

Dated: 09th December 2025

The Secretary

The National Stock Exchange of India Limited
 Exchange Plaza, Bandra Kurla Complex
 Bandra (E) Mumbai – 400 051

Sub: Intimation of Payment of Interest and Redemption of Debentures for NCDs bearing ISIN: INE365D08034

Dear Sir,

Pursuant to Regulation 57(1) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, the Exchange is hereby informed that the company has paid **INR 1,20,00,000/- (Indian Rupees One Crores Twenty Lakhs Only)** to International Finance Corporation today on 09th December 2025 towards interest payment on Non- Convertible Debentures (NCDs) listed on BSE Ltd., details of which are as follows:

A.) Whether Interest payment/redemption payment made: **Interest payment**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08034
2.	Debenture Series	Series 8% AHL2042
3.	Issue Size	INR 26.40 Crores/- (INR Twenty-Six Crores Forty Lakhs divided into 264 NCDs of INR 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 1,20,00,000/- (Indian Rupees One Crores Twenty Lakhs Only)
5.	Frequency – monthly/quarterly	Quarterly, however, the payment is contingent on the availability of Distributable Surplus to be decided by the Distribution Committee.
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	21 st November 2025
9.	Due Date for interest payment	09 th December 2025
10.	Actual Date of Interest payment	09 th December 2025
11.	Amount of Interest paid	INR 1,20,00,000/- (Indian Rupees One Crores Twenty Lakhs Only)
12.	Date of last interest payment	10 th November 2025
13.	Reason for non-payment/delay in payment	Not Applicable

Ashiana Housing Ltd.

304, Southern Park, Saket District Centre,
 Saket, New Delhi – 110 017

CIN: L70109WB1986PLC040864

Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata – 700 071

011-42654265, Email: investorrelations@ashianahousing.com

Website: www.ashianahousing.com

C.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08034
2.	Debenture Series	Series 8%AHL2042
3.	Type of redemption (full/partial)	Not Applicable
4.	If partial redemption, then	
	a. By face value redemption	
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/ maturity	Not Applicable
11.	Actual date of redemption	Not Applicable
12.	Principal Amount redeemed	Not Applicable
13.	Premium paid on Redemption (INR)	Not Applicable
13.	Outstanding Amount (INR)	INR 26.40 Crores/- (INR Twenty-Six Crores Forty Lakhs divided into 264 NCDs of INR 10,00,000/- each)
14.	Date of last interest payment	10 th November 2025

You are requested to take the said submission on your record.

Thanking you,
 For **Ashiana Housing Ltd.**

Nitin Sharma
 (Company Secretary & Compliance Officer)
 Mem No: ACS 21191
 Address: Saket, New Delhi

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