)	Experience adjustments on plan liabilities	Experience adjustments on plan assets
Funded					
For the year endedMarch 31, 2026	45.33	32.40	(12.93)	1.61	(0.33)
For the year ended March 31, 2025	30.02	26.11	(3.91)	(1.86)	0.74
Unfunded					
For the year endedMarch 31, 2026	-	-	-	-	-
For the year ended March 31, 2025	-	-	-	-	-

j) Provision for leave encashment

	For the year ended March 31, 2026		For the year ended March 31, 2025	
Particulars	**Non current**	**Current**	**Non current**	**Current**
Liability for compensated absences	8.85	2.05	7.78	1.74

k) Provision for long service award scheme

	For the year ended March 31, 2026		For the year ended March 31, 2025	
Particulars	**Non current**	**Current**	**Non current**	**Current**
Liability for long term service awards	0.63	0.14	0.51	0.07

(Rs. in crore)

37. Fair values of financial instruments

A. Valuation models

The Company measures fair values using the following fair value hierarchy, which reflects the significance of the inputs used in making the measurements:

a) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at measurement date

b) 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; (i.e. derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.

c) Level 3 inputs are unobservable inputs for the valuation of assets or liabilities that the Company can access at measurement date. This category includes all instruments for which the valuation technique includes inputs that are not observable and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments. Valuation techniques include net present value and discounted cash flow models, income approach, comparison with similar instruments for which observable market prices exist, option pricing models and other valuation models. Assumptions and inputs used in valuation techniques include risk-free returns, benchmark interest rates and credit spreads used in estimating discount rates, bond and equity prices, foreign currency exchange rates, equity and equity index prices and expected price volatilities and correlations.

The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

The Company uses widely recognised valuation models to determine the fair value of financial instruments, such as forward rate agreement, that use only observable market data and require little management judgement and estimation. Observable prices or model inputs are usually available in the market for listed equity securities. The availability of observable market prices and model inputs reduces the need for management judgement and estimation and also reduces the uncertainty associated with determining fair values.

For more complex instruments, the Company uses proprietary valuation models, which are usually developed from recognised valuation models. Some or all of the significant inputs into these models may not be observable in the market, and may be derived from market prices or rates or estimated based on assumptions. Valuation models that employ significant unobservable inputs require a higher degree of management judgement and estimation in the determination of fair value. Management judgement and estimation are usually required for the selection of the appropriate valuation model to be used, determination of expected future cash flows on the financial instrument being valued, determination of the probability of counterparty default and prepayments, determination of expected volatilities and correlations and selection of appropriate discount rates.

Fair value estimates obtained from models are adjusted for any other factors, such as liquidity risk or model uncertainties, to the extent that the Company believes that a third party market participant would take them into account in pricing a transaction. Fair values reflect the credit risk of the instrument and include adjustments to take account of the credit risk of the Company and the counterparty where appropriate. Model inputs and values are calibrated against historical data, where possible, against current or recent observed transactions in different instruments. This calibration process is inherently subjective and it yields ranges of possible inputs and estimates of fair value, and management uses judgement to select the most appropriate point in the range.

Discounting of the cash flows of financial asset/ financial liability for computing the fair value of such instrument: the future contractual cash flows of instrument over the remaining contractual life of the instrument are discounted using comparable rate of lending/borrowing as applicable to financial asset/ financial liability in the month of reporting for a similar class of instruments.

Derivatives held for risk management :
The Company enters into structured derivatives to mitigate the currency exchange risk and interest rate risk on account of fluctuation in the foreign exchange rates and floating rates towards the principal and interest repayments of external commercial borrowing. Some of these instruments are valued using models with significant unobservable inputs, principally expected long-term volatilities and expected correlations between different underlyings.
In the valuation of derivative instruments, the Discounted Cash Flow (DCF) method plays a pivotal role. This method involves projecting the future cash flows that the derivative is expected to generate or obligate over its life. These cash flows are then discounted back to the present value using an appropriate discount rate, which reflects the risk profile of the cash flows and the time value of money.
The discount rate is typically derived from market-based inputs to ensure an objective valuation. In the context of derivatives, the DCF method accounts for various factors such as underlying asset price movements, interest rate changes, and volatility, as well as contractual terms of the derivative. The strength of the DCF approach lies in its flexibility to model the unique features of derivatives, including embedded options.

(Rs. in crore)

37. Fair values of financial instruments (Continued)

B. Valuation framework

The Company has a established a policy for the measurement of fair values addressing the requirement to independently verify the results of all significant fair value measurements. Specific controls include:
1) verification of observable pricing basis actual market transactions;
2) re-performance of model valuations;
3) a review and approval process for new models and changes to models
4) annual calibration and back-testing of models against observed market transactions;
5) analysis and investigation of significant annual valuation movements; and
6) review of significant unobservable inputs, valuation adjustments and significant changes to the fair value measurement of Level 3 instruments compared with the previous year.

When third party information, such as valuation agency report is used to measure fair value, the Company assesses the documents and evidence used to support the conclusion that the valuations meet the requirements of Ind AS. This includes:
1) understanding how the fair value has been arrived at, the extent to which it represents actual market transactions and whether it represents a quoted price in an active market for an identical instrument;
2) when prices for similar instruments are used to measure fair value, how these prices have been adjusted to reflect the characteristics of the instrument subject to measurement; and
3) if a number of quotes for the same financial instrument have been obtained, then how fair value has been determined using those quotes.

Significant valuation issues are reported to the Audit Committee.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

37. Fair values of financial instruments (Continued)

C. **Financial assets and liabilities**

The carrying value of financial instruments by categories as at March 31, 2026 is as follows:

Particulars	Fair value through Profit or Loss	Fair Value through Other Comprehensive Income	Amortised cost	Total Carrying Value
Financial Assets:				
Cash and cash equivalents	-	-	558.73	558.73
Bank balances other than Cash and cash equivalents above	-	-	3.26	3.26
Derivative financial instruments	-	283.41	-	283.41
Trade receivables	-	-	63.22	63.22
Loans	-	-	83,807.89	83,807.89
Investments	36.28	-	1,625.05	1,661.33
Other financial assets	-	-	241.71	241.71
Total	**36.28**	**283.41**	**86,299.86**	**86,619.55**
Financial Liabilities:				
Derivative financial instruments	-	-	-	-
Trade payables	-	-	324.78	324.78
Borrowings *	-	-	74,408.48	74,408.48
Lease liabilities	-	-	119.69	119.69
Other financial liabilities	-	-	368.45	368.45
Total	**-**	**-**	**75,221.40**	**75,221.40**

* Borrowings includes Debt Securities, Borrowings (Other than debt securities) and Subordinated liabilities.

The carrying value of financial instruments by categories as at March 31, 2025 is as follows:

Particulars	Fair value through Profit or Loss	Fair Value through Other Comprehensive Income	Amortised cost	Total Carrying Value
Financial Assets:				
Cash and cash equivalents	-	-	2,628.68	2,628.68
Bank balances other than Cash and cash equivalents above	-	-	1.27	1.27
Derivative financial instruments	-	65.46	-	65.46
Trade receivables	-	-	32.48	32.48
Loans	-	-	66,405.25	66,405.25
Investments	34.46	-	1,074.47	1,108.93
Other financial assets	-	-	170.39	170.39
Total	**34.46**	**65.46**	**70,312.54**	**70,412.46**
Financial Liabilities:				
Derivative financial instruments	-	8.54	-	8.54
Trade payables	-	-	227.63	227.63
Borrowings *	-	-	61,077.00	61,077.00
Lease liabilities	-	-	127.30	127.30
Other financial liabilities	-	-	264.62	264.62
Total	**-**	**8.54**	**61,696.55**	**61,705.09**

* Borrowings includes Debt Securities, Borrowings (Other than debt securities) and Subordinated liabilities.

Carrying amounts of cash and cash equivalents, trade receivables, and trade payables as on March 31, 2026 and March 31, 2025 approximate the fair value because of their short-term nature. Difference between carrying amounts and fair values of bank deposits, other financials assets, other financial liabilities and borrowings subsequently measured at amortised cost is not significant in each of the year presented.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

37. Fair values of financial instruments (Continued)

The following table summarises financial assets and liabilities measured at fair value on a recurring basis :

As at March 31, 2026	Level 1	Level 2	Level 3	Total
Financial Assets:				
Investments	-	11.28	25.00	36.28
Derivative financial instruments	-	283.41	-	283.41
Total	**-**	**294.69**	**25.00**	**319.69**
Financial Liabilities:				
Derivative financial instruments	-	-	-	-
Total	**-**	**-**	**-**	**-**

As at March 31, 2025	Level 1	Level 2	Level 3	Total
Financial Assets:				
Investments	-	9.46	25.00	34.46
Derivative financial instruments	-	65.46	-	65.46
Total	**-**	**74.92**	**25.00**	**99.92**
Financial Liabilities:				
Derivative financial instruments	-	8.54	-	8.54
Total	**-**	**8.54**	**-**	**8.54**

The following table summarises disclosure of fair value of financial assets and liabilities measured at amortised cost:

Measured at Level 3	As at March 31, 2026		As at March 31, 2025	
	Carrying Value	Fair value	Carrying Value	Fair value
Financial Assets at amortised cost:				
Loans	83,807.89	86,556.30	66,405.25	68,403.25
Investments	1,625.05	1,585.79	1,074.47	1,080.78
Total	**85,432.94**	**88,142.09**	**67,479.72**	**69,484.03**
Financial Liabilities at amortised cost:				
Borrowings (includes debt securities and subordinated liabilities)	74,408.48	74,530.13	61,077.00	61,293.08
Total	**74,408.48**	**74,530.13**	**61,077.00**	**61,293.08**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

37. Fair values of financial instruments (Continued)

The following table summarises valuation techniques used to determine fair value, fair value measurements using significant unobservable inputs (level 3) and valuation inputs and relationship to fair value

Financial instruments	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	As at March 31, 2026	As at March 31, 2025				
Loans	86,556.30	68,403.25	Level 3	Discounted cash flows	Discounting rate and future expected cash flows	Higher the discounting rate lower the fair value of loans
Financial Assets at Fair value	**86,556.30**	**68,403.25**				

Particulars	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	As at March 31, 2026	As at March 31, 2025				
Borrowings (includes debt securities and subordinated liabilities)	74,530.13	61,293.08	Level 3	Discounted cash flows	Discounting rate and future expected cash flows	Higher the discounting rate lower the fair value of Borrowings
Financial Liabilities at Fair value	**74,530.13**	**61,293.08**				

The following table shows a reconciliation from the beginning balances to the ending balances for fair value measurements in Level 3 of the fair value hierarchy:

Particulars	FVTPL- Investments	
	As at March 31, 2026	As at March 31, 2025
Opening	25.00	-
Total gains or losses:		
recognised in profit or loss	-	-
in OCI	-	-
Purchases	-	25.00
Settlements	-	-
Foreign currency transalations	-	-
Transfers into Level 3	-	-
Closing	**25.00**	25.00

Fair value of the Financial instruments measured at amortised cost:
The fair value of loans given is based on observable market transactions, to the extent available. Wherever the observable market transactions are not available, fair value is estimated using valuation models, such as discounted cash flow techniques. Input into the valuation techniques includes interest rates, prepayment rates, primary origination or secondary market spreads. Input into the models may include information obtained from other market participants, which includes observed primary and secondary transactions.
To improve the accuracy of the valuation estimate for retail and smaller commercial loans, homogeneous loans are grouped into portfolios with similar characteristics such as product.
The fair value of borrowings is estimated using discounted cash flow techniques, applying the rates that are offered for borrowings of similar maturities and terms.
Treasury Bills and Government Securities are valued based on market quotes.

(Rs. in crore)

38. Risk Management Framework

A) Introduction

The Company aims to operate within an effective risk management framework to actively manage all the material risks faced by the organisation and make it resilient to shocks in a rapidly changing environment. The Company is exposed to various types of risks namely credit risk, liquidity risk, market risks, operational risk, strategic risk (including emerging & external risks) and compliance & reputation risk. The Company have adopted a holistic and data driven enterprise level risk management approach which includes monitoring both internal and external indicators.

Changes in internal and external operating environment, digitalization, technological advancements and agile way of working have increased the significance of Fraud, Information & Cyber Security and Operational Risks. The Company continues to focus on increasing operational resilience and mitigation of these risks. We periodically adjust our strategy in cognizance with industry risk dynamics and emergence of new challenges and opportunities.Risk management framework has been laid down with long term sustainability and value creation covering the below objectives:

The Company's Risk Management framework has been created with an intent to:
•Build profitable and sustainable business with conservative risk management approach.
•Have risk management as an integral part of the organization's business strategy.
•Undertake businesses that are well understood and within acceptable risk appetite.
•Manage the risks proactively across the organization.
•Adopt best risk management practices with resultant shareholder value creation and increased stakeholder confidence.
•Develop a strong risk culture across the organization.

The risk management practices of the Company are compliant with ISO 31000: 2018 which is the international standard for risk management that lays down principles, guidelines and framework for risk management in an organisation.

B) Company's Risk Management Framework for Measuring and Managing Risk

Risk Management Framework
The Company's Capital Risk Management is an integral part of all organizational activities. The structured approach contributes to consistent and comparable results along with customization of external and internal objectives. Important pillars of the risk management approach are developing a strong risk management culture within the Company through alignment of risk by creating, preserving and realizing value.

A comprehensive Enterprise Risk Management ("ERM") Framework has been adopted by the Company which uses defined Key Risk Indicators based on quantitative and qualitative factors. A two-dimensional quantitative data management tool - Heat Map – has been implemented, which enables the Management to have a comprehensive view of various identified risk areas based on their probability and impact.

The 9 categories of risks identified and monitored by the Company are Credit Risk, Market Risk, Liquidity Risk, Process, People, Outsourcing, Compliance & Governance, Technology, Business Continuity, Cyber Security and Reputation risk.

Nature of Risk	Framework	Governing Committees
Credit Risk	Enterprise Risk Management Various Credit Policies, Portfolio review and trigger monitoring	Risk Management Committee of the Board Investment Credit Committee of the Board Credit Committees
Market Risk & Liquidity Risk	Enterprise Risk Management Asset Liability Management Policy	Risk Management Committee of the Board Asset Liability Management Committee
Process Risk	Operational Risk Policy Fraud Risk Management Policy	Operational Risk Management Committee Fraud Risk Management Committee
People Risk	Operational Risk Policy Fraud Risk Management Policy HR Policies	Risk Management Committee of the Board Operational Risk Management Committee Fraud Risk Management Committee
Outsourcing	Operational Risk Policy Outsourcing Policy	Risk Management Committee of the Board Operational Risk Management Committee
Technology	Operational Risk Policy Information Technology Policy	Risk Management Committee of the Board IT Strategy Committee of the Board
Business Continuity	Operational Risk Policy Business Continuity Management Policy	Operational Risk Management Committee
Cyber Security	Information & Cyber Security Policy	Risk Management Committee of the Board IT Strategy Management Committee of the Board
Reputational Risk Compliance & Governance	Enterprise Risk Management Framework Ethics Policy POSH Policy Tata Code of Conduct	Risk Management Committee of the Board

The Board is assisted by Risk Management Committee of the Board ('RMC') and is supported by various Board and Senior management committees as part of the Risk Governance framework to ensure that the company has sound system of risk management and internal controls

(Rs. in crore)

38. Risk Management Framework

Board level committees

Risk Management Committee of the Board (RMC): The purpose of the Committee is to assist the Board in its oversight of various risks (i) Credit Risk (ii) Market & Liquidity Risk (iii) Operational Risk (Process, People, Outsourcing, Technology, Business Continuity and Fraud) (iv) Strategic Risks (including emerging and external risks) (v) Compliance and Governance (vi) Reputation Risk (vii) Information Security and Cyber Security Risk.

Investment Credit Committee of the Board (ICC): Provide guidance on nature of investments that shall be undertaken, and approve credit limits for various counterparties, where exposures in aggregate exceed a certain level.

IT Strategy Committee: Reviews and approves IT strategy and policies. Monitors IT resources required to achieve strategic goals and to institute an effective governance mechanism and risk management process for all outsourced IT operations so that maximum value is delivered to business.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The risk management policies and systems are reviewed regularly to reflect changes in the market conditions and the activities of the Company. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations. The Risk Management Committee reviews risk management policies of the Company pertaining to credit, market, liquidity and operational risks. It oversees the monitoring of compliances with the risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

The Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Senior Management Committees

Management Credit Committee (MCC): The members of committee are senior management of the company as defined in the prevailing delegation of authority. It recommends proposal including review to ICC / Board for loan facilities falling beyond assigned Delegation of Power and Authority. The committee is governed as per the delegation of authority applicable to the company.

Operational Risk Management Committee (ORMC): ORMC is the oversight committee for ensuring effective management of operational risks. . The committee reviews and approves the following :

•Operational risk management policy and including amendments if any.
•Insurance management framework.
•Corrective actions on operational risk incidents, based on analysis of the KRIs, operational risk process reviews, etc.
•Operational risk profile based on the KRIs which are beyond the tolerance limit

Fraud Risk Management Committee (FRMC): An independent Fraud Risk Management Committee (FRMC) comprising of top management representatives has been constituted that reviews the matters related to fraud risk and approves/recommends actions against frauds. It reviews the frauds reported and investigated with detailed root cause analysis and corrective action.

Asset Liability Management Committee of the Board (ALCO): ALCO is the oversight commitee to manage the Liquidity Risk, Interest Rate Risk and Forex Risk on a regular basis and suggests necessary actions based on its view and expectations on the liquidity and interest rate profile.

C) Company's Risk Management Approach for handling various type of risks

a) Credit Risk

The Credit Risk management framework is based on the philosophy of First and Second line of Defence with underwriting being responsibility of Credit department and controls around policies and processes are driven by Risk department. Each process and business verticals have Credit underwriting, Risk analytics, Policy and Operational Risk unit. Delegation of Authority is defined based on value at risk and deviation matrix as approved by the Board.

The Company has reviewed Credit policies from time to time based on macroeconomic scenarios, pandemic and government scheme/grants, The Company have robust early warning signals process to ensure resilience in the policy framework for adopting changing business scenario and to mitigate various business risks.

Company has a strong fraud risk and vigilance framework to weed out fraudulent customers from system at the time of origination with support of analytical tools. Identified fraud cases in the portfolio are reviewed basis detailed root cause analysis and reported to regulator. Process improvements based on root cause analysis are implemented to control such foreseen losses in future.

Introduction of new products are based on market potential, Operational risk, Credit risk and Compliance risks. All new product launches are signed off by Risk department to mitigate key risks arising while developing strategy around launching of new product. All innovative process changes/digitization goes through rigour of risk review and highlighting risk associated with change of the process and mitigants around the same. All introduction of new products goes through a complete governance process and are approved by Board/respective committees.

b) Market Risk

Risk due to change in market prices – e.g. interest rates, equity prices, foreign exchange rates and credit spreads, but not relating to changes in the obligor's/issuer's credit standing and will affect the Company's income or the value of its holdings of financial instruments. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable risk tolerances levels to ensure the solvency and low volatility while optimising the balance between profitability and managing associated risks.

Under Liquidity Risk Management (LRM) framework for the Company, ALCO sets up limits for each significant type of risk/aggregated risk with liquidity being a primary factor in determining the level of limits. The monitoring of risk limits defined as per ALM policy is done by ALCO on regular basis. The company has Asset Liability Management (ALM) support group prescribed by RBI which meets on regular basis to ensure internal controls and reviews the liquidity risk management of the Company.

(Rs. in crore)

38. Risk Management Framework

Interest rate risk

Interest rate risk is measured through Interest rate sensitivity report where gaps are being monitored classifying all rate sensitive assets and rate sensitive liabilities into various time period categories according to earliest of contracted/behavioural maturities or anticipated re-pricing date. The Company monitors interest rate risk through traditional gap and duration gap approaches on a monthly basis. The interest rate risk limits are approved by the ALCO.

Refer Note No 39.C.ii for summary on sensitivity to a change in interest rates as on March 31, 2026.

Currency Risk

The company is exposed to currency risk arising due to external commercial borrowings. The foreign currency loan in form of external commercial borrowing (ECB) raised by the Company are hedged in accordance with Foreign exchange risk policy.

The hedging policy as approved by the Asset Liability Committee (ALCO) prescribes the hedging of the risk associated with change in the interest rates and fluctuation of foreign exchange rates.

The Company's hedging policy only allows for effective hedging relationships to be considered as hedges as per the relevant Ind AS. Hedge effectiveness is determined at the inception of the hedge relationship and through periodic prospective effectiveness assessments to ensure that an economic relationship exists between the hedged item and hedging instrument. The Company enters into hedge relationships where the critical terms of the hedging instrument match with the terms of the hedged item, and so a qualitative and quantitative assessment of effectiveness is performed. All hedges entered into by the Company are cash flow hedges.

Refer Note No 39.C.iii for summary of foreign currency risk exposure as on March 31, 2026.

Equity price risk

The Company investments in equity carry a risk of adverse price movement. To mitigate pricing risk emerging from investments in equity, the Company intermittently observes the performance of sectors and measures MTM gains/losses as per applicable accounting policy of the Company.

Liquidity risk

Liquidity Risk is the risk that a Company will encounter difficulties in meeting its short-term financial obligations due to tenor mismatch between assets and liabilites. The liquidity risk is being managed as per ALM policy which has following key elements:

i) ALCO sets the strategy for managing liquidity risk commensurate with the business objectives;
ii) ALCO has set various gap limits for tracking liquidity risk which are monitored on regular basis.
iii) The ALM policy is being reviewed on annual basis, including the risk tolerance limit, process and control. ALCO monitors the liquidity and interest rate gaps on regular basis.
iv) Company manages the liquidity position on a day-to-day basis and reviews daily reports covering the liquidity position. The regulatory compliance to the liquidity risk related limits are being ensured.
v) The Company is fully complied to the Liquidity Coverage Ratio (LCR) framework as mandated by RBI.

Company's liquidity risk management strategy are as follows:

a. Maintaining a diversified funding mix through institutional funding such as Banks, FIs and market borrowings through debentures, commercial papers, subordinated debt, perpetual debt, Inter-corporate deposits (ICD's) and External commercial borrowing. Unused bank lines as well as High Quality Liquid Assets (HQLA) maintained under LCR framework constitute the main liquidity back up to meet the contingency funding plan. Additionally, based on Market scenario, the Company also maintains a portfolio of highly liquid mutual fund units.

b. The Company complies with the ALM guidelines and submits various returns and disclosures in accordance with the regulatory guidelines.

c. The Company carries out liquidity stress testing based on the cash flows and results are reported to ALCO on periodic basis. The Company has contingency funding plan in place which monitors the early warning signals arising out of company specific and market wide liquidity stress scenarios.

The Company has honoured all its debt obligations on time. Based on liquidity risk assessment, cash-flows mismatches are within the stipulated regulatory limits. The Company has been successful in maintaining the adequate liquidity by raising fresh/renewal of bank lines, regular access to capital market and financial institution under the various schemes promulgated by RBI to raise medium to long term funds. Owing to the above measures, the Company has seen a stable liquidity profile.

Refer Note No 39 B ii for the Maturity analysis for Company's financial liabilities and financial assets as on March 31, 2026.

c) Operational Risk

Operational Risk has been defined as "The risk of loss resulting from inadequate or failed internal processes, people and systems or from external events". The risk of direct or indirect potential loss arising from a wide variety of causes associated with the company's processes, personnel, systems, or from external factors other than strategic and reputation risk Management of operational risk forms an integral part of the Company's enterprise wide risk management systems. The organisation thrives towards incremental improvements to its operational risk management framework to address the dynamic industry landscape. Clear strategies and oversight by the Board of Directors and senior management, a strong operational risk management culture, effective internal control and reporting and contingency planning are crucial elements of the Company's operational risk management framework.
The operational risk team monitors and reports key risk indicators ("KRI") and KRI exceptions. Suitable risk mitigation actions are taken wherever required to curtail the potential risk at the acceptable levels.
ORMC meets periodically to review the operational risk profile of the organization and oversee the implementation of the risk management framework and policies.
FRMC meets periodically to review matters relating to fraud risk, including corrective and remedial actions as regards people and processes.

The Company has a Business Continuity Planning "BCP" framework in place, to ensure uninterrupted business operations in case any disruptive event occurs.

The Company has an IT Disaster Recovery Planning "IT-DRP" which provides the technology framework to continue day-to-day operations using secondary/back-up systems when primary system fails. It also protects the organisation against loss of computer based data and information.

There has been no Operational Risk incidents leading to significant lossses.

(Rs. in crore)

38. Risk Management Framework

Cyber Security Risk

The Company has adopted “Framework for Improving Critical Infrastructure Cyber Security” published by the National Institute of Standards & Technology (NIST) and complies with regulatory guidelines.Various measures are adopted to effectively protect the Company against phishing, social media threats and rogue mobile.We have a Centralized monitoring solution - 24 x 7 x 365 Security Operations Centre (SOC) and improved capabilities to detect and respond to a cyber threats. There is a Robust Security incident management processes and Best-in-class EDR & Privilege access management solution has been implemented. Periodic vulnerability and risk assessments are performed to help reduce the likelihood and impact of cyber threats, malware, data leakage and security vulnerabilities.

d) Regulatory and Compliance Risk

The Company has a robust compliance risk management framework in place approved by the Board, which lays down the roles and responsibilities of employees towards ensuring compliance with the applicable laws and regulations as also the role of the Compliance Department in monitoring compliance. The management of compliance risk is an integral component of the governance framework along with other internal control and risk management frameworks.

Internal Capital Adequacy Assessment Process (ICAAP): Scale based regulation issued on October 22, 2021 required NBFC-UL and NBFC-ML to make a thorough internal assessment of the need for capital, commensurate with the risks in their business on similar lines as ICAAP prescribed for commercial banks under Pillar 2. The Company has already put in place a Board approved ICAAP policy and asssed the capital requrements based on the ICAAP policy and stressed scenarios.

Changes in internal and external operating environment, digitalization, technological advancements and agile way of working have increased the significance of Fraud, Information & Cyber Security and Operational Risks. At the Company, there is continued focus on increasing operational resilience and mitigation of these risks.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Risk Management review

This note presents information about the Company's exposure to following risks and its management of capital.

For information on the financial risk management framework, see Note 38

A. Credit risk
- i. Credit quality analysis
- ii. Collateral held and other credit enhancements
- iii. Amounts arising from ECL
- iv. Concentration of credit risk

B. Liquidity risk
- i. Maturity analysis for financial liabilities and financial assets
- ii. Financial assets position- pledged/unpledged

C. Market risk
- i. Exposure to interest rate risk – Non-trading portfolios
- ii. Exposure to currency risks – Non-trading portfolios

D. Capital management
- i. Regulatory capital
- ii. Capital allocation

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. **Credit risk**
For the definition of credit risk and information on how credit risk is mitigated by the Company, see Note 38.

i. Credit quality analysis

1) **Days past due based method implemented by Company for credit quality analysis of Loans**

The table below shows the credit quality and the maximum exposure to credit risk based on the days past due and year-end stage classification of Loans. The amounts presented are gross of impairment allowances.

a)

Outstanding Carrying Value of Loans	**As at March 31, 2026**					**As at March 31, 2025**				
	Count	**Stage 1**	**Stage 2**	**Stage 3**	**Total**	**Count**	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Days past due										
Zero overdue	4,02,042	82,775.22	98.40	5.71	82,879.33	3,36,960	65,427.12	139.08	6.47	65,572.67
1-30 days	3,283	392.30	75.15	3.40	470.85	2,525	370.62	74.97	3.76	449.35
31-60 days	2,313	-	391.58	8.36	399.94	2,024	-	354.24	12.43	366.67
61-90 days	592	-	85.25	15.58	100.83	476	-	69.19	9.56	78.75
More than 90 days	3,479	-	-	582.22	582.22	2,578	-	-	480.31	480.31
Total	**4,11,709**	**83,167.52**	**650.38**	**615.27**	**84,433.17**	**3,44,563**	**65,797.74**	**637.48**	**512.53**	**66,947.75**

b)

Impairment allowance on Loans	**As at March 31, 2026**				**As at March 31, 2025**			
	Stage 1	**Stage 2**	**Stage 3**	**Total**	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Days past due								
Zero overdue	219.07	10.65	2.48	232.20	176.25	15.69	3.23	195.17
1-30 days	13.76	6.53	0.96	21.25	12.11	7.26	1.06	20.43
31-60 days	-	27.64	2.30	29.94	-	26.57	6.27	32.84
61-90 days	-	8.71	4.96	13.67	-	8.32	3.43	11.75
More than 90 days	-	-	328.22	328.22	-	-	282.31	282.31
Total	**232.83**	**53.53**	**338.92**	**625.28**	**188.36**	**57.84**	**296.30**	**542.50**
ECL coverage ratio	**0.28%**	**8.23%**	**55.08%**	**0.74%**	**0.29%**	**9.07%**	**57.81%**	**0.81%**

Reconciliation of loans:	**As at March 31, 2026**				**As at March 31, 2025**			
	Stage 1	**Stage 2**	**Stage 3**	**Total**	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
Total Gross Loans	83,173.81	650.38	615.27	84,439.46	65,804.84	637.48	512.53	66,954.85
Less: EIR impact	(6.29)	-	-	(6.29)	(7.10)	-	-	(7.10)
Outstanding Carrying Value of Loans	**83,167.52**	**650.38**	**615.27**	**84,433.17**	**65,797.74**	**637.48**	**512.53**	**66,947.75**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. Credit risk

Trade Receivables

PARTICULARS	As at March 31, 2026			As at March 31, 2025		
Category of Trade receivables	**Gross**	**Impairment allowance**	**Net**	**Gross**	**Impairment allowance**	**Net**
Stage 1: Considered good	48.04	0.20	47.84	25.24	0.01	25.23
Stage 2:Significant increase in credit risk	15.44	0.06	15.38	7.28	0.03	7.25
Stage 3: Credit impaired	0.19	0.19	-	2.26	2.26	-
Net Carrying value of trade receivables	**63.67**	**0.45**	**63.22**	**34.78**	**2.30**	**32.48**

Trade receivables overdue for 31 to 90 days are classified in Stage 2: Significant increase in credit risk.
Lifetime expected credit losses are considered for trade receivables as per simplified approach.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. **Credit risk**

i. Credit quality analysis continued

Derivative Financial Instruments

The Company enters into derivatives contract for risk management purposes and has elected to apply hedge accounting requirements. The table below shows the fair values of derivative financial instruments recorded as assets or liabilities together with their notional amounts.The notional amounts indicate the value of transactions outstanding at the year end and are not indicative of either the market risk or credit risk.

Derivatives held for Risk management purposes	As at March 31, 2026			As at March 31, 2025		
	Notional Amounts	Fair Value - Assets	Fair Value - Liabilities	Notional Amounts	Fair Value - Assets	Fair Value - Liabilities
Spot and Forwards	2,439.74	222.99	-	221.48	3.82	5.72
Currency swaps	-	34.96	-	2,153.11	61.33	2.82
Options	235.90	25.46	-	-	-	-
Interest rate swaps	-	-	-	-	0.31	-
Total	**2,675.64**	**283.41**	**-**	**2,374.59**	**65.46**	**8.54**

Derivatives held for risk management purposes:

The Company is exposed to foreign currency risk related to external commercial borrowings and the primary risk of change in the floating interest rate and payment in foreign currency towards principal and interest at future date is managed by entering into a interest rate swap and foreign exchange forward rate purchase agreement respectively.
The Corporation's risk management strategy and how it is applied to manage risk is explained in Note 38.

The Interest rate swap and foreign exchange forward currency agreements are entered to fully hedge the risk on account of change in interest rate and foreign exchange fluctuations on account of the external commercial borrowings.

Interest rate swap has been taken in respect of the same contract for which forward contract has been entered, accordingly notional value of interest rate swap is not shown separately.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. Credit risk

ii Collateral held and other credit enhancements

The Company holds collateral and other credit enhancements against certain of its credit exposures

The amount and type of collateral required depends on an assessment of the credit risk of the counterparty.

The main types of collateral obtained are as follows:

For housing loans, mortgage against residential property is obtained. For loan against property, mortgage against residential and commercial property is obtained. For Construction finance, additionally mortgage over residential and commercial project is obtained.

The table represents categories of collaterals available against the loan exposures:

Particulars	Category of collateral available
Financial assets	
Term Loans	
Housing Loans	Mortgages over residential properties
Non housing loan / Retained portion of assigned loans	Charges over: i) real estate properties (including residential and commercial), land and under construction flat ii) marketable securities (equity)
Others	
Loan to TCL Employee Welfare Trust	Unsecured loan

Assets obtained by taking possession of collateral.

The Company's collection policy is to pursue timely realisation of the collateral in an orderly manner.The Company upon a customer account becoming delinquent, undertakes the process to physically repossess properties with the help of legal proceeding to recover funds and settle outstanding debt. Any surplus funds if any received are returned to the customers/obligors. As a result of this practice, the residential properties under legal repossession processes are not recorded on the balance sheet and not treated as non–current assets held for sale. Asset in the form of real estate property received upon final settlement of the loan is recorded as non-current assets held for sale.

Loans granted by the Company are secured by any or all of the following as applicable, based on their categorisation:
a) Equitable / registered mortgage of property.
b) Undertaking to create a security.
c) Against securities.

Management monitors the market value of collateral as per the Credit monitoring process and will request additional collateral in accordance with the underlying agreement as applicable.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. **Credit risk**

ii Collateral held and other credit enhancements (continued)

The table show the value of the credit impaired asset and the value of the collateral available.

Particulars	As at March 31, 2026		As at March 31, 2025	
	Credit	Security held	Credit	Security held
Gross Stage 3 Loans	**615.27**	**1,005.55**	**512.53**	**899.04**

(Rs. in crore)

39. Financial risk review (Continued)

A. Credit risk

iii Amounts arising from ECL

Impairment allowance on financial asset is covered in note 2 (xi)
Inputs, assumptions and estimation techniques used for estimating ECL

1) Inputs:
When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience, expert credit assessment and including forward looking information.

The Company allocates each exposure to a credit risk grade based on days past due, which is a quantitative factor that indicates the risk of default. Additional qualitative factors are applied such as fraudulent customer and reschedulement of loans are also considered as qualitative factor.

These factors are applied uniformly for each lending product. Upon review the committee may conclude that the account qualifies for classification as stage 2 since there is increase in credit risk. The determination of the credit risk is for each product, considering the unique risk and rewards associated with it. The Company has observed varied level of risk across various buckets within each stage and a significant increase in risk in stage 2, based on assessment of qualitative parameters such as decline in net-worth, downgrade in internal ratings and external ratings.

The objective of the ECL assessment is to identify whether a significant increase in credit risk has occurred for an exposure by comparing the remaining lifetime probability of default (PD) as at the reporting date; with the remaining lifetime PD for this point in time that was estimated at the time of initial recognition of the exposure and adjusted for changes on account of prepayments.

In assessing the impairment of loan assets under Expected Credit Loss (ECL) Model, the loans have been segmented into three stages based on the risk profiles. The three stages reflect the general pattern of credit deterioration of a financial instrument.

Refer note 2(xi) in Significant accounting policies for definition of Stages of Asset.

2) Assumptions:
The Company has applied following assumptions for determination of ECL.

a) Loss given default (LGD) is an estimate of loss from a transaction given that a default occurs.
b) Probability of default (PD) is defined as the probability of whether the borrowers will default on their obligations in the future. For assets which are in Stage 1, a 12-month PD is required. For Stage 2 assets a lifetime PD is required while Stage 3 assets are considered to have a 100% PD.
c) Exposure at default (EAD) represents the expected exposure in the event of a default and is the gross carrying amount in case of the financial assets held by the Company including loan commitments.
d) Definition of default: A default on a financial asset is when the counterparty fails to make the contractual payments within 90 days of when they fall due. Accordingly, the financial assets shall be classified as Stage 3, if on the reporting date, it has been 90 days past due. Further if the customer has requested forbearance in repayment terms, such restructured, rescheduled or renegotiated accounts are also classified as Stage 3. Non-payment on another obligation of the same customer is also considered as a stage 3. Once an account defaults as a result of the days past due condition, it will be considered to be cured only when entire arrears of interest and principal are paid by the borrower.
e) Forward looking information
The Company incorporates forward looking information into both assessments of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. Based on the consideration of a variety of external actual and forecast information, the Company forms a 'base case' view of the future direction of relevant economic variables such as real GDP, domestic credit growth, money market interest rate etc. as well as a representative range of other possible forecast scenarios. This process involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome with equal weightage. The base case represents a most likely outcome while the other scenarios represent more optimistic and more pessimistic outcomes. More weight is applied to pessimistic outcome consistently as a matter of prudence than optimistic outcome.

(Rs. in crore)

39. Financial risk review (Continued)

A. Credit risk

iii Amounts arising from ECL

f) Assessment of significant increase in credit risk
The credit risk on a financial asset of the Company are assumed to have increased significantly since initial recognition when contractual payments are more than 30 days past due. Additionally, accounts identified and reviewed by the Executive committee for labelling as breaching pre-defined critical credit risk parameters will also be classified as stage 2. Accordingly, the financial assets shall be classified as Stage 2, based on the quantitative as well as qualitative factors.

3) Estimation techniques:
The Company has applied the following estimation technique for ECL model:

a) The Company has used historic default rates for calculating the 12-month PD and Lifetime PDs

b) Loss given default is calculated after considering outstanding at the time of default and adjusting for actual recoveries basis time value of money.

c) Credit risk monitoring techniques
Exposures are subject to ongoing monitoring, which may indicate that a significant increase in credit risk has occurred on an exposure. The monitoring typically involves use of the following data for Corporate and Retail exposures:
i) Overdue status
ii) Restructuring, reschedulement of loans and requests for granting of forbearance
iii) Fraudulent customer
iv) Accounts classified by SICR committee indicating significant increase in credit risk

d) Days past due are a primary input for the determination of the PD for exposures. The Company collects performance and default information about its credit risk exposures analysed by product. For some portfolios, information published in Basel IRB norms is also used.

e) The Company employs statistical models to analyse the data collected and generate estimates of the remaining lifetime -PD of exposures and how these are expected to change as a result of the passage of time. Such statistical models are selected considering the availability of information related to the probability of default for each product.

This analysis includes the identification and calibration of relationships between changes in default rates and changes in key macro-economic factors. Key macro-economic indicators include but are not limited to Private consumption, Real GDP, Consumer prices, Long-term bond yield, Unemployment rate, Gross fixed investment rate etc.

For the purpose of determination of impact of forward-looking information, the Company applies various macro-economic (ME) variables as stated above to each product and assess the trend of the historical probability of defaults as compared to the forecasted probability of default. Based on the directional trend of output, management applies an overlay if required. Overtime, new ME variable may emerge to have a better correlation and may replace ME being used now.

f) Based on advice from the external risk management experts, the Company considered variety of external actual and forecast information to formulate a ‘base case’ view of the future direction of relevant economic variables as well as a representative range of other possible forecast scenarios. Such forecasts are adjusted to estimate the PDs.

g) Predicted relationships between the key indicators and default and loss rates on various portfolios of financial assets have been developed based on analysing historical data over the past 5 years.

h) A maximum of a 12-month PD or actual contractual tenure is considered for financial assets for which credit risk has not significantly increased. The Company measures ECL for stage 2 and stage 3 assets considering the risk of default over the maximum contractual period over which it is exposed to credit risk.

i) The loans are segmented into homogenous product categories to determine the historical PD/LGD. This segmentation is subject to regular review.

j) For portfolios in respect of which the Company has limited historical data, external benchmark information is used to supplement the internally available data.

(Rs. in crore)

39. Financial risk review (Continued)

A. Credit risk

iii Amounts arising from ECL

k) Techniques for determining LGD:

LGD is the magnitude of the likely loss if there is a default. The Company estimates LGD parameters based on the history of recovery rates against defaulted counterparties. The LGD models consider the cash flow received and assets received in lieu of settlement of loan. LGD estimates are calculated on a discounted cash flow basis using the contractual interest rate (approximation to expected EIR) as the discounting factor. The Company has adopted collection curve method for computation of loss given defaults to determine expected credit losses. In the Absence of observed history of default, LGD applied is based on Basel IRB norms for certain products.

l) Techniques for computation of EAD

a) EAD represents the expected exposure in the event of a default. The Company derives the EAD from the current exposure to the counterparty. The EAD of a financial asset is its gross carrying amount. For lending commitments, the EAD includes the amount drawn, as well as potential future amounts that may be drawn under the contract, which are estimated based on credit conversion factor for various loan commitments.

b) When estimating ECL for undrawn loan commitments, the company estimates the expected portion of the loan commitment that will be drawn down over its expected life. ECL is the difference between the present value of the difference between the contractual cash flows that are due to the Company if the holder of the commitment draws down the loan and the cash flows that the Company expects to receive if the loan is drawn down.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. **Credit risk**

iii Amounts arising from ECL

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to lending is, as follows:

a)

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Outstanding carrying amount opening balance	**65,797.74**	**637.48**	**512.53**	**66,947.75**	**50,363.54**	**1,184.65**	**493.89**	**52,042.08**
New assets originated or purchased (including charges levied on existing exposure) - net	36,409.58	11.92	6.65	36,428.15	27,343.88	29.43	6.05	27,379.36
Assets derecognised or repaid (excluding write offs)	(18,672.53)	(101.69)	(166.53)	(18,940.75)	(12,082.59)	(213.99)	(177.11)	(12,473.69)
Transfers to Stage 1	155.75	(133.61)	(22.14)	-	611.57	(598.08)	(13.49)	-
Transfers to Stage 2	(316.44)	333.64	(17.20)	-	(285.61)	307.43	(21.82)	-
Transfers to Stage 3	(206.58)	(97.36)	303.94	-	(153.05)	(71.96)	225.01	-
Amounts written off *	-	-	(1.98)	(1.98)	-	-	-	-
Outstanding carrying amount closing balance	**83,167.52**	**650.38**	**615.27**	**84,433.17**	**65,797.74**	**637.48**	**512.53**	**66,947.75**

b)

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL allowance - opening balance	**188.36**	**57.84**	**296.30**	**542.50**	**161.76**	**172.66**	**286.51**	**620.93**
New assets originated or purchased (including re-measurement) - net	90.81	0.65	1.65	93.11	58.21	1.88	2.26	62.35
Impact of changes in ECL allowance on account stage movement	21.04	0.74	39.93	61.71	7.31	1.40	27.23	35.94
Assets derecognised or repaid (excluding write offs)	25.20	9.79	(105.05)	(70.06)	(11.77)	(62.12)	(102.83)	(176.72)
Transfers to Stage 1	3.44	(3.00)	(0.44)	-	50.04	(49.90)	(0.14)	0.00
Transfers to Stage 2	(22.27)	24.12	(1.85)	-	(19.80)	23.44	(3.64)	-
Transfers to Stage 3	(73.75)	(36.61)	110.36	-	(57.39)	(29.52)	86.91	-
Amounts written off *	-	-	(1.98)	(1.98)	-	-	-	-
ECL allowance - closing balance	**232.83**	**53.53**	**338.92**	**625.28**	**188.36**	**57.84**	**296.30**	**542.50**

* The above amount written off is subject to the enforcement of the security.

(Rs. in crore)

39. Financial risk review *(Continued)*

A. **Credit risk**

iii Amounts arising from ECL

Modified financial assets

The Company renegotiates loans given to customers in financial difficulties (referred to as forbearance activities, restructuring or rescheduling) to maximise collection opportunities and minimise the risk of default. Under the Companies forbearance policy, loan forbearance is granted on a selective basis if the customer is currently in default on its debt or if there is a high risk of default, there is evidence that the customer made all reasonable efforts to pay under the original contractual terms and the customer is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the forbearance policy. The Risk Management Committee regularly reviews reports on forbearance activities.

Upon renegotiation, such accounts are classified as stage 3. Such accounts are upgraded to stage 1 only upon observation of satisfactory repayments for at least one year from the commencement of the first payment of interest or principal (whichever is later) and atleast 10% recovery of amount outstanding as on date of restructuring.

Pursuant to RBI Covid restructuring policy, accounts for which Covid restructuring facility were given have been reclassified from Stage I to Stage II if DPD at invocation was between 0-30 and If the DPD was 30+ then the accounts were further downgraded within Stage II and corresponding staging wise ECL provision was done.

Exposure to modified financial assets

PARTICULARS	As at March 31, 2026 Amortised Cost	As at March 31, 2025 Amortised Cost
Loan exposure to modified financial assets		
(i) Outstanding Carrying Value of Loans	673.38	855.40
(ii) Impairment allowance	123.91	160.17
(iii) Net Loans (i-ii)	**549.47**	**695.23**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

A. **Credit risk**

Loans by Division

iv. Credit concentration by division under various stages:

1) **Loan exposure by division**

The table below shows the credit quality and the maximum exposure to credit risk based on period / year-end stage classification of Loans by division. The amounts presented are gross of impairment allowances.

a)

Outstanding Carrying Value of Loans	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Division								
Housing	52,186.10	382.74	397.52	52,966.36	45,386.08	350.56	337.88	46,074.52
Non Housing	30,979.05	267.64	217.75	31,464.44	20,409.29	286.92	174.65	20,870.86
Others	2.37	-	-	2.37	2.37	-	-	2.37
Total	**83,167.52**	**650.38**	**615.27**	**84,433.17**	**65,797.74**	**637.48**	**512.53**	**66,947.75**

b)

Impairment allowance on Loans	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Days past due								
Housing	140.85	33.98	233.80	408.63	122.34	34.92	207.68	364.94
Non Housing	91.97	19.55	105.12	216.64	66.01	22.92	88.62	177.55
Others	0.01	-	-	0.01	0.01	-	-	0.01
Total	**232.83**	**53.53**	**338.92**	**625.28**	**188.36**	**57.84**	**296.30**	**542.50**

Reconciliation of loans:	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Division								
Housing	52,137.18	382.74	397.52	52,917.44	45,356.45	350.56	337.88	46,044.89
Non Housing	31,034.26	267.64	217.75	31,519.65	20,446.02	286.92	174.65	20,907.59
Others	2.37	-	-	2.37	2.37	-	-	2.37
Total Gross Loans	**83,173.81**	**650.38**	**615.27**	**84,439.46**	**65,804.84**	**637.48**	**512.53**	**66,954.85**
Less: EIR impact	(6.29)	-	-	(6.29)	(7.10)	-	-	(7.10)
Outstanding Carrying Value of Loans	**83,167.52**	**650.38**	**615.27**	**84,433.17**	**65,797.74**	**637.48**	**512.53**	**66,947.75**

(Rs. in crore)

39. Financial risk review (Continued)

B. **Liquidity risk**

For the definition of liquidity risk and information on how liquidity risk is managed by the Company, see Note 38.

i. **Exposure to liquidity risk**

The Company has set tolerance limits in the light of the Company's business objectives, strategic direction and overall risk appetite. The tolerance limits reflects balance between profitability and managing liquidity risk and considers Company's current financial condition and funding capacity. The Company maintains liquidity buffer of unencumbered highly liquid assets (if required) to insure against adverse liquidity events.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

B. **Liquidity risk**

ii. Maturity analysis for financial liabilities and financial assets

The following tables set out the residual contractual maturities of the Company's financial liabilities and financial assets:

As at March 31, 2026	Carrying amount	Gross nominal inflow/(outflow)	Less than 1 month	1–3 months	3 months –1 year	1–5 years	More than 5 years	upto 1 Year	more than 1 Year
Financial liability by type									
Derivative financial instruments	-	-	-	-	-	-	-	-	-
Trade payables	324.78	324.78	162.39	162.39	-	-	-	324.78	-
Debt securities	34,077.80	34,077.80	108.49	3,531.78	5,064.42	20,595.82	4,777.29	8,704.69	25,373.11
Borrowings*	39,211.35	39,211.35	379.33	2,864.63	7,578.98	25,752.35	2,636.06	10,822.94	28,388.41
Subordinated liabilities	1,119.33	1,119.33	10.70	-	235.67	127.73	745.23	246.37	872.96
Lease liabilities	119.69	119.69	1.92	3.88	17.95	76.91	19.03	23.75	95.94
Other financial liabilities	368.45	368.45	283.39	85.06	-	-	-	368.45	-
	75,221.40	**75,221.40**	**946.22**	**6,647.74**	**12,897.02**	**46,552.81**	**8,177.61**	**20,490.98**	**54,730.42**
Financial asset by type									
Cash and cash equivalents	558.73	558.73	502.86	-	55.87	-	-	558.73	-
Bank balances other than Cash and cash equivalents above	3.26	3.26	1.95	0.07	0.22	1.02	-	2.24	1.02
Derivative financial instruments	283.41	283.41	-	-	-	283.41	-	-	283.41
Trade receivables	63.22	63.22	12.64	50.58	-	-	-	63.22	-
Loans (Net of Impairment Allowance)**	83,807.89	83,807.89	1,675.94	2,166.84	10,151.79	21,773.46	48,039.86	13,994.57	69,813.32
Investments	1,661.33	1,661.33	1,625.05	-	-	11.28	25.00	1,625.05	36.28
Other financial assets	241.71	241.71	14.33	25.14	44.36	157.88	-	83.83	157.88
	86,619.55	**86,619.55**	**3,832.77**	**2,242.63**	**10,252.24**	**22,227.05**	**48,064.86**	**16,327.64**	**70,291.91**
Type of Borrowings									
Borrowings from banks#	38,686.77	38,686.77	379.33	2,837.32	7,578.98	25,255.08	2,636.06	10,795.63	27,891.14
Market borrowings	35,721.71	35,721.71	119.19	3,559.09	5,300.09	21,220.82	5,522.52	8,978.37	26,743.34
Total Borrowings	**74,408.48**	**74,408.48**	**498.52**	**6,396.41**	**12,879.07**	**46,475.90**	**8,158.58**	**19,774.00**	**54,634.48**

* Borrowings reported/to be reported to NHB as per ALM includes margin money received towards derivative variation.

** Loans reported/to be reported to NHB as per ALM includes Stage I and II provisions and excludes Stage III (net of provisions).

includes Borrowings from National Housing Bank.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

B. **Liquidity risk**

ii. Maturity analysis for financial liabilities and financial assets

The following tables set out the residual contractual maturities of the Company's financial liabilities and financial assets:

As at March 31, 2025	Carrying amount	Gross nominal inflow/(outflow)	Less than 1 month	1–3 months	3 months –1 year	1–5 years	More than 5 years	upto 1 Year	more than 1 Year
Financial liability by type									
Derivative financial instruments	8.54	8.54	0.01	0.03	5.33	3.17	-	5.37	3.17
Trade payables	227.63	227.63	113.81	113.82	-	-	-	227.63	-
Debt securities	28,333.97	28,333.97	1.52	1,874.80	4,065.46	17,614.84	4,777.35	5,941.78	22,392.19
Borrowings*	31,415.44	31,415.44	441.44	3,791.80	5,370.24	20,317.47	1,494.49	9,603.48	21,811.96
Subordinated liabilities	1,327.59	1,327.59	54.01	-	201.63	277.35	794.60	255.64	1,071.95
Lease liabilities	127.30	127.30	1.55	3.14	15.33	77.59	29.69	20.02	107.28
Other financial liabilities	264.62	264.62	177.71	86.91	-	-	-	264.62	-
	61,705.09	**61,705.09**	**790.05**	**5,870.50**	**9,657.99**	**38,290.42**	**7,096.13**	**16,318.54**	**45,386.55**
Financial asset by type									
Cash and cash equivalents	2,628.68	2,628.68	2,403.44	-	225.24	-	-	2,628.68	-
Bank balances other than Cash and cash equivalents above	1.27	1.27	0.22	0.07	0.29	0.69	-	0.58	0.69
Derivative financial instruments	65.46	65.46	-	-	59.82	5.64	-	59.82	5.64
Trade receivables	32.48	32.48	6.50	25.98	-	-	-	32.48	-
Loans (Net of Impairment Allowance) **	66,405.25	66,405.25	1,346.27	2,140.35	8,044.45	15,875.42	38,998.76	11,531.07	54,874.18
Investments	1,108.93	1,108.93	1,074.47	-	-	9.46	25.00	1,074.47	34.46
Other financial assets	170.39	170.39	119.93	17.69	7.19	25.58	-	144.81	25.58
	70,412.46	**70,412.46**	**4,950.83**	**2,184.09**	**8,336.99**	**15,916.79**	**39,023.76**	**15,471.91**	**54,940.55**
Type of Borrowings									
Borrowings from Banks#	31,415.44	31,415.44	441.44	3,791.80	5,370.24	20,317.47	1,494.49	9,603.48	21,811.96
Market Borrowings	29,661.56	29,661.56	55.53	1,874.80	4,267.09	17,892.19	5,571.95	6,197.42	23,464.14
Total Borrowings	**61,077.00**	**61,077.00**	**496.97**	**5,666.60**	**9,637.33**	**38,209.66**	**7,066.44**	**15,800.90**	**45,276.10**

* Borrowings reported/to be reported to NHB as per ALM includes margin money received towards derivative variation.
** Loans reported/to be reported to NHB as per ALM includes Stage I and II provisions and excludes Stage III (net of provisions).
# includes Borrowings from National Housing Bank.

(Rs. in crore)

39. Financial risk review (Continued)

B. **Liquidity risk**

ii. Maturity analysis of assets and liabilities

The table below set out carrying amount of assets and liabilities according to when they are expected to be recovered or settled. With regard to loans and advances to customers, the Company uses the same basis of expected repayment behaviour as used for estimating the EIR. Issued debt reflect the contractual coupon amortisations.

ASSETS	As at March 31, 2026			As at March 31, 2025		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial assets						
Cash and cash equivalents	558.73	-	**558.73**	2,628.68	-	**2,628.68**
Bank balances other than Cash and cash equivalents above	2.24	1.02	**3.26**	0.58	0.69	**1.27**
Derivatives financial instruments	-	283.41	**283.41**	59.82	5.64	**65.46**
Trade receivables	63.22	-	**63.22**	32.48	-	**32.48**
Loans	13,994.57	69,813.32	**83,807.89**	11,531.07	54,874.18	**66,405.25**
Investments	1,625.05	36.28	**1,661.33**	1,074.47	34.46	**1,108.93**
Other financial assets	83.83	157.88	**241.71**	144.81	25.58	**170.39**
Non-financial Assets						
Current tax assets (Net)	0.69	-	**0.69**	35.17	-	**35.17**
Deferred tax Assets (Net)	-	-	**-**	-	4.71	**4.71**
Investment property	-	2.64	**2.64**	-	2.83	**2.83**
Property, Plant and Equipment	-	55.59	**55.59**	-	63.00	**63.00**
Capital work-in-progress	-	0.03	**0.03**	-	0.53	**0.53**
Intangible assets under development	-	0.50	**0.50**	-	1.65	**1.65**
Other intangible assets	-	25.07	**25.07**	-	20.11	**20.11**
Right of use assets	-	102.80	**102.80**	-	114.44	**114.44**
Other non-financial assets	-	27.72	**27.72**	-	21.70	**21.70**
Total Assets	**16,328.33**	**70,506.26**	**86,834.59**	**15,507.08**	**55,169.52**	**70,676.60**

B. **Liquidity risk *(Continued)***

ii. Maturity analysis of assets and liabilities *(Continued)*

LIABILITIES	As at March 31, 2026			As at March 31, 2025		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial Liabilities						
Derivative financial instruments	-	-	-	5.37	3.17	8.54
Trade Payables						
- Total outstanding dues of micro enterprises and small enterprises	1.85	-	1.85	0.24	-	0.24
- Total outstanding dues of creditors other than micro enterprises and small enterprises	322.93	-	322.93	227.39	-	227.39
Debt Securities	8,704.69	25,373.11	34,077.80	5,941.78	22,392.19	28,333.97
Borrowings (Other than debt securities)	10,822.94	28,388.41	39,211.35	9,603.48	21,811.96	31,415.44
Subordinated liabilities	246.37	872.96	1,119.33	255.64	1,071.95	1,327.59
Lease Liabilities	23.75	95.94	119.69	20.02	107.28	127.30
Other financial liabilities	368.45	-	368.45	264.62	-	264.62
Non-Financial Liabilities						
Current tax liabilities (Net)	84.30	-	84.30	73.75	-	73.75
Deferred tax liabilities (Net)	-	79.10	79.10	-	-	-
Provisions	26.01	25.02	51.03	20.44	14.33	34.77
Other non-financial liabilities	73.61	-	73.61	61.00	-	61.00
Total liabilities	**20,674.90**	**54,834.54**	**75,509.44**	**16,473.73**	**45,400.88**	**61,874.61**
Net	**(4,346.57)**	**15,671.72**	**11,325.15**	**(966.65)**	**9,768.64**	**8,801.99**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

B. **Liquidity risk**

iii. Financial assets position- pledged/unpledged

The total financial assets demonstrating position of pledged and not pledged assets are shown in the below table:

	As at March 31, 2026			As at March 31, 2025		
ASSETS	**Pledged**	**Not Pledged**	**Total**	**Pledged**	**Not Pledged**	**Total**
Financial assets	**83,531.54**	**3,088.01**	**86,619.55**	**66,189.02**	**4,223.44**	**70,412.46**
Cash and cash equivalents	-	558.73	558.73	-	2,628.68	2,628.68
Bank balances other than Cash and cash equivalents above	-	3.26	3.26	-	1.27	1.27
Derivatives financial instruments	-	283.41	283.41	-	65.46	65.46
Trade receivables	-	63.22	63.22	-	32.48	32.48
Loans	83,531.54	276.35	83,807.89	66,189.02	216.23	66,405.25
Investments	-	1,661.33	1,661.33	-	1,108.93	1,108.93
Other financial assets	-	241.71	241.71	-	170.39	170.39
Non-financial Assets	**0.18**	**214.86**	**215.04**	**0.20**	**263.94**	**264.14**
Current tax asset	-	0.69	0.69	-	35.17	35.17
Deferred tax Assets (Net)	-	-	-	-	4.71	4.71
Investment property	0.18	2.46	2.64	0.20	2.63	2.83
Property, Plant and Equipment	-	55.59	55.59	-	63.00	63.00
Capital work-in-progress	-	0.03	0.03	-	0.53	0.53
Intangible assets under development	-	0.50	0.50	-	1.65	1.65
Other intangible assets	-	25.07	25.07	-	20.11	20.11
Right of use assets	-	102.80	102.80	-	114.44	114.44
Other non-financial assets	-	27.72	27.72	-	21.70	21.70
Total Assets	**83,531.72**	**3,302.87**	**86,834.59**	**66,189.22**	**4,487.38**	**70,676.60**

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

C. Market risk

i For the definition of market risk and information on how the company manages the market risks of trading and non-trading portfolios, see Note 38.

The following table sets out the allocation of assets and liabilities to non-trading portfolios. The Company does not allocate the assets and liabilities to trading portfolios.

Carrying amount	**Market risk measure**	
	As at March 31, 2026	**As at March 31, 2025**
Assets subject to market risk		
Cash and cash equivalents	558.73	2,628.68
Bank balances other than cash and cash equivalents	3.26	1.27
Derivative financial instruments	283.41	65.46
Receivables	63.22	32.48
Loans	83,807.89	66,405.25
Investments	1,661.33	1,108.93
Other financial assets	241.71	170.39
Liabilities subject to market risk		
Derivative financial instruments	-	8.54
Trade payables	324.78	227.63
Debt securities	34,077.80	28,333.97
Borrowings (Other than debt securities)	39,211.35	31,415.44
Subordinated liabilities	1,119.33	1,327.59
Lease liabilities	119.69	127.30
Other financial liabilities	368.45	264.62

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

C. Market risk

ii Exposure to interest rate risk – Non-trading portfolios

The Company carries out interest rate sensitivity analysis to assess the impact on earnings of interest rate movement considering the rate sensitive assets and rate sensitive liabilities upto one year period. The fixed rate assets and liabilities which are falling due on residual basis within one year have been considered as floating rate assets and liabilities basis the minimum of 'interest rate reset date or maturity of the contract'. The basis risk between various benchmark linked to assets and liabilities are considered to be insignificant.

Below table illustrates impact on earnings on account of 100 bps change on in interest rate on the assets and liabilities due for repayment / rate reset in next one year.

As at March 31, 2026

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
Rate sensitive assets	94,479.58	895.99	(895.99)
Rate sensitive liabilities	48,498.20	369.57	(369.57)
Net Gap (Asset - liability)	**45,981.39**	**526.43**	**(526.43)**

As at March 31, 2025

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
Rate sensitive assets	72,209.42	684.59	(684.59)
Rate sensitive liabilities	39,152.23	290.74	(290.74)
Net Gap (Asset - liability)	33,057.19	393.85	(393.85)

The following table sets forth, for the periods indicated, the break-up of borrowings into variable rate and fixed rate

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed rate borrowings	55%	55%
Floating rate borrowings	45%	45%
Total borrowings	**100%**	**100%**

iii Exposure to currency risks – Non-trading portfolios

There are no exposure to foreign currency risks in the non trading portfolio as on March 31, 2026 and March 31, 2025, since Company has entered into derivative contract to fully hedge the risk. (Refer Note no. 5 for disclosure relating to derivative financial instruments).

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

39. Financial risk review (Continued)

D. Capital management

i Regulatory capital

The National Housing Bank (NHB) sets and monitors capital adequacy requirements for the Company from time to time.
The Company's regulatory capital consists of the sum of the following elements.
Tier 1 Capital includes:
1) Ordinary share capital,
2) Securities premium reserve,
3) Retained earnings,
4) Special reserve
5) General reserve
Tier 1 Capital does not include unrealised fair value gain/loss booked for financial instruments measured at fair value through profit and loss.
Following items are deducted from Tier I
a) Intangibles
b) Deferred revenue expenditure for raising borrowings
c) Deferred tax assets
d) Prepaid expenses and unamortised loan acquisition cost
e) Unrealised gains on sale of loans with expected future margin income recognised upfront

Tier II capital includes
1) subordinated debt
2) impairment allowance provisioning for stage 1 financial assets and Off–Balance Sheet to the extent the same does not exceed 1.25% of Risk weighted assets

(Rs. in crore)

39. Financial risk review (Continued)

D. Capital management

ii Regulatory capital

The Company's capital management strategy is to effectively determine, raise and deploy capital so as to create value for its shareholders. The same is done through a mix of either equity and/or convertible and/or combination of short term /long term debt as may be appropriate.
The Company is subject to the capital adequacy requirements of the National Housing Board (NHB). Under NHB's capital adequacy guidelines, the Company is required to maintain a capital adequacy ratio consisting of Tier I and Tier II Capital. The total of Tier II Capital at any point of time, shall not exceed 100 percent of Tier I Capital.
The minimum capital ratio as prescribed by RBI guidelines and applicable to the Company, consisting of Tier I and Tier II capital, shall not be less than 15 percent of its aggregate risk weighted assets on-balance sheet and of risk adjusted value of off-balance sheet.

Particulars	**As at March 31, 2026**	**As at March 31, 2025**
Ordinary share capital	621.77	608.82
Securities premium reserve	4,232.37	3,595.33
Retained earnings	4,933.98	3,467.30
Special reserve	1,470.86	1,103.64
General reserve	17.72	14.04
Less:		
-Deferred revenue expenditure	(42.72)	(40.08)
-Software	(25.07)	(20.11)
-Intangible assets under development	(0.50)	(1.65)
-Unamortised loan acquisition cost	(305.69)	(201.56)
-Deferred tax asset	-	(4.71)
-Unrealised gains on sale of loans with expected future margin income recognised upfront	(217.17)	(35.18)
Tier I Capital	**10,685.55**	**8,485.84**
Subordinate Debt	836.83	902.43
Impairment loss allowance	258.34	208.39
Tier II Capital	**1,095.17**	**1,110.82**
Tier I + Tier II Capital	**11,780.72**	**9,596.66**

(Rs. in crore)

39. Financial risk review (Continued)

D. Capital management

iii Capital allocation

Management uses regulatory capital ratios to monitor its capital base. The allocation of capital between specific operations and activities is, to a large extent, driven by optimisation of the return achieved on the capital allocated. The process of allocating capital to specific operations and activities is undertaken independently of those responsible for the operation by Asset and Liability Management Committee (ALCO).

Although maximisation of the return on risk-adjusted capital is the principal basis used in determining how capital is allocated within the Company to particular operations or activities, it is not the sole basis used for decision making. Account is also taken of synergies with other operations and activities, the availability of management and other resources, and the fit of the activity with the Company's longer-term strategic objectives. The Company's policies in respect of capital management and allocation are reviewed regularly by the Board of Directors.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

40.1 Capital

(Rs. in crore)

	Particulars	2025-26	2024-25
(i)	CRAR (%)	17.55%	19.01%
(ii)	CRAR – Tier I Capital (%)	15.92%	16.81%
(iii)	CRAR – Tier II Capital (%)	1.63%	2.20%
(iv)	Amount of subordinated debt raised as Tier- II Capital	-	-
(v)	Amount raised by issue of Perpetual Debt Instruments	-	-

40.2 There were no unhedged foreign currency transactions during current year (March 31, 2025: Rs. Nil).

40.3 The Company has not done any Securitisation during the financial year. (March 31, 2025: Rs Nil).

40.4 Details of Financial Assets sold to Securitisation / Reconstruction Company for Asset Reconstruction is Rs. Nil (March 31, 2025: Rs Nil).

40.5 The disclosure for assignment transaction during the year ended March 31, 2026 and March 31, 2025 has been disclosed in Note no 40.31.

40.6 The Company does not have purchase transaction of non-performing financial asset (March 31, 2025: Rs Nil).
The disclosure for sale transaction of non-performing financial assets has been disclosed in Note no 40.31 for the year ended March 31, 2026 and March 31, 2025.

40.7 Asset Liability Management (Maturity pattern of certain items of Assets and Liabilities)

For the year 2025-26

(Rs. in crore)

Particulars	Liabilities			Assets		
	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities*	Advances#	Investments	Foreign Currency Assets
1 day to 7 days	22.67	-	-	863.39	1,625.05	-
8 days to 14 days	5.77	0.16	-	382.19	-	-
15 days to 30 / 31 days	343.01	119.03	7.88	430.36	-	-
Over One month upto 2 months	565.22	1,196.46	3.06	1,086.58	-	-
Over 2 months upto 3 months	2,268.34	2,362.63	0.70	1,080.26	-	-
Over 3 months and to 6 months	1,993.15	1,446.15	-	3,294.73	-	-
Over 6 months and upto 1 year	5,585.83	3,853.94	-	6,857.06	-	-
Over 1 year and upto 3 years	16,678.20	15,185.23	2,669.81	11,991.16	11.28	-
Over 3 years and upto 5 years	5,907.07	6,035.59	-	9,782.30	-	-
Over 5 years	2,636.06	5,522.52	-	48,039.86	25.00	-
Total	**36,005.32**	**35,721.71**	**2,681.45**	**83,807.89**	**1,661.33**	**-**

* Borrowings reporting as per ALM under foreign currency liabilities includes margin money received towards derivative variation.
#Loans reporting as per ALM includes Stage I and II provisions and excludes Stage III (net of provisions).
Assets and liabilities bifurcation into various buckets is based on NHB guidelines.

For the year 2024-25

(Rs. in crore)

Particulars	Liabilities			Assets		
	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities*	Advances#	Investments	Foreign Currency Assets
1 day to 7 days	18.03	1.31	-	692.50	1,074.47	-
8 days to 14 days	3.94	0.16	-	306.61	-	-
15 days to 30 / 31 days	412.04	54.06	7.43	347.16	-	-
Over One month upto 2 months	471.28	1,386.46	607.44	866.52	-	-
Over 2 months upto 3 months	2,713.08	488.34	-	1,273.83	-	-
Over 3 months and to 6 months	1,692.12	804.10	-	2,613.49	-	-
Over 6 months and upto 1 year	3,464.32	3,462.99	213.80	5,430.96	-	-
Over 1 year and upto 3 years	12,220.21	12,213.27	427.39	7,986.91	9.46	-
Over 3 years and upto 5 years	6,553.27	5,678.92	1,116.60	7,888.51	-	-
Over 5 years	1,494.49	5,571.95	-	38,998.76	25.00	-
Total	**29,042.78**	**29,661.56**	**2,372.66**	**66,405.25**	**1,108.93**	**-**

* Borrowings reporting as per ALM under foreign currency liabilities includes margin money received towards derivative variation.
#Loans reporting as per ALM includes Stage I and II provisions and excludes Stage III (net of provisions).
Assets and liabilities bifurcation into various buckets is based on NHB guidelines.

Tata Capital Housing Finance Limited

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

40.8 Exposure

40.8.1 No Parent Company products were financed during the year (March 31, 2025: Rs Nil).

40.8.2 The Exposure to a single borrower and group of borrower does not exceed the limit stipulated by the NHB prudential norms applicable to HFC (March 31, 2025: Rs Nil).

40.8.3 Exposure to group companies engaged in real estate business

Sl. No.	Description	Amount	% of Owned Fund	Amount	% of Owned Fund
		2025-26	2025-26	2024-25	2024-25
(i)	Exposure to any single entity in a group engaged in real estate business	250.41	2.34%	338.17	3.99%
(ii)	Exposure to all entities in a group engaged in real estate business	250.41	2.34%	338.17	3.99%

40.9 Miscellaneous

40.9.1 The Company has following Registrations effective as on March 31, 2026:

Issuing Authority	Registration No., if any	Date of registration	Valid upto	Registered as
National Housing Bank	04.0073.09	02-Apr-09	-	Housing finance institution without permission to accept public deposits.
Insurance Regulatory and Development Authority of India	CA0870	21-Sep-23	20-Sep-26	Corporate agent

40.9.2 No penalties or strictures has been imposed on the Company during the year (March 31, 2025: Rs Nil).

40.9.3 No loans granted against the collateral gold and silver jewellery by the company (March 31, 2025: Rs Nil).

40.9.4 Group Structure

Ultimate holding Company	Tata Sons Private Limited
Holding Company	Tata Capital Limited
Subsidiaries of Holding Company	Tata Capital Pte. Limited
	Tata Capital Growth Fund I
	Tata Capital Growth Fund II
	Tata Capital Growth Fund III (w.e.f. September 11, 2025)
	Tata Capital Special Situation Fund
	Tata Capital Healthcare Fund I
	Tata Capital Healthcare Fund II
	Tata Capital Healthcare Fund III (w.e.f. February 20, 2026)
	Tata Capital Innovations Fund
	Tata Capital Growth II General Partners LLP
	Tata Capital Growth III General Partners LLP (w.e.f. August 25, 2025)
	Tata Capital Advisors Pte. Ltd. (amalgamated with Tata Capital Pte. Limited w.e.f. October 31, 2025)
	Tata Capital Plc (ceased to be subsidiary w.e.f. December 31, 2024)
	Tata Capital General Partners LLP
	Tata Capital Healthcare General Partners LLP
	Tata Opportunities General Partners LLP
	Tata Securities Limited
	Tata Capital
	Tata Capital Healthcare III General Partners LLP (w.e.f. February 20, 2026)
	TCPL Investments Pte. Ltd. (w.e.f October 27, 2025)
	TCL Employee Welfare Trust
Retiral Plans of Holding Company	Tata Capital Limited Gratuity Scheme
	Tata Capital Limited Employees Provident Fund Trust
	Tata Capital Limited Superannuation Scheme
Retiral Plans of Subsidiary of Holding Company	Tata Securities Limited Employees Gratuity Scheme
	Tata Securities Limited Employees Superannuation Scheme

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

40.9.5 Ratings assigned by credit rating agencies and migration of ratings during the year.

(i)	Rating Assigned to	Short Term Debt, Long Term Debt, Tier II Debt
(ii)	Date of Rating	ICRA - 1st October, 2025 and CRISIL - 20th June, 2025
(iii)	Rating Valid up to	ICRA - 1st October, 2026 and CRISIL - 20th June, 2026
(iv)	Name of the Rating Agency	ICRA Limited (ICRA) and CRISIL Ratings Limited (CRISIL)
(v)	Rating of products	
	(a) Commercial Paper	[ICRA]A1+ and CRISIL A1+
	(b) Secured Non-Convertible Debentures (Listed)	CRISIL AAA /Stable and [ICRA] AAA (Stable)
	(c) Secured Non-Convertible Debentures (Unlisted)	CRISIL AAA /Stable
	(d) Secured Non-Convertible Debentures – Market linked Debentures	CRISIL PPMLD AAA/Stable
	(e) Unsecured Sub Debt Tier II Debentures	CRISIL AAA /Stable and [ICRA] AAA (Stable)
	(f) Secured Non-Convertible Debentures - Public	CRISIL AAA /Stable and [ICRA]AAA (Stable)
	(g) Long Term Bank Loans	CRISIL AAA/ Stable
	(h) Short Term Bank Loans	CRISIL A1+
	(i) NHB Bank Loans	[ICRA]AAA (Stable)

During the year under review, rating agencies re-affirmed/issued ratings to the Company as above.

40.10 Additional Disclosures

40.10.1 Provisions and Contingencies

(Rs. in crore)

	Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	**2025-26**	**2024-25**
(i)	Provision made / (reversed) towards income tax	613.07	513.81
(ii)	Provision made / (reversed) towards NPA [Impairment allowance - stage III (net of recoveries)]	29.67	(57.40)
(iii)	Provision made / (reversed) for standard assets [Impairment allowance - stage I & II]	45.73	(95.54)
(iv)	Provision made / (reversed) for trade receivables	(0.11)	1.84
(iv)	Provision made / (reversed) for depreciation on fixed assets	53.45	49.27
(v)	Provision made / (reversed) for gratuity	15.13	8.08
(vi)	Provision made / (reversed) for leave encashment	5.35	5.88
(vii)	Provision made / (reversed) for long term service benefit	0.19	0.17
(viii)	Provision made / (reversed) for other financial assets	0.27	0.04
(ix)	Provision made / (reversed) for depreciation on investments	-	-

The Company has assessed its obligations arising in the normal course of business, proceedings pending with tax authorities and other contracts including derivative and long term contracts. In accordance with the provisions of Indian Accounting Standard (Ind AS) 37 on 'Provisions, Contingent Liabilities and Contingent Assets', the Company recognises a provision for material foreseeable losses when it has a present obligation as a result of a past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. In cases where the available information indicates that the loss on the contingency is reasonably possible but the amount of loss cannot be reasonably estimated, a disclosure to this effect is made as contingent liabilities in the financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial statements.

40.10.2 The disclosure for drawdown of reserves during the year has been disclosed in Note no 22.

40.10.3 The disclosure of the Concentration of Deposits taken is not applicable as the Company carries on the business of a housing finance institution without accepting public deposits (March 31, 2025: Not Applicable).

40.10.4 Concentration of Loans & Advances

(Rs. in crore)

Particulars	**2025-26**	**2024-25**
Total Loans & Advances to twenty largest borrowers #	8,899.63	5,214.29
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	10.54%	7.79%

Includes Loans & Advances and interest accrued thereon.

40.10.5 Concentration of all Exposure (including off-balance sheet exposure)

(Rs. in crore)

Particulars	**2025-26**	**2024-25**
Total Exposure to twenty largest borrowers / customers #	11,657.81	6,911.75
Percentage of Exposure to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	11.78%	8.88%

Includes Loans & Advances and interest accrued and undrawn exposure thereon.

40.10.6 Concentration of NPAs

(Rs. in crore)

Particulars	**2025-26**	**2024-25**
Total Exposure to top four NPA accounts	89.67	98.30

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

40.10.7 Sector-wise NPAs

Sr. No.	Sector	Percentage of NPAs to Total Advances in that sector 2025-26	Percentage of NPAs to Total Advances in that sector 2024-25
A.	**Housing**	**0.75%**	**0.73%**
1.	Individuals	0.73%	0.64%
2.	Builders/Project	0.89%	1.21%
3.	Corporates	0.22%	0.59%
4.	Others (specify)	0.00%	0.00%
B.	**Non-Housing**	**0.69%**	**0.84%**
1.	Individuals	1.05%	1.00%
2.	Builders/Project	0.03%	0.16%
3.	Corporates	0.24%	0.43%
4.	Others (specify)	0.00%	0.00%

40.10.8 Movement of NPAs

(Rs. in crore)

Particulars		2025-26	2024-25
(I)	Net NPAs to Net Advances (%)	0.33%	0.32%
(II)	Movement of NPAs (Gross)		
a)	Opening balance	512.53	493.89
b)	Additions during the year	310.59	231.06
c)	Reductions during the year	(207.85)	(212.42)
d)	Closing balance	615.27	512.53
(III)	Movement of Net NPAs		
a)	Opening balance	216.23	207.38
b)	Additions during the year	158.65	114.66
c)	Reductions during the year	(98.53)	(105.81)
d)	Closing balance	276.35	216.23
(IV)	Movement of provisions for NPAs (excluding provisions on standard assets)		
a)	Opening balance	296.30	286.51
b)	Additions during the year	151.94	116.40
c)	Reductions during the year	(109.32)	(106.61)
d)	Closing balance	338.92	296.30

Note: The movement of Gross NPA, Provisions for NPA and Net NPA presented above excludes NPA identified and regularized in the same financial year.

40.10.9 The company does not have overseas asset as at March 31, 2026 (March 31, 2025 : Nil).

40.10.10 The Company has not sponsored any SPVs. Accordingly there is no disclosure applicable (March 31, 2025 : Nil).

40.10.11 The Company has not undertaken any transaction for currency futures and currency options. Accordingly there is no disclosure applicable (March 31, 2025 : Nil)

40.10.12 There are no material prior period items which are impacting Company's current year profit and loss (March 31, 2025 : Nil).

40.10.13 Since the Company does not have significant uncertainties pending resolutions as at March 31, 2026, revenue recognition has not been postponed. (March 31, 2025 : Nil).

40.11 Customers Complaints

Particulars		2025-26	2024-25
a)	No. of complaints pending at the beginning of the year	51	112
b)	No. of complaints received during the year	3,484	3,714
c)	No. of complaints redressed during the year	3,474	3,775
d)	No. of complaints pending at the end of the year	61	51

40.12 Area of Operation

Particulars		2025-26	2024-25
a)	Area	Presence in 25 States/Union Territories	Presence in 25 States/Union Territories
b)	Country of operation	India	India
c)	Joint ventures	NA	NA
d)	Overseas subsidiaries	NA	NA

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.13 Derivative Instruments Exposures:

Derivative positions open as at March 31, 2026 and March 31, 2025 in the form of foreign currency forward exchange contract and interest rate swap are disclosed below. These transactions were undertaken to act as economic hedges for the Company's exposures to various risks in foreign exchange markets and qualify or can be designated as hedging instruments. The accounting for these transactions is stated in note 2 (xi).

Forward exchange contracts (being derivative instrument), which are not intended for trading or speculation purposes but for hedge purposes to establish the amount of reporting currency required or available at the settlement date at certain payables and receivables. Interest rate swap is entered to establish the fixed rate of interest payable towards the external commercial borrowing.

The Company does not hold any derivative instrument which are intended for trading or speculation as on the reporting date.

Outstanding foreign exchange forward contracts and interest rate swap entered into by the Company: -

Particulars	Buy / Sell	For the Year ended March 31, 2026			For the Year ended March 31, 2025		
		USD (Mio)	EURO (Mio)	Rs. In crore	USD (Mio)	EURO (Mio)	Rs. In crore
Foreign exchange forward contracts i.e. Notional principal of Swap Agreements (Foreign currency amount payable at future date *Closing exchange rate)	Buy	144.00	100.00	2,439.74	25.92	-	221.48
Interest rate swap contract i.e. Notional principal of Swap Agreements (Foreign Currency borrowings*Closing exchange rate)	Buy	NA	NA	NA	NA	NA	NA
Cross currency swap contract i.e. Notional principal of Swap Agreements (Foreign Currency borrowings*Closing exchange rate)^	Buy	-	-	-	144.00	100.00	2,153.11
Options i.e. Notional principal of Option Agreements (Foreign Currency borrowings*Closing exchange rate)	Buy / Sell	25.00	-	235.90	-	-	-
Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	Buy	NA	NA	NA	NA	NA	NA
Collateral required by the NBFC upon entering into swaps	Buy	NA	NA	NA	NA	NA	NA
Concentration of credit risk arising from the swaps $	Buy	NA	NA	NA	NA	NA	NA
The fair value gain/(loss) of the swap book, net	Buy	NA	NA	214.82	NA	NA	14.00
The fair value loss of the interest rate swap	Buy	NA	NA	NA	NA	NA	NA
The fair value gain/(loss) of the Cross currency swap contract	Buy	NA	NA	NA	NA	NA	NA

Note:
^ Cross currency swap has been taken in respect of the same contract for which forward contract has been entered, accordingly notional value of Cross currency swap is not shown separately.

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure

The Company has a risk management policy to enter into derivatives to manage the risk associated with external commercial borrowings. The following table highlights the key aspects of the policy:

a) Treasury and Risk function is authorised to elect appropriate derivative instrument:,
b) The Company shall fully hedge the risk on account of foreign currency fluctuation and change interest rate towards external commercial borrowing;
c) The Company has put in place a reporting and monitoring mechanism for the risk associated with the derivative transaction;
d) Company has a hedging policy in place which mandates to have a hedge relation established before a derivative transaction is entered into. The Company ensures that the hedging effectiveness is monitored continuously during the life of the derivative contract;
e) The company has put in place accounting policy covering recording hedge and non-hedge transactions, recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning and credit risk mitigation.

B. Quantitative Disclosure

Particulars	**Currency Derivatives**		**Interest Rate Derivatives**	
	2025-26	**2024-25**	**2025-26**	**2024-25**
(i) Derivatives (Notional Principal Amount)	2,439.74	2,374.59	NA	NA
(ii) Marked to Market Positions [1]				
(a) Assets (+)	283.41	65.15	-	0.31
(b) Liability (-)	-	(8.54)	-	-
(iii) Credit Exposure [2]	-	-	-	-
(iv) Unhedged Exposures	-	-	-	-

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.14 Housing and non-housing loans and provision in respect thereof on account of standard, sub standard, doubtful and loss assets are recorded in accordance with the guidelines on prudential norms as specified by National Housing Bank are as follows:

Category	Standard Assets		Sub-Standard Assets		Doubtful Assets		Loss Assets		Total	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Housing Loan										
Gross Portfolio	52,519.92	45,707.01	183.69	149.16	212.71	175.17	1.12	13.55	52,917.44	46,044.89
Provision	174.83	157.25	70.39	62.41	162.29	131.73	1.12	13.55	408.63	364.94
Net Portfolio	52,345.09	45,549.76	113.30	86.75	50.42	43.44	-	-	52,508.81	45,679.95
Non Housing Loan										
Gross Portfolio	31,304.27	20,735.31	121.40	85.49	96.30	89.16	0.05	-	31,522.02	20,909.96
Provision	111.53	88.94	38.56	26.61	66.51	62.01	0.05	-	216.65	177.56
Net Portfolio	31,192.74	20,646.37	82.84	58.88	29.79	27.15	-	-	31,305.37	20,732.40
Total										
Gross Portfolio	83,824.19	66,442.32	305.09	234.65	309.01	264.33	1.17	13.55	84,439.46	66,954.85
Provision	286.36	246.19	108.95	89.02	228.80	193.74	1.17	13.55	625.28	542.50
Net Portfolio	83,537.83	66,196.13	196.14	145.63	80.21	70.59	-	-	83,814.18	66,412.35

Categories of Doubtful Assets are as follows:

Category	Doubtful 1		Doubtful 2		Doubtful 3		Total	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Housing Loan								
Gross Portfolio	78.13	50.79	120.48	116.82	14.10	7.56	212.71	175.17
Provision	32.75	21.41	115.44	102.76	14.10	7.56	162.29	131.73
Net Portfolio	45.38	29.38	5.04	14.06	-	-	50.42	43.44
Non Housing Loan								
Gross Portfolio	49.09	36.25	36.46	46.71	10.75	6.20	96.30	89.16
Provision	23.05	15.64	33.38	40.17	10.08	6.20	66.51	62.01
Net Portfolio	26.04	20.61	3.08	6.54	0.67	-	29.79	27.15
Total								
Gross Portfolio	127.23	87.04	156.94	163.53	24.84	13.76	309.01	264.33
Provision	55.81	37.05	148.82	142.93	24.17	13.76	228.80	193.74
Net Portfolio	71.42	49.99	8.12	20.60	0.67	-	80.21	70.59

40.15 Loans granted by the Company are secured by any or all of the following as applicable, based on their categorisation:
a) Equitable / registered mortgage of property.
b) Undertaking to create a security.
c) Against securities.

40.16 The company has reported three frauds aggregating Rs. 1.17 crore (March 31, 2025: Nil frauds aggregating Nil) based on management reporting to risk committee and to the NHB through prescribed returns. The nature of fraud involved is cheating and forgery.

40.17 Asset Classification, NPA identification and Provisioning as per NHB Norms and Staging & Impairment allowance under Ind AS

1) Classification of Asset as Standard Asset under NHB norms:

An Asset having DPD equal to or less than 90 days and not classified as default as per Ind AS 109 is reported as standard asset as per NHB norms. Provisioning made on stage 1 and stage 2 assets under Ind AS 109 is reported as standard asset provisioning.

2) Classification of an Asset as NPA Asset under NHB norms:

An Asset having DPD more than 90 days and classified as default as per Ind AS 109 is reported as NPA asset as per NHB norms. Such asset based on DPD as per NHB norms is further classified and presented into substandard, doubtful and loss assets in compliance with the NHB norms. Provisioning made on stage 3 assets under Ind AS 109 is reported as NPA provisioning.

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40. Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.18 Liabilities Side:

Particulars	**Amount Outstanding**		**Amount Overdue**	
	As at March 31, 2026	**As at March 31, 2025**	**As at March 31, 2026**	**As at March 31, 2025**
1) Loans and advances availed by NBFC inclusive of interest accrued thereon but not				
a) Debentures:				
(other than those falling within the meaning of public deposit)				
- Secured	31,211.78	24,491.11	-	-
- Unsecured	1,119.33	1,327.59	-	-
b) Deferred Credits	-	-	-	-
c) Term Loans	36,757.19	29,485.30	-	-
d) Inter-corporate loans and borrowing	524.58	-	-	-
e) Commercial Paper	2,866.02	3,842.86	-	-
f) Other loans				
- Working Capital Demand Loan	1,929.48	1,930.14	-	-
- Overdraft	0.10	-	-	-

Assets side:

Particulars	**Amount Outstanding**	
	2025-26	**2024-25**
2) Break up of loans and advances including bills receivables		
(other than those included in (3) below)		
- Secured	82,027.80	64,348.32
- Unsecured	2,411.66	2,606.53
3) Break up of Leased Assets and stock on hire and other assets counting towards AFC activities		
a) Lease assets including lease rentals under sundry debtors:		
- Financial Lease	-	-
- Operating Lease	-	-
b) Stock on hire including hire charges under sundry debtors		
- Assets on hire	-	-
- Repossessed assets	-	-
c) Other loans counting towards Asset Financing Company activities		
- Loans where assets have been repossessed	-	-
- Other loans	-	-

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 **Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)**

Assets side: (Continued)

Particulars	**Amount Outstanding**	
	2025-26	**2024-25**
4) Break up of Investments		
Current Investments:		
a) **Quoted:**		
- Shares: Equity	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	-	-
- Government Securities	1,385.09	974.51
- Others (Treasury Bills and TREPS)	239.96	99.96
b) **Unquoted:**		
- Shares: Equity	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	-	-
- Government Securities	-	-
- Others (Pass through certificate)	-	-
Long-Term Investments:	-	-
a) **Quoted:**		
- Shares: Equity (Net of provision)	-	-
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	11.28	9.46
- Government Securities	-	-
- Others	-	-
b) **Unquoted:**	-	-
- Shares: Equity	25.00	25.00
Preference	-	-
- Debentures and Bonds	-	-
- Units of Mutual Funds	-	-
- Government Securities	-	-
- Others	-	-

5) Borrower group-wise classification of assets financed as in (2) and (3) above

Particulars	**Secured**		**Unsecured**		**Total**	
	2025-26	**2024-25**	**2025-26**	**2024-25**	**2025-26**	**2024-25**
a) Related parties						
(i) Subsidiaries	-	-	-	-	-	-
(ii) Companies in the same group	250.41	338.17	2.37	2.37	252.78	340.54
(iii) Other related parties	-	-	-	-	-	-
b) Other than related parties	81,777.39	64,010.15	2,409.29	2,604.16	84,186.68	66,614.31
TOTAL	**82,027.80**	**64,348.32**	**2,411.66**	**2,606.53**	**84,439.46**	**66,954.85**

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 **Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Assets side:** ***(Continued)***

6) Investor group-wise classification of all investments (current and long-term) in shares and securities (both quoted and unquoted)

Particulars	Market Value/Break up or fair value or NAV		Book Value (Net of Provisions)	
	2025-26	2024-25	2025-26	2024-25
a) Related parties				
i) Subsidiaries	-	-	-	-
ii) Companies in the same group	-	-	-	-
iii) Other related Parties	-	-	-	-
b) Other than related parties	1,661.33	1,108.93	1,661.33	1,108.93
TOTAL	**1,661.33**	**1,108.93**	**1,661.33**	**1,108.93**

7) Other Information

Particulars	2025-26	2024-25
a) Gross Non-Performing Assets		
1) Related parties	-	-
2) Other than related parties	615.27	512.53
b) Net Non-Performing Assets		
1) Related parties	-	-
2) Other than related parties	276.35	216.23
c) Assets acquired in satisfaction of debt	-	-

40.19 Principal Business Criteria : Para E.10.9 of Reserve Bank of India (Housing Finance Companies) Directions, 2025 as amended

Particulars	Limit %	2025-26	2024-25
Criteria - I			
a) Financial Assets / Total Assets (Net of Intangible Assets)	>50%	99.50%	96.07%
b) Income from Financial Assets / Gross Income	>50%	99.90%	99.81%
Criteria - II			
a) Housing Finance / Total Assets (Net of Intangible Assets)	>=60%	61.18%	65.37%
b) Housing Finance for Individual / Total Assets (Net of Intangible Assets)	>=50%	50.96%	54.25%

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.20 Liquidity

(i) Funding Concentration based on significant counterparty

Sr. No	Number of Significant Counterparties	% of Total deposits	Amount (in Crore)*	% of Total Liabilities
1	27	0%	60,509.61	80%

* Principal amount outstanding as on March 31, 2026

(ii) Top 20 Large Deposits

Sr. No	Counterparty	Amount (in Crore)	% of total deposits
	Nil		

(iii) Top 10 Borrowing

Sr. No	Name of Counterparty	Amount (in Crore)*	% of total borrowings
	10	40,773.17	56%

* Principal amount outstanding as on March 31, 2026

(iv) Funding Concentration based on significant instrument/product

Sr.No	Name of the instrument/product	Amount (in Crore)	% of total liabilities
1	Non Convertible Debenture	31,100.48	41%
2	Bank Loans	35,978.02	48%
3	Commercial paper	2,975.00	4%
4	External Commercial Borrowing	2,343.00	3%
5	Inter Corporate Deposit	500.00	1%
	Total	**72,896.50**	

(v) Stock Ratios

Particulars	%
(a) Commercial papers as a % of total public funds	4%
(a) Commercial papers as a % of total liabilities	4%
(a) Commercial papers as a % of total assets	3%
(b)Non-convertible debentures (original maturity less than 1 year) as a % of total public funds	0%
(b)Non-convertible debentures (original maturity less than 1 year) as a % of total liabilities	0%
(b)Non-convertible debentures (original maturity less than 1 year) as a % of total assets	0%
(c)Other Short-term liabilities as a % of total public funds	24%
(c)Other Short-term liabilities as a % of total Liabilities	24%
(c)Other Short-term liabilities as a % of total Assets	20%

Footnotes :

1. For the purpose of above disclosure, 'Public Funds' i.e. Commercial papers, NCD's and CRPS are shown at Face Value whereas Total assets and total liabilities are shown at Carrying values.
2. Total Liabilities refer to Total outside liabilities i.e. Balance sheet total excluding Share Capital and Reserves.
3. Other Short-term liabilities include Financial Liabilities and non-financial liabilities payable within a year (Excluding CP maturity and NCD Maturity of original tenor less than 1 year)

(vi) The Company's Board of Directors has the overall responsibility for overseeing the risk management framework. The Company's risk management policies are established to identify, analyse and mitigate the risks faced by the Company. The risk management policies are established to set the appropriate limits, controls, and monitoring of risks and are regularly reviewed to reflect changing market conditions and company activities. To manage the liquidity risk and Interest rate risk, the Board has delegated the responsibility to Asset Liability Management committee (ALCO), a management level committee established in accordance with its charter. The company's Asset Liability Management Policy (ALM Policy) is approved by the Board , as recommended by ALCO to ensure the effective risk management practices.

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.21 Disclosure relating to Liquidity Coverage Ratio ("LCR")

		Three months ended Mar 31, 2026		Three months ended Dec 31, 2025		Three months ended Sep 30, 2025		Three months ended June 30, 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 Assets									
1	Total High Quality Assets (HQLA)	2,006.22	2,006.22	1,378.39	1,378.39	1,017.89	1,017.89	1,312.66	1,312.66
Cash Outflows									
2	Deposits (for deposit taking companies)	-	-	-	-	-	-	-	-
3	Unsecured wholesale funding	1,508.89	1,735.22	393.15	452.13	434.35	499.50	785.82	903.70
4	Secured wholesale funding	1,146.06	1,317.97	926.01	1,064.91	686.75	789.76	1,088.85	1,252.18
5	Additional requirements, of which	994.20	1,143.33	1,104.14	1,269.76	891.15	1,024.83	619.21	712.09
(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*	994.20	1,143.33	1,104.14	1,269.76	891.15	1,024.83	619.21	712.09
6	Other contractual funding obligations	647.42	744.54	754.52	867.70	554.44	637.61	605.88	696.76
7	Other contingent funding obligations	1,663.82	1,913.39	1,225.52	1,409.35	651.68	749.43	748.88	861.21
8	**TOTAL CASH OUTFLOWS**	**5,960.40**	**6,854.46**	**4,403.35**	**5,063.85**	**3,218.38**	**3,701.13**	**3,848.64**	**4,425.93**
Cash Inflows									
9	Secured lending	-	-	-	-	-	-	-	-
10	Inflows from fully performing exposures	1,614.83	1,211.12	1,467.70	1,100.78	1,382.15	1,036.61	1,368.25	1,026.18
11	Other cash inflows	13,297.91	9,973.43	15,993.93	11,995.45	10,727.56	8,045.67	7,494.94	5,621.21
12	**TOTAL CASH INFLOWS**	**14,912.74**	**11,184.55**	**17,461.63**	**13,096.23**	**12,109.70**	**9,082.28**	**8,863.19**	**6,647.39**
			Total Adjusted Value		**Total Adjusted Value**		**Total Adjusted Value**		**Total Adjusted Value**
13	**TOTAL NET CASH OUTFLOWS**		**1,713.61**		**1,265.96**		**925.28**		**1,106.48**
14	**TOTAL HQLA MAINTAINED**		**2,006.22**		**1,378.39**		**1,017.89**		**1,312.66**
15	**LIQUIDITY COVERAGE RATIO (%)**		**117.08%**		**108.88%**		**110.01%**		**118.63%**

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.21 Disclosure relating to Liquidity Coverage Ratio ("LCR") ***(Continued)***

a LCR framework under the liquidity risk management of the Tata Capital Housing Finance Limited (TCHFL) is undertaken by the Market risk department in the Risk group under the central oversight of the Asset Liability Management Committee (ALCO) in accordance with the Board approved policies.

b As per the RBI circular dated Dec 2021 circular no DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 all non-deposit taking NBFCs with asset size of Rs.10,000 crore and above, and all deposit taking NBFCs irrespective of their asset size, shall maintain a liquidity buffer in terms of LCR which will promote resilience of HFCs to potential liquidity disruptions by ensuring that they have sufficient High Quality Liquid Asset (HQLA) to survive any acute liquidity stress scenario lasting for 30 days.

c

From	01-Dec-21	01-Dec-22	01-Dec-23	01-Dec-24	01-Dec-25
Minimum LCR	50%	60%	70%	85%	100%

d As per the above requirement, TCHFL is required to maintain 100% Minimum LCR from December 01, 2025. Therefore, for the year ended March 31, 2026, TCHFL has disclosed the LCR for the period Q4-FY 26 as a simple average of all days in past 3 months.

e **LCR maintained:** For the quarter ended March 26, the simple average of all days in the past three months was observed at 117% (HQLA- Rs. 2,006 crore) against the regulatory requirement of 100% (HQLA - Rs. 1,714 crore). For the financial year 25-26, the company has been consistently compliant with LCR framework.

f **Main drivers to the LCR numbers:** All significant outflows and inflows determined in accordance with RBI guidelines are included in the prescribed LCR computation.

g **Intra-period changes and changes over time:** As per RBI guidelines, the company has been monitoring the LCR on a daily basis for the period of April 25 to March 26. The maximum and minimum required HQLA for regulatory compliance has been Rs. 2,215 crore and Rs. 1,183 crore respectively for the quarter ended March 26 (Q4-FY26).

h **Composition of HQLA:** The HQLA maintained by TCHFL comprises Government securities such as long dated G-sec, SDL, T bills and cash balance maintained in current account. The details are given below.
For the period Jan to March 2026, the average HQLA of (Rs. 2,006 crore) comprised of Rs. 660 crore in cash and cash equivalents and remaining Rs. 1,346 crore from Government securities and T bill.

i **Concentration of funding sources:**
Maintaining a diversified funding mix through institutional funding such as Banks, FIs and market borrowings through debentures, commercial papers, subordinated debt, perpetual debt, Inter-corporate deposits (ICD's) and External commercial borrowing. The funding pattern is reviewed regularly by the ALCO.

j **Derivative exposures and potential collateral calls:**
As on March 31, 2026 the company has fully hedged interest and principal outflows in the foreign currency ECBs. ECBs constitutes no more than 3% of the total borrowings as on March 31, 2026. Hence, derivative exposures are considered Nil.

k **Currency mismatch in LCR:** There is Nil mismatch to be reported in LCR as on March 31, 2026 since FCY ECBs are fully hedged for the corresponding interest and principal components.

l Other inflows and outflows in the LCR calculation that are not captured in the LCR common template but which the institution considers to be relevant for its liquidity profile. NIL as on March 31, 2026.

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.22 Comparison between provisions required under IRACP and impairment allowances made under Ind AS 109

As at March 31, 2026

Asset Classification as per NHB Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind As 109 Provisions and IRACP norms
		A	B	C = A - B	D	E = B - D
Performing Assets						
Standard	Stage I	83,173.81	232.83	82,940.98	437.36	(204.53)
	Stage II	650.38	53.53	596.85	22.02	31.51
Subtotal for Standard	**Stage I & II**	**83,824.19**	**286.36**	**83,537.83**	**459.38**	**(173.02)**
Non-Performing Assets (NPA)						
Substandard	Stage III	305.09	108.95	196.14	45.81	63.14
Doubtful - up to 1 year	Stage III	127.23	55.81	71.42	41.80	14.01
1 to 3 years	Stage III	156.94	148.82	8.12	67.99	80.83
More than 3 years	Stage III	24.84	24.17	0.67	24.84	(0.67)
Subtotal for doubtful		**309.01**	**228.80**	**80.21**	**134.63**	**94.17**
Loss	Stage III	1.17	1.17	-	1.17	-
Subtotal for NPA		**615.27**	**338.92**	**276.35**	**181.61**	**157.31**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage I	15,199.40	25.51	15,173.89	-	25.51
	Stage II	14.81	0.50	14.31	-	0.50
	Stage III	-	-	-	-	-
Subtotal		**15,214.21**	**26.01**	**15,188.20**	**-**	**26.01**
Total	Stage I	98,373.21	258.34	98,114.87	437.36	(179.02)
	Stage II	665.19	54.03	611.16	22.02	32.01
	Stage III	615.27	338.92	276.35	181.61	157.31
	Total	**99,653.67**	**651.29**	**99,002.38**	**640.99**	**10.30**

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.22 Comparison between provisions required under IRACP and impairment allowances made under Ind AS 109 ***(Continued)***

As at March 31, 2025

Asset Classification as per NHB Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind As 109 Provisions and IRACP norms
		A	B	C = A - B	D	E = B - D
Performing Assets						
Standard	Stage I	65,804.84	188.36	65,616.48	343.07	(154.71)
	Stage II	637.48	57.84	579.64	28.09	29.75
Subtotal for Standard	**Stage I & II**	**66,442.32**	**246.20**	**66,196.12**	**371.16**	**-124.96**
Non-Performing Assets (NPA)						
Substandard	Stage III	234.65	89.01	145.64	35.23	53.78
Doubtful - up to 1 year	Stage III	87.04	37.05	49.99	27.43	9.62
1 to 3 years	Stage III	163.53	142.93	20.60	73.01	69.92
More than 3 years	Stage III	13.76	13.76	-	13.76	-
Subtotal for doubtful		**264.33**	**193.74**	**70.59**	**114.20**	**79.54**
Loss	Stage III	13.55	13.55	-	13.55	-
Subtotal for NPA		**512.53**	**296.30**	**216.23**	**162.98**	**133.32**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage I	10,473.04	20.03	10,453.01	-	20.03
	Stage II	9.95	0.41	9.54	-	0.41
	Stage III	-	-	-	-	-
Subtotal		**10,482.99**	**20.44**	**10,462.55**	**-**	**20.44**
Total	Stage I	76,277.88	208.39	76,069.49	343.07	(134.68)
	Stage II	647.43	58.25	589.18	28.09	30.16
	Stage III	512.53	296.30	216.23	162.98	133.32
	Total	**77,437.84**	**562.94**	**76,874.90**	**534.14**	**28.80**

Notes forming part of the financial statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.23 Exposure

(i) **Exposure to real estate sector**

Category	2025-26	2024-25
i) Direct exposure	**97,435.53**	**77,748.71**
a) Residential Mortgages –	82,159.98	68,579.21
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.	82,159.98	68,579.21
b) Commercial Real Estate –	**15,275.55**	**9,169.50**
Lending secured by mortgages on commercial real estate (office buildings, retail space, multipurpose commercial premises, multifamily residential buildings, multi tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits.	15,275.55	9,169.50
c) Investments in Mortgage-Backed Securities (MBS) and other securitized exposures –	-	-
i. Residential	-	-
ii. Commercial Real Estate	-	-
ii) Indirect Exposure	-	-
Fund based and non-fund-based exposures on National Housing Bank and Housing Finance Companies.	-	-
Total Exposure to Real Estate Sector	**97,435.53**	**77,748.71**

Note : Exposure to Real Estate Sector includes accrued interest and undrawn commitment given to borrowers.

(ii) **Exposure to capital market**

Particulars	2025-26	2024-25
i) Direct investment in equity shares, convertible bonds, convertible debentures and units of equity oriented mutual funds the corpus of which is not exclusively invested in corporate debt	-	-
ii) Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity oriented mutual funds	-	-
iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	-	-
iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances	-	-
v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	1,495.47	44.35
vii) Bridge loans to companies against expected equity flows / issues	-	-
viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
ix) Financing to stockbrokers for margin trading	-	-
x) All exposures to Alternative Investment Funds:	-	-
(i) Category I	-	-
(ii) Category II	-	-
(iii) Category III	-	-
Total exposure to capital market	**1,495.47**	**44.35**

Notes forming part of the financial statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

(iii) **Sectoral exposure**

Sectors	**2025-26**			**2024-25**		
Particulars	**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 NPAs**	**Percentage of Gross NPAs to total exposure in that sector**
1. Agriculture and Allied Activities	-	-	0.00%	-	-	0.00%
2. Industry						
2.1. Micro and Small	-	-	0.00%	-	-	0.00%
2.2. Medium	-	-	0.00%	-	-	0.00%
2.3. Large	-	-	0.00%	-	-	0.00%
Total of Industry (2)	**-**	**-**	**0.00%**	**-**	**-**	**0.00%**
3. Services						
3.1.Transport Operators	-	-	0.00%	-	-	0.00%
3.2.Computer Software	-	-	0.00%	-	-	0.00%
3.3. Tourism, Hotels and Restaurants	-	-	0.00%	-	-	0.00%
3.4. Shipping	-	-	0.00%	-	-	0.00%
3.5. Aviation	-	-	0.00%	-	-	0.00%
3.6. Professional Services	-	-	0.00%	-	-	0.00%
3.7. Trade	-	-	0.00%	-	-	0.00%
3.7.1. Wholesale Trade (other than food procurement)	-	-	0.00%	-	-	0.00%
3.7.2. Retail Trade	-	-	0.00%	-	-	0.00%
3.8. Commercial Real Estate	15,275.55	48.27	0.32%	9,122.69	45.47	0.50%
3.9. Non-Banking Financial Companies (NBFCs) of which,	-	-	0.00%	46.81	-	0.00%
3.9.1. Housing Finance Companies (HFCs)	-	-	0.00%	46.81	-	0.00%
3.9.2. Public Financial Institutions (PFIs)	-	-	0.00%	-	-	0.00%
3.10. Other Services^	2.37	-	0.00%	2.37	-	0.00%
Total of Services (3)	**15,277.92**	**48.27**	**0.32%**	**9,171.87**	**45.47**	**0.50%**
4. Personal Loans						
4.1. Consumer Durables	-	-	0.00%	-	-	0.00%
4.2. Housing (Including Priority Sector Housing)	48,370.20	321.06	0.66%	41,923.43	244.29	0.58%
4.3. Advances against Fixed Deposits (Including FCNR (B), NRNR Deposits etc.)	-	-	0.00%	-	-	0.00%
4.4. Advances to Individuals against share, bonds, etc.	-	-	0.00%	-	-	0.00%
4.5. Credit Card Outstanding	-	-	0.00%	-	-	0.00%
4.6. Education	-	-	0.00%	-	-	0.00%
4.7. Vehicle Loans	-	-	0.00%	-	-	0.00%
4.8. Loans against gold jewellery	-	-	0.00%	-	-	0.00%
4.9. Other Personal Loans	-	-	0.00%	-	-	0.00%
4.10.Others*	17,758.71	164.44	0.93%	13,681.04	126.30	0.92%
Total of Personal Loans (4)	**66,128.91**	**485.50**	**0.73%**	**55,604.47**	**370.59**	**0.67%**
5. Others, if any (please specify)**	**17,526.54**	**81.50**	**0.47%**	**13,019.09**	**96.47**	**0.74%**
Total (1+2+3+4+5)	**98,933.37**	**615.27**	**0.62%**	**77,795.43**	**512.53**	**0.66%**

Notes:
^ includes loan to TCL Employee Welfare Trust.
* includes loan against property.
** includes loan to corporate and builders.

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

(iv) **Intra-group exposures**

Particualrs	**2025-26**	**2024-25**
i) Total amount of intra-group exposures	252.78	340.54
ii) Total amount of top 20 intra-group exposures	252.78	340.54
iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers	0.26%	0.44%

(v) There were no unhedged foreign currency transactions during the year (March 31, 2025: Nil). Refer Note No. 39C (iii) for policies to manage currency induced risk.

Notes forming part of the financial statements (Continued)
for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.24 Related Party Disclosure

2025-26

						Others					
Nature of transaction	**Parent (as per ownership or control)**	**Subsidiaries**	**Associate / Joint Ventures**	**Key Management Personnel (KMP)**	**Relatives of KMP**	**Subsidiary of Ultimate Holding Company**	**Associate / Joint Ventures of Ultimate Holding Company**	**Significant Influence of KMP of Ultimate Holding Company**	**Others**	**Total**	**Maximum outstanding during the year**
Borrowings#	-	-	-	-	-	577.31	375.00	-	-	952.31	952.31
Deposits#	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits#	-	-	-	-	-	-	-	-	-	-	-
Advances#	-	-	-	-	-	-	-	250.41	-	250.41	338.17
Investments#	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed/other assets	0.27	-	-	-	-	-	-	-	-	0.27	NA
Sale of fixed/other assets	0.01	-	-	-	-	-	-	-	-	0.01	NA
Interest Paid	-	-	-	-	-	-	-	-	-	-	NA
Interest Received	-	-	-	-	-	-	-	-	-	-	NA
Others	-	-	-	-	-	-	-	-	-	-	NA
Inter Corporate Deposit received*	-	-	-	-	-	500.00	-	-	-	500.00	NA
Other Expenses	-	-	-	-	-	102.05	-	-	-	102.05	NA
Other Income	-	-	-	-	-	-	117.35	-	-	117.35	NA
Infusion in Equity Share (inclusive of securities premium)*	650.02	-	-	-	-	-	-	-	-	650.02	NA
Others^	56.43	-	-	11.16	-	121.91	44.17	122.28	138.27	494.22	

The outstanding at the year end and the maximum during the year.
* Transactions during the year.
^ Include payments related to staff welfare expenses, information technology expenses, insurance expenses etc.

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

2024-25

						Others					
Nature of transaction	**Parent (as per ownership or control)**	**Subsidiaries**	**Associate / Joint Ventures**	**Key Management Personnel (KMP)**	**Relatives of KMP**	**Subsidiary of Ultimate Holding Company**	**Associate / Joint Ventures of Ultimate Holding Company**	**Significant Influence of KMP of Ultimate Holding Company**	**Others**	**Total**	**Maximum outstanding during the year**
Borrowings#	-	-	-	-	-	-	-	-	-	-	-
Deposits#	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits#	-	-	-	-	-	-	-	-	-	-	-
Advances#	-	-	-	-	-	-	-	338.17	-	338.17	425.00
Investments#	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed/other assets	0.28	-	-	-	-	-	-	-	-	0.28	NA
Sale of fixed/other assets	0.25	-	-	-	-	-	-	-	-	0.25	NA
Interest Paid	-	-	-	-	-	-	-	-	-	-	NA
Interest Received	0.61	-	-	-	-	-	-	-	-	0.61	NA
Others	-	-	-	-	-	-	-	-	-	-	NA
Others - Loans given*	1,025.00	-	-	-	-	-	-	425.00	-	1,450.00	NA
Others - Loans repaid*	1,025.00	-	-	-	-	-	465.00	-	-	1,490.00	NA
Infusion in Equity Share (inclusive of securities premium)*	599.96	-	-	-	-	-	-	-	-	599.96	NA
Others^	47.23	-	-	10.37	-	-	21.49	108.91	580.40	768.40	NA

The outstanding at the year end and the maximum during the year.

* Transactions during the year.

^ Include payments related to staff welfare expenses, information technology expenses, insurance expenses etc.

Notes forming part of the financial statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.25 Disclosure of complaints

1) Summary information on complaints received by the NBFCs from customers and from the Offices of Ombudsman

Sr. No	Particulars	2025-26	2024-25
	Complaints received by the NBFC from its customers		
1	Number of complaints pending at beginning of the year	51	112
2	Number of complaints received during the year	3,484	3,714
3	Number of complaints disposed during the year	3,474	3,775
3.1	Of which, number of complaints rejected by the NBFC	-	-
4	Number of complaints pending at the end of the year	61	51
	Maintainable complaints received by the NBFC from Office of Ombudsman		
5	Number of maintainable complaints received by the NBFC from Office of Ombudsman		
5.1	Of 5, number of complaints resolved in favour of the NBFC 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 NBFC	-	-
6	Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

2) Top five grounds of complaints received by the NBFCs 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**
			2025-26		
Complaint_Cancellation of Insurance Policy not done (CC/BR)	9	389	-6%	4	-
Complaint regarding collection conduct	8	320	37%	14	-
Complaint against branch personnel (CC)	3	241	70%	6	-
Complaint against Sales personnel (CC)	4	240	-12%	5	-
Insurance related VOC	4	168	175%	4	-
Others	23	2,126	-18%	28	1
Total	**51**	**3,484**	**9%**	**61**	**1**
			2024-25		
Complaint_Cancellation of Insurance Policy not done (CC/BR)	16	415	80%	9	-
Complaint against Sales personnel (CC)	7	273	16%	4	-
Complaint regarding collection conduct (CC/BR)	2	233	85%	8	-
PLR hike related dispute	9	190	98%	-	-
Complaint on Explanation of charges/ calculation related	5	185	-30%	-	-
Others	73	2,418	-1%	30	3
Total	**112**	**3,714**	**9%**	**51**	**3**

40.26 There is no breach of covenant of loan availed or debt securities issued in March 31, 2026 and March 31, 2025.

40.27 There is no divergence in asset classification and provisioning in March 31, 2026 and March 31, 2025.

Notes forming part of the financial statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.28 Disclosure related to project finance

		Quarter ended December 31, 2025		Quarter ended March 31, 2026	
Sl. No.	**Item Description**	**Number of accounts**	**Total Outstanding (in Rs. Crore)**	**Number of accounts**	**Total Outstanding (in Rs. Crore)**
1	Projects under implementation accounts at the beginning of the quarter	248.00	9,170.62	250.00	9,674.76
2	Projects under implementation accounts sanctioned during the quarter (Note 1)	15.00	654.25	31.00	851.31
3	Projects under implementation accounts where DCCO has been achieved during the quarter				
3.a	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-	7.00	85.33
3.b	Projects under implementation accounts repaid / prepaid (net of additional disbursements) during the quarter	13.00	150.11	25.00	731.48
4	Projects under implementation accounts at the end of the quarter. (1+2-3.a-3.b)	250.00	9,674.76	249.00	9,709.26
5	Out of '4' – accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be has been invoked.	-	-	-	-
5.1	Out of '5' – accounts in respect of which Resolution plan has been implemented.	-	-	-	-
5.2	Out of '5' – accounts in respect of which Resolution plan is under implementation.	-	-	-	-
5.3	Out of '5' – accounts in respect of which Resolution plan has failed.	-	-	-	-
6	Out of '5', accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be has been invoked due to change in scope and size of the project.	-	-	-	-
7	Out of '5', account in respect of which cost overrun associated with extension in original/extended DCCO, as the case may be, was funded	-	-	-	-
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-	-	-
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-	-	-
8	Out of '4' – accounts in respect of which resolution process not involving extension in original/extended DCCO, as the case may be has been invoked	-	-	-	-
8.1	Out of '8' – accounts in respect of which Resolution plan has been implemented.	-	-	-	-
8.2	Out of '8' – accounts in respect of which Resolution plan is under implementation.	-	-	-	-
8.3	Out of '8' – accounts in respect of which Resolution plan has failed.	-	-	-	-

Note:

1 Project under implementation disbursed during the quarter is shown as project under implementation sanctioned during the quarter.

40.29 Non-Fund Based (NFB) Credit Facilities

Particulars		**As at March 31, 2026**	**As at March 31, 2026**	**As at March 31, 2025**	**As at March 31, 2025**
		Secured portion*	**Unsecured portion**	**Secured portion***	**Unsecured portion**
I	Outstanding Guarantees (in Rs. Crore)				
	i) In India	0.75	-	0.75	-
	i) Outside India	-	-	-	-
II	Acceptances, Endorsements and other Obligations (in Rs. Crore)	-	-	-	-
III	Other NFB Credit facilities (in Rs. Crore)	-	-	-	-

** Secured portion is as defined under the Reserve Bank of India (Non-Banking Financial Companies – Credit Facilities) Directions, 2025.*

Notes forming part of the financial statements (Continued)

for the year ended March 31, 2026

(Rs. in crore)

40 Disclosure of details as required by Notification No. RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated November 28, 2025 as amended under Reserve Bank of India (Housing Finance Companies) Directions, 2025 read with Notification No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 under Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 (Continued)

40.30 Disclosures on Co-Lending Arrangements (CLAs)

Sl. No.	Item Description	As at March 31, 2026
1	Quantum of CLAs	
(i)	Number of CLA partners (No.)	4.00
(ii)	Number of outstansing cases (No.)	37.00
(iii)	Amount of Gross Outstanding (in crore)	4.34
2	Weighted average rate of interest (%)	10.94%
3	Fees charged / paid (in crore) for the quarter*	0.00
4	Broad sectors in which CLA was made	Home Loans Loans against Property
5	Performance of loans under CLA	
(i)	Standard loans (in crore)	3.84
(ii)	Non-Performing Loans (in crore)	0.50
6	Details related to default loss guarantee (if any) (in crore)	NA

*Less than Rs.50,000/-

40.31 Disclosure of transfer of loan exposure

(i) Details of stress loans transferred are given below:

Particulars	As at March 31, 2026	As at March 31, 2025
No of accounts	-	1.00
Aggregate principal outstanding of loans transferred (in crore)	-	8.13
Weighted average residual tenor of loans transferred (in years)	-	0.62
Net book value of loans transferred (at the time of transfer) (in crore)	-	4.34
Aggregate consideration (in crore)	-	3.00
Additional consideration realized in respect of accounts transferred in earlier	-	-
Excess provisions reversed to the profit and loss account on account of sale of stressed loans (Rs. in crore)	-	0.66

(ii) The Company has not transferred any Special Mention Account (SMA).

(iii) Details of loans not in default transferred are given below:

Particulars	As at March 31, 2026	As at March 31, 2025
Aggregate amount of loans transferred (in crore)	2,334.48	822.77
Weighted average residual maturity (in years)	13.06	13.43
Weighted average holding period by originator (in years)	1.09	1.35
Retention of beneficial economic interest by the originator	10%	10%
Tangible security coverage	100%	100%
Rating-wise distribution of rated loans	NA	NA

The loans transferred are not rated as these are to non-corporate borrowers.

(iv) Details of loans not in default acquired through assignment are given below:

Particulars	As at March 31, 2026	As at March 31, 2025
Aggregate amount of loans acquired (in crore)	1,201.60	767.23
Weighted average residual maturity (in years)	12.64	14.37
Weighted average holding period by originator (in years)	0.95	1.26
Retention of beneficial economic interest by the originator	10%	10%
Tangible security coverage	100%	100%
Rating-wise distribution of rated loans	NA	NA

The loans acquired are not rated as these are to non-corporate borrowers.

(v) The Company has not acquired any stressed loan.

(vi) The Company does not have any loan participation.

Notes forming part of the Financial Statements (Continued)

for the year ended March 31, 2026

41. Segment Reporting:

The Company is engaged in the business of providing loans for purchase, construction, repairs and renovation etc, of houses/ flats to individuals and corporate bodies and has its operations within India. There being only one 'business segment' and 'geographical segment', hence the segment information is not provided.

42. Details of resolution plan implemented under the Resolution Framework for COVID - 19 related Stress as per RBI circular dated August 06, 2020 (Resolution Framework 1.0) and May 05, 2021 (Resolution Framework 2.0), as at March 31, 2026 are given below:

(Rs. in crore)

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 September 30, 2025 (A)#	Of (A), aggregate debt that slipped into NPA during the half-year ended March 31, 2026	Of (A) amount written off during the half-year ended March 31, 2026	Of (A) amount paid by the borrowers during the half-year ended March 31, 2026**	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year i.e March 31, 2026#^
Personal Loans	589.73	14.99	1.31	81.41	537.66
Corporate persons*	12.88	-	-	1.85	16.61
Of which MSMEs	-	-	-	-	-
Others	18.18	-	0.08	2.31	16.97
Total	**620.79**	**14.99**	**1.39**	**85.57**	**571.24**

**As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016*

 # includes entire exposure of the borrowers who have availed the resolution framewrok for COVID-19-related Stress.

*** includes amounts paid by borrower towards interest capitalised during the half year.*

^ includes restructuring implemented under the Resolution Framework 1.0

43. Analytical Ratios as per Ministry of Corporate Affairs ("MCA") notification dated 24th March 2021:

Ratio	Numerator	Denominator	As at March 31, 2026	As at March 31, 2025	% Variance	Reason for variance (if above 25%)
Capital to risk-weighted assets ratio (CRAR)	Total capital funds	Total risk weighted assets	17.55%	19.01%	-8%	Not Applicable
Tier I CRAR	Capital funds – Tier I	Total risk weighted assets	15.92%	16.81%	-5%	Not Applicable
Tier II CRAR	Capital funds – Tier II	Total risk weighted assets	1.63%	2.20%	-26%	Note 1
Liquidity Coverage Ratio.	Total HQLA (Maintained)	Total Net Cash Outflows	117.08%	104.81%	12%	Not Applicable

Note 1: Due to growth in RWA, while Tier II capital remained stable.

44. Details of transactions with companies struck off under section 248 of the Companies Act, 2013 :

(Rs. in crore)

Sr. No.	Name of Struck off Company	Nature of transactions	As at March 31, 2026	As at March 31, 2025	Relationship with the struck off company
1	Armam Agro Udyog Private Limited	Loan receivable	0.01	0.02	No
2	Peoplepro Trainers and Consultants Pvt Ltd	Loan receivable	-	0.20	No
3	Sinclaire Inns and Resorts Private Limit	Loan receivable	0.25	0.26	No
4	Capital Infussion India Private Limited	Trade Payables*	0.00	0.00	No
5	India Finsol Private Limited	Trade Payables*	0.00	0.00	No
6	K & S Financial Services Private Limited	Trade Payables*	0.00	0.00	No

* less than Rs. 50,000/-

The above disclosure has been prepared basis the relevant information compiled by the Company on best effort basis.

45. The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or other kind of funds) to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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;

The Company has not received any funds (which are material either individually or in the aggregate) from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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.

46. The disclosure on the following matters required under Schedule III as amended not being relevant or applicable in case of the Company, same are not covered:

a) The Company has not traded or invested in crypto currency or virtual currency during the financial period.

b) No proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

c) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

d) The Company has not entered into any scheme of arrangement.

e) No satisfaction of charges are pending to be filed with ROC.

f) There are no transactions which are not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

47. On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating 29 existing labour laws. The Ministry of Labour & Employment has also published draft Central Rules and FAQs. The Company has assessed and disclosed the incremental impact of these changes on the basis of currently ascertainable position (pending issuance of state-wise rules and other clarifications), consistent with the guidance provided by the Institute of Chartered Accountants of India. Considering the materiality and regulatory-driven, non-recurring nature of this impact, the Company has presented such incremental impact under "Exceptional Items" in the financial statements for the year ended March 31, 2026. The incremental impact resulting from these changes is Rs. 7.79 crore (Net of tax Rs. 5.83 crore). The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Governments on other aspects of the Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed.

Notes forming part of the Financial Statements (Continued)
for the year ended March 31, 2026

48. Figures in the previous year have been regrouped wherever necessary, in order to make them comparable to the current year.

In terms of our report of even date

For Kirtane & Pandit LLP *Chartered Accountants* Firm Registration No: 105215W/W100057	**For G D Apte & Co** *Chartered Accountants* Firm Registration No: 100515W	**For and on behalf of the Board of Directors** **Tata Capital Housing Finance Limited**		
Sandeep D. Welling *Partner* Membership No: 044576 Mumbai	**Chetan R. Sapre** *Partner* Membership No: 116952 Mumbai	**Rajiv Sabharwal** *Chairman* (DIN No. : 00057333) Mumbai	**Sujit Kumar Varma** *Director* (DIN No. : 09075212) Mumbai	**Sarosh Amaria** *Managing Director* (DIN No. : 08733676) Mumbai
Mumbai April 23, 2026		**Mahadeo Raikar** *Chief Financial Officer* Mumbai	**Sanna Gupta** *Company Secretary* Mumbai	

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Office: 11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013
CIN: U67190MH2008PLC187552
Tel: (022) 6606 9000 Fax: (022) 6656 2699 Website: www.tatacapital.com

NOTICE IS HEREBY GIVEN THAT THE EIGHTEENTH ANNUAL GENERAL MEETING OF THE MEMBERS OF TATA CAPITAL HOUSING FINANCE LIMITED will be held, at a shorter notice, on Monday, August 10, 2026 at 10.00 a.m. through Video Conferencing ("VC") via Microsoft Teams, to transact the following businesses:

Ordinary Business:

1) To receive, consider and adopt the Audited Financial Statements of the Company for the Financial Year ended March 31, 2026, together with the Reports of the Board of Directors and the Auditors thereon.

2) To appoint a Director in place of Mr. Rajiv Sabharwal (DIN: 00057333), Director, who retires by rotation and, being eligible, offers himself for re-appointment.

Special Business:

3) **Appointment of Secretarial Auditors of the Company**

To consider and, if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:

"**RESOLVED** that pursuant to the provisions of Section 204 of the Companies Act, 2013 ("the Act") read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 62M read with Regulation 24A and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), and any other applicable provisions of law, if any (including any amendment(s), modification(s), variation(s) or re-enactment(s) thereof, from time to time, and based on the recommendation of the Board of Directors of the Company, the approval of the Members of the Company, be and is hereby accorded for the appointment of M/s. Parikh & Associates, Practising Company Secretaries (Firm Registration Number: P1988MH009800 and Peer Review Number: 7327/2025) as the Secretarial Auditors of the Company for five consecutive years i.e. FY 2026-27 to FY 2030-31, to conduct the secretarial audit and issue the Secretarial Audit Report as required under the Act and SEBI LODR Regulations, at such remuneration and out of pocket expenses, as may be mutually agreed between the Board of Directors of the Company and the Secretarial Auditors from time to time."

"**RESOLVED FURTHER** that the Board, including the Audit Committee of the Board or any other person(s) authorised by the Board or Audit Committee in this regard, be and are hereby severally authorized on behalf of the Company, to do all such acts, deeds, matters and things as they may, in their absolute discretion deem necessary or desirable for such purpose and with the power to the Board including the Audit Committee of the Board of Directors to settle all questions, difficulties or doubts that may arise in regard to the implementation of the aforesaid Resolution, including but not limited to determination of roles and responsibilities / scope of work of the Secretarial Auditors, negotiating, finalising, amending, signing, delivering, executing the terms of appointment, including any contract or document in this regard, without being required to seek any further consent or approval of the Members of the Company."

4) **Approval for Increase in the borrowing limits of the Company**

To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

"**RESOLVED** that in supersession of the Resolution passed at the Annual General Meeting of the Company held on June 27, 2025 and pursuant to the provisions of Section 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") and the Rules made thereunder, as amended from time to time, the approval of the Members of the Company, be and is hereby accorded to the Board of Directors of the Company or any Committee of the Board (hereinafter referred to as the "Board") for borrowing, from time to time, any sum or sums of monies which together with the monies already borrowed by the Company (apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business), may exceed the aggregate of the paid-up capital of the Company, its free reserves, that is to say, reserves not set apart for any specific purpose, and the Securities Premium, provided that the total outstanding amount so borrowed shall not at any time exceed the sum of Rs. 1,26,000 crore (Rupees One Lakh Twenty-Six Thousand Crore only)."

"**RESOLVED FURTHER** that the Board, be and is hereby authorized and empowered to arrange or settle the terms and conditions on which all such monies are to be borrowed from time to time as to interest, repayment, security or otherwise, howsoever, as it may think fit and to do all such acts, deeds and things as may be necessary and incidental for giving effect to the above, including execution of all such documents, instruments and writings, as may be required."

5) **Approval for Creation of Charges on the assets of the Company**

To consider and, if thought fit, to pass with or without modification(s), the following Resolution as a Special Resolution:

"**RESOLVED** that in supersession of the Resolution passed at the Annual General Meeting of the Company held on June 27, 2025 and pursuant to the provisions of Section 180(1)(a) and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") and the Rules made thereunder, as amended from time to time, approval of the Members of the Company, be and is hereby accorded to the Board of Directors of the Company or any Committee of the Board (hereinafter referred to as the “Board”) for creation of such mortgages, charges and hypothecations as may be necessary on such of the assets of the Company, both present and future, in such manner as the Board may direct, together with power to take over the management of the Company in certain events, to or in favour of the financial institutions, investment institutions and their subsidiaries, banks, mutual funds, trusts, other body corporates (hereinafter referred to as the "Lending Agencies") and Trustees for the holders of debentures / bonds and/or other instruments which may be issued on private placement basis or otherwise, to secure rupee term loans/foreign currency loans, debentures, rupee denominated bonds and other instruments of an outstanding aggregate value not exceeding Rs. 1,26,000 crore (Rupees One Lakh Twenty-Six Thousand Crore only) together with interest thereon at the agreed rates, further interest, liquidated damages, premium on pre-payment or on redemption, costs, charges, expenses and all other monies payable by the Company to the Trustees under the Trust Deed and to the Lending Agencies under their respective Agreements / Loan Agreements / Debenture Trust Deeds entered / to be entered into by the Company in respect of the said borrowings.”

“**RESOLVED FURTHER** that the Board, be and is hereby severally authorized to finalize with the Lending Agencies / Trustees, the documents for creating the aforesaid mortgages, charges and/or hypothecations and to accept any modifications to, or to modify, alter or vary, the terms and conditions of the aforesaid documents and to do all such acts and things and to execute all such documents as may be necessary for giving effect to this Resolution.”

6) <u>Approval for Private Placement of Non-Convertible Debentures</u>

To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

“**RESOLVED** that pursuant to the provisions of Sections 42, 71 and all other applicable provisions, if any, of the Companies Act, 2013 (“the Act”), read with the Rules framed thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the provisions of the Memorandum and Articles of Association of the Company, the Securities and Exchange Board of India (“SEBI”) (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended from time to time, other applicable SEBI regulations, circulars and guidelines, the directions issued by the National Housing Bank (“NHB”) / Reserve Bank of India (“RBI”), and subject to other applicable laws, rules, regulations, directions and guidelines, the approval of the Members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the “Board” which term shall be deemed to include any Committee constituted / which may be constituted by the Board of Directors or any other person(s) for the time being authorized by the Board of Directors to exercise powers conferred on the Board of Directors by this Resolution) to offer / invite / issue / allot to eligible persons, Non-Convertible Debentures (“NCDs”) including but not limited to Subordinated NCDs, whether secured or unsecured up to an amount of Rs. 25,000 crore (Rupees Twenty-Five Thousand crore), on a private placement basis, in one or more tranches, on such terms and conditions as the Board may deem fit and depending on the prevailing market conditions, during the period from the date of passing this Resolution till the

Nineteenth Annual General Meeting of the Company, within the overall borrowing limits of the Company, as approved by the Members from time to time."

"**RESOLVED FURTHER** that the Board of Directors of the Company (including any Committee thereof), be and are hereby authorized to do all such acts, deeds and things and give such directions as may be deemed necessary or expedient to give effect to the above Resolution, including determining the terms and conditions of the NCDs."

7) Payment of Commission to Non-Executive (Non-Independent and Independent) Directors of the Company

To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

"**RESOLVED** that pursuant to the provisions of Section 197 and other applicable provisions, if any, of the Companies Act, 2013 ("Act"), the rules made thereunder and the applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, the consent of the Members of the Company be and is hereby accorded for the payment of remuneration, in addition to the sitting fees being paid / payable for attending the meetings of the Board of Directors and its Committees thereof, by way of commission or otherwise, not exceeding in aggregate of one percent per annum of the Net Profits of the Company calculated in accordance with the provisions of Section 198 of the Act for each corresponding Financial Year, to be paid to and distributed amongst the Non-Executive Directors of the Company or some or any of them (other than the Managing Director and Whole-time Director, if any) in such amounts or proportions and in such manner and in all respects as may be decided by the Board of Directors [hereinafter referred to as the "Board", which term shall include the Nomination and Remuneration Committee and / or any other Committee constituted by the Board for this purpose from time to time] and such payments shall be made in respect of the profits of the Company for each year, for a period of five years, commencing from Financial Year 2026-27 to Financial Year 2030-31."

By Order of the Board of Directors
For **Tata Capital Housing Finance Limited**

Sanna Gupta
Company Secretary

Mumbai, August 4, 2026

Registered Office:

11th Floor, Tower A, Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013

NOTES:

1. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 ("Act"), setting out the material facts relating to the business stated under Item Nos. 3 to 7 above, is annexed hereto. Additional information, pursuant to Secretarial Standard – 2 i.e. Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of Mr. Rajiv Sabharwal, Director seeking re-appointment, at this Annual General Meeting ("AGM"), is furnished as a part of this Notice.

2. The Ministry of Corporate Affairs ("MCA") has, vide its Circular No. 20/2020 dated May 5, 2020 and subsequent circulars issued in this regard, the latest being Circular No. 03/2025 dated September 22, 2025 (collectively referred to as "MCA Circulars"), permitted the holding of AGM through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), without the physical presence of the Members at a common venue. The deemed venue of the AGM will be the Registered Office of the Company.

3. In compliance with the applicable provisions of the Act read with the aforesaid MCA Circulars, the 18th AGM of the Company is being held through VC via Microsoft Teams.

4. Pursuant to the provisions of the Act, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his / her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA Circulars through VC, physical attendance of Members has been dispensed with. Accordingly, pursuant to the MCA Circulars, the facility for appointment of proxies by the Members will not be available for the AGM and hence, the Proxy Form, Attendance Slip and the route map of the AGM are not annexed to this Notice.

5. Corporate Members intending to appoint their authorised representatives to attend the AGM are required to send a certified copy (PDF Format) of its Board or Governing body Resolution/Authorization, etc. to the Company at the following email id tchflsecretarial@tatacapital.com.

6. The Notice is being sent to all the Members whose names appeared in the Register of Members as on the close of business hours on July 31, 2026.

7. In compliance with the aforesaid MCA Circulars, Notice of the AGM along with the Annual Report for the FY 2025-26, is being sent only through electronic mode to the Members whose email addresses are registered with the Company / Depositories and the same is available on the website of the Company www.tatacapital.com.

8. Members who have not yet registered their email addresses are requested to register the same with their Depository Participants ("DPs").

9. The Members are requested to click on the link sent to their registered email id for participating in the AGM. The facility for joining the AGM through VC will open 15 minutes before the scheduled time of the commencement of the AGM and will be kept open till the expiry of 15 minutes after the scheduled time of AGM.

10. The Members attending the AGM through VC shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.

11. Pursuant to Section 101 of the Companies Act, 2013 consent for convening meeting at a shorter notice has been obtained from the Members of the Company.

12. The relevant Registers and all other documents referred to in this Notice will be available for inspection by the Members without any fee, at the Registered Office of the Company during normal business hours on any working day (except Saturday and Sunday) and also during the Meeting. The Members can send a request to the Company at tchflsecretarial@tatacapital.com to inspect the same.

13. In case a Poll on any item is demanded by the Members at the AGM, the Members shall cast their votes only by sending e-mails through their registered e-mail addresses to the designated e-mail id tchflsecretarial@tatacapital.com.

EXPLANATORY STATEMENT

The following Explanatory Statement, pursuant to Section 102 of the Companies Act, 2013 ("Act") and the Rules framed thereunder, sets out all material facts relating to the businesses mentioned under Item Nos. 3 to 7 of the accompanying Notice dated August 4, 2026.

Item No. 3

Pursuant to the provisions of Section 204 of the Act read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 62M read with Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), as amended from time to time, the Company is required to annex with its Board's Report, a Secretarial Audit Report, given by a Company Secretary in Practice.

As per the SEBI LODR Regulations, the listed companies, on the basis of recommendation of board of directors, are required to appoint a Secretarial Audit firm as Secretarial Auditors for not more than two terms of five consecutive years, with the approval of its shareholders in its Annual General Meeting.

Accordingly, the Audit Committee and the Board of Directors at their respective meetings held on April 22, 2026 and April 23, 2026, have approved and recommended the appointment of M/s. Parikh & Associates, Practising Company Secretaries (Firm Registration Number: P1988MH009800, Peer Review Number: 7327/2025), as the Secretarial Auditors of the Company, for the purpose of auditing the secretarial and related records of the Company and provide a Secretarial Audit Report, for five consecutive years i.e. from FY 2026-27 to FY 2030-31, subject to the approval of the Members of the Company at the Annual General Meeting.

M/s. Parikh & Associates is a well-known firm of Practicing Company Secretaries founded in 1987 and based in Mumbai. The firm has been Peer Reviewed and Quality Reviewed by the Institute of Company Secretaries of India (ICSI), ensuring the highest standards in professional practices. It offers a comprehensive range of professional services in corporate law, SEBI Regulations, FEMA compliance, and allied fields, delivering strategic solutions to ensure regulatory adherence and operational efficiency.

M/s. Parikh & Associates have given their consent to act as the Secretarial Auditors of the Company and confirmed that their appointment would be in conformity with the Act and Rules made thereunder and SEBI LODR Regulations. They have also confirmed that they are not disqualified to be appointed as Secretarial Auditors of the Company in terms of provisions of the Act and Rules made thereunder and SEBI LODR Regulations.

The proposed fees for the secretarial audit shall be Rs. 1,65,000/- (Rupees One Lakh and Sixty-Five Thousand only) plus applicable taxes and out-of-pocket expenses incurred during the course of Audit, for FY 2026-27, and for subsequent year(s) of their term, such fees as may be mutually agreed between the Board of Directors (including the Audit Committee of the Board) and the Secretarial Auditors.

None of the Directors and Key Managerial Personnel of the Company or their respective relatives in any way, are concerned or interested either directly or indirectly in the passing of the Resolution mentioned at Item No. 3 of the accompanying Notice.

The Board recommends the Ordinary Resolution at Item No. 3 of the accompanying Notice, for the approval of the Members of the Company.

Item Nos. 4 and 5

As per the provisions of Section 180(1)(c) of the Companies Act, 2013 ("the Act"), the Board of Directors of a Company cannot, except with the consent of the Members of the Company in a general meeting, borrow monies, apart from temporary loans obtained from the Company's bankers in the ordinary course of business, in excess of the aggregate of the paid-up capital of the Company, its free reserves, that is reserves not set apart for any specific purpose, and the security premium. The Members, at the Annual General Meeting of the Company held on June 27, 2025, had accorded their consent to the Board of Directors for borrowing upto an outstanding amount of Rs. 92,000 crore.

The closing debt position of the Company as on March 31, 2026 was Rs. 74,408 crore. To meet the additional working capital and long-term funding requirements, as also to provide for the issue of any debt, debt related instruments in the Indian and/or international market, it is necessary to increase the present borrowing limits of the Company from Rs. 92,000 crore to an amount of Rs. 1,26,000 crore.

Below states the regulatory limit of borrowing calculated as per Master Direction – Reserve Bank of India (Housing Finance Companies) Directions, 2025 ("RBI HFC Master Directions"):

Particulars	March 2026
Net Owned Funds ("NOF") (Rs. In crore)	10,686
Multiple of NOF above (Para 79 of RBI HFC Master Directions)	12
Regulatory Borrowing Limit (Rs. In crore)	1,28,227

The said borrowings may be secured by way of charge / mortgage / hypothecation of the Company's assets in favour of financial institutions, investment institutions and their subsidiaries, banks, mutual funds, trusts and other bodies corporate, etc. As the documents to be executed between the Security holders / Trustees for the holders of the said Securities and the Company may contain the power to take over the Management of the Company in certain events, it is necessary for the Company to pass a special resolution under Section 180(1)(a) of the Act, consenting to the creation of the said mortgage or charge or hypothecation for amount not exceeding Rs. 1,26,000 crore.

The Board of Directors of the Company at its Meeting held on April 23, 2026, had approved the increase in the borrowing limits of the Company from Rs. 92,000 crore to Rs. 1,26,000 crore, subject to the approval of the Members of the Company.

The approval of the Members is, therefore, being sought by way of a special resolution, pursuant to Section 180(1)(a) and 180(1)(c) of the Act, to increase the outstanding limit from Rs. 92,000 crore to an amount of Rs. 1,26,000 crore.

Since these Resolutions pertain to borrowing of monies and creation of charges that could, *inter alia*, be availed from / created in favour of Tata Capital Limited ("TCL"), the holding company, Mr. Rajiv Sabharwal, Director of the Company is deemed to be interested in the above resolution, since he is the Managing Director & CEO of TCL.

It may be noted that Mr. Sujit Kumar Varma and Mr. Nagaraj Ijari, Directors of the Company are also Directors of TCL, but they do not hold, either individually or along with the other Directors of the Company and their respective relatives, 2% or more of the paid-up equity share capital of TCL.

None of the relatives of the aforementioned Directors or no other Director or Key Managerial Personnel of the Company or their respective relatives are in any way, concerned or interested, either directly or indirectly in the passing of the Resolution mentioned at Item Nos. 4 and 5 of the accompanying Notice.

The Board recommends the Special Resolutions at Item Nos. 4 and 5 of the accompanying Notice for approval of the Members of the Company.

Item No. 6

The Company from time to time raises funds by way of issue of Non-Convertible Debentures ("NCDs") on a private placement basis. As per the provisions of Section 42 of the Act read with Rules framed thereunder including the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended from time to time, a Company offering or making an invitation to subscribe to NCDs on a private placement basis, is required to obtain prior approval of the Members by way of a Special Resolution, which can be obtained once a year for all the offers and invitations for such NCDs during the year.

The Board of Directors at its meeting held on July 28, 2026, has approved issuance of NCDs in the nature of Secured including Market Linked NCDs / Unsecured including Subordinated Debt, Redeemable NCDs, in one or more tranches, on a private placement basis up to Rs. 25,000 crore, within the overall borrowing limit of the Company, subject to approval of Members.

Accordingly, the approval of the Members is being sought by way of a Special Resolution under Section 42 and other applicable provisions, if any, of the Act and the Rules framed thereunder to offer / invite / issue / allot up to such number of

NCDs including but not limited to Subordinated NCDs, whether secured or unsecured, on a private placement basis, in the ordinary course of its business, in one or more tranches aggregating to Rs. 25,000 crore (Rupees Twenty-Five Thousand crore), during a period from the date of passing this Resolution set out at item No. 6 of this Notice till the Nineteenth Annual General Meeting of the Company, within the overall borrowing limits of the Company, as approved by the Members from time to time. Further, it is proposed to grant authority to the Board of Directors (hereinafter referred to as the "Board" the term shall be deemed to include any Committee constituted / which may be constituted by the Board of Directors or any other person(s) for the time being authorized by the Board of Directors to exercise powers conferred on the Board of Directors) to determine the terms of issue of NCDs or to delegate the authority for the same.

The disclosures required pursuant to Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 are set out herein below:

a) Particulars of the offer including date of passing of board resolution: This Special Resolution is being passed in terms of Rule 14(1) of Companies (Prospectus and Allotment of Securities) Rules, 2014 for the issuance of NCDs, from time to time. The Board of Directors at its meeting held on July 28, 2026 has approved the issuance of NCDs in one or more tranches, on a private placement basis.
b) Kinds of securities offered and price at which security is being offered: This special resolution is restricted to the private placement of NCDs, with the terms of each issuance being determined by the Board.
c) Basis or justification for the price (including premium, if any) at which offer or invitation is being made: The NCDs would be issued either at face value or at a discount or at a premium, with coupon rate and / or on zero coupon basis, in such manner as may be permissible under the Companies Act, RBI / NHB Guidelines and SEBI Regulations and as may be determined by the Board. The issue price and rate of interest depend, *inter alia*, on the market rates, tenor and security offered.
d) Name and address of valuer who performed valuation: Not Applicable.
e) Amount which the Company intends to raise by way of such securities: Up to Rs. 25,000 crore, in one or more tranches as may be decided by Board from time to time.
f) Material terms of raising such securities, proposed time schedule, purposes or objects of offer, contribution being made by the promoters or directors either as part of the offer or separately in furtherance of objects; principal terms of assets charged as securities: The particulars of each offer shall be determined by the Board, from time to time and shall be specified in the relevant transaction documents.

Since this Resolution pertains to issue of NCDs on a private placement basis, during the year, that could, inter-alia, be made to Tata Capital Limited ("TCL"), the holding Company, Mr. Rajiv Sabharwal, Director of the Company is deemed to be interested in the above resolution, since he is the Managing Director & CEO of TCL.

It may be noted that Mr. Sujit Kumar Varma and Mr. Nagaraj Ijari, Directors of the Company are also Director of TCL, but they do not hold, either individually or along with the other Directors of the Company and their respective relatives, 2% or more of the paid-up equity share capital of TCL.

None of the relatives of the aforementioned Directors or no other Director or Key Managerial Personnel of the Company or their respective relatives are in any way, concerned or interested, either directly or indirectly in the passing of the Resolution mentioned at Item No. 6 of the accompanying Notice, except to extent of their shareholding, if any, and the Debentures that may be subscribed by them or the entities in which they are interested.

The Board recommends the Special Resolution at Item No. 6 of the accompanying Notice, for the approval of the Members of the Company.

Item No. 7

Currently, the Board of Directors of the Company comprises 4 Non-Executive Independent Directors, 1 Non-Executive Non-Independent Director and 1 Managing Director.

The Directors of the Company bring with them significant professional expertise and rich experience across a wide spectrum of functional areas such as corporate strategy, macro-economics, governance, finance and risk management and it is imperative to adequately compensate the Non-Executive (Non-Independent and Independent) Directors ("NEDs") for the valuable contribution made by them towards the business of the Company.

Pursuant to the provisions of Section 197 of the Act, an amount not exceeding one percent per annum of the Net Profits of the Company, calculated in accordance with the provisions of Sections 197 and 198 of the Act, could be paid by way of Commission to directors who are neither Managing Directors nor Whole-time Directors. Further, Regulation 62D of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 requires approval of the Shareholders in General Meeting for payment of all fees or compensation to NEDs.

The Members of the Company, at its Extra-Ordinary General Meeting held on November 12, 2021, had accorded their approval for the payment of remuneration by way of Commission, not exceeding one percent per annum of the Net Profits of the Company, to be paid to and distributed amongst the Directors of the Company or some or any of them (other than the Managing Director and Whole-time Directors, if any) in such amounts or proportions and in such manner and in all respects as may be directed by the Board of Directors and such payments shall be made in respect of the Profits of the Company for each year, for a period of five years, starting from Financial Year ("FY") 2021-22 and ending on FY 2025-26.

Considering the rich experience and expertise brought to the Board by the NEDs and based on recommendation of the Nomination and Remuneration Committee, the Board of Directors of the Company had, at its meeting held on July 14, 2026, approved continuation of payment of Commission to NEDs for a further period of five years commencing from FY 2026-27 to FY 2030-31, subject to the approval of the Members of the Company. Further, the Board would determine the specific amount to be paid as Commission to the NEDs, if any, which shall not exceed in aggregate of one per cent per annum of the Net Profits of the Company as computed in the manner provided in Section 198 of the Act for each corresponding Financial Year. Such payment will be in addition to the sitting fees for attending Board / Committee Meetings.

In view of the above, the approval of the Members of the Company is sought for payment of commission to NEDs for a period of five years commencing from FY 2026-27 to FY 2030-31.

All the Directors of the Company and their relatives (except the Managing Director and his relatives and Mr. Rajiv Sabharwal and his relatives) are concerned or interested in the Resolution at Item No. 7 of the accompanying Notice, to the extent of Commission that may be received by each of the NEDs.

None of the Key Managerial Personnel of the Company or their relatives, in any way, are concerned or interested in the passing of the Resolution mentioned at Item No. 7 of the accompanying Notice.

The Board recommends the Special Resolution at Item No. 7 of the accompanying Notice, for the approval of the Members of the Company.

Annexure

BRIEF RESUME OF THE DIRECTOR SEEKING RE-APPOINTMENT AT THIS ANNUAL GENERAL MEETING (AS ON AUGUST 4, 2026)

Particulars	Mr. Rajiv Sabharwal (DIN: 00057333)
Date of Birth and Age	Date of Birth: September 28, 1965 Age: 60 years
Date of Appointment on Board* and terms and conditions of appointment	January 11, 2018 Mr. Sabharwal is the Chairman and Non-Executive Director of the Company.
A brief profile including Qualification and Experience	Bachelor of Technology – Mechanical Engineering (IIT, Delhi), Post Graduate Diploma in Management (IIM, Lucknow). Over 34 years of experience in the banking and financial services industry. Currently, Mr. Sabharwal is the Managing Director and CEO of Tata Capital Limited, an Investment and Credit Company and a subsidiary of Tata Sons Private Limited. He was a Partner in True North Managers LLP, which was mainly involved in building and managing businesses with a primary focus in the financial service sector. He has served as an Executive Director on the Board of ICICI Bank and was responsible for several businesses including retail banking, business banking, rural banking, financial inclusion business and digital banking technology. Mr. Sabharwal also had successful stints with True North Managers LLP, Sequoia Capital, Godrej Group, SRF Finance, GE Capital and Times Bank.
Number of Meetings of the Board attended during FY 2025-26	11 (out of 11)
Other Directorships / Designated Partner held in other Companies / LLP	Chairman: • Tata Securities Limited • Tata Asset Management Private Limited Managing Director & CEO: • Tata Capital Limited Director: • Tata Capital Pte. Limited • Finance Industry Development Council
Memberships / Chairmanships of Committees of other Boards	Tata Capital Limited: • Risk Management Committee (Member) • Corporate Social Responsibility Committee (Member) • Stakeholders Relationship Committee (Member) • Information Technology Strategy Committee (Member)

	• Investment Credit Committee (Member) • Special Committee for Monitoring and Follow up of cases of Frauds (Member) • Customer Service Committee (Chairman) • Review Committee for Identification of Wilful Defaulters (Chairman) Tata Asset Management Private Limited: • Nomination and Remuneration Committee (Member) • Risk Management Committee (Member)
Shareholding in the Company	Nil
Relationship with other Directors, Manager and other Key Managerial Personnel of the Company	None
Last drawn Remuneration	Nil
Remuneration sought to be paid	Nil

**The date on which Director was first appointed.*