

Dated: 10th November 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 **INR 8,00,00,000/- (Indian Rupees Eight Crores Only)** to International Finance Corporation today on 10th November 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 1,80,11,187/- (Indian Rupees One Crores Eighty Lakhs Eleven Thousand One Hundred Eighty-Seven 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	24 th October 2025
9.	Due Date for interest payment	10 th November 2025
10.	Actual Date of Interest payment	10 th November 2025
11.	Amount of Interest paid	INR 1,80,11,187/- (Indian Rupees One Crores Eighty Lakhs Eleven Thousand One Hundred Eighty-Seven only)
12.	Date of last interest payment	05 th September 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	10 th November 2025
11.	Actual date of redemption	10 th November 2025
12.	Principal Amount redeemed	INR 2,06,62,938/- (Indian Rupees Two Crores Six Lakhs Sixty-Two Thousand Nine Hundred Thirty-Eight only)
13.	Premium paid on Redemption (INR)	INR 4,13,25,875/- (Indian Rupees Four Crores Thirteen Lakhs Twenty-Five Thousand Eight Hundred Seventy-Five only)
13.	Outstanding Amount (INR)	INR 69,08,17,424 (INR Sixty-Nine Crores Eight Lakhs Seventeen Thousand Four Hundred Twenty-Four only) – INR 7,12,182.91/- per NCD
14.	Date of last interest payment	05 th September 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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