



Ref No: APTUS/14-NOV/2025-26

November 27, 2025

To, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 543335	To, National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai - 400 051 Scrip Symbol: APTUS
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Dear Sir/Madam,

Sub: Intimation Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is hereby informed that the Resourcing & Business Committee of the Board of Directors of the Company on November 27, 2025 has approved the allotment of 15,000 Secured, Redeemable, Rated, Listed Non-Convertible Debentures of Rs. 1,00,000/- each aggregating to Rs. 1,50,00,00,000 (Rupees One Hundred and Fifty Crores only) issued through private placement basis.

The brief terms of the issue in terms of SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are enclosed as Annexure I.

The Company is in the process of completing the other formalities with respect to listing of the above mentioned allotment.

We request you to kindly take the above information on record.

Thanking you,

For Aptus Value Housing Finance India Limited

Sanin Panicker
Company Secretary & Compliance Officer

Aptus Value Housing Finance India Ltd.

88, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-4565000. E-mail: cs@aptusindia.com

CIN: L65922TN2009PLC073881

**Annexure I**

The details as required under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are as follows:

Type of Securities	Non-Convertible Debentures
Type of the Issue	Private Placement
Total number of securities	15,000
Size of Issue	Issuance of 15,000 secured, redeemable, rated, listed, Non-Convertible Debentures having a face value of INR 1,00,000 (Indian Rupees One lakh) each, aggregating up to an amount of INR 150 crore (Indian Rupees One Hundred and Fifty crores Only) on a private placement basis.
Whether proposed to be listed? If Yes, Name of Stock Exchange	Yes, BSE Limited
Tenor of the instrument	5 years
Date of allotment	November 27, 2025
Date of maturity	November 27, 2030
Coupon/interest offered	7.95%
Schedule of payment of coupon/interest and principal	Monthly. The Principal amount of the Debentures shall be repaid over equal monthly redemptions (No repayment for first 12 months)
Charge/security, if any, created over the assets	First and exclusive charge over book debts / receivables both present and future, except those receivables present and/or future specifically and exclusively charged in favour of certain existing charge holders, such that a security cover of 110% of the outstanding principal amounts of the NCDs and interest thereon
Special right / interest/ privileges attached to the instrument and changes thereof	Nil
Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	Not Applicable
Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Nil
Details of redemption of debentures	The Principal amount of the Debentures shall be repaid over equal monthly redemptions (No repayment for first 12 months)
Any cancellation or termination of proposal for issuance of securities including reasons thereof	Nil

Aptus Value Housing Finance India Ltd.

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