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

Subject: Intimation under Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir/Madam,

Pursuant to Regulation 54(3) of the SEBI Listing Regulations, as amended from time to time, please find enclosed herewith Security Cover Certificate in the format prescribed under SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13 August 2025 of non-convertible debt securities for the quarter ended June 30, 2026 duly certified by the Statutory Auditors of the Company.

Kindly take the above information on record.

Thanking You,

Yours Faithfully
For **Hero Housing Finance Limited**

ANJALI SINGH Digitally signed by ANJALI SINGH

Anjali Singh
Company Secretary
M.no: A56345

Encl: A/a

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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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

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

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