

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: INE365D08026

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 26,18,98,347/- (Indian Rupees Twenty-Six Crores Eighteen Lakhs Ninety-Eight Thousand Three Hundred Forty-Seven Only)** to International Finance Corporation today on 09th December 2025 towards partial redemption and interest payment and payment of redemption premium on Non- Convertible Debentures (NCDs) listed on BSE Ltd., details of which are as follows:

A.) Whether Interest payment/redemption payment made: **Yes, for both interest and partial redemption payment along with redemption premium.**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Issue Size	INR 97 Crores/- (INR Ninety-seven Crores divided into 970 NCDs of INR 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 76,84,166/- (Indian Rupees Seventy-Six Lakhs Eighty-Four Thousand One Hundred Sixty-Six only)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as 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 76,84,166/- (Indian Rupees Seventy-Six Lakhs Eighty-Four Thousand One Hundred Sixty-Six 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	INE365D08026
2.	Debenture Series	Series 8%AHL2041
3.	Type of redemption (full/partial)	Partial Redemption
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	09 th December 2025
11.	Actual date of redemption	09 th December 2025
12.	Principal Amount redeemed	INR 6,35,53,545/- (Indian Rupees Six Crores Thirty-Five Lakhs Fifty-Three Thousand Five Hundred Forty-Five only)
13.	Premium paid on Redemption (INR)	INR 19,06,60,636/- (Indian Rupees Nineteen Crores Six Lakhs Sixty Thousand Six Hundred Thirty-Six only)
14.	Outstanding Amount (INR)	INR 62,72,63,879/- (INR Sixty-Two Crores Seventy-Two Lakhs Sixty-Three Thousand Eight Hundred Seventy- Nine only) – INR 6,46,663.793/- approx. per NCD
15.	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

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