

Dated: 22nd January 2026

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 4,50,00,000/- (Indian Rupees Four Crores Fifty Lakhs Only)** to International Finance Corporation today on 22nd January 2026 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 1,05,86,160/- (Indian Rupees One Crore Five Lakhs Eighty-Six Thousand One Hundred Sixty 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	06 th January 2026
9.	Due Date for interest payment	22 nd January 2026
10.	Actual Date of Interest payment	22 nd January 2026
11.	Amount of Interest paid	INR 1,05,86,160/- (Indian Rupees One Crore Five Lakhs Eighty-Six Thousand One Hundred Sixty only)
12.	Date of last interest payment	09 th December 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	22 nd January 2026
11.	Actual date of redemption	22 nd January 2026
12.	Principal Amount redeemed	INR 86,03,460/- (Indian Rupees Eighty-Six Lakhs Three Thousand Four Hundred Sixty only)
13.	Premium paid on Redemption (INR)	INR 2,58,10,380/- (Indian Rupees Two Crores Fifty-Eight Lakhs Ten Thousand Three Hundred Eighty only)
14.	Outstanding Amount (INR)	INR 61,86,60,419/- (INR Sixty-One Crores Eighty-Six Lakhs Sixty Thousand Four Hundred Nineteen only) – INR 6,37,794.246/- approx. per NCD
15.	Date of last interest payment	09 th December 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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