HeroHousing Finance

July 28, 2026

National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, Plot No. C/1, G Block,
Bandra Kurla Complex, Bandra (E)
Mumbai – 400051

Sub: Outcome of Meeting of Board of Directors of Hero Housing Finance Limited ("the Company") held on July 28, 2026

Ref: Compliance under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir/Madam,

Pursuant to Regulation 51, 52 and 54 read with Part B of Schedule III of the SEBI Listing Regulations, as amended from time to time, we wish to inform you that the Board of Directors of the Company at its meeting held on Tuesday, July 28, 2026, have, *inter alia,* considered and approved as the case may be, the following items for the quarter ended June 30, 2026 which are annexed hereto:

1. Unaudited Financial Results along with Limited Review Report for the quarter ended June 30, 2026, issued by M/S PKF Sridhar & Santhanam LLP, Chartered Accountants, Statutory Auditors of the Company, pursuant to Regulation 52 of SEBI Listing Regulations;
2. Statement of disclosures pursuant to Regulation 52(4) of the SEBI Listing Regulations forming part of financial results;
3. Statement indicating utilisation and Statement indicating no deviation/ variation in the use of proceeds of issue of non-convertible securities of the Company under Regulation 52(7) and Regulation 52 (7A) of the SEBI Listing Regulations;
4. Security Cover details of Non-Convertible Securities for the quarter ended June 30, 2026 under Regulation 54 (3) of SEBI Listing Regulations read with SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025.

Additional Disclosure pursuant to Regulation 51(1) read with Part B of Schedule III of the SEBI Listing Regulations:

1. Approval of shifting of Registered office of the Company from 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057 to 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi- 110057 w.e.f. November 04, 2026.
2. Approval of the items related to borrowings made by the Company subject to the approval of the shareholders of the Company: -
   i. Enhancement of borrowing limits of the Company from Rs. 7500 Crore to Rs. 9000 Crore.
   ii. Enhancement in the limit of providing security in order to secure the borrowings of the Company from Rs. 7500 Crore to Rs. 9000 Crore.

The results will also be made available on website of the Company https://www.herohousingfinance.com/.

Further, in accordance with Regulation 52(8) of the SEBI Listing Regulations, the financial results pursuant to Regulation 52 of SEBI Listing Regulations for the quarter ended June 30, 2026, will also be published in the newspaper.

We further wish to inform that the Trading Window for dealing in the listed Securities of the Company will open for the designated persons after 48 hours post declaration of financial results, in terms of the Company's Code of Conduct for Prohibition of Insider Trading and the provisions of the SEBI (Prohibition of Insider Trading) Regulations, 2015 and amendments thereto.

The meeting commenced at 05.00 P.M and concluded at 06.00 P.M.

Request you to kindly take the above on record.

Thanking You,

Yours sincerely,
For **Hero Housing Finance Limited**

ANJALI SINGH Digitally signed by ANJALI SINGH

Anjali Singh
Company Secretary & Compliance Officer
M.No: A56345

Encl: A/a

Independent Auditor's Review Report on Unaudited Financial Results for the Quarter Ended June 30, 2026, of Hero Housing Finance Limited pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To the Board of Directors of Hero Housing Finance Limited

1. We have reviewed the accompanying statement of unaudited financial results ("the Statement") of **Hero Housing Finance Limited** ("the Company") for the Quarter ended June 30, 2026, being submitted by the Company pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Obligations") and which has been initialed by us for identification.

2. The Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, as applicable and the circulars, guidelines and directions issued by Reserve Bank of India (RBI) from time to time, as applicable ("RBI Guidelines") and other accounting principles generally accepted in India and in compliance with the presentation and disclosure requirements under Regulation 52 of the Listing Obligations.

3. Our responsibility is to issue a report on the Statement based on our review.

4. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 '*Review of Interim Financial Information performed by the Independent Auditor of the Entity*', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion:

5. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying unaudited financial results, prepared in accordance with the aforesaid Indian Accounting Standards, RBI Guidelines and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Obligations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

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Other Matter:

6. Attention is drawn to the fact that the figures for the quarter ended March 31, 2026, as reported in these financial results are the balancing figures between audited figures in respect of the full financial year and the published year-to-date figures up to the end of the third quarter of the previous financial year. The figures up to the end of the third quarter of the previous financial year had only been reviewed by us and not subjected to audit.

   Our conclusion on the Statement is not modified in respect of the above matters.

For **PKF Sridhar & Santhanam LLP**
Chartered Accountants
Firm's Registration No. 003990S/S200018

PKF SRIDHAR & SANTHANAM LLP
Firm Regn. No. 003990S/S200018
NEW DELHI

S. Narasimhan
Partner
Membership No. 206047
Place: Gurugram
Date: July 28, 2026
UDIN: 26206047EFETIW5102

Hero Housing Finance Limited
Registered office : 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057
CIN : U65192DL2016PLC301481 | Website : www.herohousingfinance.com
Tel. No : 011-49487150 | Email : investors@herohfl.com

Statement of Unaudited Financial Results for the quarter ended 30 June 2026
(All amounts in Rupees crores unless otherwise stated)

	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		(Unaudited)	(Audited#)	(Unaudited)	(Audited)
I	**Revenue from operations**				
	Interest income	194.91	184.72	188.81	750.28
	Net gain on fair value changes	1.98	0.09	3.58	6.53
	Insurance Commission	6.75	12.83	4.77	32.60
	Gain on derecognition of financial instruments	7.33	11.31	6.51	35.40
	Other charges	5.21	4.97	3.08	17.54
	Total Revenue from operations	**216.18**	**213.92**	**206.75**	**842.35**
II	**Other Income**	0.46	-	0.25	1.59
III	**Total income (I + II)**	**216.64**	**213.92**	**207.00**	**843.94**
IV	**Expenses**				
	Finance costs	116.60	109.24	121.60	458.39
	Impairment allowance on financial instruments	4.44	2.35	7.42	28.37
	Employee benefits expenses	31.77	29.86	30.16	117.18
	Depreciation, amortization and impairment	5.03	4.95	4.75	19.67
	Other expenses	28.84	29.07	25.03	102.99
	Total expenses	**186.68**	**175.47**	**188.96**	**726.60**
V	**Profit before exceptional items and tax (III - IV)**	**29.96**	**38.45**	**18.04**	**117.34**
VI	**Exceptional items**				
	Statutory impact of new Labour Codes (Refer note 6)	-	-	-	4.66
VII	**Profit Before Tax (V - VI)**	**29.96**	**38.45**	**18.04**	**112.68**
VIII	**Tax expense:**				
	Current tax	7.59	6.72	-	18.58
	Deferred tax charge (net)	(0.10)	3.66	4.67	13.61
	Total tax expense	**7.49**	**10.38**	**4.67**	**32.19**
IX	**Profit after tax (VII - VIII)**	**22.47**	**28.07**	**13.37**	**80.49**
X	**Other Comprehensive Income gain / (loss)**				
	a) Items that will not be reclassified to profit or loss:-				
	Remeasurement of gains/ (losses) on defined benefit plans	0.31	0.21	0.11	0.60
	Income tax impact on above	(0.08)	(0.05)	(0.03)	(0.15)
	Sub-total (a)	**0.23**	**0.16**	**0.08**	**0.45**
	b) Items that may be reclassified to profit or loss:-				
	Movement in cash flow hedge reserve	(4.27)	8.98	0.32	6.48
	Income tax impact on above	1.07	(2.26)	(0.08)	(1.63)
	Sub-total (b)	**(3.20)**	**6.72**	**0.24**	**4.85**
XI	**Other comprehensive income for the period/year, net of tax**	**(2.97)**	**6.88**	**0.32**	**5.30**
XII	**Total comprehensive income for the period/year, net of tax (IX + XI)**	**19.50**	**34.95**	**13.69**	**85.79**
XIII	**Earnings per equity share (Face value Rs 10)**				
	(a) Basic (in Rupees)*	0.35	0.41	0.21	1.23
	(b) Diluted (in Rupees)*	0.35	0.40	0.21	1.23
	* not annualised for the quarter ended				

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NEW DELHI

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New Delhi

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Statement of Unaudited Financial Results for the quarter ended 30 June 2026
(All amounts in Rupees crores unless otherwise stated)

	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		(Unaudited)	(Audited#)	(Unaudited)	(Audited)
XIV	Debt equity ratio (no. of times)	5.51	5.25	6.61	5.25
XV	Debt service coverage ratio	N.A.	N.A.	N.A.	N.A.
XVI	Interest service coverage ratio	N.A.	N.A.	N.A.	N.A.
XVII	Outstanding redeemable preference shares (quantity and value)	N.A.	N.A.	N.A.	N.A.
XVIII	Capital redemption reserve/debenture redemption reserve	N.A.	N.A.	N.A.	N.A.
XIX	Net worth	1,155.35	1,135.16	862.07	1,135.16
XX	Net Profit after tax	22.47	28.07	13.37	80.49
XXI	Earnings per equity share				
	(a) Basic (in Rupees)*	0.35	0.41	0.21	1.23
	(b) Diluted (in Rupees)*	0.35	0.40	0.21	1.23
XXII	Current ratio	N.A.	N.A.	N.A.	N.A.
XXIII	Long term debt to working capital	N.A.	N.A.	N.A.	N.A.
XXIV	Current liability ratio	N.A.	N.A.	N.A.	N.A.
XXV	Total debts to total assets (%)	83.18%	80.95%	84.80%	80.95%
XXVI	Debtors' turnover	N.A.	N.A.	N.A.	N.A.
XXVII	Inventory turnover	N.A.	N.A.	N.A.	N.A.
XXVIII	Operating margin (%)	N.A.	N.A.	N.A.	N.A.
XXIX	Net profit margin (%)	10.37%	13.12%	6.46%	9.54%
XXX	Bad debts to account receivable ratio	N.A.	N.A.	N.A.	N.A.
XXXI	Gross non performing assets (%)	2.18%	2.17%	1.91%	2.17%
XXXII	Net non performing assets (%)	1.57%	1.57%	1.41%	1.57%
XXXIII	Provision coverage ratio (%)	28.25%	28.38%	26.63%	28.38%
XXXIV	Liquidity coverage ratio (%)	150.37%	128.30%	118.60%	128.30%

* not annualised for the quarter ended
#Figures for the quarter ended 31 March 26 are the balancing figures between audited figures in respect of full financial year and year to date figures upto the first nine months of the financial year which were subject to limited review.

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Notes:

1) The Company is a Housing Finance Company registered with the National Housing Bank ('the NHB').

2) The financial results for the quarter ended June 30, 2026 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on 28 July, 2026. These results have been subjected to limited review by statutory auditors in compliance with Regulation 52 of the Securities Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

3) The financial results of the Company have been prepared in accordance with recognition and measurement principles laid down in accordance with the Indian Accounting Standard 34 "Interim Financial Reporting" ('IND AS 34') as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 as amended from time to time and relevant rules issued thereunder and the other recognized accounting practices and polices generally accepted in India and in compliance with regulation 52 of Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

4) The Company is engaged primarily in the business of financing, and accordingly, there are no separate reportable segments as per Ind AS 108 dealing with Operating Segment.

5) Pursuant to SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025 as amended, from time to time the Company has listed Non-Convertible Debentures & Commercial Papers on National Stock Exchange (NSE).

6) On November 21, 2025 the Government of India notified provisions of 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, ('Labour Codes') which consolidate twenty-nine existing labour laws into unified framework governing employee benefits during employment and post-employment. The Labour Codes, among other things introduce changes, including a uniform definition of wages and enhanced benefits relating to leave. The Company has assessed the financial implications of these changes and considering the impact arising out of an enactment of the new legislation is an event of non-recurring in nature, the Company has presented this incremental impact amounting to Rs. 4.66 crore as "Exceptional item" in the Audited financial results for the year ended March 31, 2026. The Company continues to monitor the developments pertaining to Labour Codes and will evaluate impact if any on the measurement of liability pertaining to employee benefits.

7) The secured non-convertible debentures issued by the Company are fully secured by pari-passu charge on loan receivables of the Company, to the extent as stated in the respective placement memorandum/key information document as the case may be. Further, the Company has maintained 100% asset cover or higher as stated in the placement memorandum/key information document as the case may be which is sufficient to discharge the principal amount at all times for the secured non-convertible debt securities issued. The details for security cover as per the format prescribed by the SEBI vide master circular dated 13 August 2025 is enclosed.

8) Disclosures as per the notification no. RBI/DOR/2025-26/334 DOR.ACCREC.No.253/21.04.018/2025-26 dated November 28, 2025 Reserve Bank of India (Non banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 read with Reserve Bank of India (Non-Banking Financial Company - Transfer and Distribution of Credit Risk) Directions, 2025 as amended from time to time relating to the total amount of loans not in default / stressed loans transferred and acquired to/ from other entities:

a)^ The company has not acquired any not in default loans through assignment during the quarter ended June 30, 2026.

b)^ Details in respect of loans not in default transferred through assignment during the quarter ended June 30, 2026

Particulars	For the quarter ended 30 June 2026
Entity	Non Banking Financial Companies
Count of loan accounts transferred	390
Amount of loan accounts transferred (Rs. in crores)	50.07
Retention of beneficial economic interest (MRR %)	10.00%
Weighted average maturity (residual maturity in years)	11.51
Weighted average holding period (in years)	1.70
Coverage of tangible security coverage	100.00%
Rating-wise distribution of rated loans	Not Applicable

^There are no instances of transfer of loans where the entity has agreed to replace loans transferred to transferee(s) or pay damages arising out of any representation or warranty.

c) The Company has not transferred or acquired any stressed loans or special mentioned accounts during the quarter ended June 30, 2026.

9) Disclosure related to project finance for the quarter ended June 30, 2026 pursuant to Reserve Bank of India (Non-Banking Financial Company - Credit Facilities) Directions, 2025, read with Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 dated November 28, 2025 as amended from time to time, is given below:

Sl. No.	Item Description	Number of accounts#	Total outstanding (₹crore)*
1	Projects under implementation accounts at the beginning of the quarter $	78	602.23
2	Projects under implementation accounts sanctioned during the quarter $	8	102.08
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-
4	Projects under implementation accounts at the end of the quarter (1 + 2 – 3) $	80	697.14
5	Out of '4' – accounts in respect of which resolution process involving extension in original /	-	-
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 /	-	-
7	Out of '5' – account in respect of which cost overrun associated with extension in original /	-	-
7.1	Out of '7' – accounts where SBCF was sanctioned during financial closure and renewed	-	-
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 /	-	-
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	-	-

* represent principal outstanding
# at loan level
$ including disbursement/ repayment

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Hero Housing Finance Ltd. New Delhi

10) Formula for computation of ratios as required pursuant to Regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are as follows:

S. No.	Ratio	Formula
1	Debt equity ratio (no. of times)	(Debt securities + Borrowings other than debt securities + Subordinated debts) / (Equity Share Capital + Other Equity)
2	Net worth	Equity share capital + Other equity
3	Total debts to total assets (%)	(Debt securities + Borrowings other than debt securities + Subordinated debts)/ Total assets
4	Net profit margin (%)	Profit/ (loss) after tax / Total income
5	Gross non performing assets (%)	Stage III Loans (Gross) / Gross loans
6	Net non performing assets (%)	(Stage III Loans (Gross) - impairment allowance for Stage III Loans) / (Gross loans - impairment allowance for Stage III Loans)
7	Provision coverage ratio (%)	Impairment allowance for Stage III Loans / Stage III Loans (Gross)

11) The Company has not entered into any new co-lending arrangements during the quarter ended June 30, 2026 as mentioned under Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 read with Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 as amended from time to time.

12) Previous period/ year figures have been regrouped/ reclassified, wherever found necessary, to conform to current period/ year classification.

For and on behalf of the Board of Directors of

Hero Housing Finance Limited

Hero Housing Finance Ltd. New Delhi

PKF SRIDHAR & SANTHANAM LLP Firm Regn. No. 003990S/S200018 NEW DELHI

Apul Nayyar
Director (Whole Time Director- Executive) & CEO
DIN No.: 01738973

Place: Gurugram
Date: July 28, 2026

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (in INR Crores)	Funds utilized (in INR Crores)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
-	-	-	-	-	-	-	-	-	-

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	**Remarks**
Name of listed entity	Hero Housing Finance Limited
Mode of fund raising	Private placement basis
Type of instrument	Non-Convertible Debentures
Date of raising funds	N.A.
Amount raised (In Rs. Crores)	Nil during the quarter
Report filed for quarter ended	June 30, 2026
Is there a deviation/ variation in use of funds raised?	N.A.
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	N.A.
If yes, details of the approval so required?	N.A.
Date of approval	N.A.
Explanation for the deviation/ variation	N.A.
Comments of the audit committee after review	N.A.
Comments of the auditors, if any	N.A.

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
NA						

Deviation could mean:

a. Deviation in the objects or purposes for which the funds have been raised.
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

For and on behalf of
Hero Housing Finance Limited

ANJALI SINGH Digitally signed by ANJALI SINGH

Anjali Singh
Company Secretary

Date: July 28, 2026

To
The Board of Directors,
Hero Housing Finance Limited
R/o - 9, Community Centre, Basant Lok Vasant Vihar,
South Delhi, New Delhi, Delhi, India, 110057

Independent Auditor's Certificate on Asset Cover as of June 30, 2026, under Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to the National Stock Exchange (NSE) and to Vistra ITCL (India) Limited (the "Debenture Trustee").

1. This certificate is issued in accordance with the terms of our engagement letter dated June 30, 2026.

2. The accompanying statement attached as "Annexure I" contains details of Asset cover for issued by the company as of June 30, 2026. The Certificate is issued to the Board of Directors of the Company; as per the requirement of Regulation 54 read with Regulation 56(1)(d) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended the purpose of submission to National Stock Exchange (NSE) and Vistra ITCL (India) Limited (the Debenture Trustee) in respect of secured listed non-convertible debt securities issued by Hero Housing Finance Limited vide various disclosure documents as stated below.

S. No	Private Placement/ Public Issue	ISIN number	Sanctioned Amount (Rs. In crores)	Debenture Trustee	Secured/ Unsecured
1	Private Placement	INE800X07063	100	Vistra ITCL (India) Limited	Secured by Pari-Passu on receivables
2		INE800X07055	25		
3		INE800X07071	50		
4		INE800X07089	250		
5		INE800X07105	100		
6		INE800X07097	150		
7	**Total**		**675**		

Management responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Circulars, SEBI Regulations, Companies Act, 2013 and other applicable laws and regulations, as applicable.
5. The Management is also responsible to ensure that Assets Cover Ratio as of June 30, 2026, is in compliance with SEBI circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, with the minimum asset cover requirement of hundred percent as per the SEBI Regulations as given in Annexure I attached to this certificate.

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Firm Regn. No. 003990S/S200018
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Auditor's Responsibility

6. Our responsibility for this certificate is to verify the particulars contained in the Statement, on the basis of the reviewed financial results and other relevant records and documents maintained by the Company and to certify asset cover ratio is minimum hundred percent as per the requirement stated in SEBI Regulations.
7. We have reviewed the Financial Results for the quarter ended June 30, 2026, prepared by the Company pursuant to the requirements Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated July 28, 2026. Our review of these financial results for the quarter ended June 30, 2026, was conducted as per Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI") respectively.
8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

10. **Summary of work performed**

    (a) Obtained and read the Debenture Term Sheet and the Information Memorandum in respect of the secured debenture and noted the asset cover percentage required to be maintained by the Company in respect of such Debenture.
    (b) Traced and agreed the principal amount of the debentures outstanding as of June 30, 2026, to the reviewed financial results of the Company and reviewed books of account maintained by the Company as of June 30, 2026.
    (c) Traced the value of assets indicated in Annexure I of the Statement to the reviewed financial results of the Company and reviewed books of account maintained by the Company as of June 30, 2026.
    (d) Obtained the list of security created in the register of charges maintained by the Company and Form CHG-9 filed with Ministry of Corporate Affairs. Traced the value of charge created against assets to the asset cover.
    (e) Obtained the list and value of assets placed under lien or encumbrance for the purpose of obtaining any other loan and determined that such assets are not included in the calculation of asset cover in respect of the Debentures.
    (f) Examined and verified the arithmetical accuracy of the computation of asset cover indicated in Annexure I of the Statement.
    (g) Traced general and financial covenants from debenture term sheet and verified whether those are complied with.

11. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

Conclusion

12. (A) Based on the procedures performed by us, as referred to in paragraph 10 above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that the Company has not maintained a hundred percent asset cover or asset cover as per the terms of the Debenture Term Sheet and Information Memorandum.

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NEW DELHI

(B) Nothing has come to our attention that causes us to believe that the Company has not complied with all covenants as stated in the respective debenture term sheet and debenture trust deed in respect of the secured listed non-convertible debt securities as of June 30, 2026, which would adversely affect the borrowing facilities.

Restriction on Use

13. The certificate has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the National Stock Exchange (NSE) and to Vistra (ITCL) India Limited (the "Debenture Trustee") and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

Place: Gurugram
Date: July 28, 2026

For **PKF Sridhar & Santhanam LLP**
Chartered Accountants
Firm Registration Number: 003990S / S200018

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Firm Regn. No. 003990S/S200018
NEW DELHI

S. Narasimhan
Partner
Membership No. 206047
UDIN No: 26206047FEAVWM3042

Annexure I- Security cover as on 30 June 2026.

Rs in Crs

Column A	Column B	Column C [i]	Column D [ii]	Column E [iii]	Column F [iv]	Column G [v]	Column H [vi]	Column H	Column I [vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Debt not backed by any assets offered as security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)			debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance,DSRA market value is not applicable)	Market Value for Pari passu charge Assets [viii]	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+ N)
													Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment						-	17.72			17.72					-
Capital Work-in- Progress						-	-			-					-
Right of Use Assets						-	15.17			15.17					-
Goodwill						-				-					-
Intangible Assets						-	26.84			26.84					-
Intangible Assets under Development						-	36.03			36.03					-
Investments						-	437.91			437.91					-
Loans#	Exclusive- HL; Parri-Passu- HL & NHL		982.70		5,681.26	-	142.92			6,806.88		982.70		5,681.26	6,663.96
Inventories						-	-			-					-
Trade Receivables						-	4.30			4.30					-
Cash and Cash Equivalents						-	110.60			110.60					-
Bank Balances other than Cash and Cash Equivalents						-	15.38			15.38					-
Others						-	178.38			178.38					-
Total			**982.70**		**5,681.26**	**-**	**985.25**	**-**	**-**	**7,649.21**	**-**	**982.70**	**-**	**5,681.26**	**6,663.96**
LIABILITIES						-									
Debt securities to which this certificate pertains#	Colm D& F : Secured Non-Convertible Debentures + Interest accrued thereon			Yes	694.38	-	4.67			699.05					
Other debt sharing pari-passu charge with above debt#	Colm D& F: Secured Bank Borrowing + Interest accrued thereon		769.28	No	4,091.20	-	431.15			5,291.63					
Other Debt				No		-	-			-					
Subordinated debt		*not to be filled*		No		-	-	77.88		77.88					
Borrowings				No		-	-			-					
Bank				No		-	-			-					
Debt Securities				No		-	293.73			293.73					
Others				No		-	-			-					
Trade payables				No		-	24.12			24.12					
Lease Liabilities				No		-	17.11			17.11					
Provisions				No		-	14.09			14.09					
Others				No		-	76.24			76.24					
Total			**769.28**		**4,785.58**	**-**	**861.11**	**77.88**	**-**	**6,493.86**	**-**	**-**	**-**	**-**	**-**
Cover on Book Value			**918.70**		**5,327.30**										
Cover on Market Value[ix]															
		Exclusive Security Cover Ratio	1.28	**Pari-Passu Security Cover Ratio**	1.19										

#Loans and Borrowings are adjusted for EIR

Loan receivables, indicated under both exclusive and pari-passu charges, include receivables that are currently less than 90 days past due.

[i] This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.

iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari- passu charge along with debt for which certificate is issued.

v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.

vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

[vii] In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.

[viii] Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.

[ix] The market value shall be calculated as per the total value of assets mentioned in Column O.

For Hero Housing Finance Ltd.

Authorised Signatory Authorised Signatory

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