

Dated: 05th August 2025

The Secretary The Bombay Stock Exchange Ltd. Phiroz Jeejeebhoy Towers Dalal Street, Mumbai – 400 001 Security Code: 523716	The Secretary, National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Security Symbol: ASHIANA
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Sub: Business Update on Senior Living Segment

As a part of a round table conference on 05th of August 2025, some key information pertaining to our senior living business has been asked for by the Press. As part of good corporate governance practice, we are disclosing the information (as a one-time need-based disclosure) beforehand to the stock exchange before sharing the same with the Press. Please also note that this conference is being attended by our Joint Managing Director Mr. Ankur Gupta.

Ashiana Housing Limited is contemplating a total outlay of ₹425 crore towards senior living during FY2025–26. Outlay includes payout to landowners, construction and execution costs and other project related expenses. A significant portion of this outlay to be incurred towards expanding our senior living portfolio. As part of this plan, the company plans to enter Mumbai, Pune, Bangalore, and Delhi NCR market.

In FY2024–25 outlay incurred by the company was ₹213 crore towards senior living and the company also recorded booking value of ₹382 crores. This year we are planning to launch five new phases in existing senior living projects (approx. 5.71 lakh square feet of saleable area). The company constructed approx. 5.38 lakh square feet in this segment last year.

We recorded booking value of ₹383 crore in senior living in FY2024–25 and are targeting around ₹450 crore this year. The segment now accounts for over 30% of the company's residential portfolio.

The company currently has nine ongoing projects, three in Bhiwadi (NCR), three in Chennai, and one each in Jaipur, Pune, and Lavasa (Pune). It is now planning to expand its footprint into Bengaluru and Mumbai.

Please take this information on your record.

Thanking you,

For **Ashiana Housing Ltd.**

Nitin Sharma
(Company Secretary)

Ashiana Housing Ltd.

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