GIC HOUSING FINANCE LTD.

GICHFL/SEC/2026-27 **July 23, 2026**

To,

National Stock Exchange of India Limited,
'Naman Chamber, C-32, Block G,
Bandra-Kurla Complex,
Bandra (E),
Mumbai - 400051 **Scrip Code: GICHSGFIN**

Dear Sir,

Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 – Key Information Document ("KID") for NCDs 2026-27 Series 12 Tranche 1.

Ref. Our earlier letter dated May 15, 2026.
(Event date and time of occurrence – July 23, 2026, at 04:00 P.M.)

In accordance with Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed a KID for issue of Secured, Listed, Rated, Redeemable, Taxable, Non-Convertible Debentures 2026-27 Series 12 Tranche 1 on Private Placement basis. The Company uploaded the Key Information Document on EBP Platform today.

Further, additional information in terms of Chapter V-A, Para 2.1 of Annexure 18 of SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is enclosed as Annexure-A.

This is for your information and record purpose.

Yours faithfully,

GOR RAJKUMAR UMEDLAL
Digitally signed by GOR RAJKUMAR UMEDLAL
Date: 2026.07.23 16:50:07 +05'30'

Raj Gor
Group Head & Company Secretary

Encl.: a/a.

Annexure-A

Additional Information as per Chapter V-A, Para 2.1(g) of Annexure 18 of SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026.

Sr. No.	Particulars	Details: NCD Series 12 Tranche 1
1	Type of securities proposed to be issue	Non – Convertible Debentures
2	Type of issuance	Private Placement
3	Total number of securities proposed to be issued or the total amount for which the securities will be issued.	20,000 securities of Rs. 1,00,000/- each
4	Size of the issue	Rs. 200 Crores (Green shoe option Rs NIL)
5	Whether proposed to be listed? If yes, name of the stock exchange(s)	Yes, BSE Limited
6	a) Tenure of the instrument, b) Date of Allotment (Deemed) and c) Date of maturity	a) 548 Days b) July 29, 2026 c) January 28, 2028
7	a) Coupon/interest offered, b) Schedule of payment of coupon/interest and principal	a) 8.15% p.a. b) First coupon payment on January 28, 2027, and Final coupon payment on January 28, 2028. c) Principal payment on January 28, 2028.
8	Charge/security, if any, created over the assets	The Debentures shall be secured by a first ranking exclusive continuing security by way of a first ranking exclusive charge on the Hypothecated Assets in favor of the Debenture Trustee for the benefit of the Debenture Holders.
9	Special right/interest/privileges attached to the instrument and changes thereof.	NA
10	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	In case of default in Payment of Coupon and/or the Redemption Amounts if any on the respective Due Dates or failure in performance by the Company of any other terms of the Debentures as set out in the Transaction Documents, additional interest of 2% p.a. (Two Per cent per annum) over and above the Coupon Rate will be payable by the Company for the period during which the default continues, until the same is rectified.

11	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	No such event
12	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	NA
13	Any cancellation or termination of proposal for issuance of securities including reasons thereof.	NA

For Private Circulation Only

KEY INFORMATION DOCUMENT AS PER REGULATION 50A (6) OF SEBI (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 READ WITH RELEVANT CIRCULARS ISSUED BY SEBI FROM TIME TO TIME

गृहे सौख्यम् विराजते
GIC HOUSING FINANCE LTD.

Promoted by General Insurance Corporation of India (GIC-Re), National Insurance Company Limited, The New India Assurance Company Limited, The Oriental Insurance Company Limited, United India Insurance Company Limited

Registered and Corporate Office: National Insurance Building, 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai – 400020.

Tel No: 022-43041950 , 022-43041900
Website: www.gichfindia.com **E-mail:** treasury@gichf.com , corporate@gichf.com
CIN: L65922MH1989PLC054583 **PAN:** AAACG2755R
NHB Reg. No 01.0025.02 dated 7 May 2002 issued by NHB under section 29A of the National Housing Bank Act, 1987.
Date & Place of Incorporation: 12 December 1989 - Maharashtra
Certificate of registration number issued by National Housing Bank: 01.0025.02 dated 07th May 2002

Date: 23rd July 2026

Type of Issue Document: Key Information Document

Issue of listed, secured, rated, taxable, redeemable non-convertible debentures of face value of Rs. 1,00,000 (rupees One Lakh) each for Series 12 Tranche 1 for cash at par for an amount of up to Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) with green shoe option to retain over-subscription amount up to Rs. NIL aggregating issue size of up to Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) and redeemable at par ("NCDs" / "the Issue"/" debentures") in a dematerialised form on a private placement basis (the "issue") by GICHFL.

THIS KEY INFORMATION DOCUMENT SHALL BE READ IN CONJUNCTION WITH THE GENERAL INFORMATION DOCUMENT DATED 6 FEBRUARY 2026 AND THE PRIVATE PLACEMENT OFFER CUM APPLICATION LETTER.

Chief Financial Officer	Company Secretary & Compliance Officer	Promoter
Smt. Paba Koshy Senior Vice President & CFO +91-22-43041916 Email: paba.koshy@gichf.com	Shri. Rajkumar Umedlal Gor +91-22-43041930 Email: raj.gor@gichf.com	GENERAL INSURANCE CORPORATION OF INDIA (GIC-Re). "Suraksha" 170, Jamshedji Tata Road, Churchgate, Mumbai- 400020 India. Tel:+912222867000 Email: info@gicre.in THE NEW INDIA ASSURANCE COMPANY LIMITED #87,MG Road, Fort, Mumbai 4000001. Tel:18002091415 Email: tech.support@newindia.co.in NATIONAL INSURANCE COMPANY LTD Premises No. 18-0374, Plot No. CBD-81, New Town, Kolkata – 700156 Tel:033-22022100 Email: Customer.Support@Nic.Co.In Customer.Relations@Nic.Co.In THE ORIENTAL INSURANCE COMPANY LIMITED Block-4, Plate-A, NBCC Office Complex, Kidwai Nagar East, New Delhi - 110023 Tel: 1800118485 Email : csd@orientalinsurance.co.in UNITED INDIA INSURANCE COMPANY LIMITED United Insurance Co Ltd., 24, Whites Road, Chennai- 600014 Tel: 180042533333 Email: customercare@uiic.co.in

IDBI trustee	KFINTECH EXPERIENCE TRANSFORMATION	CRISIL Ratings
IDBI Trusteeship Services Limited **Universal Insurance Building, Ground Floor, Sir P.M. Road, Fort, Mumbai - 400001** **Tel No. (022)40807000,** **Fax No. 91-22-66311776** **Contact person:** **Mr. Sandesh Vaidya** **E-mail: itsl@idbitrustee.com** **Website: www.idbitrustee.com**	**KFin Technologies Limited** **Tower – B, Plot No 31 & 32, Selenuim Building, Gachibowli, Financial District, Nanakramguda, Serilingampally , Hyderabad – 500 032, Telangana, India** **Contact Person: Mr. Umesh Pandey** **Email:** **umesh.pandey@kfintech.com** **Website: www.kfintech.com**	**CRISIL Ratings Limited** **(A subsidiary of CRISIL Limited)** **Crisil Limited Lightbridge IT Park, Saki Vihar Road, Andheri East, Mumbai - 400 072, Maharashtra** **Tel: +919893470851** **Contact Person: Lakshy Anand** **Email-** **Id: lakshy.anand1@crisil.com** **Website: www.crisil.com**

Statutory Auditor	Arranger
Gokhale & Sathe Chartered Accountants ADD VALUE, GIVE VALUE, GET VALUE Gokhale & Sathe Chartered Accountants (Peer Review No. 129389) 308, 309 Udyog Mandir No 17C Bhagoji Keer, Road, Bethany Co-Operative Housing Society, New Dinkar Co Operative Housing Society, Mahim, Mumbai, Maharashtra 400016 Website: www.gokhalesathe.in Email address: office@gokhalesathe.in (Firm Reg. No. 103264W).	ICICI Bank ICICI Bank Limited, ICICI Bank Towers, Bandra Kurla Complex, Mumbai – 400051 Website: www.icicibank.com Email: merchantbanking@icicibank.com, gmgfixedincome@icicibank.com Contact Person: Mr. Sanket Jain, 022 4008 8980

Issuer's Absolute Responsibility

The Issuer, having made all reasonable inquiries, accepts responsibility for and confirms that this issue document contains all information with regard to the Issuer and the Issue, which is material in the context of the Issue, that the information contained in the issue document is true and correct in all material aspects and is not misleading, that the opinions and intentions expressed herein are honestly stated and that there are no other facts, the omission of which makes this document as a whole or any of such information or the expression of any such opinions or intentions misleading.

Undertaking of the Issuer

Investors are advised to read the risk factors carefully before taking an investment decision in this issue. For taking an investment decision, investors must rely on their own examination of the issuer and the offer including the risks involved. The securities have not been recommended or approved by the any regulatory authority in India, including the Securities and Exchange Board of India (SEBI) nor does SEBI guarantee the accuracy or adequacy of this document. Specific attention of investors is invited to the statement of 'Risk factors' given on page number 4 under the section 'General Risk' of General Information Document dated 06 February 2026.
having made all reasonable inquiries, accepts responsibility for, and confirms that this Offer Document contains all information with regard to the issuer and the issue, that the information contained in the offer document is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this document as

a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.

The Company has no side letter with any debt securities holder.
Any covenants later added shall be disclosed on the stock exchange website where the debt is listed.

General Risk

Investment in non-convertible securities is risky, and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the issue including the risks involved in it. Specific attention of investors is invited to statement of risk factors contained under Section III of the General Information Document. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities.

Risks in relation to trading of securities

No assurance can be given regarding an active or sustained trading in the securities of the Company/Issuer nor regarding to the price at which the securities will be traded after listing.

Credit Rating

NCDs: CRISIL Ratings Limited has assigned a rating of "CRISIL AA+/Stable" (for an amount of INR 1,530 crore).

CPs: CRISIL Ratings Limited has assigned a rating of "CRISIL A1+" (A one plus) aggregating to INR 1,500 crore, ICRA Ratings Limited has assigned a rating of "ICRA A1+" (A one plus) to the CPs of the Company aggregating to INR 1,500 crore.

Please refer **Annexure-** 4 of this document for the rating rationale (For Press Release refer the link: CRISIL Ratings Limited and CRISIL PRESS LINK (20 October 2025)

The Press Release issued by the Rating Agency is not older than 1 (One) year from the date of opening of the Issue
Note: The rating is not a recommendation to buy, sell or hold securities and investors should take their own decisions. The rating may be subject to revision or withdrawal at any time by the assigning rating agency based on new information and each rating should be evaluated independently of any other rating. Rating is valid as on date of issuance and listing.

Wilful Defaulters

Neither the Company, nor any of its director/promoter is/are been declared as a wilful defaulter. Please refer Section- VI (Disclosures pertaining to wilful defaulters) of the General Information Document for the disclosures pertaining to wilful default.

Electronic Book Mechanism

The Company is in compliance with the necessary requirements of the Electronic Book Mechanism Guidelines and the details pertaining to the uploading the Key Information Document on the Electronic Book Provider platform.
The issue shall be open for bidding and subscribed to in accordance with the guidelines issued by SEBI and BSE pertaining to the procedure of Electronic Book Mechanism set out in terms specified by the SEBI Master Circular and the related operational guidelines issued by the concerned Electronic Book Provider, as may be amended, clarified, and updated from time to time (collectively, "Electronic Book Mechanism Guidelines"). This document is/shall be uploaded on the BSE EBP platform.

This Key Information Document is Dated 21 July 2026

Note: This Key Information Document is neither a Prospectus nor a Statement in lieu of Prospectus. It does not constitute an offer or an invitation to the public to subscribe to the securities to be issued by the Company. This Key Information Document is intended to form the basis of evaluation for potential investors to whom it is addressed and who are willing and eligible to subscribe to these Debentures. The contents of this Key Information Document are intended to be used by the investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced by the recipient. The Company can, at its sole and absolute discretion, change the terms of the offer.

Listing

The NCDs are proposed to be listed on the debt market segment of BSE Limited (BSE).

The Issuer has obtained an In-principal approval from BSE Limited on 13 February 2026 attached as Annexure 5 (In-principal approval from BSE) to the Key Information Document. The Issuer has created the Recovery Expense Fund with BSE.

Background

This Key Information Document is related to the issue of listed, secured, rated, taxable and redeemable non-convertible debentures to be issued by GIC Housing Finance Ltd. (the “Issuer” or “Company”) on a private placement basis and contains relevant information and disclosures required for the purpose of issuing of the Debentures and must be read along with the General Information Document dated 6th February 2026 issued by the Issuer and in case of any repugnancy, inconsistency or where there is a conflict between the terms and conditions as are stipulated in the Key Information Document on one hand, and the terms and conditions in the General Information Document on the other, the provisions contained in the Key Information Document shall prevail over and override the provisions of the General Information Document for all intents and purposes to the extent of the inconsistency.

The issue of the Debentures comprised in the Issue and described under this Key Information Document has been authorised by the Issuer through a resolution passed by the shareholders of the Issuer pursuant to Section 23, 42 and 71 of the Companies Act, 2013 on 19 August 2025 authorising to raise funds, by way of issuance of non-convertible debentures for an aggregate amount not exceeding Rs. 2,500 crore and by the Board of Directors of the Issuer on 15 May 2026 for the issuance of debentures up to Rs. 2,500 crore and Memorandum and Articles of Association of the Company. The present issue of Debentures in terms of this Key Information Document is within the limits as prescribed in such relevant resolution.

Compliance

This Key Information Document is prepared in conformity with Companies Act, 2013 and rules framed thereunder, SEBI (Issue and Listing of Non-convertible Securities) Regulations, 2021 amended from time to time (“SEBI NCS Regulations”), SEBI Master Circular for issue and listing of non-convertible securities, securitised debt instruments, security receipts, municipal debt securities and commercial paper dated October 15, 2025 bearing reference number SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 , as updated and amended from time to time ("SEBI Master Circular"), the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), RBI Circular for Raising money through private placement of non-convertible debentures (NCDs) by non-banking financial companies, each as amended and to the extent applicable. The Company is not required to deliver a copy of the issue document for filing to the Registrar of Companies as required under sub-section (4) of Section 26 of Companies Act, 2013 (18 of 2013).

Issue Schedule and Other Details

Series	**SERIES 12 Tranche 1**
Particulars	**NCD SERIES 12 Tranche 1**
Nature of Instrument	Listed, Secured, Rated, Taxable, Redeemable Non-Convertible Debentures
Face Value	Rs. 1,00,000 /-
Base Issue	Rs. 200 Crores
Issue Size	Rs. 200 Crores including Green Shoe option of Rs. NIL
Anchor Portion within the Base Issue Size subject to a maximum of 30% of the Base Issue Size	Rs. 60 Crores (ICICI Bank)
Remaining Portion of the Base Issue Size under the non – anchor portion available for bidding in EBP	Rs. 140 Crores
Option to retain oversubscription (Amount)	Green Shoe option up to Rs. NIL
Date of opening of the issue	27th July 2026
Date of closing of the issue	27th July 2026
Date of earliest closing of the issue, if any	Not Applicable
Credit Rating	CRISIL AA+ Stable
Eligible Investor	As specified under Term Sheet
Coupon/Dividend Rate	8.15% p.a. Fixed
Coupon Payment Date	First Coupon payment on 28th January 2027 Final Coupon payment on 28th January 2028
Coupon Payment Frequency	Annual
Redemption Date	28th January 2028
Redemption Amount	At par
Details of Underwriting of the Issue	Not Applicable
Arranger to the issue	ICICI Bank Ltd.
Name of the Stock Exchange on which the debentures are proposed to be listed	Debt Segment of BSE Limited
Debenture Trustee	IDBI Trusteeship Limited

The Issue shall be open for subscription during the banking hours on each day during the period covered by the issue schedule.

TABLE OF CONTENTS

SECTION I: DEFINITIONS / ABBREVIATIONS

Unless the context otherwise indicates or requires and if not otherwise defined in the General Information Document, the following terms shall have the meanings given below in this Key Information Document.

Term	Description
Allotment /Allot / Allotted	The issue and allotment of the Non-Convertible Debentures to the successful applicants in the Issue
Allottee	A successful Applicant to whom the Non-Convertible Debentures are allotted pursuant to the Issue, either in full or in part
Applicant / Investor	A person who makes an offer to subscribe the Non-Convertible Debentures pursuant to the terms of the General Information Document read with the Key Information Document, PAS -4 and the Application Form
Articles	Articles means the Articles of Association of the Company
Debenture Holders	Any person or entity holding the debentures and whose name appears in the list of Beneficial Owners provided by the Depositories.
Debenture Trustee	IDBI Trusteeship Services Limited
Debenture Trustee Agreement	Means the debenture trustee appointment agreement dated 17 July 2026 executed by and between the Debenture Trustee and the Company for the purposes of appointment of the Debenture Trustee to act as debenture trustee in connection with the issuance of the Debentures.
Debenture Trust Deed	Means the Debenture Trust Deed executed or to be executed by and between the Debenture Trustee and the Company which will set out the terms upon which the Debentures are being issued and shall include the representations and warranties and the covenants to be provided by the Issuer pursuant to the Issue.
Deemed date of allotment	Shall mean 29 July 2026, i.e., the cut-off date declared by the Company from which all benefits under the Debentures, including interest on the Debentures shall be available to the Debenture holder. The actual allotment of Debentures (i.e., approval from the Board of Directors) may take place on a date other than the Deemed Date of Allotment.
EBP	Electronic Book Provider for submission of online bid, in this case being BSE BOND Platform
Eligible Investor	In terms of the SEBI Master Circular issued by SEBI, all QIBs and any non -QIB investors specifically authorized by the Issuer to participate in this Issue on the EBP platform, are eligible to bid / invest / apply for this Issue
General Information Document	Means General Information Document dated 06 February 2026, issued by the Issuer in accordance with the SEBI NCS Regulations.
Issue closing date	27 July 2026
Private Placement	An offer or invitation to subscribe to the Bonds on a private placement basis in accordance with, *inter alia*, Section 42 of the Companies Act read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and the SEBI NCS Regulations
QIB	Qualified Institutional Buyer as defined under Regulation 2 (ss) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended from time to time.
Rating Agency	CRISIL Ratings Limited
RTGS	Real Time Gross Settlements
SEBI Act	Securities and Exchange Board of India Act, 1992, as amended from time to time
SEBI Listing Regulations	SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time
SEBI NCS Regulations	Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended from to time
TDS	Tax Deducted at Source
Term Sheet	Term sheet of the issue at page no. 14 of this Key Information Document

SECTION II: DISCLAIMERS AND RISK FACTORS

Disclaimer to the Issue has been set out in Section- I (*Disclaimer*) of the General Information Document and the Risk Factors set out in Section – III (*Risk Factors & Management's Perception*) of the General Information Document shall be deemed to be incorporated in this Key Information Document and shall apply *mutatis mutandis.*

Application Process:

Who Can Apply?

Please refer to the Term Sheet in the Key Information Document, for Eligible Investors. However, the prospective subscribers must make their own independent evaluation and judgment regarding their eligibility to invest in the Issue.

All investors are required to comply with the relevant regulations/ guidelines applicable to them for investing in the issue of Bonds as per the norms approved by Government of India, Reserve Bank of India or any other statutory body from time to time and the Issuer, is not in any way, directly or indirectly, responsible for any statutory or regulatory breaches by any investor neither is the Issuer required to check or confirm the same.

However, out of the above mentioned class of investors eligible to invest, this Key Information Document is intended solely for the use of the person to whom it has been sent by the Issuer for the purpose of evaluating a possible investment opportunity by the recipient(s) in respect of the securities offered herein, and it is not to be reproduced or distributed to any other persons (other than professional advisors of the prospective investor receiving this Key Information Document from the Issuer).

Documents to be provided by the Investors:

Following KYC documents (certified copy) must be lodged with the application form:

i. Certificate of registration/ Certificate of Incorporation and Memorandum & Articles of Association, Registered Trust Deed in case of Trust, SEBI Registration Certificate in case of Mutual Fund.
ii. Power of Attorney / Board Resolution with specimen signatures certified by company secretary.
iii. PAN card (otherwise exemption certificate by IT authorities)
iv. Demat Client Master Report / latest utility bills
v. Tax exemption certificate issued by the competent authority, if applicable

Bid Process:

EBP Platform: BSE BOND Platform:

Process of bidding through electronic book provider of BSE Limited (i.e., BSE BOND Platform), is incorporated and mentioned in the General Information Document 6 February 2026 and the same shall deemed to be incorporated in this Key Information Document and shall be read *mutatis mutandis* with the said General Information Document.

Basis of Allocation or Allotment:

Allotment and settlement amount for the bidders shall be based on the following:

Coupon discovered during bidding: All bids shall be arranged as per 'yield time priority'.

The Issue is of Multiple yield allotment and accordingly the allotment and settlement value shall be based on the face value.
If two or more bids have the same coupon/ price/ spread and time, then allotment shall be done on 'pro-rata' basis.

The Allotment of the Bonds in this Issue shall be only in dematerialized form. Allocation shall be made by the EBP in accordance with the applicable SEBI NCS Regulations, the SEBI Master Circular and applicable law(s).

Post completion of bidding process, the EBP will upload the details of the allocation on its website, in terms of the SEBI Master Circular.

Withdrawal of offer by an issuer

An issuer may withdraw any issue subject to conditions as specified by SEBI from time to time.

Payment Mechanism:

Beneficiary Bank
Beneficiary Name: Indian Clearing Corporation Limited
Account Number: As may be provided by the BSE after allotment on EBP
IFSC Code: _______
Mode: Demand draft, ECS, NEFT, RTGS, cheques or such other permissible banking modes of payment

SECTION III: REGULATORY DISCLOSURES

This Key Information Document is prepared in accordance with the provisions of SEBI NCS Regulations and in this section, the Issuer has set out the details required as per Schedule I of the SEBI NCS Regulations.

1. Name, logo, addresses, website URL, email address, telephone number and contact person of:

Legal Counsel, if any	None for the issue
Guarantors, if any	None for the issue
Arrangers, if any	ICICI Bank Ltd

2. Expenses of the Issue:

Particulars of Expenses	Amount (Rs.)	Percentage of total expenses (%)	Percentage of total issue size (%)
Lead manager(s) fees*	-	-	-
Underwriting commission*	-	-	-
Brokerage, selling commission and upload fees	-	-	-
Fees payable to the registrars to the issue	38,940/-	0.83	0.00
Fees payable to the Legal Advisors	-	-	-
Advertising and marketing Expenses*	-	-	-
Fees payable to the regulators including stock exchange	1,53,400/-	3.29	0.01
Expenses incurred on printing and distribution of issue stationary	-	-	-
Stamp Duty	21,03,500/-	45.06	0.11
Any other fees, commission or payments under whatsoever nomenclature	23,72,632/-	50.82	0.12
Total	46,68,472/-	100	0.23

Note: The above figures are indicative in nature. The expenses are inclusive of GST.

*Not Applicable, since the issue is made on private placement basis under Section 42 of the Companies Act, 2013

3. **Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:**

Directors	The Board Resolution passed by the Board of Director at its Meeting held on 15 May 2026, has authorized the issuance of Non-Convertible Debentures. The same has been enclosed as Annexure 7 of the Key Information Document.
Auditors	Not applicable
Bankers	Not applicable
Debenture Trustee	A copy of the Debenture Trustee consent letter has been enclosed as Annexure 3 to this Key Information Document.
Solicitors / Advocates	Not applicable
Legal Advisors	Not applicable
Lead managers to the issue	Not applicable
Registrar	A copy of the consent letter of the registrar and transfer agent has been enclosed as Annexure 2 of this Key Information Document
Lenders and Experts	Not applicable

4. **Disclosure of cash flow with date of interest/dividend/ redemption payment as per day count convention:**

1	The day count convention for dates on which the payments in relation to the non-convertible securities which need to be made, should be disclosed	Refer Section-V (*Term Sheet and Illustration of Cash Flows*)
2	Procedure and time schedule for allotment and issue of securities should be disclosed	
3	Cash flows emanating from the non-convertible securities shall be mentioned in the offer document, by way of an illustration	

5. **Issue Details**

The Company proposed to issue listed, secured, rated, taxable, redeemable non-convertible debentures Series – 12 Tranche 1 of face value of Rs. 1,00,000 /- each for cash at par for an amount of up to Rs. 200 Crores with green shoe option to retain over-subscription up to Rs. NIL aggregating issue size up to to Rs. 200 Crores eligible investors on a private placement basis.

6. **Disclosures in terms of SEBI Debenture Trustee Master Circular**

The Debentures shall be considered as secured only if the charge is registered with registrar of companies or CERSAI etc., as applicable, or is independently verifiable by debenture trustee.

Terms and conditions of the Debenture Trustee Appointment Agreement.

SECTION IV: DISCLOSURES AS PER REGULATION 50A (6) OF SEBI (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 (AS AMENDED)

1. **Details of the offer of non-convertible securities in respect of which the key information document is being issued.**

   Please refer to Section-V (Term Sheet and Illustration of Cash Flows) for the details of the offer of the Debentures under this Key Information Document.

2. **Financial information, if such information provided in the general information document is more than six months old.**

   Refer Annexure 12, Annexure 13, and Annexure 14

3. **Material changes, if any, in the information provided in the general information document.**

   Refer Annexure 11

4. **Any material developments not disclosed in the general information document, since the issue of the general information document relevant to the offer of non-convertible securities in respect of which the key information document is being issued.**

   Refer Annexure 11

5. **Disclosures applicable in case of private placement of non-convertible securities as specified in schedule I, in case the second or subsequent offer is made during the validity of the shelf prospectus for which no general information document has been filed.**

   Not applicable. This Key Information Document is in relation to the Second issue/offer of Debentures in respect of which the General Information Document is being issued.

SECTION V: TERM SHEET AND ILLUSTRATION OF DEBENTURE CASH FLOWS

Security Name	GIC HOUSING FINANCE NCD 2026 - 27 SERIES 12 TRANCHE 1
Issuer	GIC HOUSING FINANCE LTD.
Type of Instrument	Listed, Secured, Rated, Taxable, Redeemable Non-Convertible Debentures
Nature of Instrument	Secured
Seniority	Senior
Eligible Investors	The eligible participants/investors shall be as per the EBP Platform of the Stock Exchange as mentioned hereunder: · Companies and Bodies Corporate including Public Sector Undertakings · Commercial Bank, · Regional Rural Banks, · Financial Institutions, · Insurance Companies, · Non-banking finance companies (NBFCs) and Residuary NBFCs · Mutual funds · Foreign institutional investors · Foreign portfolio investors as permitted under the SEBI Foreign Portfolio Investors) Regulations, 2014 · Venture Capital Funds · National Investment Funds · Provident Funds, Gratuity, Superannuation and Pension Funds, subject to their investment guidelines a) QIBs as defined under Regulation 2 (s) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 (hereinafter referred to SEBI ICDR Regulations, 2018). b) Any non-QIB, who/ which has been authorized by the issuer, to participate in a particular issue on the EBP Platform c) All participants are required to comply with their relevant regulations/guidelines applicable to them for investing in this issue
Listing (name of stock Exchange(s) where it will be listed and timeline for listing)	BSE Limited (“BSE”) The Company proposes to list the NCDs within 3 working days from the date of closure of the Issue in accordance with SEBI Circular no: SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated 15th October 2025 for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper. In case of delay in listing of the Debentures beyond 3 trading days from the Issue Closing Date. The Company will pay penal interest @1 % p.a. over the Coupon Rate for the period of delay to the investor (i.e. from the Date of Allotment to the date of listing).
Rating of the Instrument	CRISIL “AA+”/Stable by CRISIL Ratings Limited
Base Issue	Rs. 200 Crores
Issue Size	Rs. 200 Crores including Green Shoe option of Rs. NIL
Anchor Portion within the Base Issue Size subject to a maximum of 30% of the Base Issue Size	Rs. 60 Crores (ICICI Bank)
Remaining Portion of the Base Issue Size under the non – anchor portion available for bidding in EBP	Rs. 140 Crores
Minimum subscription	Such number of NCDs qualifying for minimum subscription of Rs. 1 Crore and

	thereafter multiple of 1 debenture unit (i.e. in multiples of Rs. 1 lakh)
Option to retain oversubscription (Amount)	Green Shoe option up to Rs. NIL
Objects of the Issue / Purpose for which there is requirement of funds	100% proceeds of the present issue of Debentures including over subscription retained if any, would be utilized to disburse the funds to meet the housing finance requirements of the borrowers, repayment/ refinancing of existing debt liabilities and for the normal course of business of the Company. In the interim until the time company utilizes the amount, it may be invested in debt mutual funds/ T-Bills/ etc. The main object clause of the Memorandum of Association of the Company enables it to undertake the activities for which the funds are being raised through the present issue and the activities which the Company has been carrying out until date.
In case the issuer is a NBFC and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format	Not Applicable Pursuant to RBI (HFC) Directions, 2025 (as amended) dated 28th November, 2025, Housing Finance Companies are not permitted to facilitate resource requests of or utilization by group entities/ parent company/ associates.
Details of the utilization of the Proceeds	100% proceeds of the present issue of Debentures including over subscription retained if any, would be utilized to disburse the funds to meet the housing finance requirements of the borrowers, repayment/ refinancing of existing debt liabilities and for the normal course of business of the Company. In the interim until the time company utilizes the amount, it may be invested in debt mutual funds/ T-Bills/ etc. And should not be utilized for investment in any capital market, real estate, speculative purposes and other activities not permitted by RBI for bank finance.
Coupon Rate	8.15 % p.a. Fixed
Step Up/Step Down Coupon Rate	The Coupon Rate shall be increased by 25 Basis points ("Bps") for every notch downgrade in the credit rating of Debentures below AA+ either by ICRA or CRISIL. However, if after such downgrade/s, the rating of the Debenture is upgraded, the Coupon Rate shall be reduced by 25 Bps for every notch upgrade This reduction in coupon rate is effective only when upgrade is applicable for both the rating agencies ICRA & CRISIL & lowest of the two ratings will be taken into consideration for deriving amount of Spread reduction Illustration for clarity: Coupon rate will be increased by 50 Bps owing to rating downgrade to AA- by either CRISIL or ICRA. Subsequently if CRISIL Upgrades to AA & ICRA rating is at AA- only, then there will be no reduction in the Spread. Similarly, if CRISIL upgrades to AA+ and ICRA upgrades to AA, then coupon rate will be reduced by 25 bps only. Subsequently when both the ratings are at or above AA+ Coupon rate will be reduced further by 25 bps and restored to initial spread. Similarly, the coupon rate will be reduced by 25 bps if the rating is improved to AAA by both CRISIL & ICRA The differential coupon rate will be applicable from the date of rating downgrade/upgrade till redemption of debentures or any such subsequent rating downgrade/upgrade. In case of right to recall event during the tenure of the debentures, each debenture holder shall reserve the right to recall by way of early redemption, the entire Secured Obligations with respect to debenture by serving Right to Recall notice in the manner provided in the Debenture Trust Deed. Right to Recall notice can be served anytime after occurrence of Right to Recall Event till the final settlement date or right to recall

	event being cured. It is clarified that there is no cure period applicable to this event and the preceding sentence only clarifies that there is no lapse period applicable for exercising right to serve the Right to Recall Notice. "Right to Recall Date" means the date immediately succeeding 31 calendar days of sending the Right to Recall Notice.
Right to Recall Event	Means an event where the credit rating of the Debentures is downgraded to A+ or below by either of the credit rating agency or the credit rating of the Debentures has been suspended or withdrawn. In the said event, the recall option can be exercised by the Debenture Holders.
Coupon Payment Frequency	Annual
Coupon Payment Dates	Please refer Issue Schedule.
Coupon Type	Fixed
Coupon Reset Process	Not Applicable
Day Count Basis (Actual/Actual)	Actual / Actual. Interest shall be computed on an "actual/actual basis". Where the interest period (start date to end date) includes February 29, interest shall be computed on 366 days-a-year basis.
Interest on Application Money	Interest at the Coupon Rate (subject to deduction of income tax under the provisions of the Income Tax Act, 1961, or any other statutory modification or re-enactment thereof, as applicable) will be paid to the applicants on the application money for the Debenture for the period starting from and including the date of realization of application money in the Issuer's account up to one day prior to the date of allotment. Since the Pay-In Date and the Deemed Date of Allotment fall on the same date, interest on application money may not be applicable. Further, no interest on application money will be payable in case the Issue is withdrawn by the Issuer in accordance with the Operational Guidelines. The Issuer shall not be liable to pay any interest in case of invalid applications or applications liable to be rejected including applications made by person who is not an Eligible Investor.
Default Interest Rate	The Company agrees to pay additional interest from the date of the occurrence of each of the following defaults: **Delay in Listing:** In the event there is any delay in listing of the Debentures beyond 3 (three) trading days from the Issue Closing Date, the Issuer will pay to Debenture Holders, penal interest of 1% (one percent) per annum over the Coupon Rate, from the date of Deemed Date of Allotment to the date of listing. **Delay in Execution of Trust Deed:** In case the Issuer has failed to execute this Deed within the time period specified by SEBI; the Company shall pay additional interest of 2% p.a. (two per cent) per annum (or such other rate as specified by SEBI) over and above the Coupon Rate on the Nominal Value of the Debentures, from the date of such non-compliance till the date of execution this Deed. **Default in Payment and Event of Default:** In case of default in Payment of Coupon and/or the Redemption Amounts if any on the respective Due Dates or failure in performance by the Company of any other terms of the Debentures as set out in the Transaction Documents, or occurrence of an Event of Default, additional interest of 2% p.a. (Two Per cent per annum) over and above the Coupon Rate will be payable by the Company for the period during which the default continues, until the same is rectified.

Tenor	548 Days
Redemption Date	28 January 2028
Redemption Amount	At par Rs. 1,00,000/-(Rupees One Lakh) per Debenture
Redemption Premium /Discount	Not Applicable
Issue Price	At par Rs. 1,00,000/-(Rupees One Lakh) per Debenture
Discount at which security is issued and the effective yield as a result of such discount.	Not Applicable as the security is not being issued at discount
Premium/Discount at which security is redeemed and the effective yield as a result of such premium/discount.	NIL
Put Date	Not Applicable
Put Price	Not Applicable
Call Date	Not Applicable
Call Price	Not Applicable
Put Notification Time	Not Applicable
Call Notification Time	Not Applicable
Roll Over	Not Applicable
Face Value	Rs. 1,00,000 /- (Rupees One Lakh) per Debenture
Minimum Application and in multiples of thereafter	100 NCDs (Rs. 1 Crore) and Multiples of 1 NCD (Rs. 1 Lakhs) thereafter
Issue Timing	Issue opens at 11.00 am and Issue closes at 12.00 pm (Subject to Changes as per EBP)
Issue Opening Date	27 July 2026
Issue Closing Date	27 July 2026
Date of earliest closing of the issue, if any.	27 July 2026
Pay-in Date	29 July 2026
Deemed Date of Allotment	29 July 2026
Type of Bidding	Open Bidding
Manner of Allotment	Multiple Yield
Mode of Subscription	Successful Bidders shall be required to transfer funds from bank account(s) registered with EBP to the bank account of the Clearing Corporation/ ICL to the extent of funds pay-in obligation on or before 10.30 hours on T+1 day as defined by Issuer at the time of issue setup, T being the closing date.
Issuance Mode of the Instrument	Demat Only
Trading Mode of the Instrument	Demat Only
Settlement mode of the Instrument	Payment of interest and repayment of principal shall be made by way credit through direct credit/ RTGS/ Fund Transfer/ NECS/ NEFT or any other electronic mode offered by the Banks
Depository	National Securities Depository Limited and Central Depository Services (India) Limited
Disclosure of Interest/ redemption dates	Refer Illustration of Cash Flows as mentioned below
Record Date	15^{th} day prior to the due date of each Coupon Payment Date and each Redemption

	Date.
Effect of Holidays	If any Coupon Payment Date, except the last coupon payment date, falls on a day that is not Business Day, the payment shall be made by the Issuer on the immediately succeeding Business Day. However, the dates of the future coupon payments would be as per the schedule originally stipulated at the time of issuing security. If the Redemption Date (also being the last Coupon Payment Date) of the NCDs falls on a day that is not a Business Day, the redemption proceeds shall be paid by the Issuer on the immediately preceding Business Day along with interest accrued on the NCDs until but excluding the date of such payment. If the Record Date falls on a day which is not a Business Day, the immediately preceding Business Day will be considered as the Record Date.
Business day	Business day shall mean any day (excluding Sundays and any day which is a public holiday under Section 25 of the Business Day Negotiable Instruments Act, 1881 in Mumbai) on which money market is functioning in Mumbai and "Business Days" shall be construed accordingly.
All covenants of the issue (including side letters, accelerated payment clause, etc.)	Refer Annexure 8 of this document
Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation, replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the issue document	a) The Debentures shall be secured by way of a first ranking exclusive and continuing charge to be created pursuant to the Deed of Hypothecation over the book debts/loan receivables of the Company as described therein (the "**Hypothecated Assets**") (herein referred to as the "**Security**"). b) The charge over the Hypothecated Assets shall be at **least equal to 100% of the Outstanding Amount (the "Security Cover")** and shall be maintained at all times until all the Secured Obligations are satisfied by the Company on Final Settlement Date as more particularly described in the Deed of Hypothecation. The value of the Hypothecated Assets for this purpose (for both initial and subsequent valuations) shall be the amount reflected as the value thereof in the books of accounts of the Company. c) The Company shall create the charge by way of hypothecation over the Hypothecated Assets on or prior to the Deemed Date of Allotment and perfect such hypothecation, by filing Form CHG-9 with the ROC and ensuring and procuring that the Debenture Trustee files the prescribed Form I with CERSAI reporting the charge created to the CERSAI, in respect thereof, each within 30 (thirty) calendar days from the date of execution of the Deed of Hypothecation. d) Security Cover shall be maintained at all times during the currency of the Debentures issue e) The Company shall, on each Top-up Date (as defined in the Deed of Hypothecation), add fresh loan assets to the Hypothecated Assets (under the Deed of Hypothecation) so as to ensure that the value of the Hypothecated Assets is at all times equal to the Security Cover
Transaction Documents	The Issuer has executed/ shall execute the documents including but not limited to the following in connection with the Issue: 1. Consent Letter of Trustee Letter appointing IDBI Trusteeship Services Limited as Trustees to the Debenture holders. 2. Debenture Trusteeship Agreement. 3. Debenture Trust Deed and/or Deed of Hypothecation and/or other security document(s). 4. Rating Letter & Rationale 5. Application made to BSE seeking its in-principal approval for listing of NCDs.

	6. Any other document as agreed between the issuer and the trustee
Conditions Precedent to Disbursement	The subscription from investors shall be accepted for allocation and allotment by the Issuer subject to the following: 1. Rating letters from CRISIL Ratings Limited not being more than one month old from the issue opening date. 2. Written consent letter from the Trustees conveying their consent to act as Trustees for the Debenture Holders. 3. Making an application to BSE for seeking its in-principal approval for listing of Debentures and getting in principle approval.
Condition Subsequent to Disbursement	1. Execution of the Deed of Hypothecation before listing of NCDs. 2. Filing of the relevant documents inter alia, return of allotment etc. with the Registrar of Companies within the timelines specified under the rules under the Companies Act, 2013. 3. Completion of the listing of Debentures on BSE within 3 (three) working Days from the closure of the issue. 4. Filing of the relevant form with the Registrar of Companies for the registration of charge over the Hypothecated Property within 30 (Thirty) calendar days from the date of execution of the Deed of Hypothecation. 5. Execution of any other documents as customary for transaction of a similar nature and size. 6. Duly executed Debenture Trust Deed to be uploaded on the stock exchange on execution.
Event of Default (including manner of voting /conditions of joining Inter Creditor Agreement)	• Default in payment of interest and principal amount • Default in performance of covenant and conditions • Failure to maintain security cover. • For further details on “Events of Default” refer Debenture Trust Deed to be executed between the Company and Debenture Trustee, and In addition to the other rights upon an Event of Default, Investor shall have the right to accelerate the Debentures and make the outstanding amounts due and payable immediately by the Issuer.
Creation of recovery expense fund	The Issuer shall create the recovery expenses fund, under Applicable Law in terms of the Regulation 15 (1) (h) of the SEBI (DT) Regulation, 2020, chapter II Clause 11 of SEBI (Issue and Listing of Non - Convertible Securities) Regulation, 2021 and SEBI Circular dated 22.10.2020 or in the manner as may be specified by the SEBI from time to time. Further, Issuer hereby agree and undertake to comply with provisions of recovery expense fund as per Applicable Laws
Conditions for breach of covenants (as specified in Debenture Trust Deed)	Detailed conditions for breach of covenant are stated in Debenture Trust Deed which will be executed within timeframe prescribed under the Companies Act & SEBI.
Provisions related to Cross Default Clause	Not Applicable
Role and Responsibilities of Debenture Trustee	The Trustees shall protect the interest of the Debenture holders. In the event of default by the Company in regard to timely payment of interest and repayment of principal, trustee in consultation with the Debenture holders shall take necessary action at the cost of the Company. To oversee and monitor the overall transaction for and on behalf of the Debenture Holders Further, the Debenture Trustee has undertaken the necessary due diligence in accordance with Applicable Law, including the SEBI (Issue and Listing of Non – Convertible Securities) Regulations, 2021 and SEBI (Debenture Trustees) Regulations, 1993, read with the Master circulars for Debenture Trustee dated 13 August 2025, issued by SEBI.
Risk factors pertaining to the issue	For detailed risk factors, please refer Section III in the General Information Document

Governing Law and Jurisdiction	The NCDs are governed by and shall be construed in accordance with the existing laws of India. Any dispute arising thereof shall be subject to the jurisdiction of district courts of Mumbai.
Reissuance and Consolidation	The Issuer shall have right to re-issue or consolidate the bonds under present series in accordance with applicable law.

Note:

(a) If there is any change in coupon rate pursuant to any event including lapse of certain time period or downgrade in rating, then such new coupon rate and events which lead to such change shall be disclosed by the Company.— *Please refer to the 'Coupon Rate ', 'Step Up/ Step Down Coupon Rate ', and 'Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor, etc.) ' specified in the Term Sheet above.*

(b) The list of documents which has been executed or will be executed in connection with the issue and subscription of debt securities shall be annexed — *Please refer to the transaction documents specified in the Term Sheet above.*

(c) While the debt securities are secured to the tune of 100% of the principal and interest amount or as per the terms of General Information Document / Key Information Document, in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained. However the recovery of 100% of the amount shall depend on the market scenario prevalent at the time of enforcement of the security.

(d) The procedure used to decide the dates on which the payment can be made and adjusting payment dates in response to days when the payment cannot be made due to any reason like sudden bank holiday etc. should be laid down -- *Please refer to the Business Day convention specified in the Term Sheet above.*

(e) The issuer shall provide granular disclosures in their issue document, with regards to the "Object of the Issue" including the percentage of the issue proceeds earmarked for each of the “object of the issue”. *Please refer to the objects of the issue specified in the Term Sheet above.*

(f) The penal interest rates mentioned above as payable by the Issuer are independent of each other.

Illustration of Cash Flows

Company	GIC HOUSING FINANCE LTD.
Face Value (Per Security)	Rupees 1,00,000 /-
Issue Date / Date of Allotment	Issue Opening Date: 27 July 2026 Deemed Date of Allotment: 29 July 2026
Redemption Date	28 January 2028
Coupon Rate	8.15% p.a. Fixed
Frequency of the Coupon Payment with specified dates	First Coupon payment on 28 January 2027 Final Coupon payment on 28 January 2028
Day Count Convention	Actual / Actual

Cash Flow	Payment Due Date	Payment Date	No. of days in coupon period	Amount Per Debenture (in Rs.)
1st Coupon	28 January 2027	28 January 2027	183	4,086
2nd Coupon	28 January 2028	28 January 2028	365	8,150
Principal	28 January 2028	28 January 2028		1,00,000
Total			**548**	**1,12,236**

SECTION VI: DECLARATION

The declaration by the Directors that:

It is hereby declared that this Key Information Document contains full disclosure in accordance with the SEBI NCS Regulations, read with the SEBI Master Circular and all other relevant circulars issued by SEBI, as amended from time to time.

The issuer also confirms that this Key Information Document does not omit disclosure of any material fact which may make the statements made therein, in the light of circumstances under which they are made, misleading. The Key Information Document also does not contain any false or misleading statements.

The issuer accepts no responsibility for the statements made otherwise than in this Key Information Document or in any other material issued by or at the instance of the Issuer and that anyone placing reliance on any other source of information would be doing so at his own risk.

a. the issuer is in compliance with the provisions of Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992), Companies Act, 2013 (18 of 2013) and the rules and regulations made there under.

b. the compliance with the Acts and the rules and regulations does not imply that payment of dividend or interest or repayment of non-convertible securities, is guaranteed by the Central Government

c. the monies received under the offer shall be used only for the purposes and objects indicated in the Key Information Document

d. whatever is stated in this Key Information Document and in the attachments thereto is true, correct and complete and no information material to the subject matter of this Key Information Document has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

e. The Company hereby declares and confirms that it has given an undertaking in the offer document that the assets on which the charge is created is free from encumbrances and if assets are already charged to secure the debt, the permissions or consent to create pari passu charge on the assets of the Issuer will be obtained from existing creditors.

f. All covenants proposed to be included in Debenture Trust Deed (including any side letter, accelerated payment clause, fees charged by the debenture trustee, etc.) are disclosed in KID

g. The contents of the document have been perused by the Board of Directors, in its meeting held on 29th June 2026, and the final and ultimate responsibility of the contents mentioned herein shall also lie with the Board of Directors.

h. The following shall be the authorised persons in case the issuer is a body corporate: i. executive Chairperson and compliance officer; or ii. Managing Director or Chief Executive Officer and compliance officer; or iii. Chief Financial Officer and compliance officer; or iv. whole-time director and compliance officer; or v. any two key managerial personnel

i. They are duly authorised to attest as per this clause by the board of directors or the governing body, as the case may be, by a resolution, a copy of which is also disclosed in the offer document.

The undersigned has been authorized by the Board of Directors of the Company vide resolution dated 15 May 2026 to sign this Key Information Document and attest on behalf of Board of Directors of the Company.

For and on behalf of the Board of Directors

Chief Financial Officer **Company Secretary and Compliance Officer**

Place: Mumbai
Date: 23rd July 2026.

SECTION VII: ANNEXURES

Sr. No.	Particulars
1	Credit Rating Letter along with rationale
2	Consent Letter from RTA
3	Consent Letter from Debenture Trustee
4	Due Diligence Certificate from Debenture Trustee
5	In – Principal Approval from BSE
6	Shareholder Resolution
7	Board Resolution
8	Covenants of DTD and DOH
9	Peer Review Certificate Statutory Auditor
10	NHB NOC
11	Material Changes in the information provided in the GID
12	Key Financial Information as on 31st March 2026
13	Financial Results for March'2026
14	Final ALM I & II Returns (as on 31st March' 2026)

Crisil
Ratings

Rating Rationale

October 20, 2025 | Mumbai

GIC Housing Finance Limited

'Crisil AA+/Stable' assigned to Non Convertible Debentures

Rating Action

Total Bank Loan Facilities Rated	**Rs.9100 Crore**
Long Term Rating	**Crisil AA+/Stable (Reaffirmed)**
Short Term Rating	**Crisil A1+ (Reaffirmed)**

Rs.500 Crore Non Convertible Debentures	**Crisil AA+/Stable (Assigned)**
Rs.1500 Crore Commercial Paper	**Crisil A1+ (Reaffirmed)**
Non Convertible Debentures Aggregating Rs.1030 Crore	**Crisil AA+/Stable (Reaffirmed)**

Note: None of the Directors on Crisil Ratings Limited's Board are members of rating committee and thus do not participate in discussion or assignment of any ratings. The Board of Directors also does not discuss any ratings at its meetings.
1 crore = 10 million
Refer to Annexure for Details of Instruments & Bank Facilities

Detailed Rationale

Crisil Ratings has assigned its '**Crisil AA+/Stable**' rating to Rs. 500 crore non convertible debentures of GIC Housing Finance Limited (GIC HF) and reaffirmed its 'Crisil AA+/Stable/Crisil A1+' ratings on the existing debt instruments and bank facilities.

The ratings continue to reflect the strong support expected from the promoter-shareholder General Insurance Corporation of India Re (GIC Re), and the company's adequate capitalisation. These strengths are partially offset by modest asset quality and a moderate scale of operations.

The company's net advances stood at Rs 10,212 crore as on March 31, 2025, higher than Rs 9,985 crore. The company's asset quality, as reflected by gross non-performing assets (NPAs), stood at 4.7% as on June 30, 2025 as against 3.0% as on March 31, 2025, (and 3.89% as on March 31, 2024). This increase was due to reclassification of Rs 169 crore worth of repossessed properties from Assets Held for Sale to Loans at amortized cost, compensating for which the gross NPA in June appears similar to that in March 2025. In terms of profitability, the company reported a return on assets (RoA) of 0.3% for the first quarter of fiscal 2026, as compared to an RoA of 1.4% in fiscal 2024. This reduction was due to increase in provisions caused by changes in ECL methodology and a one-time increase in provisions due to the aforesaid reclassification of assets.

Analytical Approach

Crisil Ratings assesses the standalone credit risk profile of GIC HF and continues to factor in the strong support from the parent, considering the strategic importance of the entity, largest shareholding, shared management, and high moral obligation of the parent on account of shared name and brand.

Key Rating Drivers - Strengths

Expectation of strong support from the promoters and largest shareholder, GIC Re

GIC Re and its erstwhile subsidiaries — National Insurance Co Ltd., The New India Assurance Co Ltd., The Oriental Insurance Co Ltd., and United India Insurance Co Ltd. — together hold 42.41% equity stake in GICHF as on June 30, 2025, while GIC-Re is the largest shareholder with 15.26% stake in the Company. GICHFL has a strong Board including CMDs of all 5 Promoter Insurance Companies where all decisions are taken collectively by the Board. Promoter Companies also depute their senior officers to GICHFL on time-to-time basis. GICHF also derives management, operational, support from GIC Re. Furthermore, given the ownership, strong board representation and shared brand name with GIC-Re, GICHF will continue to receive managerial, operational support from GIC-Re, as and when required. GICHF will also continue to benefit over the medium term from the strong support it receives from GIC-Re in terms of ownership, common branding, and managerial inputs.

Adequate capitalization

The company had a sizeable networth of Rs 1,972 crore and an overall CAR of 34.6% as on June 30, 2025, against Rs 1,964 crore and 34.9% respectively as on March 31, 2025 (Rs 1,829 crore and 33.6% respectively as on March 31, 2024). As the capital cushion to manage the asset-side risk has increased, it continues to remain adequate with networth to net non-performing asset (NPA) ratio of 8.8 times as on June 30, 2025, as against 9.7 times as on March 31, 2025 (6.7 times as on March 31, 2024). Capitalisation is expected to remain stable over the medium term.

Key Rating Drivers - Weaknesses

Modest asset quality

The Gross NPA and Net NPA increased to 4.7% and 2.1% as on June 30, 2025, as compared to 3.0% and 2.0% respectively as on March 31, 2025 (and 3.9% and 2.7% respectively as on March 31, 2024). This increase was due to reclassification of Rs 169 crore worth of repossessed properties from Assets Held for Sale to Loans at amortised cost, compensating for which the gross NPA in June appears similar to that in March 2025. Around five years ago, the company revamped its risk management systems and processes to improve its asset quality. Crisil understands that the current NPAs have been primarily from the portfolio originated prior to fiscal 2019 and recent originations have negligible delinquencies. Further, the company is focused more towards home loans, particularly towards salaried customers. Since, loans against property (LAP) book also continued to witness relatively higher delinquencies. Hence, the proportion of non-salaried customers is likely to decline over the medium term. The company's ability to control slippages as the book grows will remain a key monitorable.

Moderate, albeit improving, scale of operations-

The company remains a relatively modest player in the Indian housing finance industry with less than 1% market share. The gross loan book stood at Rs 10,692 crore as on June 30, 2025 as compared to Rs 10,497 as on March 31, 2025 (Rs 10,283 crore as on March 31, 2024). Although the loan book is concentrated in Maharashtra, the company is consciously growing its book outside the state (particularly Hyderabad, Bengaluru, and Gurgaon) to achieve better geographical diversification. Consequently, proportion of book in Maharashtra reduced to 27% as on March 31, 2025, from 30% in fiscal 2024. As compared to the last fiscal, the balance transfer (BT) outflows have declined, while inflows have increased due to establishment of BT teams. The company is also improving its portfolio, achieving higher average ticket size and following tighter credit policy.

Liquidity Strong
Given the longer tenure on asset side, the asset and liability management (ALM) profile as on March 31, 2025, had positive cumulative mismatches in up to the 14 days bucket, excluding sanctioned but unutilised bank lines, including which the cumulative mismatches are up to the 2 months bucket. Therefore, liquidity position remains adequate supported by adequate unutilised bank lines. The company had unutilised bank lines of Rs 1,211 crore as on September 30, 2025, compared to debt repayment of Rs 1,069 for the next 4 months, yielding a liquidity cover of more than 4 months.

Outlook Stable
Crisil Ratings believes GIC Re will continue to support GICHF, and the latter will maintain adequate capitalisation over the medium term.

Rating Sensitivity Factors
Upward Factors:

- Material increase in shareholding by the promoters/largest shareholder, GIC Re
- Improvement in market position and earning profile

Downward Factors:

- Dilution of GIC Re's ownership or material change in expectation of support from the shareholder
- Deterioration in asset quality leading to weakening of earnings profile

About the Company
GICHF was founded in 1989 by GIC-Re and its erstwhile subsidiaries, National Insurance Co Ltd., The New India Assurance Co Ltd., The Oriental Insurance Co Ltd., and United India Insurance Co Ltd., together with Unit Trust of India (UTI), Industrial Credit and Investment Corporation of India (ICICI), Industrial Finance Corporation of India (IFCI), Housing Development Finance Corporation (HDFC) and State Bank of India (SBI), all of which contributed to the initial share capital. Later on HDFC, SBI, ICICI, UTI, and IFCI sold their holding in GIC HF and ceased to be promoters

As on June 30, 2025, the promoter group (consisting of General Insurance Corporation of India (GIC-Re), National Insurance Company Limited, The New India Assurance Company Limited, The Oriental Insurance Company Limited and United India Insurance Company Limited) held a 42.41% stake in the company, with GIC-Re (15.26%) being the largest shareholder.

GIC HF provides individual housing loans to the upper middle, middle and low-income groups in Tier-II and Tier-III cities. The portfolio mix consisted of 92% housing loans and 8% LAP, while the borrower profile comprised of 80% salaried customers and 20% non-salaried customers, as on June 30, 2025. The company had a network of 72 Offices (including Corporate Office), 3 Hubs and 5 Satellite offices) as on March 31, 2025, most of which are concentrated in Maharashtra.

Profit after tax (PAT) was Rs 7 crore on a total income of Rs 265 crore for the first quarter of fiscal 2026, as compared to Rs 160 crore on Rs 1,089 crore in fiscal 2025 (Rs 151 crore on total income of Rs 1,070 crore in fiscal 2024).

Key Financial Indicators

As on/for the period ended	Unit	June-2025	March-2025	March-2024	March-2023
Total assets	Rs crore	10,741	10,775	10,470	10,920
Total income	Rs crore	265	1,089	1,070	1,129
Profit after tax	Rs crore	7	160	151	213
Gross NPA	%	4.74	3.03	3.88	4.68
Net NPA	%	2.14	1.96	2.69	3.29
Gearing	Times	4.40	4.44	4.68	5.38
Return on assets (annualised)	%	0.28	1.51	1.41	1.87

Any other information: Not Applicable

Note on complexity levels of the rated instrument:
Crisil Ratings` complexity levels are assigned to various types of financial instruments and are included (where applicable) in the 'Annexure - Details of Instrument' in this Rating Rationale.

Crisil Ratings will disclose complexity level for all securities - including those that are yet to be placed - based on available information. The complexity level for instruments may be updated, where required, in the rating rationale published subsequent to the issuance of the instrument when details on such features are available.

For more details on the Crisil Ratings` complexity levels please visit www.crisilratings.com. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name Of Instrument	Date Of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs.Crore)	Complexity Levels	Rating Outstanding with Outlook
NA	Commercial Paper	NA	NA	7 to 365 Days	1500.00	Simple	Crisil A1+
INE289B07081	Non Convertible Debentures	21-Nov-24	8.25	19-Jun-26	300.00	Simple	Crisil AA+/Stable
INE289B07099	Non Convertible Debentures	21-Nov-24	8.28	21-Aug-26	300.00	Simple	Crisil AA+/Stable
NA	Non Convertible	NA	NA	NA	930.00	Simple	Crisil AA+/Stable

	Debentures#						
NA	Line of Credit	NA	NA	NA	100.00	NA	Crisil A1+
NA	Proposed Line of Credit	NA	NA	NA	900.00	NA	Crisil A1+
NA	Proposed Long Term Bank Loan Facility	NA	NA	NA	3053.00	NA	Crisil AA+/Stable
NA	Term Loan&	14-Feb-17	NA	31-Mar-27	125.00	NA	Crisil AA+/Stable
NA	Term Loan&	07-Mar-17	NA	31-Jul-27	187.00	NA	Crisil AA+/Stable
NA	Term Loan&	29-Sep-18	NA	28-Dec-28	250.00	NA	Crisil AA+/Stable
NA	Term Loan&	31-Jan-19	NA	29-Mar-26	33.00	NA	Crisil AA+/Stable
NA	Term Loan&	27-Jun-19	NA	30-Apr-30	850.00	NA	Crisil AA+/Stable
NA	Term Loan&	26-Dec-19	NA	30-Sep-30	375.00	NA	Crisil AA+/Stable
NA	Term Loan&	18-Feb-21	NA	25-May-29	132.00	NA	Crisil AA+/Stable
NA	Term Loan&	18-Oct-22	NA	29-Dec-31	244.00	NA	Crisil AA+/Stable
NA	Term Loan&	04-Nov-22	NA	30-Jun-30	200.00	NA	Crisil AA+/Stable
NA	Term Loan&	03-Jul-23	NA	28-Sep-28	70.00	NA	Crisil AA+/Stable
NA	Term Loan&	25-Jul-23	NA	31-Aug-27	76.00	NA	Crisil AA+/Stable
NA	Term Loan&	15-Sep-23	NA	28-Sep-32	750.00	NA	Crisil AA+/Stable
NA	Term Loan&	11-Mar-24	NA	28-Jun-30	205.00	NA	Crisil AA+/Stable
NA	Term Loan&	26-Mar-24	NA	30-Mar-28	300.00	NA	Crisil AA+/Stable
NA	Term Loan&	07-May-24	NA	31-Mar-31	250.00	NA	Crisil AA+/Stable
NA	Term Loan&	16-May-24	NA	28-Aug-31	500.00	NA	Crisil AA+/Stable
NA	Term Loan&	27-Dec-24	NA	27-Jun-31	500.00	NA	Crisil AA+/Stable

#Yet to be issued
&The bank limits include unutilized amount and the maturity Date is as per current outstanding

Annexure - Rating History for last 3 Years

	Current			2025 (History)		2024		2023		2022		Start of 2022
Instrument	**Type**	**Outstanding Amount**	**Rating**	**Date**	**Rating**	**Date**	**Rating**	**Date**	**Rating**	**Date**	**Rating**	**Rating**
Fund Based Facilities	ST/LT	9100.0	Crisil AA+/Stable / Crisil A1+	03-07-25	Crisil AA+/Stable / Crisil A1+	07-10-24	Crisil AA+/Stable / Crisil A1+	13-10-23	Crisil AA+/Stable	31-03-22	Crisil AA+/Stable	Crisil AA+/Stable
			--	07-03-25	Crisil AA+/Stable / Crisil A1+	03-07-24	Crisil AA+/Stable	07-07-23	Crisil AA+/Stable		--	--
			--		--	23-04-24	Crisil AA+/Stable	07-02-23	Crisil AA+/Stable		--	--
			--		--	19-04-24	Crisil AA+/Stable		--		--	--
Commercial Paper	ST	1500.0	Crisil A1+	03-07-25	Crisil A1+	07-10-24	Crisil A1+	13-10-23	Crisil A1+	31-03-22	Crisil A1+	Crisil A1+
			--	07-03-25	Crisil A1+	03-07-24	Crisil A1+	07-07-23	Crisil A1+		--	--
			--		--	23-04-24	Crisil A1+	07-02-23	Crisil A1+		--	--
			--		--	19-04-24	Crisil A1+		--		--	--
Non Convertible Debentures	LT	1530.0	Crisil AA+/Stable	03-07-25	Crisil AA+/Stable	07-10-24	Crisil AA+/Stable	13-10-23	Crisil AA+/Stable	31-03-22	Crisil AA+/Stable	Crisil AA+/Stable
			--	07-03-25	Crisil AA+/Stable	03-07-24	Crisil AA+/Stable	07-07-23	Crisil AA+/Stable		--	--
			--		--	23-04-24	Crisil AA+/Stable	07-02-23	Crisil AA+/Stable		--	--
			--		--	19-04-24	Crisil AA+/Stable		--		--	--

All amounts are in Rs.Cr

Annexure - Details of Bank Lenders & Facilities

Facility	Amount (Rs.Crore)	Name of Lender	Rating
Line of Credit	100	Indian Bank	Crisil A1+
Proposed Line of Credit	900	Not Applicable	Crisil A1+
Proposed Long Term Bank Loan Facility	3053	Not Applicable	Crisil AA+/Stable
Term Loan&	500	State Bank of India	Crisil AA+/Stable
Term Loan&	250	Bank Of India Limited	Crisil AA+/Stable
Term Loan&	200	IDBI Bank Limited	Crisil AA+/Stable
Term Loan&	205	Union Bank Of India Limited	Crisil AA+/Stable
Term Loan&	300	Punjab National Bank	Crisil AA+/Stable
Term Loan&	33	Punjab National Bank	Crisil AA+/Stable
Term Loan&	500	Union Bank Of India Limited	Crisil AA+/Stable
Term Loan&	375	Bank Of India Limited	Crisil AA+/Stable
Term Loan&	125	Union Bank Of India Limited	Crisil AA+/Stable
Term Loan&	70	Bajaj Finance Limited	Crisil AA+/Stable
Term Loan&	750	Bank Of India Limited	Crisil AA+/Stable
Term Loan&	850	Indian Bank	Crisil AA+/Stable
Term Loan&	132	Union Bank Of India Limited	Crisil AA+/Stable
Term Loan&	250	IDBI Bank Limited	Crisil AA+/Stable
Term Loan&	187	Bank Of India Limited	Crisil AA+/Stable
Term Loan&	244	Punjab National Bank	Crisil AA+/Stable
Term Loan&	76	HDFC Bank Limited	Crisil AA+/Stable

& - The bank limits include unutilized amount and the maturity Date is as per current outstanding

Criteria Details

Links to related criteria
Basics of Ratings (including default recognition, assessing information adequacy)
Criteria for Finance and Securities companies (including approach for financial ratios)
Criteria for factoring parent, group and government linkages

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Crisil Ratings

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RL/GICHOUS/379557/NCD/0726/152857/92017560
July 14, 2026

Shri Sachindra Salvi
Managing Director & Chief Executive Officer
GIC Housing Finance Limited
National Insurance Building
6th Floor, J.Tata Road, Churchgate
Mumbai City - 400020

Dear Shri Sachindra Salvi,

Re: Crisil rating on the Non Convertible Debentures Aggregating Rs.1030 Crore of GIC Housing Finance Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated June 03, 2026 bearing Ref. no: RL/GICHOUS/379557/NCD/0626/149290/92017560

Rating outstanding on the captioned debt instruments is “Crisil AA+/Stable” (pronounced as “Crisil double A plus rating" with Stable outlook). Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk.

In the event of your company not making the issue within a period of 180 days from the above date, or in the event of any change in the size or structure of your proposed issue, a fresh letter of revalidation from Crisil Ratings will be necessary.

As per our Rating Agreement, Crisil Ratings would disseminate the rating along with outlook through its publications and other media, and keep the rating along with outlook under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw, or revise the rating / outlook assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information, or other circumstances which Crisil Ratings believes may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

As per the latest SEBI circular (reference number: CIR/IMD/DF/17/2013; dated October 22, 2013) on centralized database for corporate bonds/debentures, you are required to provide international securities identification number (ISIN; along with the reference number and the date of the rating letter) of all bond/debenture issuances made against this rating letter to us. The circular also requires you to share this information with us within 2 days after the allotment of the ISIN. We request you to mail us all the necessary and relevant information at debtissue@crisil.com. This will enable Crisil Ratings to verify and confirm to the depositories, including NSDL and CDSL, the ISIN details of debt rated by us, as required by SEBI. Feel free to contact us for any clarifications you may have at debtissue@crisil.com

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A link to the same has been provided below for ready reference:
https://www.crisilratings.com/en/home/our-business/ratings/regulatory-disclosures/list-of-activities-instruments-and-names-of-regulators.html

Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,

Crisil Ratings

Aesha Maru
Associate Director - Crisil Ratings

Nivedita Shibu
Director - Crisil Ratings

Annexure: List of instruments and names of regulators of the instruments

As required by SEBI CRA Circular dated Feb 10, 2026, a list of activities or instruments falling under the purview of various FSRs, along with the names of respective FSRs, is being disclosed below:

A. Rating activities

Sr. No.	Instrument / activity Name	Regulator of the instruments
1	Listed/Proposed to be listed bonds/debentures/preference share (all securities)	SEBI
2	Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities)	MCA
3	Listed PTCs / Securitisation Notes (originated by entities regulated by RBI)*	SEBI
4	Listed PTCs / Securitisation Notes (originated by entities not regulated by RBI)*	SEBI
5	Unlisted PTCs / Securitisation Notes (originated by entities regulated by RBI)*	RBI
6	Listed Commercial Paper and NCDs with original maturity less than 1 year	RBI
7	Unlisted Commercial Paper and NCDs with original maturity less than 1 year	RBI
8	Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/FIs ^	RBI
9	External Commercial Borrowings and other similar borrowings	RBI
10	Certificates of Deposit	RBI
11	Fixed Deposits raised by NBFC's, Banks, HFCs, Fis	RBI
12	Fixed Deposits raised by corporates other than NBFCs, Banks, HFCs, FIs	MCA
13	Inter Corporate Deposits/Loans extended by Corporates	MCA
14	Borrowing programme ~	-
15	Issuer Ratings #	-
16	Credit Ratings for Capital Protection Oriented Schemes (by Mutal Funds and AIFs)	SEBI
17	Credit quality ratings (CQRs) for Mutual Fund Schemes and Schemes of AIFs	SEBI
18	Listed Security Receipts	SEBI
19	Unlisted Security Receipts	RBI
20	Independent Credit Evaluation (ICE)	RBI
21	Expected Loss Ratings (for Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/Fis)	RBI
22	Expected Loss Ratings (Listed/Proposed to be listed bonds/debentures/preference share (all securities))	SEBI
23	Expected Loss Ratings (Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities))	MCA
24	Unlisted PTCs / Securitisation Notes (originated by entities not regulated by RBI) *	Investor-side regulator such as IRDAI, PFRDA @

* Includes securitisation transactions involving assignee payout, acquirer's payout.

~ The rated instrument may involve issuance of different instruments such as debt securities (listed or otherwise), bank loans, commercial paper (listed or otherwise), etc. The regulator of the instrument may accordingly be SEBI, RBI or MCA and can only be determined upon issuance. In PRs subsequent to issuance(s), Crisil Ratings Limited shall separately capture the rated quantum details along with names of respective regulators.

^ Includes bank facilities such as liquidity facility, second loss facility that are part of securitisation transactions.

There is no instrument being rated and hence, Regulator of the Instrument is not applicable. The rating scale and definitions are being followed as stipulated in SEBI Master Circular for CRAs.

@ These ratings were assigned during regulatory regime prior to introduction of SEBI CRA Circular dated Feb 10, 2026 and the investor side regulators have accordingly been included.

Note: Kindly note that for activities or instruments falling under the purview of FSRs other than SEBI, the grievance/dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

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RL/GICHOUS/379557/NCD/0726/152858/153193066
July 14, 2026

Shri Sachindra Salvi
Managing Director & Chief Executive Officer
GIC Housing Finance Limited
National Insurance Building
6th Floor, J.Tata Road, Churchgate
Mumbai City - 400020

Dear Shri Sachindra Salvi,

Re: Crisil Rating on the Rs.500 Crore Non Convertible Debentures of GIC Housing Finance Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated June 03, 2026 bearing Ref. no: RL/GICHOUS/379557/NCD/0626/149289/153193066

Rating outstanding on the captioned debt instruments is "Crisil AA+/Stable" (pronounced as "Crisil double A plus rating" with Stable outlook). Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk.

In the event of your company not making the issue within a period of 180 days from the above date, or in the event of any change in the size or structure of your proposed issue, a fresh letter of revalidation from Crisil Ratings will be necessary.

As per our Rating Agreement, Crisil Ratings would disseminate the rating along with outlook through its publications and other media, and keep the rating along with outlook under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw, or revise the rating / outlook assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information, or other circumstances which Crisil Ratings believes may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

As per the latest SEBI circular (reference number: CIR/IMD/DF/17/2013; dated October 22, 2013) on centralized database for corporate bonds/debentures, you are required to provide international securities identification number (ISIN; along with the reference number and the date of the rating letter) of all bond/debenture issuances made against this rating letter to us. The circular also requires you to share this information with us within 2 days after the allotment of the ISIN. We request you to mail us all the necessary and relevant information at debtissue@crisil.com. This will enable Crisil Ratings to verify and confirm to the depositories, including NSDL and CDSL, the ISIN details of debt rated by us, as required by SEBI. Feel free to contact us for any clarifications you may have at debtissue@crisil.com

Crisil Ratings products / activities or ratings of instruments other than securities that are listed or proposed to be listed may fall under the purview of financial sector regulators (FSRs) other than SEBI. In respect of such products / activities or ratings (under the purview of other FSRs such as Reserve Bank of India (RBI), Ministry of Corporate Affairs (MCA), Insurance Regulatory and Development Authority of India (IRDAI), among others), the grievance / dispute redressal and investor protection mechanisms available under SEBI regulations shall not be applicable. A list of products/activities or ratings of instruments falling under the purview of various FSRs along with the names of respective FSRs has been duly disclosed by Crisil Ratings on its website.
A link to the same has been provided below for ready reference:
https://www.crisilratings.com/en/home/our-business/ratings/regulatory-disclosures/list-of-activities-instruments-and-names-of-regulators.html

Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,

Aesha Maru
Associate Director - Crisil Ratings

Nivedita Shibu
Director - Crisil Ratings

Annexure: List of instruments and names of regulators of the instruments

As required by SEBI CRA Circular dated Feb 10, 2026, a list of activities or instruments falling under the purview of various FSRs, along with the names of respective FSRs, is being disclosed below:

A. Rating activities

Sr. No.	Instrument / activity Name	Regulator of the instruments
1	Listed/Proposed to be listed bonds/debentures/preference share (all securities)	SEBI
2	Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities)	MCA
3	Listed PTCs / Securitisation Notes (originated by entities regulated by RBI)*	SEBI
4	Listed PTCs / Securitisation Notes (originated by entities not regulated by RBI)*	SEBI
5	Unlisted PTCs / Securitisation Notes (originated by entities regulated by RBI)*	RBI
6	Listed Commercial Paper and NCDs with original maturity less than 1 year	RBI
7	Unlisted Commercial Paper and NCDs with original maturity less than 1 year	RBI
8	Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/FIs ^	RBI
9	External Commercial Borrowings and other similar borrowings	RBI
10	Certificates of Deposit	RBI
11	Fixed Deposits raised by NBFC's, Banks, HFCs, Fis	RBI
12	Fixed Deposits raised by corporates other than NBFCs, Banks, HFCs, FIs	MCA
13	Inter Corporate Deposits/Loans extended by Corporates	MCA
14	Borrowing programme ~	-
15	Issuer Ratings #	-
16	Credit Ratings for Capital Protection Oriented Schemes (by Mutal Funds and AIFs)	SEBI
17	Credit quality ratings (CQRs) for Mutual Fund Schemes and Schemes of AIFs	SEBI
18	Listed Security Receipts	SEBI
19	Unlisted Security Receipts	RBI
20	Independent Credit Evaluation (ICE)	RBI
21	Expected Loss Ratings (for Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/Fis)	RBI
22	Expected Loss Ratings (Listed/Proposed to be listed bonds/debentures/preference share (all securities))	SEBI
23	Expected Loss Ratings (Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities))	MCA
24	Unlisted PTCs / Securitisation Notes (originated by entities not regulated by RBI) *	Investor-side regulator such as IRDAI, PFRDA @

* Includes securitisation transactions involving assignee payout, acquirer's payout.

~ The rated instrument may involve issuance of different instruments such as debt securities (listed or otherwise), bank loans, commercial paper (listed or otherwise), etc. The regulator of the instrument may accordingly be SEBI, RBI or MCA and can only be determined upon issuance. In PRs subsequent to issuance(s), Crisil Ratings Limited shall separately capture the rated quantum details along with names of respective regulators.

^ Includes bank facilities such as liquidity facility, second loss facility that are part of securitisation transactions.

There is no instrument being rated and hence, Regulator of the Instrument is not applicable. The rating scale and definitions are being followed as stipulated in SEBI Master Circular for CRAs.

@ These ratings were assigned during regulatory regime prior to introduction of SEBI CRA Circular dated Feb 10, 2026 and the investor side regulators have accordingly been included.

Note: Kindly note that for activities or instruments falling under the purview of FSRs other than SEBI, the grievance/dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

Crisil Ratings

Credit Bulletin

April 28, 2026 | Mumbai

Update on GIC Housing Finance Limited

Note: None of the Directors on Crisil Ratings Limited's Board are members of rating committee and thus do not participate in discussion or assignment of any ratings. The Board of Directors also does not discuss any ratings at its meetings.

This Credit Bulletin is published solely to update the bank-wise facility details in line with RBI requirement. For other sections please refer to the previous Rating Rationale October 20, 2025.

Click Here to access the previous Rating Rationale.

Annexure - Details of Bank Lenders & Facilities

Facility	Amount (Rs.Crore)	Name of Lender	Rating
Line of Credit	100	Indian Bank	Crisil A1+
Proposed Line of Credit	900	Not Applicable	Crisil A1+
Proposed Long Term Bank Loan Facility	5186	Not Applicable	Crisil AA+/Stable
Term Loan&	459	State Bank of India	Crisil AA+/Stable
Term Loan&	200	IDBI Bank Limited	Crisil AA+/Stable
Term Loan&	250	IDBI Bank Limited	Crisil AA+/Stable
Term Loan&	225	Punjab National Bank	Crisil AA+/Stable
Term Loan&	30	HDFC Bank Limited	Crisil AA+/Stable
Term Loan&	240	Punjab National Bank	Crisil AA+/Stable
Term Loan&	50	Bajaj Finance Limited	Crisil AA+/Stable
Term Loan&	660	Indian Bank	Crisil AA+/Stable
Term Loan&	300	Punjab National Bank	Crisil AA+/Stable
Term Loan&	500	IDBI Bank Limited	Crisil AA+/Stable

& - The bank limits include unutilized amount and the maturity Date is as per current outstanding

Annexure: List of instruments and names of regulators of the instruments

As required by SEBI CRA Circular dated Feb 10, 2026, a list of activities or instruments falling under the purview of various FSRs, along with the names of respective FSRs, is being disclosed below:

A. Rating activities

Sr. No.	Instrument / activity Name	Regulator of the instruments
1	Listed/Proposed to be listed bonds/debentures/preference share (all securities)	SEBI
2	Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities)	MCA
3	Listed PTCs / Securitisation Notes (originated by entities regulated by RBI)*	SEBI
4	Listed PTCs / Securitisation Notes (originated by entities not regulated by RBI)*	SEBI
5	Unlisted PTCs / Securitisation Notes (originated by entities regulated by RBI)*	RBI
6	Listed Commercial Paper and NCDs with original maturity less than 1 year	RBI
7	Unlisted Commercial Paper and NCDs with original maturity less than 1 year	RBI
8	Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/FIs ^	RBI
9	External Commercial Borrowings and other similar borrowings	RBI
10	Certificates of Deposit	RBI

11	Fixed Deposits raised by NBFC's, Banks, HFCs, Fis	RBI
12	Fixed Deposits raised by corporates other than NBFCs, Banks, HFCs, FIs	MCA
13	Inter Corporate Deposits/Loans extended by Corporates	MCA
14	Borrowing programme ~	-
15	Issuer Ratings #	-
16	Credit Ratings for Capital Protection Oriented Schemes (by Mutal Funds and AIFs)	SEBI
17	Credit quality ratings (CQRs) for Mutual Fund Schemes and Schemes of AIFs	SEBI
18	Listed Security Receipts	SEBI
19	Unlisted Security Receipts	RBI
20	Independent Credit Evaluation (ICE)	RBI
21	Expected Loss Ratings (for Loan Facilities (Fund/Non-Fund Based) from Bank/NBFCs/NHB/Fis)	RBI
22	Expected Loss Ratings (Listed/Proposed to be listed bonds/debentures/preference share (all securities))	SEBI
23	Expected Loss Ratings (Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities))	MCA
24	Unlisted PTCs / Securitisation Notes (originated by entities not regulated by RBI) *	Investor-side regulator such as IRDAI, PFRDA @

* Includes securitisation transactions involving assignee payout, acquirer's payout.

~ The rated instrument may involve issuance of different instruments such as debt securities (listed or otherwise), bank loans, commercial paper (listed or otherwise), etc. The regulator of the instrument may accordingly be SEBI, RBI or MCA and can only be determined upon issuance. In PRs subsequent to issuance(s), Crisil Ratings Limited shall separately capture the rated quantum details along with names of respective regulators.

^ Includes bank facilities such as liquidity facility, second loss facility that are part of securitisation transactions.

There is no instrument being rated and hence, Regulator of the Instrument is not applicable. The rating scale and definitions are being followed as stipulated in SEBI Master Circular for CRAs.

@ These ratings were assigned during regulatory regime prior to introduction of SEBI CRA Circular dated Feb 10, 2026 and the investor side regulators have accordingly been included.

Note: Kindly note that for activities or instruments falling under the purview of FSRs other than SEBI, the grievance/dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

Criteria Details

Links to related criteria
Basics of Ratings (including default recognition, assessing information adequacy)
Criteria for Finance and Securities companies (including approach for financial ratios)
Criteria for factoring parent, group and government linkages

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About Crisil Ratings Limited (A subsidiary of Crisil Limited, an S&P Global Company)

Crisil Ratings pioneered the concept of credit rating in India in 1987. With a tradition of independence, analytical rigour and innovation, we set the standards in the credit rating business. We rate the entire range of debt instruments, such as bank loans, certificates of deposit, commercial paper, non-convertible/convertible/partially convertible bonds and debentures, perpetual bonds, bank hybrid capital instruments, asset-backed and mortgage-backed securities, partial guarantees and other structured debt instruments. We have rated over 33,000 large and mid-scale corporates and financial institutions. We have also instituted several innovations in India in the rating business, including ratings for municipal bonds, partially guaranteed instruments and infrastructure investment trusts (InvITs).

Crisil Ratings Limited ('Crisil Ratings') is a wholly-owned subsidiary of Crisil Limited ('Crisil'). Crisil Ratings Limited is registered in India as a credit rating agency with the Securities and Exchange Board of India ("SEBI").

For more information, visit www.crisilratings.com

About Crisil Limited

Crisil is a leading, agile and innovative global analytics company driven by its mission of making markets function better.

It is India's foremost provider of ratings, data, research, analytics and solutions with a strong track record of growth, culture of innovation, and global footprint.

It has delivered independent opinions, actionable insights, and efficient solutions to over 100,000 customers through businesses that operate from India, the US, the UK, Argentina, Poland, China, Hong Kong and Singapore.

It is majority owned by S&P Global Inc, a leading provider of transparent and independent ratings, benchmarks, analytics and data to the capital and commodity markets worldwide.

For more information, visit www.crisil.com

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DISCLAIMER

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Crisil Ratings' products / activities or ratings of instruments other than 'securities that are listed or proposed to be listed' may fall under the purview of financial sector regulators (FSRs) other than SEBI. In respect of such products / activities or ratings (under the purview of other FSRs such as Reserve Bank of India (RBI), Ministry of Corporate Affairs (MCA), Insurance Regulatory and Development Authority of India (IRDAI), among others), the grievance / dispute redressal and investor protection mechanisms available under SEBI regulations shall not be applicable.

A list of products/activities or ratings of instruments falling under the purview of various FSRs along with the names of respective FSRs has been duly disclosed by Crisil Ratings on its website. A link to the same has been provided below for ready reference:

https://www.crisilratings.com/en/home/our-business/ratings/regulatory-disclosures/list-of-activities-instruments-and-names-of-regulators.html

Crisil Ratings uses the prefix 'PP-MLD' for the ratings of principal-protected market-linked debentures (PPMLD) with effect from November 1, 2011, to comply with the SEBI circular, "Guidelines for Issue and Listing of Structured Products/Market Linked Debentures". The revision in rating symbols for PPMLDs should not be construed as a change in the rating of the subject instrument. For details on Crisil Ratings' use of 'PP-MLD' please refer to the notes to Rating scale for Debt Instruments and Structured Finance Instruments at the following link: https://www.crisilratings.com/en/home/our-business/ratings/credit-ratings-scale.html

KFINTECH
EXPERIENCE TRANSFORMATION

Toll Free (Corporate Registry): 1800 3094 001
Tel. No: +022 4617 0911

KFIN/GIC NCD/CONSENT/2026
Tuesday, July 21, 2026

To,

GIC HOUSING FINANCE LIMITED
NATIONAL INSURANCE BUILDING, 6TH FLOOR, 14,
J. TATA ROAD, CHURCHGATE, MUMBAI-400 020

Sub: Consent to act as RTA for NCD Issue for Series 12 Tranche I

Details of issuance:

Name of the Company	GIC HOUSING FINANCE LIMITED
Issue Size	Series 12 Tranche I
Security Description	NCDs

****

Dear Sir/Madam,

This has reference to your letter dated, Tuesday, July 21, 2026 with regard to the captioned subject. We hereby accord our consent to act as Registrar to the aforesaid issue and have our name included as Registrar and Transfer Agents in the information Memorandum, which your company proposes to issue.

Further we give our consent for inclusion of our name as "**Registrar to the Issue**" in the Disclosure Document and /or applications to be made or to be filed by Stock Exchange(s) and/or Depositories in this regard.

Thanking you,

Yours faithfully,
For **KFin Technologies Limited**

S. R. RAMESH
Digitally signed by S. R. RAMESH
Date: 2026.07.22 15:13:44 +05'30'

Ramesh S R
Corporate Registry

IDBI Trusteeship Services Ltd
CIN : U65991MH2001GOI131154

IDBI trustee

CL/26-27/DEB/506

July 20, 2026

GIC Housing Finance Limited
6th Floor, National Insurance Bldg,
14, Jamshedji Tata Road, Churchgate,
Mumbai-400020

Dear Sir,

Sub: Consent to act as Debenture Trustee for private placement of Proposed issue by GIC Housing Finance Limited (the "Issuer") of listed, secured, rated, redeemable, taxable, non-convertible debt securities of face value of ₹ 1,00,000/- each ("NCDs") aggregating upto ₹ 200 crores (the "Issue") subject to necessary regulatory authorities approval

This is with reference to your email dated July 17, 2026 regarding appointment of IDBI Trusteeship Services Limited (ITSL) as Debenture Trustee for the private placement of Proposed issue by GIC Housing Finance Limited (the "Issuer") of listed, secured, rated, redeemable, taxable, non-convertible debt securities of face value of ₹ 1,00,000/- each ("NCDs") aggregating upto ₹ 200 Crores (the "Issue"). In this regards it would indeed be our pleasure to be associated with your esteemed organization as Debenture Trustee.

Accordingly, we hereby confirm our acceptance to act as Debenture Trustee for the above, subject to the company agreeing the conditions as set out in Annexure - A.

We are also agreeable for inclusion of our name as trustees in the Company's offer document / disclosure document / listing application / any other document to be filed with SEBI / ROC / the Stock Exchange(s) or any other authority as required.

This consent letter is subject to the Due Diligence as may be required to be done by the Debenture Trustee pursuant to SEBI (Issue and Listing of Non-Convertible Securities), Regulation, 2021 and the company agrees that the issue shall be opened only after the due diligence has been carried by the debenture trustee.

Thanking you.

Yours faithfully,
For **IDBI Trusteeship Services Limited**

GANESH VISHWAS DESHPANDE
Digitally signed by GANESH VISHWAS DESHPANDE
Date: 2026.07.21 17:56:01 +05'30'

Authorised Signatory

We accept the above terms,
For GIC Housing Finance Limited

GOR RAJKUMAR UMEDLAL
Digitally signed by GOR RAJKUMAR UMEDLAL
Date: 2026.07.22 17:48:53 +05'30'

Authorised Signatory

Annexure A

1. The Company agrees & undertakes to pay to the Debenture/Bond Trustees so long as they hold the office of the Debenture Trustee, remuneration for their services as Debenture/Bond Trustee in addition to all legal, traveling and other costs, charges and expenses which the Debenture/Bond Trustee or their officers, employees or agents may incur in relation to execution of the Debenture Trust Deed as per agreed commercials and all other Documents till the monies in respect of the Debentures have been fully paid-off.

2. The Company hereby agree & undertakes to comply with the provisions of SEBI (Debenture Trustees) Regulations, 1993, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, SEBI (listing Obligations and Disclosure Requirement) Regulations, 2015, Listing Agreement executed by the Company with the Stock Exchange SEBI Circular No. SEBI/HO/MIRSD/CRADT/CIR/P/2020/230 dated 12th November, 2020, the Companies Act, 2013 as amended from time to time and other applicable provisions as amended from time to time and agree to furnish to Debenture Trustee such information in terms of the same on regular basis.

For **IDBI Trusteeship Services Limited**

GANESH VISHWAS DESHPANDE
Digitally signed by GANESH VISHWAS DESHPANDE
Date: 2026.07.21 17:56:32 +05'30'

Authorised Signatory

We accept the above terms,
For GIC Housing Finance Limited

GOR RAJKUMAR UMEDLAL
Digitally signed by GOR RAJKUMAR UMEDLAL
Date: 2026.07.22 17:53:11 +05'30'

Authorised Signatory

IDBI Trusteeship Services Ltd.
CIN : U65991MH2001GOI131154

To,
Stock Exchange,
Dear Sir / Madam,

SUB.: PROPOSED ISSUE OF LISTED, SECURED, RATED, TAXABLE, TRANSFERABLE, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE OF RS.1,00,000 (RUPEES ONE LAKH) EACH FOR SERIES 12 Tranche 1 FOR CASH AT PAR AGGREGATING ISSUE SIZE UPTO RS.200 CRORES(RUPEES TWO HUNDRED CRORE) ("NCDS"/THE ISSUE"/"DEBENTURES") IN A DEMATERIALISED FORM ON A PRIVATE PLACEMENT BASIS("THE ISSUE") BY GIC Housing Finance LTD.

We, the debenture trustee(s) to the above-mentioned forthcoming issue state as follows:

1) We have examined documents pertaining to the said issue as shared by the Company at this stage on the basis of draft GID, filing of In-principle approval with the Exchange and other such relevant documents, reports and certifications.

2) On the basis of such examination and of the discussions with the Issuer, its directors and other officers, other agencies and of independent verification of the various relevant documents, reports and certifications :
WE will confirm this at the time the KID is issued:

a) The Issuer has made adequate provisions for and/or has taken steps to provide for adequate security for the debt securities to be issued.

b) The Issuer has obtained the permissions / consents necessary for creating security on the said property(ies).

c) The Issuer has made all the relevant disclosures about the security and its continued obligations towards the holders of debt securities.

d) Issuer has adequately disclosed all consents/ permissions required for creation of further charge on assets in offer document/ placement memorandum and all disclosures made in the offer document/ placement memorandum with respect to creation of security are in confirmation with the clauses of debenture trustee agreement.

e) Issuer has disclosed all covenants proposed to be included in debenture trust deed (including any side letter, accelerated payment clause etc.), in the offer document/ placement memorandum.

f) Issuer has given an undertaking that charge shall be created in favour of debenture trustee as per terms of issue before filing of listing application.
PLACE: **Mumbai**

For IDBI Trusteeship Services Ltd

Ganesh

Ganesh Deshpande
Authorised Signatory
22nd July,2026

DCS/COMP/RM/IP-PPDI/220/25-26 February 13, 2026

GIC Housing Finance Limited
National Insurance Building
6th Floor ,14, Jamshedji Tata Road
Churchgate, Mumbai-400020

Dear Sir/Madam

Re: Private Placement of Listed Secured / Unsecured, Rated, Taxable, Redeemable Market Linked or not, Green Debt Securities or not Non-Convertible Debentures and/ or Commercial Paper under GID Number: 1/2025-26 Dated February 06, 2026

We acknowledge receipt of your application on the online portal on February 06, 2026, seeking In-principle approval for issue of captioned security. In this regard, the Exchange is pleased to grant in-principle approval for listing of captioned security subject to fulfilling the following conditions at the time of seeking listing:

1. Filing of listing application.

2. Payment of fees as may be prescribed from time to time.

3. Compliance with SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder and also Compliance with provisions of Companies Act 2013.

4. Receipt of Statutory & other approvals & compliance of guidelines issued by the statutory authorities including SEBI, RBI, DCA etc. as may be applicable.

5. Compliance with change in the guidelines, regulations, directions, circulars of the Exchange, SEBI or any other statutory authorities, documentary requirements from time to time.

6. Compliance with below mentioned circular dated June 10, 2020 issued by BSE before opening of the issue to the investors.:
https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20200610-31

7. Issuers, for whom use of EBP is not mandatory, specific attention is drawn towards compliance with Chapter XV of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and BSE Circular No 20210519-29 dated May 19, 2021. Accordingly, Issuers of privately placed debt securities in terms of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 or ILDM Regulations for whom accessing the electronic book platform (EBP) is not mandatory shall upload details of the issue with any one of the EBPs within one working day of such issuance. The details can be uploaded using the following links Electronic Issuance - Bombay Stock Exchange Limited (bseindia.com).

8. It is advised that Face Value of NCDs issue through private placement basis should be kept as per Chapter V of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021

9. ***Issuers are hereby advised to comply with signing of agreements with both the depositories as per Regulation 7 of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021.***

10. Company is further requested to comply with SEBI Circular SEBI/HO/DDHS/DDHS-RACPOD1/CIR/P/2023/56 dated April 13, 2023, (if applicable) read along with BSE Circular https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20230428-18 and ensure compliance of the same.

This In-Principle Approval is valid for a period of 1 year from the date of issue of this letter or period of 1 year from the date of opening of the first offer of debt securities under the General information Document, which ever applicable. The Exchange reserves its right to withdraw its in-principle approval at any later stage if the information submitted to the Exchange is found to be incomplete/ incorrect/misleading/false or for any contravention of Rules, Bye-laws and Regulations of the Exchange, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines/Regulations issued by the statutory authorities etc. Further, it is subject to payment of all applicable charges levied by the Exchange for usage of any system, software or similar such facilities provided by BSE which the Company shall avail to process the application of securities for which approval is given vide this letter.

Yours faithfully,
For BSE Limited

Nitinkumar Pujari	**Akshay Arolkar**
Assistant Vice President	**Manager**

GIC HOUSING FINANCE LTD.

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED AT THE 35TH ANNUAL GENERAL MEETING OF GIC HOUSING FINANCE LIMITED HELD THROUGH VIDEO CONFERENCING ON TUESDAY, AUGUST 19, 2025 AT 11.30 A.M. AT REGISTERED OFFICE (DEEMED VENUE) SITUATED AT NATIONAL INSURANCE BUILDING, 6TH FLOOR, 14, J. TATA ROAD, CHURCHGATE, MUMBAI 400020.

Item No. 10 - Approval for Private Placement of Redeemable Non-Convertible Debentures (NCDs)/Bonds upto an aggregate outstanding limit of ₹ 2,500 crores.

"**RESOLVED THAT** pursuant to the provisions of Section 42, 71 and 179 of the Companies Act, 2013 and other applicable provisions, if any, of the Companies Act, 2013 and Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules 2014, as may be amended from time to time, the Companies (Share Capital & Debentures) Rules, 2014, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, Chapter XI of Master Direction – Non-Banking Financial Company– Housing Finance Company (Reserve Bank) Directions, 2021 relating to guidelines on Private Placement of Non-Convertible Debentures read with para 58 and Annexure XV of Master Direction - RBI (NBFC - Scale Based Regulations) Directions, 2023 and subject to other applicable regulations/guidelines including any amendment(s), modification(s), variation(s) or re-enactment(s) thereof, consent of the Members of the Company, be and is hereby accorded to the Board to exercise its powers for making offer(s) or invitation(s), issuance and allotment of Redeemable Non-Convertible Debenture (NCDs)/ Bonds (Secured/Unsecured) upto an aggregate outstanding limit of ` 2,500 Crores (Rupees twenty five hundred crores only) in one or more series/tranches on a private placement basis on such terms and conditions as the Board may deem fit and appropriate for each series/tranche as the case may be during a period of one year commencing from the date of this Annual General Meeting on a private placement basis, subject to a condition that the total outstanding Non-Convertible Debentures (NCDs)/Bonds along with other borrowing limits does not exceed the existing borrowing powers of the company of ₹17,000 crores as approved in the 29th Annual General Meeting dated September 19, 2019."

"**RESOLVED FURTHER THAT** the Board of Directors of the Company be and is hereby authorised to do all such acts, deeds, matters and things and execute all such agreements, documents, instruments and writings as may be required, with power to settle all questions, difficulties or doubts that may arise with regard to the said matter as it may in its sole and absolute discretion deem fit and to delegate all or any of its powers herein conferred to any Committee and / or Director(s) and / or Officer(s) of the Company, to give effect to this resolution(s)."

G.I.C. HOUSING FINANCE LTD. MUMBAI

Raj Gor
Group Head & Company Secretary
Membership No.: ACS 61669

Address: National Insurance Building, 6th Floor,
14, Jamshedji Tata Road, Churchgate,
Mumbai-400020.

Date of Issue of CTC – 23-07-2026.

EXPLANATORY STATEMENT

Item No. 10: Approval for Private Placement of Redeemable Non-Convertible Debentures (NCDs)/Bonds upto an aggregate outstanding limit of ₹ 2,500 crores.

As per Section 42 of the Companies Act, 2013 read with Rules framed there under and all other applicable provisions, if any, of the Companies Act, 2013, a Company offering or making an invitation to subscribe to Redeemable Non-Convertible Debentures (NCDs) / Bonds (Secured/Unsecured) on a Private Placement basis, is required to take approval of Members by way of Special Resolution once in a year for all the offers or invitations for such Redeemable Non-Convertible Debentures/Bonds during the year.

Accordingly, seeing the long term borrowing requirement of the Company, Board of Directors in its meeting held on May 16, 2025, considered and approved the issue of Redeemable Non-Convertible Debentures (NCDs) / bonds (Secured/Unsecured) on a Private Placement basis, upto an aggregate outstanding amount of ₹ 2,500 crores (Rupees twenty five hundred crores only) subject to approval of Members. Accordingly, approval is sought from the members to mobilize some more funds by way of issue of Redeemable NCDs/Bonds on private placement basis. Further, as per Chapter XII of the SEBI Master Circular on the issuance and listing of Non-Convertible Securities, Securitized Debt Instruments, Security Receipts, Municipal Debt Securities, and Commercial Paper (as amended), every Large Corporate (LC) is required to raise at least 25% of its qualified borrowings through the issuance of debt securities over a contiguous block of three years, effective from FY 2024-25. Accordingly, our Company being a Large Corporate, is required to comply with the said SEBI Circular also.

Hence, considering the above requirements, approval of Members is being sought for issue of Redeemable Non-Convertible Debentures (NCDs) / bonds (Secured/Unsecured) on a Private Placement basis, for an aggregate outstanding amount upto ₹ 2500 crores (Rupees Two Thousand Five Hundred Crores only) which is within the overall Borrowing limits of the Company as approved by Members from time to time.

The terms of issue of such NCDs (in one or multiple tranches) would depend upon the requirement of the funds, time of issue, market conditions and alternative sources of funds available to the Company and would be decided by the Board or the Committee, if any constituted by the Board. All the required details/ disclosures relating to the issue would be made available in the standard regulatory disclosure document.

None of the Directors, Managers, Key Managerial Personnel of the Company including their respective relatives are in anyway concerned or interested, financially or otherwise in this resolution except to the extent of their shareholding, if any, in the Company.

Considering the overall Borrowing requirement of the company and requirement of SEBI circular, the Board recommends the resolution set forth at Item No. 10 to be passed as a Special Resolution.

Raj Gor
Group Head & Company Secretary
Membership No.: ACS 61669

Address: National Insurance Building, 6th Floor,
14, Jamshedji Tata Road, Churchgate,
Mumbai-400020.

Date of Issue of CTC – 23-07-2026.

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE 168th MEETING OF BOARD OF DIRECTORS OF GIC HOUSING FINANCE LTD. HELD ON FRIDAY, 24TH MAY ,2019 AT 2.30 P.M. AT BOARD ROOM, NATIONAL INSURANCE BUILDING, 6TH FLOOR, 14, J. TATA ROAD, CHURCHGATE, MUMBAI-400020.

Sub: Enhancement of Borrowing Powers

"**RESOLVED THAT** pursuant to the provisions of Section 180(1)(c) and other applicable provisions, if any, of the Companies Act 2013, and subject to the approval of shareholders, the Board of Directors of the Company be and hereby accord its approval to borrow money either in rupees or in such other foreign currencies, as may be permitted by law from time to time, as and when required, from Commercial Banks, Co-operative Banks, Financial Institutions, Mutual Funds, Insurance Companies, Public Financial Institutions, National Housing Bank, Promoters, Foreign Financial Institutions, Provident Fund Trusts, Pension Funds or from any other person(s) or entities as Term Loans, through issue of Commercial Paper, Masala Bonds, External Commercial Borrowings, through issue of secured Redeemable Non-Convertible Debentures on Private Placement basis which together with monies already borrowed by the Company (apart from temporary loans obtained from the Bankers of the Company in the ordinary course of the business) shall not exceed in the aggregate at any one time beyond Rs.17,000 crores irrespective of the fact such aggregate amount of borrowing outstanding at any one time may exceed the aggregate for the time being of the paid up capital of the Company, its free reserve i.e. reserve not set apart for any specific purpose and Securities Premium Account".

"**RESOLVED FURTHER THAT** pursuant to Section 180(1)(a) of Companies Act, 2013 including any statutory modifications or re-enactments thereof and Article 67 of the Articles of Association of the Company and subject to the approval of shareholders, the Board of Directors of the Company accord its approval for creation of mortgage or charge on all or any of the Company's immovable and/or movable assets, both present and future, in such manner and on such terms as may be deemed fit and appropriate for the purpose of the said Borrowings."

"**RESOLVED FURTHER THAT** borrowing limit be and is hereby enhanced to Rs.17,000 crores subject to the approval by the shareholders in the 29th AGM and the Managing Director & CEO be and is hereby authorized to borrow money either in rupees or in such other foreign currencies, as may be permitted by law from time to time, as and when required, from Commercial Banks, Co-operative Banks, Financial Institutions, Mutual Funds, Insurance Companies, Public Financial Institutions, National Housing Bank, Promoters, Foreign Financial Institutions, Provident Fund Trusts, Pension Funds or from any other person(s) or entities as Term Loans, through issue of Commercial Paper, Masala Bonds, External Commercial Borrowings, through issue of secured Redeemable Non-Convertible Debentures on Private Placement basis aggregating to Rs.17,000 crores at such times as deemed fit and necessary depending on the requirement of funds for business operations."

G.I.C. HOUSING FINANCE LTD. MUMBAI

"RESOLVED FURTHER THAT Managing Director & CEO be and is hereby authorised to negotiate, accept and communicate to the Commercial Banks, Co-operative Banks, Financial Institutions, Mutual Funds, Insurance Companies, Public Financial Institutions, National Housing Bank, Promoters, Foreign Financial Institutions, Provident Fund Trusts, Pension Funds or from any other person(s) or entities, the terms and conditions for the term loans or any kind of loans/ line of credit / Commercial Paper / Secured Redeemable Non-Convertible Debentures on private placement basis."

"RESOLVED FURTHER THAT Managing Director & CEO and/or Company Secretary be and is hereby authorised to sign all such agreements, deeds, letter of acceptance, documents, promissory notes, letters of revival, acknowledgment of debt which the commercial Banks, National Housing Bank, Financial Institutions, Mutual Funds, Public Financial Institutions, Promoters, Foreign Financial Institutions, Provident Fund Trusts, Pension Funds, any other person(s) or entities may require from time to time for availment and continuing to avail the said term loans/ line of credit/ Commercial Paper / Secured Redeemable Non-Convertible Debentures on private placement basis, aggregating to Rs.17,000 crores."

"RESOLVED FURTHER THAT Common Seal of the Company be affixed in the presence of Managing Director & CEO/ Director and Company Secretary on all such agreements, deeds, documents, promissory notes and letters of revival and letters of acknowledgment of debt or on any other documents whenever required."

"RESOLVED FURTHER THAT Company Secretary be and is hereby authorised to certify a copy of the foregoing resolutions to be true copy and furnish the same whenever required and also authorized to affix the digital signature in relevant forms for filing with the Registrar of Companies (ROC) and/or other concerned Authorities."

"RESOLVED FURTHER THAT Managing Director & CEO be and is hereby authorised to delegate all or some of the powers vested in him by the Board as mentioned hereinabove to any executive(s) of GICHFL as he may deem fit in this regard."

"RESOLVED FURTHER THAT draft Special Resolution for seeking approval of the Shareholders placed before the Board as Annexure I to the Note be and is hereby approved."

G.I.C. HOUSING FINANCE LTD. MUMBAI

Raj Gor
Group Head & Company Secretary
Membership No.: ACS 61669

Address: National Insurance Building, 6th Floor,
14, Jamshedji Tata Road, Churchgate,
Mumbai-400020.

Date of Issue of CTC – 23-07-2026.

GIC HOUSING FINANCE LTD.

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD THROUGH HYBRID MODE (I.E. PHYSICAL AND VC ATTENDANCE BOTH) ON 15th MAY, 2026 (FRIDAY) AT 02.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT BOARD ROOM, NATIONAL INSURANCE BUILDING, 6TH FLOOR, 14, J. TATA ROAD, CHURCHGATE, MUMBAI – 400020.

Item No. 14 - Approval for aggregate (outstanding) limit of Rs. 2,500 crores for raising of Funds by Issue of Redeemable Non-Convertible Debentures (NCDs) through private placement basis upto agreegate outstanding limit of Rs. 2500 Crores.

"**RESOLVED THAT** pursuant to applicable provisions of Companies Act, 2013; SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015; SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021; Foreign Exchange and Management Act, 1999; rules, regulations, notifications, circulars, directions issued by Reserve Bank of India; the approval of the Board be and is hereby accorded to raise funds through offer and issuance of rated, (secured/unsecured), listed, redeemable Non-Convertible Debentures ('NCDs') / Bonds on private placement basis by the Company upto an aggregate (outstanding) face value not exceeding Rs. 2,500 Crores in one or multiple tranches, depending on the prevailing market conditions and in accordance with the terms and conditions prescribed in the offer document, to eligible identified investor subject to approval of shareholders."

"**RESOLVED FURTHER THAT** the Company shall issue NCDs/Bonds on private placement basis to raise funds for creation of own assets by way of deployment, to utilize the proceeds of the issue of Debentures including over subscription retained if any, to disburse the funds to meet the housing finance requirements of the borrowers, repayment/ refinancing of existing debt liabilities and for the normal course of business of the Company, to invest funds in debt mutual funds/Deposits/T-Bills in the interim till the time company utilizes the amount."

"**RESOLVED FURTHER THAT** the Asset Liability Management Committee be and is hereby authorized, inter alia, to finalize General Information Document ('GID'), Key Information Document ('KID') and offer related / other documents for issue of NCDs covering the terms and conditions relating to the issue of NCDs/Bonds (on private placement basis) including the quantum, timings, rate of interest/ coupon rate, tenure, maturity, put/ call option (if any), approve the term sheet and to do all such acts, deeds, matters and things as may be considered necessary or expedient for the issue of NCDs/Bonds in accordance with market parlance, prevailing market conditions and applicable laws, within the limit (referred above) as approved by the Board in one or multiple tranches and recommend the same to Board, to approve the GID and to peruse / approve the KID as the case may be."

"**RESOLVED FURTHER THAT** the Company Secretary of the Company be and is hereby designated as a Compliance Officer for compliance with related regulatory/ statutory issues and for redressal of any pre-issue/ post-issue investor grievances, non-receipt of refund orders, to file necessary ROC Forms, etc."

"**RESOLVED FURTHER THAT** subject to recommendation of Asset Liability Management Committee, the Managing Director & CEO or Chief Financial Officer or Company Secretary (Compliance officer), any 2 of them, be and are hereby Jointly authorized –

i. to finalize and approve appointment of Arranger(s), Advisor(s), Trustees, Registrars, Credit Rating agencies and other intermediaries etc., on such terms and conditions as may be decided mutually including payment of their fees.

ii. to draw up, finalize, sign and attest GID, KID, offer document, placement memorandum, information memorandum, transaction documents agreements, consent letter, disclosure document for the bonds/NCDs issue(s) and execute all other necessary documents/ agreements/ contracts/ deeds related to the issue of bonds/NCDs.

iii.to obtain/ seek all required approvals from the regulatory bodies/ agencies, sign and execute Listing Application, Listing Agreement and other related documents on behalf of GICHFL for seeking listing of the bonds/NCDs.

iv.to execute, sign Bonds/NCDs Trust Deed/ Trustee Agreement and other documents in favour of Trustees.

v.To issue Offer Document to eligible investors and to facilitate receipt of funds and to allot the securities to the investors;

vi.appointment of Debenture Trustee and execution of Debenture Trust Deed

vii.appointment of necessary and applicable intermediaries for the issue of NCDs

viii.to create necessary securities for issue of NCDs/Bonds and to sign necessary documents/ agreements with National Securities Depository Ltd. ("NSDL") and Central Depository Services (India) Ltd. ("CDSL"), Stock Exchanges, Debenture Trustee and the Registrars for issue of bonds/NCDs in dematerialized form.

ix.to make remittance of stamp duty and all other statutory levies as applicable to respective authorities(ies).

x.to appoint Scrutinizer, e-voting service provider, Registrar or any other agency required for the purpose of conducting postal ballot/general meeting and also finalise the terms and conditions of their appointment.

xi.to execute necessary mortgage deed and any other documents as may be required for creation or modification or satisfaction of the charge.

xii.to act as authorized signatories for the purpose of issuance of Non-Convertible Securities.to do all necessary acts, deeds, things and sign all necessary documents/ contracts/ agreements/ deeds and to take all further decisions relating to issue of NCDs."

"**RESOLVED FURTHER THAT** approval be and is hereby granted for mortgage of any of the flats owned by the Company in "Lok Gaurav Co-operative Housing Society", L.B.S Marg, Vikhroli (West), Mumbai /Norita Co-operative Housing Society, Hiranandani Gardens, Powai, Mumbai 400076 (if required) in favour of debenture trustee for the purpose of Issue of Secured Redeemable Non-Convertible Debentures or Bonds."

G.I.C. HOUSING FINANCE LTD. MUMBAI

Raj Gor
Group Head & Company Secretary
Membership No.: ACS 61669

Address: National Insurance Building, 6th Floor,
14, Jamshedji Tata Road, Churchgate,
Mumbai-400020.

Date of Issue of CTC – 15-06-2026

Annexure - 8

SCHEDULE X

FINANCIAL COVENANTS

1. The Capital adequacy ratio shall be maintained at minimum of the levels stipulated by the RBI at all points in time (currently 15.0%)

2. Net NPA (PAR 90 less provisions) on a standalone basis as per regulatory limits prescribed by the regulator.

For the purpose of this Schedule X (Financial Covenants), the following terms shall have the following meanings:

"**PAR 90**" shall mean, on the Issuer's entire assets under management at any point of time, as the case may be, the outstanding principal value of the relevant portfolio of the Issuer that has one or more instalments of principal, interest, penalty interest, fee or any other expected payments overdue for 90 days or more, includes restructured loans but excludes loans that have been written off by the Issuer.

SCHEDULE XI

REPORTING COVENANTS

1. The Company shall:

   a) supply to the Trustee (with sufficient copies for all if the Trustee so requests) all documents dispatched by it to its shareholders (or any class of them) or its creditors generally at the same time as they are dispatched;
   b) promptly upon becoming aware, supply to the Trustee (and sufficient copies for all (s) if the Trustee so requests), the details of any event which may have a Material Adverse Effect;
   c) promptly upon becoming aware, supply to the Trustee (and sufficient copies for all (s) if the Trustee so requests), the details of the existence of any event or condition or claim which permits, or with the passage of time, will permit, the Company to abandon the business;
   c) promptly, supply to the Trustee (and sufficient copies for all Debenture Holder(s) if the Trustee so requests), notice of any change in its authorized signatories as per designation (in connection with the Transaction Documents), signed by one of its directors or its company secretary which is as duly approved by board, whose specimen signature has previously been provided to the Trustee, accompanied (where relevant) by a specimen signature of each new signatory/ Designation holder if it is in deviation of Board approved authorities;
   d) forthwith give, notice in writing to the Trustee of commencement of any proceedings directly affecting the Hypothecated Assets assigned with the trustee for this Issue of Debentures.

2. The Company shall provide or cause to be provided to the Debenture Trustee, in form and substance reasonably satisfactory to the Debenture Trustee, such additional documents or information as the Debenture Trustee may reasonably request from time to time.

3. The Company shall within 7 days of the relevant Board meeting of the Qtr end submit to the Debenture Trustee a report confirming /certificate confirming the following:

   a. Updated list of names and addresses of all the Debenture Holder(s) and the number of Debentures held by the Debenture Holder (s)/Beneficial Owner(s);
   b. Details of interest due but unpaid, if any, and reasons for the same;
   c. Details of payment of interest made on the Debentures in the immediately preceding calendar quarter;
   d. The number of grievances pending at the beginning of the quarter, the number and nature of grievances received from the Debenture Holder(s) during the quarter, resolved/disposed of by the Company in the quarter and those remaining unresolved by the Company and the reasons for the same; and
   e. Statement that the Security is sufficient to discharge the claims of the Debenture Holder(s) as and when they become due.
   f. any and all information required to be provided to the Debenture Holders under Applicable Law.

   The Company shall also submit a certificate from a statutory auditor within 7 days of after completion of Board Meeting and acceptance of accounts for every second fiscal quarter and fourth fiscal quarter certifying the value of book debts/receivables and maintenance of the Security Coverage Ratio, as per the terms of General Information Document and Debenture Trust Deed including compliance with the covenants of the General Information Document and Key Information Document and any other covenants in respect of listed non-convertible debt securities in the manner as may be specified by SEBI from time to time on Quarterly basis within seven days of Board meeting for finalisation of accounts.

4. The Company shall promptly inform the Debenture Trustee the status of payment (whether in part or full) of Debentures within 1 (one) working day of the payment / redemption. While intimating the Debenture Trustee, the Company shall also confirm whether they have informed the status of payment or otherwise to the stock exchange(s) and Depository.

   The Company Shall within 1 (One) day of the interest or principal or both becoming due, the Company shall submit a certificate to the stock exchange(s) along with the Debenture Trustee, that it has made timely payment of interests or principal obligations or both in respect of the Debentures and also upload the information on its website.

5. The Company shall promptly inform the Trustee of any major or significant change in composition of its Board, which may amount to change in control as defined in the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.The Company shall inform the debenture trustee about any change in nature and conduct of business by the company before such change. The Company shall also inform the Debenture Trustee of any amalgamation, merger or reconstruction scheme proposed by the company;

6. If default in payment of Debentures is continuing, the Company shall inform the Debenture Trustee the updated status of payment latest within the prescribed timelines, along with the intimation on the updated status of payment to the stock exchange(s) and the Depository. Further, the Company shall also intimate the development, if any, that impacts the status of default of the Debentures (including restructuring, insolvency proceedings, repayment, etc.) to the stock exchange(s), Depository and Debenture Trustee within 1 (one) working day of such development. The aforementioned intimations shall be submitted until the Final Settlement Date. The Company shall provide an undertaking to the Stock Exchange(s) on annual basis that all documents and intimations required to be submitted to Debenture Trustees in terms of Trust Deed and SEBI (Issue and listing of Non-Convertible securities) Regulations have been complied with and furnish a copy of such undertaking to the Debenture Trustee for records.

7. The Company shall promptly provide or inform the Debenture Trustee the details of all orders, directions, notices, of any court / Tribunal affecting or likely to affect the Hypothecated Assets assigned to Debenture Trustee for this NCD issue which will have Material Adverse Effect.

8. The company shall provide to Debenture Holders, upon receipt of written request, Detailed portfolio cuts, ALM statement Half Yearly , Capital Adequacy Ratio (Both Tier I & Tier II), Detailed breakup of total borrowing with quarterly repayment schedule (including bank wise, product wise etc) with delinquency details for all loan segments (0+,30+,60+,90+, etc) within 45 days of the quarter end and for "half year end/ year end" within 15 days after publication of half year end/ yearly result.

9. The Company shall submit to the Debenture Trustee/stock exchange and the Debenture Holder(s) correct and adequate information (in the manner and format as requested by them or as required by Applicable Law) and within the time lines and procedures specified in the SEBI Regulations, Act, circulars, directives and/or any other Applicable Law.

10. Maintain internal control for the purpose of

(i) preventing fraud on monies lent by the Company; and
(ii) preventing money being used for money laundering or illegal purposes.

11. Change its financial year-end from 31st March (or such other date as may be approved by Debenture Holders)

12. **57 OF SEBI LODR: Intimations / Other submissions to stock exchange(s).**

(1) The Company shall submit a certificate to the stock exchange within one working day of the interest or dividend or principal becoming due regarding status of payment in case of non-convertible securities.

(2) The Company shall forward to the stock exchange any other information in the manner and format as specified by the Board from time to time.

13. 52(1) of SEBI LODR: Financial Results.

(1) The listed entity shall prepare and submit un-audited or audited quarterly and year-to-date standalone financial results on a quarterly basis in the format as specified by the Board within forty- five days from the end of the quarter, other than last quarter, to the recognised stock exchange(s)

14. 61 (1) OF SEBI LODR. Terms of non-convertible debt securities & redeemable preference shares.

(1) The listed entity shall ensure timely payment of interest or dividend of non- convertible debt securities and /or non-convertible redeemable preference shares or redemption payment.

Provided that the listed entity shall not declare or distribute any dividend wherein it has defaulted in payment of interest on debt securities or redemption thereof or in creation of security as per the terms of the issue of debt securities.

SCHEDULE XII

AFFIRMATIVE COVENANTS

1. **Notice of winding up or other legal process**

Promptly inform the Debenture Trustee if it has notice of any application for winding up or insolvency process having been made or any statutory notice of winding up or insolvency process under the provisions of the Act or any other Applicable Law (including the Insolvency and Bankruptcy Code, 2016, if applicable) or any other notice under any other statute relating to winding up or insolvency process or otherwise of any suit or other legal process intended to be filed or initiated against the Company.

2. **Loss or damage by uncovered risks**

Promptly inform the Debenture Trustee of any material loss or significant damage which the Company may suffer due to any force majeure circumstances or act of God, such as earthquake, flood, tempest or typhoon, etc. against which the Company may not have insured its properties.

3. **Costs and expenses**

Pay all costs, charges and expenses in any way incurred by the Debenture Trustee towards protection of the Debenture Holders' interests, including traveling and other allowances and such taxes, duties, costs, charges and expenses in connection with or relating to the Debentures.

4. **Payment of Rents, etc.**

Punctually pay all rents, royalties, taxes, rates, levies, cesses, assessments, impositions and outgoings, governmental, municipal or otherwise imposed upon or payable by the Company as and when the same shall become payable.

5. **Preserve corporate status**

(a) Diligently preserve and maintain its corporate existence and status and comply with all authorisations, consents, permissions, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to its assets or any part thereof.

(b) The Company will not do or voluntarily suffer or permit to be done any act or thing whereby its right to transact its business might or could be terminated or whereby payment of the principal of or interest on the Debentures might or would be hindered or delayed.

6. **Pay stamp duty**

Pay all such stamp duty (including any additional stamp duty), other duties, taxes, charges and penalties, if and when the Company may be required to pay according to the applicable state laws.

7. **Furnish information to the Debenture Trustee**

(a) The Company shall on quarterly basis:-

i. Certificate from an statutory auditor giving the value of book Receivables/Book debts;

ii. certificate from the Director / Managing Director /Authorized Signatory of the Company certifying the value of the Hypothecated Assets;

iii. Such other information / details / reports as may be requested by the Debenture Trustee.

(b) The Company shall on half yearly basis:-

As soon as available after the end of each half year, certificate from its statutory auditor of the Company giving the value of receivables/book debts including compliance with the covenants of the General Information Document / Key Information Document in the manner as may be specified by the Board from time to time

(c) Additional Covenants

i. Security Creation

If not already executed, the Company shall execute the Trust Deed prior to the listing of the issue in respect of the Debentures allotted. In case of a delay in execution of Trust Deed and Security Documents, the Company will refund the subscription with agreed rate of interest or will pay penal interest of atleast 2% p.a. over the Coupon Rate till these conditions are complied with at the option of the Debenture Holders.

ii. Continuing Security

The Security created for the benefit of the Debenture Holders shall be and remain as a continuing Security until the discharge of the Secured Obligations and accordingly shall:

- be binding upon the parties creating such Security and their respective successors and permitted assigns;
- extend to cover the entire Secured Obligations; and
- be in addition to and not in substitution or derogation of any other Security that the Debenture Trustee may at any time hold, or call for, in respect of the obligations of the Company towards the Debenture Holders

iii. Default in Payment and Other Defaults

In case of default in payment of interest and/or principal redemption on the due dates or observance of any other terms, conditions or covenants as per this Deed, Disclosure Document(s) in respect of a Debentures, additional interest/ Default Interest of atleast @ 2% p.a. or such other higher rate as may be prescribed under the Applicable Law over and above the applicable Interest Rate will be payable by the Company for the defaulting period in respect of such tranche /series of the Debentures.

iv. Utilisation Certificate

The Company shall utilise the moneys received towards subscription of the Debentures for the Purpose and procure and furnish to the Debenture Trustee a certificate from the Company's Statutory auditors in respect of the utilisation of funds raised by the issue of the Debentures on one time basis after the completion of the utilization amount;

(d) Company undertakes to comply with all the directions/guidelines/circulars/regulations issued by any regulatory authority with regard to the Debenture issue including latest amendments i.e. **(Issue And Listing Of Non-Convertible Securities) Regulations, 2021 9 August, 2021** as may be amended by SEBI from time to time and further company shall take such steps as may be required from time to time.

(e) Furnish information required by the Debenture Trustee for the effective discharge of its duties and obligations, including copies of reports, balance sheets, profit and loss account etc.

(f) Furnish such information as may be required by the Debenture Trustee.

(g) "The **Issuer** shall ensure that the Articles of Association of the Issuer contains a provision mandating the issuer to appoint the person nominated by the debenture trustee(s) in terms of clause (e) of sub – regulation (1) of regulation 15 of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 as a director on its Board of Directors.

(h) Provided further that the -

- issuer defaults in 2 (two) consecutive payments of interest on relevant interest payment dates; or
- default in redemption of debentures; or
- default in creation of security for the debentures;

it shall appoint the person nominated by the debenture trustee(s) as a director on its Board of Directors, within one month from date of receipt of nomination from the debenture trustee or the date of publication of the Securities and Exchange Board of India(Issue and Listing of Non-Convertible Securities) (Amendment) Regulations, 2023 in the official gazette, whichever is later." It is provided further that the Company shall take all necessary steps to amend its AOA for the purpose of appointment of such Nominee Director, if required.

8. **Insurance**

The Company hereby agrees to adequately insure the charged assets (if insurable in nature) and keep them in proper condition.

The Company shall pay all taxes, cesses, insurance premiums with respect to the Hypothecated Assets, on time.

9. **Information Utility ("IU")**

The Company hereby agrees and consents that the Debenture Trustee shall be entitled to file with an Information Utility (as defined and set up under (Indian) Insolvency and Bankruptcy Code, 2016) all necessary information in relation to the transaction as required under the Insolvency and Bankruptcy Code, 2016. The Company hereby confirms that the Company will provide all the assistance to the Debenture Holders/ Debenture Trustee as may be required for initial submission of the Form C to the relevant Information Utility registered with Insolvency and Bankruptcy Board of India under the Insolvency and Bankruptcy Code, 2016 and also any other help as may be required in the future in similar matters where financial creditor is under obligation to initiate some action.

10. **Redressal of Grievances**

Promptly and expeditiously and in any case within 21 days from the date of receipt attend to and redress the grievances, if any, of the Debenture Holders. The Company further undertakes to ensure that it shall promptly comply with the suggestions and directions that may be given in this regard, from time to time, by the Debenture Trustee and shall advise the Debenture Trustee periodically of the compliance.

11. **Comply with Investor Education and Protection Fund requirements**

(a) Comply with the provisions of the Act relating to transfer of unclaimed/unpaid amounts of interest on Debentures and redemption of Debentures to the Investor Education and Protection Fund ("**IEPF**"), if applicable to it.

(b) The Company hereby further agrees and undertakes that until the Final Settlement Date it shall abide by the regulations, rules or guidelines/listing requirements if any, issued from time to time by the Ministry of Corporate Affairs, RBI, NHB, SEBI or any other competent Governmental Authority.

12. **Corporate Governance; Fair Practice Code**

Comply with any corporate governance requirements applicable to the Company (as may be prescribed by the RBI, SEBI or any stock exchange) and the fair practices code prescribed by the RBI, SEBI or any stock exchange.

13. **Further assurances**

(a) Execute and/or do, at its own expense, all such deeds, assurances, documents, instruments, acts, matters and things, in such form and otherwise as the Debenture Trustee may reasonably or by Applicable Law require or consider necessary in relation to enforcing or exercising any of the rights and authorities of the Debenture Trustee.

(b) Comply with:

(i) all Applicable Law (including but not limited to environmental, social and taxation related laws), as applicable in respect of the Debentures and obtain such regulatory approvals as may be required from time to time;

(ii) the Debenture Trustees Regulations as in force from time to time, in so far as they are applicable to the Debentures and furnish to the Debenture Trustee such data, information, statements and reports as may be deemed necessary by the Debenture Trustee in order to enable them to comply with the provisions of Regulation 15 thereof in performance of their duties in accordance therewith to the extent applicable to the Debentures; and

(iii) the provisions of the Act in relation to the Issue.

(c) Procure that the Debentures are rated and continue to be rated until the Final Settlement Date.

14. **Security**

The Company hereby further agrees, declares and covenants with the Debenture Trustee that:

(a) the Debentures shall be secured by a first ranking exclusive continuing security by way of a first ranking exclusive charge on the Hypothecated Assets in favour of the Debenture Trustee for the benefit of the Debenture Holders;

(b) all the Hypothecated Assets that will be charged to the Debenture Trustee under the Deed of Hypothecation shall always be kept distinguishable and held as the exclusive property of the Company specifically appropriated to the Security Interest created under the Transaction Documents and be dealt with only under the directions of the Debenture Trustee. The Company shall not create any charge, lien or other encumbrance upon or over the Hypothecated Assets or any part thereof except in favour of the Debenture Trustee nor will it do or allow anything that may prejudice the security interest created under the Transaction Documents. The Debenture Trustee shall be at liberty to incur all costs and expenses as may be necessary to preserve the security interest created under the Transaction Documents and to maintain the same undiminished and claim reimbursement thereof;

(c) to create the Security over the Hypothecated Assets as contemplated in the Transaction Documents on or before the Deemed Date of Allotment by executing a duly stamped Deed of Hypothecation and to register and perfect the security interest created under the Deed of Hypothecation by filing Form CHG-9 with the concerned ROC and ensuring and procuring that the Debenture Trustee files the prescribed Form I with CERSAI reporting the charge created to the CERSAI in relation thereto, as soon as practicable and in any case no later than 30 (thirty) calendar days after the date of execution of the Deed of Hypothecation;

(d) to provide a list of specific loan receivables/identified book debts to the Debenture Trustee over which charge is created and subsisting by way of hypothecation in favour of the Debenture Trustee (for the benefit of the Debenture Holders) and sufficient to maintain the Security Cover on a monthly basis on or prior to the 20 day of each calendar month;

(e) the Company shall, on each Top-up Date, add fresh loan assets to the Hypothecated Assets (under the Deed of Hypothecation) so as to ensure that the value of the Hypothecated Assets is at all times equal to the Security Cover;

(f) the Company shall, on such time periods as may be agreed with the Debenture Holders, give full particulars to the Debenture Trustee of all the Hypothecated Assets from time to time and shall furnish and verify all statements, reports, returns, certificates and information from time to time and as required by the Debenture Trustee and furnish and execute all necessary documents to give effect to the Hypothecated Assets;

(g) the Security Interest created on the Hypothecated Assets shall be a continuing security as described in the Deed of Hypothecation;

(h) the Hypothecated Assets shall satisfy the eligibility criteria set out in the Deed of Hypothecation;

(i) nothing contained herein shall prejudice the rights or remedies of the Debenture Trustee and/or the Debenture Holders in respect of any present or future security, guarantee obligation or decree for any indebtedness or liability of the Company to the Debenture Trustee and/or the Debenture Holders; and

(j) the Debenture Holders shall have a beneficial interest in the Hypothecated Assets of the Company which have been charged to the Debenture Trustee to the extent of the Outstanding Amounts of the Debentures under this Deed; and

(k) forthwith upon demand by the Debenture Trustee, reimburse to the Debenture Trustee all amounts paid by the Debenture Trustee to reasonably protect the Hypothecated Assets and such amounts shall be deemed to be secured by the Hypothecated Assets.

15. **Execution of Security Documents**

In the event of any delay in the execution of the Deed of Hypothecation, the Company will, at the option of the Debenture Holders, either:

(a) refund the Application Money as set out in this Deed, to the Debenture Holders; or

(b) pay to the Debenture Holders penal interest at the rate set out in Schedule II in addition to the Interest Rate till the Deed of Hypothecation is duly executed.

Due diligence on continuous basis

(a) The Company acknowledges, understands, and confirms that:

(i) the Debenture Trustee either through itself or its agents /advisors/consultants shall carry out due diligence on initial and on continuous basis to ensure compliance by the Company, with the provisions of the Companies Act, SEBI LODR Regulations, the SEBI Debt Listing Regulations, the SEBI Listed Debentures Circulars, the SEBI Debenture Trustees Regulations, the listing agreement of the stock exchange(s) where the Debentures are listed, the Transaction Documents, and any other regulations issued by SEBI pertaining to the Issue;

(ii) for the purposes of carrying out the due diligence as required in terms of the SEBI Listed Debentures Circulars, the Debenture Trustee, either through itself or its agents /advisors/consultants, shall have the power to examine the books of account of the Company and to have the Company's assets inspected by its officers and/or external auditors/valuers/consultants/lawyers/technical experts/management consultants appointed by the Debenture Trustee; and The Company shall provide full and unimpeded access to the records, registers and books of accounts and facilitate in the inspection and due diligence process. (applicable in case of Default)

(iii) The Company shall provide all assistance to the Debenture Trustee to enable verification from the Registrar of Companies, Sub-registrar of Assurances (as applicable), CERSAI, depositories, information utility or any other authority, as may be required where the assets and/or prior encumbrances in relation to the assets of the Company or any third party security provider for securing the Debentures, are registered (if applicable) / disclosed.

(iv) In order to ensure efficient recording of details regarding creation of security and monitoring of covenants via the system hosted by Depositories using the distributed ledger technology ("DLT"), the Issuer and the Debenture Trustee shall ensure that they are in compliance of

Chapter III (Security and Covenant Monitoring System) of SEBI DT Master Circular, as amended, modified, or restated from time to time, and various circulars issued in respect of the DLT system issued by SEBI and/or Depositories from time to time.

(a) The Company shall promptly disclose and furnish to the Debenture Trustee, all documents/ information about or in relation to the Company or the Debentures, as requested by the Debenture Trustee to fulfil its obligations hereunder or to comply with any Applicable Law, including in relation to filing of its reports/ certification to stock exchange within the prescribed timelines. The Debenture Trustee shall carry out due diligence on continuous basis to ensure compliance by the Company, with the provisions of the Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, and SEBI circular bearing reference number dated August 13, 2025 SEBI/HO/DDHS-PoD1/P/CIR/2025/117, (Debenture Trustee) Regulations, 1993, Regulation 15(1)(s) & 15(1)(t) of the SEBI DT Regulations. the listing agreement of the stock exchange(s) where the Debentures are listed, this Deed and any other regulations issued by SEBI pertaining to debt issuance

(b) The Company shall submit documents/ information as the Debenture Trustee may require to conduct continuous and periodical due diligence and monitoring of Security created/assets (if applicable) on which security interest/ charge is created, which shall inter alia include –

(c) periodical status/ performance reports from the Company within seven days of the relevant board meeting of the Company or within 45 days of the respective quarter, whichever is earlier;
(d) details with respect to defaults, if any, with regard to payment of interest or redemption of Debentures;
(e) details with respect to the implementation of the conditions regarding creation of Security for the Debentures, if any, - and Recovery Expense Fund;
(f) details with respect to the assets of the Company and of the guarantors, if any, to ensure that they are sufficient to discharge the interest and principal amount at all times and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders;
(g) reports on the utilization of funds raised by the issue of Debentures;
(h) details with respect to conversion or redemption of the Debentures;

details with respect to dispatch of the debenture certificates and interest warrants, credit of the debentures in the demat account of the debenture holders and payment of monies upon redemption of Debentures to the debenture holders due to them within the stipulated time period in accordance with the Applicable Laws applicable to the Company

(i) details regarding monitoring of utilisation of funds raised in the issue of Debentures;
(j) certificate from the statutory auditors of the Company:
(k) in respect of utilisation of funds; and
(l) in the case of debentures issued for financing working capital, at the end of each accounting year.
(m) such other documents or information as may be required by the Debenture Trustee in accordance with the SEBI Debenture Circulars.
(n) The Company shall–
(o) provide such documents/information and assistance to the Debenture Trustee as required by the Debenture Trustee to carry out the necessary due diligence and monitor the security cover on a quarterly basis in the manner as may be specified by SEBI from time to time;
(p) In case where listed debt securities are secured by way of receivables/ book debts- submit a certificate from the statutory auditor on a half-yearly basis, giving the value of receivables/book debts, and maintenance of security cover as per the terms of Offer Document/ Key Information Document and/or this Deed including compliance with the covenants of the Offer Document/Key Information Document in the manner as may be specified by the Board from time to time.

16. **Filings & Compliance with BSE requirements**

The Company hereby further agrees, declares and covenants with the Debenture Trustee that:

(a) while submitting every Quarterly/half yearly/annual financial result, the Company shall file with the BSE for dissemination, along with containing, inter alia, the following information:

(i) debt to equity ratio accompanied with a certificate of a practicing-chartered accountant confirming such debt to equity ratio;

(ii) previous Due Date for the payment of interest/principal and whether the same has been paid or not; and

(iii) next Due Date for the payment of interest/principal;

(iv) debt service coverage ratio (if required);

(v) interest service coverage ratio (if required);

(vi) outstanding redeemable preference shares (quantity and value);

(vii) net worth;

(viii) net profit after tax;

(ix) earnings per share;

(x) current ratio;

(xi) long term debt to working capital;

(xii) bad debts to Account receivable ratio;

(xiii) current liability ratio;

(xiv) total debts to total assets;

(xv) debtors turnover;

(xvi) inventory turnover;

(xvii) operating margin (%);

(xviii) net profit margin (%); and

Provided that if the information mentioned in sub-regulation (4) above is not applicable to the listed entity, it shall disclose such other ratio/equivalent financial information, as may be required to be maintained under applicable laws, if any.

(b) in accordance with Regulation 52 of the LODR Regulations, the Company shall file with the BSE the prescribed statements, financial statements

(c) in accordance with Regulation 56 of the LODR Regulations, the Company shall submit the following to the Debenture Trustee:

1) The Company shall forward the following to the debenture trustee promptly:

(a) a copy of the annual report at the same time as it is issued along with a copy of certificate from the listed entity's auditors in respect of utilisation of funds during the implementation period of the project for which the funds have been raised.

(b) a copy of all notices, resolutions and circulars relating to-

(i) new issue of non-convertible debt securities at the same time as they are sent to shareholders/ holders of non convertible debt securities;

(ii) the meetings of holders of non-convertible debt securities at the same time as they are sent to the holders of non convertible debt securities or advertised in the media including those relating to proceedings of the meetings;

(b) Intimations regarding :

(i) any revision in the rating;

(ii) any default in timely payment of interest or redemption or both in respect of the non-convertible debt securities;

(iii) failure to create charge on the assets;

(iv) all covenants of the issue (including side letters, Recall payment clause, etc.)]

(d) A - Quarterly certificate regarding maintenance of hundred percent asset cover or [higher] asset cover as per the terms of General Information Document / Key Information Document and/or Debenture Trust Deed, including compliance with all the covenants, in respect of listed non-convertible debt securities, by the statutory auditor, along with the [financial results, in the manner and format as specified by the Board]

2) The listed entity shall forward to the debenture trustee any such information sought and provide access to relevant books of accounts as required by the debenture trustee.

3) The listed entity may, subject to the consent of the debenture trustee, send the information stipulated in sub-regulation (1), in electronic form/fax.

(e) in accordance with Regulation 58 of the LODR Regulations, the Company shall furnish the following to the Debenture Holders in the manner prescribed therein:

(i) Soft Copies /physical copies of full annual reports to those Debenture Holders who request the same;

(ii) notice of all meetings of the Debenture Holders specifically stating that the provisions for appointment of proxy in accordance with Section 105 of the Act shall be applicable for such meeting; and

(iii) proxy forms for the Debenture Holders clearly providing the Debenture Holders to vote for each resolution in such a manner that they may vote either for or against each resolution.

(f) Promptly inform the Trustee of any significant changes in the composition of its board of directors.

(g) To provide relevant documents/ information, as applicable, to enable the Debenture Trustee(s) to conduct continuous and periodic due diligence and monitoring of Security created, the Company shall submit the following reports/ certification within the timelines mentioned below:

Reports/Certificates	**Timelines for submission requirements by Company to Debenture Trustee**	**Timeline for submission of reports/ certifications by Debenture Trustee to stock exchange**
Security Cover Certificate	Quarterly basis within 60 days from end of each quarter except the the last quarter of the financial year, to be made within 75 days from end of financial year.	Quarterly basis within 75 days from end of each quarter except the the last quarter of the financial year. To be made within 90 days from end of financial year.

Valuation report and title search report for the ~~immovable~~/movable assets, as applicable if any	Once in three years within 60 days from end of the financial year	Once in three years within 75 days from end of the financial year

In the Event of Default, The Debenture Trustee may at any time through its authorized representatives and agents, inspect books of account, records, registers of Company, the Company shall provide full and unimpeded access to the records, registers and books of accounts and facilitate in the inspection and due diligence process.

(a) Notwithstanding any other provision contained herein, no clause which has the following effects shall be valid from the date of this Deed:-

(b)

(a) limiting or extinguishing the obligations and liabilities of the debenture trustee or Issuer in relation to any rights or interests of the debenture holders of the debt securities;

(b) limiting or restricting or waiving the provisions of the Securities and Exchange Board of India Act, 1992 and/or applicable law, these regulations and circulars, or guidelines issued by the SEBI;

The company shall provide relevant documents/ information, as applicable, to enable the Debenture Trustee(s) to conduct continuous and periodic due diligence, the Company shall submit relevant reports/ certification as may required by the Debenture Trustee, within the timelines mentioned in the DT Master Circular dated August 13 2025 and other applicable laws.

On quarterly basis, the company shall furnish the compliance status with respect to financial covenants of the listed debt securities certified by statutory auditor of listed entity to Debenture Trustee as stipulated in SEBI Master Circular for Debenture Trustees bearing reference number the SEBI/HO/DDHS-PoD-1/P/CIR/2025/117, dated August 13, 2025 (including any amendments or restatements thereof).

In case of initiation of forensic audit (by whatever name called) in respect of the Company, the Company shall provide following information and make requisite disclosures to the stock exchanges:

a) the fact of initiation of forensic audit along-with name of entity initiating the audit and reasons for the same, if available; and

b) final forensic audit report (other than for forensic audit initiated by regulatory / enforcement agencies) on receipt by the Company along with comments of the management, if any.

The Company shall submit to the Debenture Trustee/stock exchange and the Debenture Holder(s) correct and adequate information (in the manner and format as requested by them or as required by Applicable Law) and within the time lines and procedures specified in the SEBI Regulations, Act, circulars, directives and/or any other Applicable Law.

The Company undertakes to comply with the SEBI (Listing Obligations and Disclosure Requirements 2015), as amended from time to time, applicable to the Debentures.

17. **Other Covenants**

The following covenants/ terms shall become applicable to the present issuance if the same are given to any other Bonds/Debentures by GICHFL, during the tenure of these NCD's i.e. up to 10th June 2027.

- Covenant regarding maintenance of Ownership & Management Control by existing promoter group including GIC.
- Covenant regarding maintenance of any minimum shareholding percentage or threshold by existing promoter group including GIC.

- Covenant regarding maintenance of "GIC" as part of name of Issuer.
- Financial Covenant regarding maintenance of certain threshold of NPA's.

SCHEDULE XIII

NEGATIVE COVENANTS

1. **Change of business**

(i) Change the general nature of its business from that which is permitted as a non-deposit accepting or holding non-banking financial company registered with the RBI.

(a) Any material changes to its Constitutional Documents (including a reduction of its authorized capital).

2. **Dividend**

a) Declare or pay any dividend to its shareholders during any financial year unless (i) it has paid or made arrangements to pay (to the satisfaction of the Debenture Trustee) all the dues to the Debenture Holders/Debenture Trustee up to the date on which the dividend is proposed to be declared or paid or has made satisfactory provisions thereof

3. **Merger, consolidation, etc.**

Undertake or permit any merger, consolidation, re-organisation, scheme of arrangement or compromise with its creditors or shareholders or effect any scheme of amalgamation or reconstruction.

4. **Disposal of Assets**

Sell, transfer, or otherwise dispose of in any manner whatsoever any Material Assets of the Company (whether in a single transaction or in a series of transactions (whether or not related)) or any other transactions which cumulatively have the same effect. (Subject to maintenance of Asset Cover Issue of 1 time)

5. Change in the legal structure (i.e conversion from Public Limited to Private. Limited structure) of the Company and/ or initiation of process of delisting of equity shares from the stock exchanges

6. Change its financial year-end from 31st March (or such other date as may be approved by Debenture Holders)

7. Create any further encumbrance on its assets if an Event of Default occurs

8. Take any steps to take the Company under any law relating to insolvency or bankruptcy

9. Undertake any new major new business outside financial services or any diversification of its business outside financial services.

10. Any purchase or redemption or reduction of issued share capital subsequent to cessation of the Shareholding (as declared in the General Information Document) by the Promoter of the Company.

1.1 CONSEQUENCES OF EVENT OF DEFAULT

(a) If any Event of Default or any Potential Event of Default, has occurred, the Company shall, forthwith give notice thereof to the Debenture Holders and the Debenture Trustee in writing specifying the nature of such Event of Default or Potential Event of Default (as applicable).

(b) If an Event of Default or Potential Event of Default occurs, the Debenture Trustee will immediately, inform the Debenture Holders, and seek further instructions from the Debenture Holders (including without limitation, in respect of the actions contemplated under Clause 4.1 of this Deed).

(c) Upon the occurrence of any of the events specified in Schedule XIV Clause (a), (b) & (q) of this Deed, the Debenture Trustee shall within 2 (Two) Business Days from receipt of instructions from any Debenture Holder(s) declare that an Event of Default has occurred and state therein that the Secured Obligations are payable forthwith and the Security shall become enforceable and the Debenture Trustee shall have the right to enforce any Security created pursuant to the Transaction documents towards repayment of the Secured Obligations and/or exercise such other rights as the Debenture Trustee may deem fit under the Applicable laws and initiate the course of action or exercise rights specified in clause 1.7 (e) of this Deed below.

(d) Upon the occurrence of any of the events other than the events specified in Schedule XIV Clause (a), (b) & (q) of this Deed, the Debenture Trustee shall within 2 (Two) Business Days from receipt from the instructions Debenture Holders holding at least 75% of the outstanding face value of the Debentures declare that an Event of Default has occurred and state therein that the Secured Obligations are payable forthwith and the Security shall become enforceable and the Debenture Trustee shall have the right to enforce any Security created pursuant to the Transaction documents towards repayment of the Secured Obligations and/or exercise such other rights as the Debenture Trustee may deem fit under the Applicable laws and initiate the course of action or exercise rights specified in Clause 1.7(e) of this Deed below:

(e)

1. to enter upon and take possession of the Hypothecated Assets as per the provisions of this Deed[1];
2. to enforce any Security created pursuant to the Security Document in accordance with the terms thereof, as may be set out therein, towards repayment of the Secured Obligations;
3. to transfer the Hypothecated Assets of the Company by way of lease/sub-lease or license or sale upon occurrence of Event of Default in accordance with the terms hereof;
4. The Debenture Trustee shall have a right to appoint a nominee director in accordance with the Debenture Trustees Regulations on the board of directors of the Company (hereinafter referred to as the "**Nominee Director**") upon the occurrence of any of the following:

   i. defaults in the payment of interest to the Debenture Holders;

   ii. default in creation of security in respect of the Debentures; or

   iii.default in redemption of Debentures.

5. The Nominee Director shall not be liable to retire by rotation nor required to hold any qualification shares. The Company shall appoint the Nominee Director forthwith on receiving a nomination notice from the Debenture Trustee;

6. appoint any independent agency to inspect and examine the working of the Company and give a report to the Debenture Holders/Debenture Trustee. The Company shall give full co-operation and provide necessary assistance to such agency and bear all costs and expenses of the examination including the professional fees and travelling and other expenses;

7. to initiate any enforcement action including without limitation under SARFAESI Act, 2002, Insolvency and Bankruptcy Code, 2016 (wherever applicable), sale without

intervention of Court under Section 69 of Transfer of Property Act, 1882 or any other Applicable Law;

8. to levy default interest on overdue amounts as per the terms of issue;[2] and
9. to exercise such other rights as the Debenture Holder(s) may deem fit under Applicable Law.

SCHEDULE XIV

EVENTS OF DEFAULT

a) **Payment Defaults**

If the Company does not pay on any Due Date/Payment Date any amount payable pursuant to this Deed and the Debentures at the place and in the currency in which it is expressed to be payable.

b) **Inability to Pay Debts**

The Company is unable or admits inability to pay its debts as they fall due, suspends making payments on any of its debts or, by reason of actual or anticipated financial difficulties, commences negotiations with one or more of its creditors with a view to rescheduling any of its Financial Indebtedness.

c) **Insolvency**

i. The Company commences a voluntary proceeding under the Insolvency and Bankruptcy Code, 2016 ("IBC") or other bankruptcy, insolvency, winding up or other similar law now or hereafter in effect, or consents to the entry of an order in an involuntary proceeding under any such law, or consents to the appointment or taking possession by a receiver, liquidator, insolvency resolution professional (or similar official), initiation of creditors' process for whole or any part of the property of the Company or a moratorium is imposed on the main business activity of the Company in accordance with the provisions of Applicable Law; or

ii. An involuntary order is passed in the proceeding filed or initiated by any financial creditor/creditors against the Company under any Applicable Laws; or

iii. An involuntary order is passed in the proceeding filed by an operational creditor against the Company under any Applicable Laws and the same is not withdrawn/set aside/dismissed within 14 days from such filing date; or

iv. Any order is passed for the appointment of a receiver, liquidator, insolvency resolution professional (or similar official) for any substantial part of property of Company, or for the winding up or liquidation of the Company or any winding up order is passed in pursuance of a scheme of amalgamation or reconstruction previously approved in writing by the Debenture Trustee;

d) **Charge over Hypothecated Assets**

The Company creates or attempts to create any charge on or in any manner deal with the Hypothecated Assets or any part thereof, in addition to the charge created under or this Deed the Deed of Hypothecation without the prior written consent of the Special Majority Debenture Holders and the Debenture Trustee.

e) **Business**

If the Company ceases or threatens in writing to cease to carry on all or a part of the business it carries on or proposes to carry on as at the date of execution of this Deed.

f) **Financial Covenants**

The Company breaches one (or more) of the financial covenants prescribed in sub-Schedule X and such breach continues unremedied for the period set out in Schedule II, unless waived by the Debenture Trustee (with the prior consent of the Majority Debenture Holders) by way of a written intimation.

g) **Misrepresentation**

Any representation or warranty made by the Company in any Transaction Document or in any certificate, financial statement or other document delivered to the Debenture Trustee/Debenture Holders by the Company proves to have been incorrect, false or misleading in any material respect when made or deemed to be made.

h) **Material Adverse Effect**

A Material Adverse Effect occurs and is continuing.

i) **Liquidation or Dissolution of the Company / Appointment of Receiver or Liquidator**

1. Any order is passed in pursuance of corporate action, legal proceedings or other procedure or step is taken in relation to:

   i. the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or re-organisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of the Company;

   ii. a composition, compromise, assignment or arrangement with any creditor of the Company;

   iii. the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of the Company;

   iv. the Company, in respect of any reference or enquiry or proceedings commenced, before the National Companies Law Tribunal or under any mechanism or prescription of the RBI in respect of resolution/restructuring of stressed assets (including without limitation, under the RBI's circular no. DBR.No.BP.BC.45/21.04.048/2018-19 dated June 7, 2019 on "Prudential Framework for Resolution of Stressed Assets");

   v. the commencement of an insolvency resolution process under the (Indian) Insolvency and Bankruptcy Code, 2016 (to the extent applicable) or under any other Applicable Law, in respect of the Company;

   vi. enforcement of any security over any assets of the Company or any analogous procedure or step is taken in any jurisdiction; or

   vii. any other event occurs or proceeding under any Applicable Law that would have an effect analogous to any of the events listed in sub-Clauses (i) to (vii) above.

j) **Cross Default**

Any Financial Indebtedness of the Company:

(a) is not paid when due nor within any originally applicable grace period; or

(b) is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of any actual event of default, or any similar event (however described); or

(c) any commitment for any Financial Indebtedness is cancelled or suspended by a financial creditor of such Company (as defined in the Insolvency and Bankruptcy Code)as a result of any event of default (however described); or

(d) defaults in any payment obligation under any contract (apart from payment obligations arising under any Financial Indebtedness) which are not disputed;

k) **Creditors' Process**

Any expropriation, attachment, garnishing, sequestration, distress or execution affects any asset or assets of the Company and has a Material Adverse Effect and is not stayed or discharged within the time period set out in Schedule II or as otherwise provided in any order of any competent court or tribunal relating to the aforementioned actions.

l) **Unlawfulness**

It is or becomes unlawful for the Company to perform any of its obligations under the Transaction Documents and/or any obligation or obligations of the Company under any Transaction Document are not or cease to be valid, binding or enforceable.

m) **Repudiation**

The Company repudiates any of the Transaction Documents, or evidences an intention to repudiate any of the Transaction Documents.

n) **Breach of Terms**

A breach by the Company of any of its Representations & Warranties, obligations and covenants provided in terms of this Deed or the other Transaction Documents (other than sub-paragraphs (a) to (o) above), and is not rectified within 30 (thirty) days of occurrence or such other time period as may be agreed with the Debenture Holders.

o) **Failure to list the Debentures**

The Company fails to list the Debentures on the wholesale debt market segment of BSE Limited in accordance with terms of the Transaction Documents or such other extended time period as permitted under Applicable Law.

p) **Security**

a. Any Security required to be created or perfected in accordance with the Transaction Documents is not so created in accordance with the terms of this Deed and the Transaction Documents within the timelines stipulated in this Deed

b. Any Deed of Hypothecation is not (once entered into) in full force and effect or any Deed of Hypothecation does not (once entered into) create in favour of the Debenture Trustee, the Security which it is expressed to create, fully perfected with the ranking and priority it is expressed to have, within the timelines for creating and perfecting that Security as stipulated in this Deed.

c. Any Hypothecated Asset or any part thereof is sold, disposed of, encumbered or alienated, except as permitted or provided in the Transaction Documents.

d. Failure by the Company to maintain valid legal title, rights, interest in and to the Hypothecated Assets necessary for creation, maintenance and enforcement of the Security.

e. The Security (in its entirety or any material part thereof) created under the Transaction Documents is, in the opinion of the Debenture Trustee (acting reasonably) in jeopardy

f. Issuer and Debenture Trustee to ensure that SEBI Circulars dated October 5, 13 and 22, 2020 and November 3 and 12, 2020, SEBI(Issue and Listing of NCS) Regulations 2021, SEBI (Debenture Trustee) Regulations, SEBI(LODR) Regulations and SEBI Debenture Trustee Master Circular have been complied with including portion related to market securities and Housing Finance Companies and also to ensure that all required clauses as per Applicable Law including said SEBI Regulations and circulars have been inserted herein, to the best of the knowledge

g. The company may hold and enjoy all the mortgaged premises and carry on therein and therewith the business until the security constituted becomes enforceable.

q) **Right to Recall Event**

Non-Payment of Outstanding amount pursuant to a Right to Recall Event within the Right to Recall Date will be considered as an Event of Default.

r) When an order has been made by the Tribunal or a special resolution has been passed by the members of the company for winding up of the company.

Annexure 9

The Institute of Chartered Accountants of India

(Setup by an Act of Parliament)

Peer Review Board

Peer Review Certificate No.: 016321

This is to certify that the Peer Review of

M/s Gokhale & Sathe

304/308/309, 3rd Floor, Udyog Mandir No. 01,

7-C, Bhagoji Keer Marg, Mahim,

Mumbai-400016

FRN.: 103264W

has been carried out for the period

2020-2023

pursuant to the *Peer Review Guidelines 2022,* issued by the Council of the Institute of Chartered Accountants of India.

This Certificate is effective from: 07-02-2024

The Certificate shall remain valid till: 28-02-2027

Issued at New Delhi on 09-02-2024

CA. (Dr.) Anuj Goyal	**CA. Sripriya Kumar**	**CA. Nidhi Singh**
Chairman **Peer Review Board**	**Vice-Chairperson** **Peer Review Board**	**Secretary** **Peer Review Board**

Note : The Certificate is issued on behalf of the Peer Review Board of ICAI and ICAI or any of its functionaries are not liable for any non-compliance by the Practice Unit. The Certificate can be revoked for the reason stated in the '*Peer Review Guidelines 2022*'.

आज़ादी का अमृत महोत्सव

राष्ट्रीय आवास बैंक
NATIONAL HOUSING BANK

HO/ROD/DOC/2026/06866
Date: 17-06-2026

Managing Director
GIC Housing Finance Limited
National Insurance Building,
6th Floor, 14, Jamshedji Tata Road,
Churchgate, Mumbai – 400020

Sir,

No Objection Certificate (NOC) for issuance of Non-Convertible Debentures (NCDs)

Please refer to your request letter dated June 01, 2026, and subsequent communication dated June 03, 2026 and June 16, 2026 regarding NOC for issuance of NCDs during the Financial Year 2026-27.

2. National Housing Bank has no objection to your Company's issuance of NCDs upto ₹ 1,000.00 crore, subject to following:

i) This "No Objection Certificate" will be valid for issuing above secured/unsecured NCDs, subject to the conditions that outstanding borrowing at any one time shall not exceed the overall borrowing powers of the company as approved by the shareholders u/s 180(1)(c) of the Companies Act, 2013 and none of the security clauses of NHB in respect of its refinance assistance availed by GIC Housing Finance Limited are being infringed upon.
ii) Company shall not securitize or assign the loan pool that has been earmarked in favor of NHB.
iii) Company shall ensure that the loan pool earmarked in favor of NHB shall always remain unencumbered.
iv) Company shall duly adhere to the terms as mentioned in the Memorandum of Agreement dated February 09, 2009 and all subsequent loan agreements entered into between NHB and your Company.
v) Any transactions undertaken by Company in its ordinary course of business shall not affect the right, title or interest of NHB in any matter whatsoever.
vi) The issuance of the NCDs would be made in strict adherence to the terms & conditions and clauses of your Company's Board Resolution regarding the issue of NCDs.
vii) Issuance of these NCDs would be in compliance with RBI/NHB guidelines and in compliance with and as permitted under the applicable laws and regulations and subject to compliance with all requirements of regulatory and other statutory bodies and Central and State Governments, etc.
viii) The Company will inform NHB, within 10 working days from the issuance of NCDs with complete details along with the declaration that none of the security clauses of NHB in respect of its refinance assistance are infringed upon.
ix) The asset cover after the proposed borrowing shall not go below 100% at any time during FY 2026-27.
x) This is the yearly NOC and shall be valid upto 31-03-2027.
xi) This NOC is issued in the capacity as a lender by NHB.

Yours faithfully,

(R. N. Karthikeyan)
Assistant General Manager
Refinance Operations Department

भारत सरकार के अंतर्गत सांविधिक निकाय
कोर 5-ए, तीसरे से पांचवां तल, इंडिया हैबिटेट सेंटर, लोधी रोड, नई दिल्ली-110003
दूरभाष : 011-3918 7000 फैक्स : 011-2464 9030
वेबसाईट : www.nhb.org.in ई.मेल : ho@nhb.org.in

Statutory Body under the Government of India
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"बैंक हिन्दी में पत्राचार का स्वागत करता है"

एचओ/आरओडी/डीओसी/2026/06866
दिनांक: 17-06-2026

नाम और पता अंग्रेजी पत्र के अनुसार

महोदय,

गैर-परिवर्तनीय डिबेंचर (एनसीडी) जारी करने के लिए अनापत्ति प्रमाण पत्र (एनओसी)

कृपया उपर्युक्त विषय पर साथ में संलग्न अंग्रेज़ी पत्र की विषयवस्तु नोट करने का कष्ट करें।

भवदीय,

ह/-
(आर एन कार्तिकेयन)
सहा. महाप्रबंधक
पुनर्वित्त परिचालन विभाग

Annexure – 11

Material Changes in the information provided in the GID

a) **Details of outstanding Secured loan facilities outstanding as on 31 March 2026**

(Rs. in lakhs)

LENDERS NAME	TYPE OF FACILITY	Principal O/s as on 31.03.2026	REPAYMENT DATE/ SCHEDULE	Security	Credit Rating	Asset Classification
BANK OF INDIA	LONG TERM LOAN FACILITY	127952	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	Crisil AA+/Stable & ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
NATIONAL HOUSING BANK	LONG TERM LOAN FACILITY	15378	QUARTERLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
BANK OF BARODA	LONG TERM LOAN FACILITY	20889	HALF YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
UNION BANK OF INDIA	LONG TERM LOAN FACILITY	80710	YEARLY/ HALF YEARLY/ QTRLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	Crisil AA+/Stable	SECURED AGAINST BOOK DEBTS
BANK OF MAHARASHTRA	LONG TERM LOAN FACILITY	51590	YEARLY/QUARTERLY.	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
UCO BANK	LONG TERM LOAN FACILITY	55421	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
INDIAN BANK	LONG TERM LOAN FACILITY	65988	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	CRISIL AA+/Stable	SECURED AGAINST BOOK DEBTS
PUNJAB NATIONAL BANK	LONG TERM LOAN FACILITY	48995	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	Crisil AA+/Stable & ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
HSBC BANK	LONG TERM LOAN FACILITY	5249	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS

IDBI BANK	LONG TERM LOAN FACILITY	94989	YEARLY / QUATERLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	CRISIL AA+/Stable	SECURED AGAINST BOOK DEBTS
KARNATAKA BANK	LONG TERM LOAN FACILITY	16942	HALF YEARLY / QUARTERLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
JAMMU & KASHMIR BANK	LONG TERM LOAN FACILITY	7496	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
BAJAJ FINANCE LTD	LONG TERM LOAN FACILITY	5000	HALF YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	CRISIL AA+/Stable	SECURED AGAINST BOOK DEBTS
HDFC BANK	LONG TERM LOAN FACILITY	2969	QUARTERLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	CRISIL AA+/Stable	SECURED AGAINST BOOK DEBTS
KOTAK MAHINDRA BANK	LONG TERM LOAN FACILITY	7500	YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
STATE BANK OF INDIA	LONG TERM LOAN FACILITY	45844	HALF YEARLY	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	CRISIL AA+/ Stable	SECURED AGAINST BOOK DEBTS
DEUTSCHE BANK	LONG TERM LOAN FACILITY	5002	BULLET	SECURED AGAINST BOOKDEBTS WITH 100% A.C.	ICRA AA+/Stable	SECURED AGAINST BOOK DEBTS
TOTAL		**657914**				

Details of outstanding Unsecured loan facilities outstanding as on 31 March 2026

Bank Facilities

Sr No	Lender's Name/ Name of the Bank	Nature of facility/ instrument	Amount Sanctioned (Rs. in lakhs.)	Principal outstanding (Rs. in lakhs.)	Repayment Date / Schedule	Credit Rating, if applicable
1	Union Bank of India	Short Term	45000	32000	Up to 1 year	ICRA A1+
2	Bank of India	Short Term	30000	15000	Up to 1 year	ICRA A1+
3	Indian Bank	Short Term	10000	6600	Up to 1 year	CRISIL A1+
		Total	**85000**	**53600**		

Details of Outstanding Non – Convertible Securities as on 31 March 26

Sr. No.	Series of NCD	ISIN Number	Tenure in Years	Coupon Rate	Secured / Unsecured	Amount Issued (Rs. in lakhs	Date of Allotment	Redemption Date	Credit Rating *	Security
1	8 (Option 1)	INE289B07081	575 Days	8.25	Secured	31911.57	21-11-2024	19-06-2026	CRISIL & ICRA	Secured
2	8 (Option 2)	INE289B07099	638 Days	8.28	Secured	31478.51	21-11-2024	21-08-2026	CRISIL & ICRA	Secured
3	9 (Option 1)	INE289B07115	580 Days	7.49	Secured	20108.57	24-07-2025	24-02-2027	CRISIL & ICRA	Secured
4	9 (Option 2)	INE289B07107	761 Days	7.59	Secured	20870.35	24-07-2025	24-08-2027	CRISIL & ICRA	Secured
5	10	INE289B07123	845 Days	7.65	Secured	18001.30	06-11-2025	29-02-2028	CRISIL & ICRA	Secured
6	11	INE289B07131	470 Days	7.59	Secured	15063.01	25-02-2026	10-06-2027	CRISIL & ICRA	Secured
					Total	**137433.32**				

*Outlook of CRISIL is AA+/Stable and ICRA is AA+/Stable

^ Secured by way of hypothecation of book debts to the extent of 1 times of outstanding amount of NCDs

Details of Commercial Paper issuances as on 31 March 2026 **(Rs in lakhs)**

ISIN	Tenor/ Period of Maturity (in days)	Coupon (%)	Amount outstanding	Date of Allotment	Redemption on Date/ Schedule	Credit Rating	Secured/ Unsecured	Security	Other details viz. details of Issuing and Paying Agent, details of Credit Rating Agencies
INE289B14JW7	365	7.45	14054	26-Feb-26	26-Feb-27	CRISIL A1+ ICRA A1+	Unsecured	**N A**	HDFC BANK, ICRA & CRISIL
INE289B14JV9	282	6.80	14862	13-Aug-25	22-May-26	CRISIL A1+ ICRA A1+	Unsecured	**N A**	
INE289B14JO4	365	7.55	12428	30-Apr-25	30-Apr-26	CRISIL A1+ ICRA A1+	Unsecured	**N A**	
INE289B14JX5	91	7.53	14757	20-Mar-26	19-Jun-26	CRISIL A1+ ICRA A1+	Unsecured	**N A**	
	TOTAL		**56,101**						

List of holders of non-convertible securities in terms of value (on a cumulative basis) as on 31 March 2026:

Sr. No	Name of holders of Non-Convertible Securities	O/S Amount (Rs. in lakhs)	% of Total NCS Outstanding
1	TATA MUTUAL FUND	28555	20.78%
2	ADITYA BIRLA SUN LIFE MUTUAL FUND	26449	19.25%
3	CANARA BANK	10464	7.61%
4	UTI MUTUAL FUND	10462	7.61%
5	ROYAL SUNDARAM GENERAL INSURANCE CO. LIMITED	7752	5.64%
6	INDUSIND GENERAL INSURANCE COMPANY LIMITED	7636	5.56%
7	ICICI BANK LTD	7532	5.48%
8	AVANTI FEEDS LIMITED	7228	5.26%
9	CAPLIN POINT LABORATORIES LIMITED	5186	3.77%
10	INDUSIND GENERAL INSURANCE COMPANY LIMITED SH	5082	3.70%
11	BOCHASANWASI SHRIAKSHARPURUSHOTTAM SWAMINARAYAN SANSTHA	4512	3.28%
12	LIC MUTUAL FUND	2572	1.87%
13	AEGIS GAS (LPG) PRIVATE LIMITED	2514	1.83%
14	SEA LORD CONTAINERS LIMITED	2513	1.83%
15	ANTHEM BIOSCIENCES LIMITED	2011	1.46%
16	AEGIS LOGISTICS LIMITED	1565	1.14%
17	KOGTA FINANCIAL (INDIA) LIMITED	1049	0.76%
18	METROPOLITAN STOCK EXCHANGE OF INDIA LIMITED	1044	0.76%
19	SRF FOUNDATION	1044	0.76%
20	HARSHA ENGINEERS INTERNATIONAL LIMITED	525	0.38%
21	CELLO PENS AND STATIONERY PRIVATE LIMITED	525	0.38%
22	PGIM INDIA TRUSTEES PRIVATE LIMITED A/C PGIM INDIA ULTRA SHORT DURATION FUND	502	0.37%
23	GAMEBERRY LABS PRIVATE LIMITED	502	0.37%
24	BOCHASANWASI SHRI AKSHAR PURUSHOTTAM PUBLIC CHARITABLE TRUST	210	0.15%
	TOTAL	**137433**	**100%**

List of top holders of Commercial Paper in terms of value (in cumulative basis) as on 31 March 2026

Sr. No	Name of Holder	Category of Holder	Face value of holding in INR	Outstanding Amount (Rs. in lakhs)	Holding as a % of total commercial paper outstanding of the issuer
1	UTI-MONEY MARKET FUND	Mutual Fund	5,00,000	14,054	25%
2	HDFC MUTUAL FUND-HDFC MONEY MARKET FUND	Mutual Fund	5,00,000	12,428	22%
3	ADITYA BIRLA SUN LIFE TRUSTEE PRIVATE LIMITED A/C	Mutual Fund	5,00,000	14,862	26%
4	UTI LIQUID FUND	Mutual Fund	5,00,000	14,757	26%
	Total			**56,101**	

Details of the bank fund-based facilities/ rest of the borrowing (if any, including hybrid debt like Foreign Currency Convertible Bonds (FCCB), Optionally Convertible Debentures/ Preference Shares) from financial institutions or financial creditors:

Party's Name (in case of facility)/ Instrument Name	Type of Facility/ Instrument	Amount Sanctioned/ Issued (` in crore)	Principal Amount outstanding (` in crore)	Repayment date/ schedule	Credit rating	Secured / unsecured	Security
The Issuer has not issued any hybrid debt like Foreign Currency Convertible NCDs ("FCCBs"), Optionally Convertible NCDs/ Debentures/ Preference Shares etc.							

Details of any outstanding borrowings taken/ debt securities issued for consideration other than cash, whether in whole or part, at a premium or discount, or in pursuance of an option:

Other than and to the extent mentioned elsewhere in this General Information Document, the Issuer has not issued any debt securities or agreed to issue any debt securities or availed any borrowings for consideration other than cash, whether in whole or in part, at a premium or discount or in pursuance of an option since inception.

Details of borrowings made by NBFC

Portfolio Summary of borrowings made by NBFC (with regard to industries/ sectors to which borrowings have been made)

Category FY 2025-26	INR (In lakhs)
Borrowing in India	905048
Borrowing Outside India	0
Total	**905048**

Quantum and percentage of Secured vs. Unsecured borrowings	(nested table below)

Particulars	INR In Crore As on March 31, 2026 (Rs in Lakhs)	%
Secured Borrowing	795347	87.88
Unsecured Borrowing	109701	12.12
Total	**905048**	**100**

The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, joint venture entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account guarantees/ any put option etc.

- in whole or part,
- at a premium or discount, or
- in pursuance of an option or not

a)	**Commitments :**
i)	Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) is ₹ 954 lakh (Previous year ₹ 1,067 lakh)
ii)	As at the balance sheet date there were undrawn credit commitments of ₹ 24,810 lakh & ₹ 10,001 Lakh (Previous Year ₹ 20,298 lakh & ₹ 5,362) representing the loan amounts sanctioned but partly un-disbursed and sanctioned but completely un-disbursed respectively.
b)	**Contingent Liabilities :**
i)	Contingent Liabilities : With respect to pending Tax disputes of ₹ 212 lakh (Previous Year ₹ 245 lakh). The Company has preferred appeal/s against the same and has made payments under protest.
ii)	Bank Guarantees:
-	₹ 150 lakh given in favour of Kotak Mahindra Life Insurance Company Ltd. in lieu of premium deposit for “Kotak Term Group Plan” Policy contract to avail Term Group Plan cover for borrowers. (Previous Year -₹ 150 lakh).
-	₹ 50 lakh given in favour of Aditya Birla Sun Life Insurance Company Ltd. in lieu of premium deposit for “Aditya Birla Sun Life Insurance Group Asset Assure Plan” policy contract to avail Credit Life Group Plan Cover for borrowers (Previous Year - ₹ 50 lakh)
iii)	Claim against the Company not acknowledged as debt:
	Total 571 Cases (Previous Year 313 Cases) have been filed against the Company in various courts during earlier years; however, the amount is not ascertainable.

The summary of reservations or qualifications or adverse remarks of auditors in the three financial years immediately preceding the year of issue of issue document, and of their impact on the financial statements and financial position of the company, and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remarks:

For FY 2023-24, 2024-25 and 2025-26 the auditors have issued no reservations, qualifications, or adverse remarks. Accordingly, there was no impact of above on the financial statements and financial position of the company during these years, and no corrective actions were required.

The Issuer has not defaulted on any of its payment obligations arising out of any corporate guarantee issued by it to any counterparty including its subsidiaries, joint venture entities, group companies etc. in the past.

The Issuer has not issued any corporate guarantee to any counterparty, including its subsidiaries, joint ventures, or group companies. Accordingly, there have been no payment obligations or defaults arising from corporate guarantees in the past.

Capital Management the Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of National Housing Bank (NHB). The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by NHB. The Company has complied with the applicable capital requirements over the reported period.

The Company has complied with all applicable capital adequacy requirements prescribed by the National Housing Bank (NHB) throughout the reporting period. Over & above, to cover risks inherent in the business, The Company regularly monitors capital base through internal risk assessments, ALM, NPA/provision tracking, and business-growth planning to ensure capital remains adequate to ensure ongoing adherence to regulatory norms.

Details of default and non-payment of statutory dues for the preceding three financial years and current financial year.

The Issuer has not defaulted on payment of any kind of statutory dues to the Government of India, State Government(s), statutory/ regulatory bodies, authorities, departments etc., in the preceding three financial years and current financial year.

Movement of Gross NPA* (As on 31st Mar 2026)

Movement of Gross NPA during FY26	INR (in Lakhs)
Opening gross NPA	31,807
- Additions during the year	27,464
- Reductions during the year	(14,741)
Closing balance of gross NPA	44,530

On standalone basis

Movement of Provision for NPA*

Movement of provisions for NPA during FY26	**INR (in Lakhs)**
Opening balance	11,474
- Provision made during the year	22,212
- Write-off/ write-back of excess provisions	(6,809)
Closing balance	26,877

*Standalone figures

Movement of net NPA during FY26*	**Amount (INR Lakhs)**
Opening balance	20,333
- Provisions made during the year	5,252
- Write-off / write-back of excess provisions	(7,932)
Closing balance	17,653

**On standalone basis*

Segment wise Gross NPA (As on March 31, 2026):

Segment wise NPA	**Gross NPA %**
A. Retail	
Mortgages (Home Loans and Loans Against Property) *	3.96%
B. Wholesale	-

<u>As of 30 June 2025, please find below information:</u>

During the quarter the Company has modified the method of calculating Expected Credit Loss (ECL) as a result, the ECL provision as of June 30, 2025, has increased by ₹ 5,416 Lakh.

The Company has also reclassified repossessed properties from "Assets Held for Sale" (AHS) to Loans at amortized cost in accordance with opinion issued by Expert Advisory Committee of ICAI.

Consequently, AHS amounting to ₹ 16,889 Lakh has been included in Loans at amortized cost as on June 30, 2025, and one time reclassification increase in ECL provisioning amounting to ₹ 2,731 Lakh during the quarter.

Details of pending litigation involving the issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the issuer, which may affect the issue or the investor's decision to invest / continue to invest in the debt securities and/ or non-convertible redeemable preference shares.

NIL

Details of acts of material fraud committed against the issuer in the preceding three financial years and current financial year, if any, and if so, the action taken by the issuer.

There has been no act of material fraud committed against the company in the preceding three financial years.

Details of pending proceedings initiated against the issuer for economic offences, if any.

There have been no instances of proceedings initiated against the issuer for economic offences.

Details of acts of material fraud committed against the Company in the last three years, if any, and if so, the action taken by the Company.

There has been no act of material fraud committed against the company in the last three years.

Details of Promoters:
Details of Promoters of the Issuer Company as on March 31, 2026

Name	General Insurance Corporation of India (GIC-Re)	National Insurance Company Limited	The New India Assurance Company Limited	The Oriental Insurance Company Limited	United India Insurance Company Limited
Date of Incorporation (As per MCA Records)	22 November 1972	05 December 1906	23 July 1919	12 September 1947	18 February 1938
Age*	NA	NA	NA	NA	NA
Corporate Address (As per MCA Records)	"Suraksha", 170, Jameshedji Tata Road, Churchgate, Mumbai - 400020, India	Premises No. 18-0374, Plot No. Cbd-81,New Town, Kolkata-700156	New India Assurance Building, 87, MG Road, Fort, Mumbai 4000001	A-25/27, Asaf Ali Road, New Delhi - 110002	24,Whites Road, Royapettah, Chennai, Tamil Nadu, India, 600014
Telephone No.	+912222867000	033-22831705	18002091415	011-43659595	044-28575200
Email address	info@gicre.in	customer.support@nic.co.in	tech.supportz@newindia.co.in	csd@orientalinsurance.co.in	customercare@uiic.co.in
Educational Qualification, experience in the business, positions held in past, Directorships held, Other ventures of each promoter Experience in the business Positions held in the past Directorships held Other ventures of each promoter	N.A	N.A	N.A	N.A	N.A
Special achievements	9th Largest Global Reinsurer Group(Non-IFRS 17 Reporting Reinsurer-compiled by AM Best)	NICL was awarded in the *Customer Experience* category at the PSE Excellence Awards 2025	General Insurance Company of the Year (2023-24 & 2024-25)	*Received "Best User of Consumer-Centric Insurance Applications" award* by Amity University for using digital tools to	Achieved strong operational turnaround with a net profit in FY 2024-25, marking recovery after years of losses

				enhance customer experience	(profit of ~₹154 crore)
Photograph	N.A	N.A	N.A	N.A	N.A
Business & Financial Activities	Re-Insurance	General Insurance	General Insurance	General Insurance	General Insurance

** Age not applicable as promoters are Corporate Entities.*

<u>Corporate Structure as on 31st March 2026</u>
<u>Sr. No. Board of Directors Sr. No. Senior Management</u>

Sr. No.	Board of Directors	Sr. No.	Senior Management
1	Smt. Rajeshwari Singh Muni (Non-Executive Director)	1	Smt. Varsha Godbole – Sr. Vice President (Chief Financial Officer)
2	Shri Bhupesh Sushil Rahul (Non-Executive Director)	2	Shri S A Rama Murthy – Sr. Vice President (Sales & Marketing)
3	Smt. Girija Subramanian (Non-Executive Director)	3	Shri Sajid Munshi – Sr. Vice President (Collections)
4	Shri Sanjay Joshi (Non-Executive Director)	4	Shri T Mariraja – Sr. Vice President (Operations) (Upto March 31, 2026)
5	Shri Hitesh Rameshchandra Joshi (Non-Executive Director)	5	Shri Birudeo Phonde – Sr. Vice President (HR & Admin)
6	Smt. Rani Singh Nair (Independent Director)	6	Shri N. Ragothaman – Asst. Vice President (Credit)
7	Shri Vaijinath Gavarshetty (Independent Director)	7	Smt. Supriya Joshi - Vice President (Internal Audit)
8	Shri Garimella Nanda Kishore (Independent Director)	8	Shri Darshit Sheth - Asst. Vice President (Chief Compliance Officer)
9	Shri Sathia Jeeva Krishnan Chidambara (Independent Director)	9	Shri Premraj Avasthi - Asst. Vice President (IT)
10	Shri Damodharan Neelam (Independent Director)	10	Shri Vishal Kasliwal - Asst. Vice President (Chief Risk Officer)
11	Shri Sunil Kakar (Independent Director)	11	Shri Nirahankar Nath Verma – Head (I&CV)
12	Shri Dinesh Waghela (Independent Director)	12	Smt. Nutan Singh – Group Head (Company Secretary & Compliance Officer)
13	Shri Sachindra Salvi (MD & CEO)	13	Shri Pratik Kadam (CISO)
		14	Shri Ajit Salunke (Legal Head)

Details of the shareholding of the Company as on March 31, 2026 as per the format specified under the listing regulations:

Summary of shareholding of the Company as on March 31, 2026, is as below:

Sr. No.	Particulars	Total no. of Equity Shares	No of Shares in Demat Form	Total Share Holding As % Of Total No Of Shares.
A)	**Shareholding of Promoter and promoter group**			
1	**Indian**			
a)	**Individuals/H.U.F**	-	-	-
b)	**Central/State Government(s)**	-	-	-
c)	**Bodies Corporate**	-	-	-
d)	**Financial Institutions/Banks**	-	-	-
e)	**Any Other (specify)**			
	General Insurance Corporation Of India	82,18,802	82,18,802	15.26
	The New India Assurance Company Limited	46,56,913	46,56,913	8.65
	United India Insurance Company Limited	39,56,000	39,56,000	7.35
	National Insurance Company Ltd	30,30,100	30,30,100	5.63
	The Oriental Insurance Company Limited	29,75,024	29,75,024	5.52
	TOTAL (A)	2,28,36,839	2,28,36,839	42.41
B(1)	**INSTITUTION (DOMESTIC)**			
a)	**Mutual Fund**	0	0	0.00
b)	**Banks**	100	100	0.00
c)	**Insurance Companies**	24,72,318	24,72,318	4.59
d)	**NBFC registered with RBI**	2,500	2,500	0.00
B(2)	**INSTITUTION (FOREIGN)**			
a)	**Foreign Portfolio Investor (Category I)**	9,75,732	9,75,732	1.81
b)	**Foreign Portfolio Investor (Category II)**	0	0	0.00
B(3)(a)	**Central/State Government(s)**	0	0	0
B(4)	**Non-Institutions**			
a)	**Directors and their relatives (excluding independent directors and nominee directors)**	0	0	0.00
b)	**Investor Education and Protection Fund (IEPF)**	2,39,457	2,39,457	0.44
c)	**Resident Individuals holding nominal share capital up to Rs. 2 lakhs**	1,67,29,351	1,65,53,080	31.07
d)	**Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs**	33,53,606	33,53,606	6.23
e)	**Non Resident Indians (NRIs)**	14,34,241	14,33,341	2.66
f)	**Foreign Nationals**	200	200	0.00
g)	**Body Corporate**	45,46,484	45,45,084	8.44
h)	**Any Other**			
	Clearing Members	86	86	0.00

	HUF	12,19,594	12,19,594	2.26
	Trust	40,558	40,558	0.08
	TOTAL – B (B1 +B2 + B3+ B4)	**31,01,4227**	**3,08,35,656**	**57.59**
	GRAND TOTAL (A + B)	**5,38,51,066**	**5,36,72,495**	**100.00**

List of top 10 holders of Equity Shares of the Company as on March 31, 2026:

Sr. No	Name of shareholder	Category	Total no. of equity shares	No of shares in Demat form	Total shareholding as % of total no. of equity shares
1	GENERAL INSURANCE CORPORATION OF INDIA	PRC	8,218,802	8,218,802	15.26
2	THE NEW INDIA ASSURANCE COMPANY LIMITED	PRC	4,656,913	4,656,913	8.65
3	UNITED INDIA INSURANCE COMPANY LIMITED	PRC	3,956,000	3,956,000	7.35
4	NATIONAL INSURANCE COMPANY LTD	PRC	3,030,100	3,030,100	5.63
6	THE ORIENTAL INSURANCE COMPANY LIMITED	PRC	2,975,024	2,975,024	5.52
5	LOK PRAKASHAN LTD	LTD	2,197,944	2,197,944	4.08
7	LIFE INSURANCE CORPORATION OF INDIA	INS	1,810,318	1,810,318	3.36
8	LIFE INSURANCE CORPORATION OF INDIA - P & GS FUND	INS	662,000	662,000	1.23
9	RANJEET SINGH SIBIA	NRN	580,000	580,000	1.08
10	VAIPAN ADVISORS PRIVATE LIMITED	LTD	550,000	550,000	1.02

1. **<u>Following details regarding the directors of the Company:</u>**

1.1 Details of the current Director of the Company: As on March 31, 2026

Sr. No	Name, Designation and DIN of Director	Age as on 31-03-2026) – (Com pleted years)	Address	Director of the Issuer Company since (Original date of Appointme nt)	Details of other Directorships of the Board of Directors (As per MCA records)
1	Smt. Rajeshwari Singh Muni (Non-Executive Director / 09794972)	58	Alipore Estate', Flat No. 14, 7th Floor, 8/6/1, Alipore Road, Kolkata – 700 027	26/09/2023	• National Insurance Company Limited • Agriculture Insurance Company of India Limited • Health Insurance TPA of India Limited
2	Shri Bhupesh Sushil Rahul (Non-Executive Director / 10610759)	58	14/401, Common Wealth Games Village, Near Akshardham Mandir, Laxminagar, Akshardham, East Delhi, Delhi - 110092	13/05/2024	• United India Insurance Company Limited • Health Insurance TPA of India Ltd. • Agriculture Insurance Company of India Ltd.
3	Smt. Girija Subramanian (Non-Executive Director /09196957)	59	Flat No. 9, Mayfair House, Little Gibbs Road, Malabar Hills, Mumbai-400006	06/08/2024	• The New India Assurance Company Limited • Agriculture Insurance Company of India Limited • Health Insurance TPA of India Ltd. • Institute Of Insurance And Risk Management
4	Shri Sanjay Kailash Joshi (Non-Executive Director/11137995)	58	M 4 Green Park Extension, New Delhi 110016	11-07-2025	• The Oriental Insurance Company Ltd • Health Insurance TPA of India Limited • The Industrial Credit Company Limited • Agriculture Insurance Company India Limited
5	Shri Hitesh Rameshchandra Joshi (Non-Executive Director / 09322218)	57	601 ICICI Bank Apartments, Kirti College Lane, SVS Road, Dadar West Mumbai 400028.	07/10/2021	• General Insurance Corporation of India • Health Insurance TPA of India Limited • ECGC Limited • Agriculture Insurance Company of India Limited • Indian Register of Shipping
6	Smt. Rani Singh Nair (Independent Director / 09103000)	69	C4/4098, Vasant Kunj, South,West Delhi, 110070	12/03/2021	NIL
7	Shri Vaijinath Gavarshetty (Independent Director/ 08502484)	67	Flat no. E-901, Veracious Vanivilas Apts., Doddaballapur Road, Near CRPF Campus, Yelhanka Bangalore 560064.	06/01/2022	• Indbank Merchant Banking Services Ltd. • Gichfl Financial Services Private Limited

8	Shri Garimella Nanda Kishore (Independent Director/ 07745995)	65	104, Footprints no. 1, 7th Main, 7th Cross, HAL 2nd Stage, Bangalore 560038.	06/01/2022	Nil
9	Shri Sathia Jeeva Krishnan (Independent Director/ 02179550)	60	1202 Chelsea Hiranandani Estate Thane 400607	06/01/2022	• Parry Agro Industries Ltd. • Sterlite Technologies Limited
10	Shri Damodharan Neelam (Independent Director/07759291)	66	Tower 3, Flat 103, Forest Trails Highlands 1 to 6 CHS, Bhugaon, Dist. Pune – 412115	21/10/2022	• THE NAINITAL BANK LTD.
11	Shri. Sunil Kakar (Independent Director / 03055561)	68	2603, Springs, 26th Floor, Island City Center, GD Ambekar Marg, Dadar East, Mumbai – 400014	07/08/2023	• Edelweiss Life Insurance Company Limited • Unity Small Finance Bank Limited • Edelweiss Asset Management Limited • EAAA India Alternatives Limited
12	Shri Dinesh Ranchhodbhai Waghela (Independent Director/08072065)	63	Lodha Amara building 40, flat No. 2101, 21st Floor Clariant compound, kolshet road, thane (West) Pin code: - 400607	23/09/2025	Nil
13	Shri Sachindra Salvi (Managing Director & CEO/ 10930663)	59	Flat no. 15, Datta Prasad CHS, Opp. Shani Mandir, Savarpada, Borivali (East), Mumbai 400066	01/03/2025	• LIC Mutual Fund Asset Management Ltd. • GICHFL Financial Services Pvt Ltd.

Details of Key Management Personnel as of March 31, 2026

Shri. Sachindra Salvi	Managing Director & CEO
Smt. Varsha Godbole	Senior Vice President & Chief Financial Officer
Smt. Nutan Singh	Group Head & Company Secretary

(i) Shareholding of the directors in the Company:

Nil

(ii) Appointment of any relatives to an office or place of profit of the issuer, its subsidiary or associate company:

Nil

(iii) Full particulars of the nature and extent of interest, if any, of every director:
(a) in the promotion of the issuer company; or

Nil

(b) in any immoveable property acquired by the issuer company in the two years preceding the date of the issue document or any immoveable property proposed to be acquired by it; or

Nil

(c) where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the issuer company shall be disclosed;

Nil

(d) Contribution being made by the directors as part of the offer or separately in furtherance of such objects.

Nil

1.2 Any financial or other material interest of the directors, promoters, key managerial personnel or senior management in the offer and the effect of such interest in so far as it is different from the interests of other persons.

The Promoter, Directors or Key Managerial Personnel of the Company do not have any financial or other material interest in the Issue of NCDs/CPs and thus there shall be no effect which is different from the interests of other persons.

1.3 Details of change in directors in the preceding three financial years (2023, 2024, 2025) and current financial year up to 31st March 2026:

Sr. No	Name of Director & Designation	DIN No.	Director of the Company since (Appointment Date)	Date of Resignation/ Cessation	Remarks
1	Smt. Vijayalakshmi R. Iyer (Independent Director)	05242960	01/11/2019	23/09/2022	-
2	Shri. A.K. Saxena (Independent Director)	05308801	01/11/2019 (Reappointed for 2nd Term on 23/09/2023)	22/09/2025	-
3	Smt. Suchita Gupta (Non-Executive Director)	0008697650	12/02/2020 11/08/2021	03/08/2021 01/09/2023	-
4	Smt. Rani Singh Nair (Independent Director)	09103000	12/03/2021 (Reappointed for 2nd Term on 26/09/2023)	--	-
5	Shri Anjan Dey (Non-Executive Director)	09107033	12/04/2021	25/01/2023	-
6	Smt. G. Shobha Reddy (Managing Director & CEO)	09133433	12/04/2021	14/11/2022	-
7	Shri Satyajit Tripathy (Non-Executive Director)	08681994	07/10/2021	29/02/2024	-
8	Shri Hitesh Joshi (Non-Executive Director)	09322218	07/10/2021	-	-
9	Shri Vaijinath M. Gavarshetty (Independent Director)	08502484	06/01/2022 (Reappointed for 2nd Term on 26/09/2023 w.e.f. 06/01/2024)	-	-
10	Shri Kishore Garimella (Independent Director)	07745995	06/01/2022 (Reappointed for 2nd Term on 26/09/2023 w.e.f. 06/01/2024))	-	-
11	Shri Sathia Jeeva Krishnan (Independent Director)	02179550	06/01/2022 (Reappointed for 2nd Term on 26/09/2023 w.e.f. 06/01/2024))	-	-
12	Smt. Neerja Kapur (Non-Executive Director)	09733917	07/11/2022	30/04/2024	-
13	Shri Damodharan Neelam (Independent Director)	07759291	21/10/2022 (Reappointed for 2nd Term on 19.08.2025 w.e.f. October 21, 2025)	--	-
14	Shri Paul Lobo (Managing Director & CEO)	09787223	15/11/2022	28/02/2025	-
15	Shri Rashmi Raman Singh (Non-Executive Director)	08975825	07/08/2023	28/02/2025	-
16	Shri Sunil Kakar (Independent Director)	03055561	07/08/2023	-	-

17	Shri Ramachandra Prasad Nalam (Independent Director)	01386757	26/10/2017	26/09/2023	-
18	Shri Devesh Srivastava (Non-Executive Director & Chairman)	08646006	01/01/2020	30/09/2023	-
19	Smt. Rajeshwari Singh Muni (Non-Executive Director)	09794972	26/09/2023	-	-
20	Shri Ramaswamy Narayanan (Non-Executive Director & Chairman)	10337640	03/11/2023	30/09/2025	-
21	Shri B. S. Rahul (Non-Executive Director)	10610759	13/05/2024	-	-
22	Smt. Girija Subramanian	09196957	06/08/2024	-	-
23	Shri. Sachindra Salvi (Managing Director & CEO)	10930663	01/03/2025	-	-
24	Shri. Sanjay Joshi (Non-Executive Director)	11137995	11/07/2025	-	-
25	Shri Dinesh Waghela (Independent Director)	08072065	23/09/2025	-	-

Details of directors' remuneration, and such particulars of the nature and extent of their interests in the issuer (during the current year and preceding three financial years):

Remuneration payable or paid to a director by the issuer, its subsidiary or associate company; shareholding of the director in the company, its subsidiaries and associate companies on a fully diluted basis;

Remuneration of directors (during the current year and last three financial years): Sitting Fees paid.

Rs. In Lakhs

Name of the Directors	**For the year ended March 31, 2026**	**For the year ended March 31, 2025**	**For the year ended March 31, 2024**
Shri. NSR Chandra Prasad (Upto September 26, 2023)	-	-	3.30
Shri. A K Saxena (Upto September 22, 2025)	3.60	6.60	5.70
Smt. Rani Singh Nair	7.50	6.00	4.50

Shri Vaijinath Gavarshetty	7.80	5.40	3.60
Shri Kishore Garimella	5.70	4.20	3.00
Shri S.J. Krishnan	6.60	4.20	3.60
Shri Damodharan Neelam	5.40	3.60	2.70
Shri Sunil Kakar	5.10	3.90	1.80
Shri Dinesh Waghela (w.e.f. September 23, 2025)	3.60	-	-
Total	**45.30**	**33.90**	**28.20**

Remuneration of MD & CEO (during the current year and last three financial years):

Salary paid (Amount in lakhs)

Name	For the year ended March 31, 2026	For the year ended March 31, 2025	For the year ended March 31, 2024
Shri Paul Lobo	-	64.70 (upto 28-02-2025)	52.55
Shri Sachindra Salvi	78.76	18.35 (Officer on deputation from 02.01.2025 to 28.02.2025 MD & CEO from 01.03.2025 to 31.03.2025)	-
Total	**78.86**	**83.05**	**52.55**

Remuneration of Directors of subsidiary company (during the current year and last three financial years):

Name of the Directors	For the year ended March 31, 2026	For the year ended March 31, 2025	For the year ended March 31, 2024
Shri. A. V. Muralidharan	0.4	0.5	0.4
Shri. G. Srinivasan (upto November 07, 2024)	-	0.3	0.3
Shri. Vaijinath Gavarshetty	0.4	0.5	0.4
Smt. Suchita Gupta (from January 07, 2025)	0.4	0.1	-
Total	**1.2**	**1.4**	**1.1**

Changes in its capital structure as at last quarter end, for the preceding three financial years and Current financial year:

NIL

Date of Change (Annual General Meeting/ Extraordinary General Meeting)	Particulars
NA	

Details of the equity share capital for the preceding three financial years and current financial year:

5,38,51,066 shares of Rs. 10 each --- NO change in last 3 year and current year

Details of any Acquisition of or Amalgamation with any entity in the preceding one year:

Nil

Details of any Reorganization and Reconstruction in the last 1 year:

Type of Event	Date of Announcement	Date of Completion	Details
NIL			

Details of change in shareholding	No change in promoters holding in NBFC during last financial year beyond the threshold prescribed by Reserve Bank of India.

Nil

In order to allow investors to better assess the issue, the following additional disclosures shall be made by the issuer in the issue documents:

(i) A portfolio summary with regards to industries/ sectors to which borrowings have been granted by NBFCs.

CATEGORY	Aum as on 31.03.2026 (Amount in Rs)
SALARIED+SELF-EMPLOYED	29868264
SALARIED+BUSINESSMAN	557480030
SALARIED	89175106889
BUSINESSMAN	21926999964
SELF-EMPLOYED	661860910
Total	112351316057

(ii) Quantum and percentage of secured vis-à-vis unsecured borrowings granted by NBFCs.

Secured : 100% Unsecured : 0%

(iii) Any change in promoters' holdings in NBFCs during the preceding financial year beyond the threshold specified by the Reserve Bank of India from time to time:

Nil

Declaration confirming that the Permanent Account Number, Aadhaar Number, Driving License Number, Bank

Account Number(s) and Passport Number and personal addresses of the promoters and Permanent Account Number of directors have been submitted to the stock exchanges on which the non- convertible securities are proposed to be listed, at the time of filing the draft issue document:

We confirm that the requisite details for promoters and directors have been submitted to stock exchange at the time of seeking In-Principal approval for the said issuance.

Any material event/ development or change having implications on the financials/credit quality (e.g. any material regulatory proceedings against the promoters, litigations resulting in material liabilities, corporate restructuring event etc.) at the time of issue which may affect the issue or the investor's decision to invest / continue to invest in the non-convertible securities/commercial paper.

NIL

Any litigation or legal action pending or taken by a Government Department or a statutory body or regulatory body during the three years immediately preceding the year of the issue of the issue document against the promoter of the company:

NIL

Details of pending litigation involving the issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the issuer, which may affect the issue or the investor's decision to invest / continue to invest in the debt securities and/ or non-convertible redeemable preference shares.

NIL

The details of: • any inquiry, inspections or investigations initiated or conducted under the securities laws or Companies Act, 2013 (18 of 2013) or any previous companies law; • prosecutions filed, if any (whether pending or not); and • fines imposed or offences compounded, in the three years immediately preceding the year of issue of issue document in the case of the issuer being a company and all of its subsidiaries.

During the current F.Y. 2026-27 as on the date of KID and also during previous 3 FY, Company has complied with the all the requirements of Corporate Governance as specified in Listing Regulations, 2015 to the extent applicable. None of the Company's listed securities are suspended from trading. There were no regulatory orders pertaining to the Company for the year ended March 31, 2026.

PAS-4 Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest as far as it is different from the interests of other people.

NIL

Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any promoter of the offeree company during the last three years immediately preceding the year of the issue of the private placement offer cum application letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed - NIL G) Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act, 2013 or any previous company law in the last three years immediately preceding the year of issue of private placement offer cum application letter in the case of company and all of its subsidiaries, and if there were any prosecutions filed (whether pending or not), fines imposed.

NIL

Details of Branches or Units where the Issuer Carries on its Business Activities, if any: - Marketing (As of 31st Mar 2026).

As of 31st Mar 2026, our distribution network comprises of 83 Branches + Corporate Office (Head Office) + 8 Hubs + 5Satellite Offices.

(Rs in lakhs)

Type of Loan	Amount as on 31st Mar 2026	Amount as on 31st Mar 2025
Individuals	1123185	1049406
Non-Individuals	328	328
Total Assets Under Management (AUM)	**1123513**	1049734

Achievements/ Milestones for FY:25-26

2025-26	Successfully expanded branch network by opening **12 new branches** to strengthen reach and improve disbursement capabilities. Enhanced focus on **digital marketing initiatives**, leading to improved visibility and customer engagement. Launched the organization's **first in-house podcast series**, marking a key step towards innovative brand communication and outreach. Established **4 new hubs** to improve branch servicing efficiency and enable faster processing of loan files.

GICHFL has presence in 83 locations (including a Corporate Office) plus 5 satellite offices and 08 hub offices across the country for business. It has a strong marketing team, which is further assisted by Sales Associates (SAs). It has tie-ups with builders to provide finance to individual borrowers. It also has tie-ups with Promoter Insurance companies and other corporates for various housing finance needs.

The company has also incorporated its wholly owned subsidiary namely GICHFL Financial Services Pvt Ltd on 27.01.2021 for marketing and collection of its home loan products.

As on 31st March 2026 & 31st March 2025: Classification of loans / Advances given according to:

a) Types of loans

(Rs in lakhs)

Type of Loan	Amount as on 31st Mar 2026	Amount as on 31st Mar 2025
Individuals	1123185	10,49,406
Non-Individuals	328	328
Total Assets Under Management (AUM)	**1123513**	**10,49,734**

b) Denomination of loans outstanding by loan to value (LTV)* as on as on 31st Mar 2026 & 31st March 2025.

Sr. No.	LTV	% of AUM as on 31st Mar 2026	% of AUM as on 31st Mar 2025
1	**Up to 50%**	22.74%	22.83%
2	**50%-60%**	14.96%	14.66%
3	**60%-70%**	16.05%	16.04%
4	**70%-80%**	31.93%	31.72%
5	**80%-90%**	14.31%	14.73%
6	**Above 90%**	0.02%	0.02%
	Total	**100%**	**100%**

Above represents only retail loans
*LTV at the time of origination

c) Sectoral Exposure as on 31st Mar 2026 & 31st March 2025 (Secured):

Sr. No.	Segment-wise break-up of Loan Asset Percentage	% of Loan Asset as on 31st Mar 2026	% of Loan Asset as on 31st Mar 2025
1	**Retail**		
	Mortgages (home loans and loans against property)	99.97%	99.97%
2	**Wholesale**		
	Other	0.03%	0.03%
Total		**100%**	**100%**

d) Denomination of Loans outstanding by ticket size*: as on 31st Mar 2026 & 31st March 2025:

Ticket size**	Percentage of AUM as on 31st Mar 2026	Percentage of AUM as on 31st Mar 2025
Up to INR 2 Lacs	0.02%	0.41%
INR 2 Lacs to INR 5 Lacs	0.34%	2.95%
INR 5 Lacs to INR 10 Lacs	5.35%	13.83%
INR 10 Lacs to INR 25 Lacs	46.15%	48.82%
INR 25 Lacs to INR 50 Lacs	36.08%	27.20%
INR 50 Lacs to INR 1 Cr	10.86%	6.02%
INR 1 Cr - INR 5 Cr	1.20%	0.77%
INR 5 Cr - INR 25 Cr	-	-
INR 25 Cr - INR 100 Cr	-	-
INR 100 Cr+	-	-
Grand Total	**100%**	**100.00%**

*Information required at the borrower level (and not by loan account as a customer may have multiple loan accounts) – This particular information is provided on Account level Sanction amount.
** Ticket size at the time of origination.

e) Geographical classification of borrowers- as on 31st Mar 2026 & 31st March 2025.

Top 5 states share in Retail Loan Asset:

Sr. No.	Top 5 State	% of Loan Asset as on 31st Mar 2026	% of Loan Asset as on 31st Mar 2025
1	Maharashtra	25.15%	27.08%
2	Telangana	13.76%	12.69%
3	Karnataka	12.20%	11.46%
4	Delhi	9.79%	9.30%
5	Uttar Pradesh	8.41%	8.65%
Total		**69.34%**	**69.17%**

Above represents only retail loans.

Annexure - 12

As on March 31 2026, key financial parameters of stood as under:

Particulars (standalone)	Amount (`₹ in Crore)
Paid Up Share Capital	53.88
Reserves & Surplus (Other Equity)	2,051.76
Net Profit	154.49
Advances (Gross)	11,235.13

Consolidated
(Rs. In Lakhs)

Particulars	As on 31st March 2026	As on 31st Dec 2025	As on 30th Sept 2025	As on 31st March 2025	As on 31st March 2024	As on 31st March 2023
	(Audited)	(Reviewed)	(Reviewed)	(Audited)	(Audited)	(Audited)
BALANCE SHEET						
Assets						
Property, Plant and Equipment	279	274	281	312	347	257
Financial Assets	11,08,845	10,87,587	10,91,150	10,52,890	10,19,750	10,65,006
Non-financial Assets excluding property, plant and equipment	20,774	20,813	16,762	24,336	26,959	26,754
Total Assets	**11,29,898**	**11,08,674**	**11,08,193**	**10,77,538**	**10,47,056**	**10,92,017**
LIABILITIES						
-Derivative financial instruments	-	-	-		-	-
-Trade Payables	1,628	1,601	829	1,133	1,061	1,021
Other Payables						
-Debt Securities	1,93,534	1,74,990	1,66,870	1,35,411	73,044	1,12,564
-Borrowings (other than Debt Securities)	7,11,514	7,14,506	7,32,986	7,37,320	7,83,285	8,01,708
Deposits						
-Subordinated liabilities	-	-	-	-	-	-
Lease Liabilities	6,828	6,895	2,338	2,328	2,111	2,522
-Other financial liabilities	2,299	1,983	1,727	1,662	1,673	1,716
-Current tax liabilities (net)	74	1,122	449	315	167	
-Provisions	2,466	2,492	2,302	2,174	2,072	1,650
-Deferred tax liabilities (net)	-	-	-	-	-	-
- Other non-financial liabilities	915	834	875	711	760	906
Equity (Equity Share Capital and Other Equity)	**2,10,640**	**2,04,251**	**1,99,817**	**1,96,484**	**1,82,883**	**1,69,930**
Total Liabilities and Equity	**11,29,898**	**11,08,674**	**11,08,193**	**10,77,538**	**10,47,056**	**10,92,017**
PROFIT AND LOSS						
Revenue from operations	1,08,223	80,953	53,690	1,07,891	1,05,716	1,11,490
Other Income	106	29	27	1,003	1,252	1,400
Total Income	**1,08,329**	**80,982**	**53,717**	**1,08,894**	**1,06,968**	**1,12,890**
Total Expenses	**92,408**	**71,401**	**49,622**	**86,918**	**86,552**	**83,905**

Profit after tax for the year	15,482	10,114	5,745	16,042	15,135	21,325
Other Comprehensive Income	1,097	76	11	(18)	241	(48)
Total Comprehensive Income	**16,579**	**10,190**	**5,756**	**16,024**	**15,376**	**21,277**
Earnings per equity share (Basic) (The EPS for the Quarter/Half year/Nine months ended are not annualised)	28.75	18.78	10.67	29.79	28.11	39.60
Earnings per equity share (Diluted) (The EPS for the Quarter/Half year/ Nine months ended are not annualised)	28.75	18.78	10.67	29.79	28.11	39.60
CASH FLOW						
Net cash from / used in(-) operating activities	(32,010)	(13,869)	(10,043)	(1,753)	52,205	1,04,315
Net cash from / used in(-) investing activities	5,174	1,675	(3,578)	(8,702)	6,350	(21,285)
Net cash from / used in (-) financing activities	25,466	11,282	24,561	12,245	(61,939)	(1,23,836)
Net increase/decrease(-) in cash and cash equivalents	(1,370)	(912)	10,940	1,790	(3,384)	(40,806)
Cash and cash equivalents as per Cash Flow Statement as at end of Reporting Period	**4,006**	**4,464**	**16,316**	**5,376**	**3,586**	**6,970**
ADDITIONAL INFORMATION						
Net worth	2,10,640	2,04,251	1,99,817	1,96,484	1,82,883	1,69,930
Cash and cash equivalents	4,006	4,464	16,316	5,376	3,586	6,970
Loans (Gross)	11,23,513	10,99,857	10,87,024	10,49,734	10,28,301	10,65,245
Total Debts to Total Assets	0.80	0.80	0.81	0.81	0.82	0.84
Interest Income	1,06,325	79,419	52,703	1,04,926	1,04,272	1,09,863
Interest Expense	68,699	51,864	34,570	70,296	71,038	70,249
Impairment of Financial Instruments	6,852	7,334	7,618	1,652	1,821	1,742
Bad Debts to Loans	0.59%	0.58%	0.57%	0.06%	0.16%	1.52%
% Stage 3 Loans on Loans (Principal Amount)	3.96	4.24	4.52	3.03	3.72	4.43
% Net Stage 3 Loans on Loans (Principal Amount)	1.61	1.80	1.99	1.96	2.54	3.05
Tier I Capital Adequacy Ratio (%)	32.81	33.60	33.41	33.67	32.31	30.20
Tier II Capital Adequacy Ratio (%)	1.13	1.14	1.14	1.25	1.25	1.25

Standalone (Rs. In lakhs)

Particulars	As on 31st March 2026	As on 31st Dec 2025	As on 30th Sept 2025	As on 31st March 2025	As on 31st March 2024	As on 31st March 2023
	(Audited)	(Reviewed)	(Reviewed)	(Audited)	(Audited)	(Audited)
BALANCE SHEET						
Assets						
Property, Plant and Equipment	274	268	281	312	347	257
Financial Assets	11,08,769	10,87,527	10,91,093	10,52,842	10,19,734	10,65,008
Non-financial Assets excluding property, plant and equipment	20,768	20,798	16,762	24,339	26,961	26,752
Total Assets	**11,29,811**	**11,08,593**	**11,08,136**	**10,77,493**	**10,47,042**	**10,92,017**
-Derivative financial instruments		-	-		-	-
-Trade Payables	1,609	1,600	829	1,127	1,039	1,017
-Debt Securities	1,93,534	1,74,990	1,66,870	1,35,411	73,044	1,12,564
-Borrowings (other than Debt Securities)	7,11,514	7,14,506	7,32,986	7,37,320	7,83,285	8,01,708
-Subordinated liabilities	-	-	-		-	-
Lease Liabilities	6,828	6,895	2,338	2,328	2,111	2,522
-Other financial liabilities	2,307	1,967	1,715	1,666	1,699	1,719
-Current tax liabilities (net)	74	1,122	462	315	167	-
-Provisions	2,466	2,493	2,302	2,174	2,072	1,650
-Deferred tax liabilities (net)	-	-	-	-	-	-
- Other non-financial liabilities	915	835	875	711	760	906
Equity (Equity Share Capital and Other Equity)	2,10,564	2,04,185	1,99,759	1,96,441	**1,82,865**	**1,69,931**
Total Liabilities and Equity	**11,29,811**	**11,08,593**	**11,08,136**	**10,77,493**	**10,47,042**	**10,92,017**

PROFIT AND LOSS						**Rs. In lakhs**
Revenue from operations	1,08,223	80,953	53,690	1,07,891	1,05,716	1,11,490
Other Income	99	25	24	997	1,248	1,398
Total Income	**1,08,322**	**80,978**	**53,714**	**1,08,888**	**1,06,964**	**1,12,888**
Total Expenses	**92,445**	**71,428**	**49,639**	**86,945**	**86,573**	**83,908**
Profit after tax for the year	15,449	10,091	5,730	16,017	15,116	21,320
Other Comprehensive Income	1,097	76	11	(18)	241	(48)
Total Comprehensive Income	**16,546**	**10,167**	**5,741**	**15,999**	**15,357**	**21,272**
Earnings per equity share (Basic) (The EPS for the Quarter/Half year/Nine months ended are not annualized)	28.69	18.74	10.64	29.74	28.07	39.59
Earnings per equity share (Diluted) (The EPS for the Quarter/Half year/ Nine months ended are not annualized)	28.69	18.74	10.64	29.74	28.07	39.59
CASH FLOW						
Net cash from / used in (-) operating activities	(32,016)	(13,862)	(10,049)	(1,780)	52,200	1,04,384
Net cash from / used in (-) investing activities	5,179	1,681	(3,578)	(8,702)	6,350	(21,285)
Net cash from / used in (-) financing activities	25,466	11,282	24,561	12,245	(61,939)	(1,23,836)
Net increase/decrease (-) in cash and cash equivalents	(1,371)	(899)	10,934	1,763	(3,389)	(40,737)
Cash and cash equivalents as per Cash Flow Statement as at end of Reporting Period	3,967	4,439	16,272	5,338	**3,575**	**6,964**
ADDITIONAL INFORMATION					**Rs. In lakhs**	
Net worth	2,10,564	2,04,185	1,99,759	1,96,441	1,82,865	1,69,931
Cash and cash equivalents	3,967	4,439	16,272	5,338	3,575	6,964
Loans (Gross)	11,23,513	10,99,857	10,87,024	10,49,734	10,28,301	10,65,245
Loans (Principal Amount)	11,19,832	10,98,399	10,85,577	10,48,245	10,26,992	10,63,883
Total Debts to Total Assets	0.80	0.80	0,81	0.81	0.82	0.84
Interest Income	1,06,325	79,419	52,703	1,04,926	1,04,272	1,09,863
Interest Expense	68,699	51,864	34,570	70,296	71,038	70,249
Impairment on Financial Instruments	6,852	7,334	7,618	1,652	1,821	1,742
Bad Debts to Loans	0.59%	0.58%	0.57%	0.06%	0.16%	1.52%
% Stage 3 Loans on Loans	3.96	4.24	4.52	3.03	3.72	4.43
% Net Stage 3 Loans on Loans	1.61	1.80	1.99	1.94	2.51	3.00
Tier I Capital Adequacy Ratio (%)	32.81%	33.60%	33.41%	33.67%	32.31%	30.20%
Tier II Capital Adequacy Ratio (%)	1.13%	1.14%	1.14%	1.25%	1.25%	1.25%

The capital structure of the Company:

Amount Rs in Lakhs

Year	Profit Before Tax (A)	Provision for Tax (B)	Profit After Tax (C=A-B)
F.Y. 2025-26 (Apr 25 to Mar 26) (Audited)	15,877	428	15,449
F.Y. 2024-25	20,637	4,620	16,017
F.Y. 2023-24	20,391	5,275	15,116
F.Y. 2022-23	28,980	7,660	21,320
F.Y. 2021-22	23,040	5,683	17,357
F.Y. 2020-21	13,455	2,898	10,557

Details of Share Capital as at last quarter end: (31st Mar'2026)

Details of Share Capital	Amount in (`₹) except No. of Shares
SHARE CAPITAL	
Authorized Equity Shares of ₹ 10 each (No. of Shares)	15,00,00,000
Total Authorized Share Capital	1,50,00,00,000
Subscribed and Paid-up Equity share Capital	53,85,10,660
Total Subscribed and Paid-up Equity Share Capital	**53,87,79,660**

Particulars	As on Mar 31, 2026 (Rs in Lakhs)	As on Dec 31, 2025 (Rs in Lakhs)	As on Sep 30, 2025 (Rs in Lakhs)	As on March 31, 2025 (Rs in Lakhs)	As on March 31, 2024 (Rs in Lakhs)
Total Exposure to twenty largest borrowers / customers	4,450	4,234	3,944	3,822	3,133
Percentage of Loans and Advances to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	0.38%	0.37%	0.35%	0.36%	0.30%

GIC HOUSING FINANCE LTD.

GICHF/SEC/2026-27 **May 15, 2026**

To,	To,
BSE Limited P.J. Towers, Dalal Street, Fort, Mumbai – 400 001	**National Stock Exchange of India Limited** 'Exchange Plaza', C-1, Block G, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051
Scrip Code(s):	**Scrip Code: GICHSGFIN**
Equity – 511676 **NCD** – 976181, 976182, 976945, 976944, 977277, 977579 **CP** – 730019, 731198, 731378, 731474, 731633	

Dear Sir,

Sub.: Outcome of Board Meeting dated May 15, 2026 under Regulation 30 and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations, 2015").

(Meeting Start time – 2:00 P.M.; Meeting End time –7:45 P.M.).

Ref.: Our earlier letters dated March 23, 2026 (Intimation for Trading Window Closure) and April 10, 2026 (Intimation of Board Meeting).

We wish to inform that the Board of Directors of our Company in its meeting held today, i.e., Friday, May 15, 2026, has inter-alia –

1) approved the Audited Standalone and Consolidated Financial Statements of the Company for the Financial Year ended March 31, 2026 along with Audited Standalone & Consolidated Financial Results for the fourth quarter and financial year ended March 31, 2026 including Cash Flow Statement, statement on Assets and Liabilities and Profit & Loss account of the Company (enclosed as **Annexure-A)**.

2) took on record the Audit Reports with unmodified opinion issued by the Statutory Auditors of the Company. The Declaration on Audit Reports with unmodified opinion in terms of Regulation 33(3)(d) and Regulation 52(3)(a) of the Listing Regulations is enclosed as **Annexure- B.**

   Additional information in compliance with chapter V of the Listing Regulations is enclosed as **Annexure- C.**

3) recommended a Dividend for F.Y. 2025-26 @45% i.e. Rs. 4.50/- per equity share of Rs.10/- each (subject to approval of shareholders in ensuing 36th Annual General Meeting). Dividend will be paid within 30 days from the date of its declaration by shareholders in the ensuing 36th Annual General Meeting of the Company.

4) pursuant to Regulation 42 of the Listing Regulations, 2015, the 'Record date' for determining the shareholders who will be entitled to receive the Final Dividend of Rs. 4.50/- per equity share (i.e. 45%) of the face value of Rs. 10/- each for the financial year ended March 31, 2026 shall be Friday, June 26, 2026.

5) fixed the date of 36th Annual General Meeting of the Company which will be held through Video Conference/Other Audio-Visual Means (OAVM) on August 04, 2026 (Tuesday) at 11:30 a.m.

6) approved the limit of raising of Funds by issue of Redeemable Non-Convertible Debentures (NCDs)/Bonds on Private Placement basis upto an aggregate (outstanding) amount of Rs. 2,500 crores (Subject to approval of shareholders in the ensuing 36th Annual General Meeting). Further, additional information as per SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 will be provided at the time of actual issue of NCDs /Bonds during the year.

7) approved the Material Related Party Transactions with promoter companies upto an aggregate limit of Rs. 1,000 crores subject to approval of shareholders in the ensuing 36th Annual General Meeting of the Company.

8) considered, approved and recommended to shareholders for approval in the ensuing 36th Annual General Meeting of the Company, the following re-appointments of Directors namely –

   a) re-appointment of Shri Hitesh Joshi (DIN 09322218) and Smt. Rajeshwari Singh Muni (DIN 09794972), Non-Executive Directors who retire by rotation and being eligible offer themselves for re-appointment as Non-Executive Directors.

   b) re-appointment of Shri Sunil Kakar (DIN 03055561) as an Independent Director for second term of 5 consecutive years from August 07, 2026 to August 06, 2031.

Brief Profile of Directors and other details as per SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 are enclosed as **Annexure – D**.

It is also confirmed that Shri Hitesh Joshi (DIN 09322218), Smt. Rajeshwari Singh Muni (DIN 09794972) and Shri Sunil Kakar (DIN 03055561) are not debarred from holding the office of Director by virtue of any order of the Securities and Exchange Board of India (SEBI) or any other such authority.

The Board noted that the tenure of the existing Chief Financial Officer, Smt. Varsha Godbole (currently on fixed-term contract) is concluding on June 30, 2026. Accordingly, based on the recommendations of the Audit Committee and the Nomination & Remuneration Committee, the Board considered and approved the appointment of Ms. Paba Koshy (Senior VP –Head of Operations Dept.) as Chief Financial Officer of the Company with effect from July 01, 2026. Hence, she will be acting as Senior VP – CFO & Head of Operations Dept..

We also inform that Mrs. Nutan Singh, Company Secretary and Compliance Officer (Membership No:- A27436) has tendered her resignation and the same is effective from close of business hours on June 01, 2026. Board in its meeting held today, based on the recommendations of the Nomination & Remuneration Committee, considered and approved the appointment of Shri Rajkumar Umedlal Gor as the Company Secretary & Compliance Officer (Membership No. A61669) of the Company with effect from June 02, 2026.

(Profile and other details under SEBI Master Circular No. SEBI/HO/49/14/14(7)/2025-CFD-POD2/I/3762/2026 dated January 30, 2026 are enclosed as **Annexure – E**.)

The disclosure of Related Party Transactions for the second half year ended March 31, 2026 as per Regulation 23(9) of SEBI Listing Regulations is enclosed as **Annexure – F**.

The Disclosure of information relating to Large Corporate in terms of Chapter XII of SEBI Master Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025 (enclosed as **Annexure –G**).

This intimation letter as Outcome of Board Meeting along with the necessary annexures is being made available on the Company's website at www.gichfindia.com. The Audited Standalone and Consolidated Financial Results for the fourth quarter and Financial Year ended on March 31, 2026 will also be published in the newspapers as prescribed under the Listing Regulations.

Please note that as per SEBI (Prohibition of Insider Trading) Regulations, 2015 read with the provisions of the Company's Code of Conduct for Prohibition of Insider Trading, the "Trading Window" for dealing in securities of the Company (for all our Directors, Promoters, Designated Officers, Connected Persons and their immediate relatives) will open from Monday, May 18, 2026.

This is for your information and record purpose.

Thanking you,

Yours faithfully,

NUTAN SINGH
Digitally signed by NUTAN SINGH
Date: 2026.05.15 19:52:20 +05'30'

Nutan Singh
Group Head & Company Secretary

Encl. a/a

Annexure A

GIC HOUSING FINANCE LTD.

CIN: L65922MH1989PLC054583

Regd. Office : 6th Floor, National Insurance Building, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400 020.

Statement of Audited Standalone Financial Results For the Quarter and Year Ended March 31, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer note 14)	(Audited)	(Audited)
1	**Revenue from operations**					
	(i) Interest Income	26,906	26,716	26,703	1,06,325	1,04,926
	(ii) Dividend Income	-	-	-	15	15
	(iii) Fees and Commission Income	162	130	130	544	549
	(iv) Other Operating Income	202	417	334	1,339	2,401
	Total Revenue from operations	**27,270**	**27,263**	**27,167**	**1,08,223**	**1,07,891**
	Other Income	74	1	414	99	997
	Total Income	**27,344**	**27,264**	**27,581**	**1,08,322**	**1,08,888**
2	**Expenses**					
	(i) Finance Cost	16,835	17,294	17,356	68,699	70,296
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	47	42	10	131	31
	(iii) Impairment of Financial Instruments, including write-off (refer note 10)	(482)	(284)	(736)	6,852	1,652
	(iv) Employee Benefits Expenses	2,334	2,160	2,031	8,334	7,023
	(v) Depreciation & Amortisation Expenses	278	283	384	1,096	1,501
	(vi) Other Expenses	2,005	2,294	1,682	7,333	6,442
	Total Expenses	**21,017**	**21,789**	**20,727**	**92,445**	**86,945**
3	**Profit before exceptional items and tax (1-2)**	**6,327**	**5,475**	**6,854**	**15,877**	**21,943**
4	**Exceptional items (refer note 11)**	-	-	1,306	-	1,306
5	**Profit before tax (3-4)**	**6,327**	**5,475**	**5,548**	**15,877**	**20,637**
6	**Tax expense**					
	(i) Current Tax	1,110	975	1,700	3,860	4,450
	(ii) Deferred tax (Net)	(41)	139	339	(3,332)	170
	(iii) Tax of Earlier Period (Net)	(100)	-	-	(100)	-
7	**Net Profit for the period (5-6)**	**5,358**	**4,361**	**3,509**	**15,449**	**16,017**
8	**Other comprehensive Income**					
	A. Items that will not be reclassified to profit or loss					
	(i) Remeasurement Gain / (Loss) on defined benefit plan	87	(98)	5	7	(92)
	(ii) Net Gain on equity instrument designated at FVTOCI	1,064	185	(40)	1,246	68
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(130)	(22)	9	(156)	6
	B. Items that will be reclassified to profit or loss	-	-	-	-	-
	Total other comprehensive Income (A+B)	**1,021**	**65**	**(26)**	**1,097**	**(18)**
9	**Total Comprehensive Income (7+8)**	**6,379**	**4,426**	**3,483**	**16,546**	**15,999**
10	**Paid up Equity Share Capital (Face value ₹ 10/-)**	**5,385**	**5,385**	**5,385**	**5,385**	**5,385**
11	**Reserves as at 31st March**	-	-	-	**2,05,176**	**1,91,053**
12	**Earning Per Share (EPS) on Face Value ₹ 10/-**					
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the quarters are not annualised)	**9.95**	**8.10**	**6.52**	**28.69**	**29.74**

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS FIRM No. 103264W

GIC HOUSING FINANCE LTD.

Notes to the Standalone Financial Results:

1 **Statement of Standalone Assets and Liabilities**

(₹ in Lakh)

Sr.No.	Particulars	As at 31-03-2026 (Audited)	As at 31-03-2025 (Audited)
	ASSETS		
1	**Financial Assets**		
(a)	Cash and cash equivalents	3,967	5,338
(b)	Bank balance other than cash and cash equivalent	434	421
(c)	Receivables		
	(i) Trade Receivables	54	23
(d)	Loans	10,82,815	10,21,231
(e)	Investments	21,082	25,479
(f)	Other financial assets	417	350
	Total - Financial Assets	**11,08,769**	**10,52,842**
2	**Non-financial assets**		
(a)	Current tax assets (net)	258	372
(b)	Deferred tax assets (net)	10,426	7,250
(c)	Property, plant and equipment	274	312
(d)	Right Of Use Assets	6,531	2,119
(e)	Intangible Assets under development	1,563	1,136
(f)	Other intangible assets	124	244
(g)	Other non-financial assets	1,866	1,457
(h)	Assets Held for Sale	-	11,761
	Total - Non Financial Assets	**21,042**	**24,651**
	Total Assets	**11,29,811**	**10,77,493**
	LIABILITIES AND EQUITY		
	LIABILITIES		
1	**Financial liabilities**		
(a)	Lease Liabilities	6,828	2,328
(b)	Payables		
	(i) Trade Payable		
	-Total outstanding dues of micro enterprises and small enterprises	186	123
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	1,423	1,004
(c)	Debt securities	1,93,534	1,35,411
(d)	Borrowings (other than debt securities)	7,11,514	7,37,320
(e)	Other financial liabilities	2,307	1,666
	Total - Financial Liabilities	**9,15,792**	**8,77,852**
2	**Non-financial liabilities**		
(a)	Current tax liabilities (Net)	74	315
(b)	Provisions	2,466	2,174
(c)	Other Non Financial Liabilities	915	711
	Total - Non Financial Liabilities	**3,455**	**3,200**
3	**Equity**		
(a)	Equity Share Capital	5,388	5,388
(b)	Other Equity	2,05,176	1,91,053
	Total - Equity	**2,10,564**	**1,96,441**
	Total Liabilities and Equity	**11,29,811**	**10,77,493**

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS FIRM No. 103264W

GIC HOUSING FINANCE

2 Standalone Cash Flow Statement

(₹ in Lakh)

Particulars	FOR THE YEAR ENDED 31-03-2026 (Audited)	FOR THE YEAR ENDED 31-03-2025 (Audited)
A.Cash Flow From Operating Activities :		
Profit Before Tax	15,877	20,637
Adjustments For :		
Depreciation And Amortisation	1,096	1,501
Impairment of Financial Instruments (excluding impairment loss allowance on cash & cash equivalents)	6,850	1,650
Exceptional Item (refer note 11)	-	1,306
Interest and Dividend Income	(1,06,340)	(1,04,941)
Interest Expenses	68,699	70,296
Fees & Commission Income	(544)	(549)
(Profit)/Loss On Sale of Property Plant & Equipments	3	18
(Profit)/Loss On Sale of Investments	(24)	(24)
Remeasurement Gain/(loss) on Defined Benefit Plan	7	(92)
Operating Profit Before Working Capital Changes	**(14,376)**	**(10,198)**
Adjustments For :		
(Increase)/Decrease In Non Financial Assets	(5,138)	1,998
(Increase)/Decrease In Other Financial Assets	(35)	(125)
(Increase)/Decrease In Other Non Financial Assets	(409)	(487)
(Increase)/Decrease In Bank Balance other than cash & cash equivalents	(13)	(11)
Increase/(Decrease) In Other Non Financial Liabilities	254	201
Increase/(Decrease) In Trade Payables	482	87
Increase/(Decrease) In Other Financial Liabilities	5,882	943
Operating Profit After Working Capital Changes	**(13,353)**	**(7,592)**
Adjustments For :		
(Increase)/Decrease in Housing Loans	(68,540)	(24,134)
Asset held for Sale	11,761	(1,780)
Fees & Commission Received	512	564
Interest Received	1,06,401	1,04,746
Interest Paid	(65,011)	(69,322)
Taxes Paid	(3,786)	(4,262)
Net Cash Generated / (Used) From Operating Activity	**(32,016)**	**(1,780)**
B:Cash Flow From Investing Activities		
Payments for Property, Plant & Equipments	(97)	(134)
Proceeds from Sale of Property, Plant & Equipments	21	15
Payments for Intangible assets under Developments	(427)	(131)
Purchase Of Investments	(84,207)	(1,34,891)
Sale Of Investments	89,874	1,26,424
Dividend Received	15	15
Net Cash Generated / (Used) From Investing Activity	**5,179**	**(8,702)**
C: Cash Flow From Financing Activities		
Proceeds From Borrowings and Debt Securities	7,23,366	7,78,742
Repayment of Borrowings and Debt Securities	(6,94,436)	(7,63,147)
Dividend Paid On Equity Shares	(2,423)	(2,423)
Payment of lease liabilities	(1,041)	(927)
Net Cash Generated / (Used) From Financing Activity	**25,466**	**12,245**
Net Increase/(Decrease) Of Cash & Cash Equivalents(A+B+C)	**(1,371)**	**1,763**
Cash & Cash Equivalents As At Beginning of the year	5,338	3,575
Cash & Cash Equivalents As At the End of the year	**3,967**	**5,338**

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

Notes to Standalone Financial Results:

3 The above audited standalone financial results have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

4 The Board has recommended a dividend of ₹ 4.5 per equity share of ₹ 10/- each (45%) subject to approval of the members of the company at the forthcoming Annual General Meeting.

5 The main business of the Company is to provide loans for purchase or construction of residential houses. All other activities of the Company revolve around the main business and accordingly there are no separate reportable segments, as per the Ind AS 108- Operating Segments.

6 Disclosure as required under RBI Circular No. RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 pertaining to Resolution Framework for COVID-19 related Stress read with circular RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 pertaining to Resolution Framework - 2.0 :

₹ in Lakh

Type of borrower	(A)	(B)	(C)	(D)	(E)
	Exposure to Accounts classified as Standard consequent to a Implementation of resolution plan at September 30, 2025	of (A), aggregate debt that slipped into NPA during the half year	of (A), amount written off during the half year	of (A), amount paid by the borrowers during the half year	Exposure to Accounts classified as Standard consequent to a Implementation of resolution plan - Position as at March 31, 2026
Personal loan	2,225	34	-	148	2,043
Corporate persons	-	-	-	-	-
Of which, MSMES	-	-	-	-	-
Others	-	-	-	-	-
Total	2,225	34	-	148	2,043

7 There are no loans transferred / acquired during the quarter and year ended March 31, 2026 under the Reserve Bank of India (Non-Banking Financial Companies -Transfer and Distribution of Credit Risk) Directions, 2025 - RBI/ DOR/2025-26/352, DOR.STR.REC.271/21.04.048/ 2025-26 dated November 28, 2025.

8 Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Annexure I.

9 Pursuant to Regulations 54 of SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, all Secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on March 31, 2026 are fully secured by way of charge on identified receivables of the company. Accordingly, the Company is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document.

10 The Company has modified the method of calculating Expected Credit Loss (ECL) w.e.f April 01, 2025, as a result, the ECL provision as at June 30, 2025 has increased by ₹ 5,416 Lakh. The Company has also reclassified repossessed properties from "Assets Held for Sale" (AHS) to Loans at amortised cost in accordance with opinion issued by Expert Advisory Committee of ICAI. Consequently, AHS amounting to ₹ 16,889 Lakh has been included in Loans at amortised cost as on June 30, 2025 and one time reclassification increase in ECL provisioning amounting to ₹ 2,731 Lakh during the said quarter.

11 During the previous year ended March 31, 2025 the Company had reviewed, assessed and written off the Loan Origination System (LOS) software, classified under intangible assets, with a carrying value of ₹ 1,306 lakh as at reporting date and in accordance with Ind AS 1 – Presentation of Financial Statements, the carrying value of the asset had been charged to the Statement of Profit and Loss as an exceptional item, considering the nature, frequency and materiality of the transaction.

12 On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty nine existing labour laws. The Company has assessed and there is no material impact of these changes on the basis of opinion obtained and the best information available. The Company continues to monitor the implementation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code as needed.

13 In compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the above standalone financial results for the quarter and year ended March 31, 2026 have been audited by the Statutory Auditors of Company, reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at their respective meeting held on May 15, 2026. The Statutory Auditors have expressed an unmodified opinion.

14 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between audited figures in respect of the year ended March 31, 2026 and March 31, 2025 and the reviewed figures in respect of nine months ended December 31, 2025 and December 31, 2024 respectively.

For and on behalf of the Board

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD

Sachindra Salvi
Managing Director & CEO
DIN : 10930663

Place : Mumbai
Date : May 15, 2026

GIC HOUSING FINANCE LTD.

Annexure - I to Standalone Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer Note 14)	(Audited)	(Audited)
a	Debt- Equity Ratio (in times)	4.30	4.36	4.44	4.30	4.44
b*	Debt-Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c*	Interest Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-	-
f (i)	Net worth (₹ in Lakh)	2,10,564	2,04,185	1,96,441	2,10,564	1,96,441
f (ii)	Adjusted Net worth (₹ in Lakh)	2,09,274	2,03,916	1,96,248	2,09,274	1,96,248
g	Net Profit after tax (₹ in Lakh)	5,358	4,361	3,509	15,449	16,017
h	**Earning per share (not annualised)**					
	1. Basic	9.95	8.10	6.52	28.69	29.74
	2. Diluted	9.95	8.10	6.52	28.69	29.74
i*	Current Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
j*	Long term debt to working capital	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
k	Bad debts to Account receivable ratio (for the quarters not annualised)	0.01%	0.02%	0.06%	0.59%	0.06%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	80.11%	80.24%	81.00%	80.11%	81.00%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	19.59%	16.00%	12.72%	14.26%	14.71%
r	**Sector specific equivalents ratios, as applicable**					
	i. Gross Stage 3 Ratio (%)	3.96%	4.24%	3.03%	3.96%	3.03%
	ii. Provision Coverage Ratio (%)	60.36%	58.63%	36.07%	60.36%	36.07%

Formula for Computation of ratios are as follows:

a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Networth

f (i) Networth = Equity Share Capital + Other Equity

f (ii) Adjusted Networth = The aggregate value of paid-up share capital and all reserves created out of profits (including the securities premium account), reduced by the total of accumulated losses, deferred expenditure, and miscellaneous expenses not written.

k Bad Debts to Account Receivable ratio = Bad Debts Written Off / (Average Gross Loan Book + Average Gross Trade Receivables)

m Total debts to total assets (%) = (Debt Securities + Borrowings [Other than Debt Securities]) / Total Assets

q Net Profit Margin (%) = Net Profit after tax/ Total Income

r i. Stage 3 Ratio (%) = Gross Stage III Loan outstanding / Total Loan Outstanding

r ii. Provision Coverage Ratio (%) = Allowance for bad and doubtful debts for Gross Stage III Loan Book / Gross Stage III Loan Book

* Since the Company is a Housing Finance Company ('HFC'), disclosure of Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Current liability ratio, Debtors turnover ratio, Inventory turnover ratio and Operating Margin Ratio are not applicable since the Company is engaged in financing activities.

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS FIRM No. 103264W

GIC HOUSING FINANCE LTD.

gokhale & sathe
(regd.)
chartered accountants

304/308/309/311,udyog mandir no.1,
7-c, bhagoji keer marg,mahim,
mumbai - 400 016,maharashtra,india.

Independent Auditors' Report on Annual Audited Standalone Financial Results of GIC Housing Finance Limited for the quarter and year ended March 31, 2026 pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
GIC Housing Finance Limited

Report on the Audit of the Standalone Financial Results

Opinion

We have audited the accompanying Statement of Audited Standalone Financial Results of **GIC Housing Finance Limited** ("the Company") for the quarter and year ended March 31, 2026 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

a) is presented in accordance with the requirements of Regulation 33 and Regulation 52 of the Listing Regulations; and

b) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013 (the "Act"). Our responsibilities under those Standards are further described in the 'Auditors' Responsibility for the Audit of the Standalone Financial Results' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the standalone financial results under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

tel.(off). : +91 022 4348 4242 I email : office@gokhalesathe.in

Responsibilities of the Management and Board of Directors for the Standalone Financial Results

This Statement which is the responsibility of the Company's Management and approved by Board of Directors, has been prepared on the basis of the standalone annual financial statements. The Company's Management and Board of Directors are responsible for the preparation and presentation of the standalone financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

Auditors' Responsibility for the audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

GOKHALE & SATHE
MUMBAI
FIRM No. 103264W
CHARTERED ACCOUNTANTS

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.

- Conclude on the appropriateness of the Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) evaluating the effect of any identified misstatements in the standalone financial results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

a. Attention is drawn to the fact that the amounts for the quarter ended March 31, 2026, as reported in the Statement are the balancing amounts between the annual audited amounts for the year ended March 31, 2026 and the published year to date amounts for the nine-month period ended December 31, 2025 which were subjected to limited review by us, as required under the Listing Regulations.

b. The comparative audited financial results for the year ended March 31, 2025 included in the accompanying Statement have been audited by predecessor auditor Chandabhoy & Jassoobhoy, Chartered Accountants, whose audit report dated May 16, 2025 expressed an unmodified opinion.

Our opinion on the Statement is not modified in respect of the above matters.

For Gokhale & Sathe
Chartered Accountants
Firm Regn. No.103264W

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

Chinmaya Deval
Partner
Membership No.: 148652
UDIN: 26148652MRUSUY7986

Place: Mumbai
Date: May 15, 2026

GIC HOUSING FINANCE LTD.

CIN: L65922MH1989PLC054583

Regd. Office : 6th Floor, National Insurance Building, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400 020.

Statement of Audited Consolidated Financial Results for the Quarter and Year Ended March 31, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer note 14)	(Audited)	(Audited)
1	**Revenue from operations**					
	(i) Interest Income	26,906	26,716	26,703	1,06,325	1,04,926
	(ii) Dividend Income	-	-	-	15	15
	(iii) Fees and Commission Income	162	130	130	544	549
	(iv) Other Operating Income	202	417	334	1,339	2,401
	Total Revenue from operations	**27,270**	**27,263**	**27,167**	**1,08,223**	**1,07,891**
	Other Income	77	2	416	106	1,003
	Total Income	**27,347**	**27,265**	**27,583**	**1,08,329**	**1,08,894**
2	**Expenses**					
	(i) Finance Cost	16,835	17,294	17,356	68,699	70,296
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	47	42	10	131	31
	(iii) Impairment of Financial Instruments, including write-off (refer note 10)	(482)	(284)	(736)	6,852	1,652
	(iv) Employee Benefits Expenses	2,510	2,344	2,196	9,035	7,426
	(v) Depreciation & Amortisation Expenses	279	284	384	1,098	1,501
	(vi) Other Expenses	1,818	2,099	1,505	6,593	6,012
	Total Expenses	**21,007**	**21,779**	**20,715**	**92,408**	**86,918**
3	**Profit before exceptional items and tax (1-2)**	**6,340**	**5,486**	**6,868**	**15,921**	**21,976**
4	**Exceptional items (refer note 11)**	-	-	**1,306**	-	**1,306**
5	**Profit before tax (3-4)**	**6,340**	**5,486**	**5,562**	**15,921**	**20,670**
6	**Tax expense**					
	(i) Current Tax	1,113	978	1,703	3,871	4,458
	(ii) Deferred tax (Net)	(41)	139	339	(3,332)	170
	(iii) Tax of Earlier Period (Net)	(100)	-	-	(100)	-
7	**Net Profit for the period (5-6)**	**5,368**	**4,369**	**3,520**	**15,482**	**16,042**
8	**Other comprehensive Income**					
	A. Items that will not be reclassified to profit or loss					
	(i) Remeasurement Gain / (Loss) on defined benefit plan	87	(98)	5	7	(92)
	(ii) Net Gain on equity instrument designated at FVTOCI	1,064	185	(40)	1,246	68
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(130)	(22)	9	(156)	6
	B. Items that will be reclassified to profit or loss	-	-	-	-	-
	Total other comprehensive Income (A+B)	**1,021**	**65**	**(26)**	**1,097**	**(18)**
9	**Total Comprehensive Income (7+8)**	**6,389**	**4,434**	**3,494**	**16,579**	**16,024**
	Net Profit for the period attributable to:					
	(i) Owners of the Company	5,368	4,369	3,520	15,482	16,042
	(ii) Non-Controlling Interest	-	-	-	-	-
	Other Comprehensive Income attributable to:					
	(i) Owners of the Company	1,021	65	(26)	1,097	(18)
	(ii) Non-Controlling Interest	-	-	-	-	-
	Total Comprehensive Income attributable to:					
	(i) Owners of the Company	6,389	4,434	3,494	16,579	16,024
	(ii) Non-Controlling Interest	-	-	-	-	-
10	**Paid up Equity Share Capital (Face value ₹ 10/-)**	**5,385**	**5,385**	**5,385**	**5,385**	**5,385**
11	**Reserves as at 31st March**	-	-	-	**2,05,252**	**1,91,096**
12	**Earning Per Share (EPS) on Face Value ₹ 10/-**					
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the quarter are not annualised)	**9.97**	**8.11**	**6.54**	**28.75**	**29.79**

GOKHALE & SATHE CHARTERED ACCOUNTANTS MUMBAI FIRM No. 103264W

GIC HOUSING FINANCE LTD.

Notes to the Consolidated Financial Results:

1 **Statement of Consolidated Assets and Liabilities**

(₹ in Lakh)

Sr.No.	Particulars	As at 31-03-2026 (Audited)	As at 31-03-2025 (Audited)
	ASSETS		
1	**Financial Assets**		
(a)	Cash and cash equivalents	4,006	5,376
(b)	Bank balance other than cash and cash equivalent	512	506
(c)	Receivables		
	(i) Trade Receivables	54	23
(d)	Loans	10,82,815	10,21,231
(e)	Investments	21,007	25,404
(f)	Other financial assets	451	350
	Total - Financial Assets	**11,08,845**	**10,52,890**
2	**Non-financial assets**		
(a)	Current tax assets (net)	264	382
(b)	Deferred tax assets (net)	10,426	7,250
(c)	Property, plant and equipment	279	312
(d)	Right Of Use Assets	6,531	2,119
(e)	Intangible Assets under development	1,563	1,136
(f)	Other intangible assets	124	244
(g)	Other non-financial assets	1,866	1,444
(h)	Assets Held for Sale	-	11,761
	Total - Non Financial Assets	**21,053**	**24,648**
	Total Assets	**11,29,898**	**10,77,538**
	LIABILITIES AND EQUITY		
	LIABILITIES		
1	**Financial liabilities**		
(a)	Lease Liabilities	6,828	2,328
(b)	Payables		
	(i) Trade Payable		
	-Total outstanding dues of micro enterprises and small enterprises	186	123
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	1,442	1,010
(c)	Debt securities	1,93,534	1,35,411
(d)	Borrowings (other than debt securities)	7,11,514	7,37,320
(e)	Other financial liabilities	2,299	1,662
	Total - Financial Liabilities	**9,15,803**	**8,77,854**
2	**Non-financial liabilities**		
(a)	Current tax liabilities (net)	74	315
(b)	Provisions	2,466	2,174
(c)	Other Non Financial Liabilities	915	711
	Total - Non Financial Liabilities	**3,455**	**3,200**
3	**Equity**		
(a)	Equity Share Capital	5,388	5,388
(b)	Other Equity	2,05,252	1,91,096
	Total - Equity	**2,10,640**	**1,96,484**
	Total Liabilities and Equity	**11,29,898**	**10,77,538**

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

2 Consolidated Cash Flow Statement

(₹ in Lakh)

Particulars	FOR THE YEAR ENDED 31-03-2026 (Audited)	FOR THE YEAR ENDED 31-03-2025 (Audited)
A.Cash Flow From Operating Activities :		
Profit Before Tax	15,921	20,670
Adjustments For :		
Depreciation And Amortisation	1,098	1,501
Impairment of Financial Instruments (excluding impairment loss allowance on cash & cash equivalents)	6,850	1,650
Exceptional Item (refer note 11)	-	1,306
Interest and Dividend Income	(1,06,340)	(1,04,941)
Interest Expenses	68,699	70,296
Fees & Commission Income	(544)	(549)
(Profit)/Loss On Sale of Property Plant & Equipments	3	18
(Profit)/Loss On Sale of Investments	(24)	(24)
Remeasurement Gain/(loss) on Defined Benefit Plan	7	(92)
Operating Profit Before Working Capital Changes	**(14,330)**	**(10,165)**
Adjustments For :		
(Increase)/Decrease In Non Financial Assets	(5,127)	1,985
(Increase)/Decrease In Other Financial Assets	(68)	(115)
(Increase)/Decrease In Other Non Financial Assets	(423)	(481)
(Increase)/Decrease In Bank Balance other than cash & cash equivalents	(7)	(26)
Increase/(Decrease) In Other Non Financial Liabilities	254	201
Increase/(Decrease) In Trade Payables	495	71
Increase/(Decrease) In Other Financial Liabilities	5,876	965
Operating Profit After Working Capital Changes	**(13,330)**	**(7,565)**
Adjustments For :		
(Increase)/Decrease in Housing Loans	(68,540)	(24,134)
Asset held for Sale	11,761	(1,780)
Fees & Commission Received	512	564
Interest Received	1,06,401	1,04,746
Interest Paid	(65,011)	(69,322)
Taxes Paid	(3,803)	(4,262)
Net Cash Generated / (Used) from Operating Activity	**(32,010)**	**(1,753)**
B:Cash Flow From Investing Activities		
Payments for Property, Plant & Equipments	(103)	(134)
Proceeds from Sale of Property, Plant & Equipments	22	15
Payments for Intangible assets under Developments	(427)	(131)
Purchase Of Investments	(84,207)	(1,34,891)
Sale Of Investments	89,874	1,26,424
Dividend Received	15	15
Net Cash Generated / (Used) From Investing Activity	**5,174**	**(8,702)**
C: Cash Flow From Financing Activities		
Proceeds From Borrowings and Debt Securities	7,23,366	7,78,742
Repayment of Borrowings and Debt Securities	(6,94,436)	(7,63,147)
Dividend Paid On Equity Shares	(2,423)	(2,423)
Payment of lease liabilities	(1,041)	(927)
Net Cash Generated / (Used) From Financing Activity	**25,466**	**12,245**
Net Increase/(Decrease) Of Cash & Cash Equivalents (A+B+C)	(1,370)	**1,790**
Cash & Cash Equivalents As At Beginning of the year	5,376	3,586
Cash & Cash Equivalents As At the End of the Period	**4,006**	**5,376**

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

Notes to Consolidated Financial Results:

3 The above audited consolidated financial results represent the consolidated financial results for GIC Housing Finance Limited ("GICHFL") and its wholly owned subsidiary i.e. GICHFL Financial Services Private Limited ("GFSPL") constituting the Group.

4 The above audited consolidated financial results of the Group have been prepared in accordance with Ind AS 110 - Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act.

5 The above audited consolidated financial results of the Group have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

6 The Board of GIC Housing Finance Limited ("Company") has recommended a dividend of ₹.4.5 per equity share of ₹ 10/- each (45%) subject to approval of the members of the company at the forthcoming Annual General Meeting.

7 The main business of the Group is to provide loans for purchase or construction of residential houses. All other activities of the Group revolve around the main business and accordingly there are no separate reportable segments, as per the Ind AS 108- Operating Segments.

8 Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached in Annexure I.

9 Pursuant to Regulations 54 of SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, all Secured Non-Convertible Debentures (NCDs) issued by the Group and outstanding as on March 31, 2026 are fully secured by way of charge on identified receivables of the company. Accordingly, the Group is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document.

10 The Company has modified the method of calculating Expected Credit Loss (ECL) w.e.f April 01, 2025, as a result, the ECL provision as at June 30, 2025 has increased by ₹ 5,416 Lakh. The Company has also reclassified repossessed properties from "Assets Held for Sale" (AHS) to Loans at amortised cost in accordance with opinion issued by Expert Advisory Committee of ICAI. Consequently, AHS amounting to ₹ 16,889 Lakh has been included in Loans at amortised cost as on June 30, 2025 and one time reclassification increase in ECL provisioning amounting to ₹ 2,731 Lakh during the said quarter.

11 During the previous year ended March 31, 2025 the Company had reviewed, assessed and written off the Loan Origination System (LOS) software, classified under intangible assets, with a carrying value of ₹ 1,306 lakh as at reporting date and in accordance with Ind AS 1 – Presentation of Financial Statements, the carrying value of the asset had been charged to the Statement of Profit and Loss as an exceptional item, considering the nature, frequency and materiality of the transaction.

12 On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty nine existing labour laws. The Company has assessed and there is no material impact of these changes on the basis of opinion obtained and the best information available. The Company continues to monitor the implementation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code as needed.

13 In compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the above consolidated financial results for the quarter and year ended March 31, 2026 have been audited by the Statutory Auditors of Company, reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at their respective meeting held on May 15, 2026. The Statutory Auditors have expressed an unmodified opinion.

14 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between audited figures in respect of the year ended March 31, 2026 and March 31 , 2025 and the reviewed figures in respect of nine months ended December 31, 2025 and December 31, 2024 respectively.

For and on behalf of the Board

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

Sachindra Salvi
Managing Director & CEO
DIN : 10930663

Place : Mumbai
Date : May 15, 2026

Annexure - I to Consolidated Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer note 14)	(Audited)	(Audited)
a	Debt- Equity Ratio (in times)	4.30	4.35	4.44	4.30	4.44
b*	Debt-Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c*	Interest Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-	-
f (i)	Net worth (₹ in Lakh)	2,10,640	2,04,251	1,96,484	2,10,640	1,96,484
f (ii)	Adjusted Net worth (₹ in Lakh)	2,09,350	2,03,982	1,96,291	2,09,350	1,96,291
g	Net Profit after tax (₹ in Lakh)	5,368	4,369	3,520	15,482	16,042
h	**Earning per share (not annualised)**					
	1. Basic	9.97	8.11	6.54	28.75	29.79
	2. Diluted	9.97	8.11	6.54	28.75	29.79
i*	Current Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
j*	Long term debt to working capital	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
k	Bad debts to Account receivable ratio (Not annualised)	0.01%	0.02%	0.06%	0.59%	0.06%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	80.10%	80.23%	80.99%	80.10%	80.99%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	19.63%	16.02%	12.76%	14.29%	14.73%
r	**Sector specific equivalents ratios, as applicable**					
	i. Gross Stage 3 Ratio (%)	3.96%	4.24%	3.03%	3.96%	3.03%
	ii. Provision Coverage Ratio (%)	60.36%	58.63%	36.07%	60.36%	36.07%

Formula for Computation of ratios are as follows:

a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Networth

f (i) Networth = Equity Share Capital + Other Equity

f (ii) Adjusted Networth = The aggregate value of paid-up share capital and all reserves created out of profits (including the securities premium account), reduced by the total of accumulated losses, deferred expenditure, and miscellaneous expenses not written.

k Bad Debts to Account Receivable ratio = Bad Debts Written Off / (Average Gross Loan Book + Average Gross Trade Receivables)

m Total debts to total assets (%) = (Debt Securities + Borrowings [Other than Debt Securities]) / Total Assets

q Net Profit Margin (%) = Net Profit after tax/ Total Income

r i. Stage 3 Ratio (%) = Gross Stage III Loan outstanding / Total Loan Outstanding

r ii. Provision Coverage Ratio (%) = Allowance for bad and doubtful debts for Gross Stage III Loan Book / Gross Stage III Loan Book

* Since the Company is a Housing Finance Company ('HFC'), disclosure of Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Current liability ratio, Debtors turnover ratio, Inventory turnover ratio and Operating Margin Ratio are not applicable since it is engaged in financing activities.

GOKHALE & SATHE MUMBAI FRN No. 103264W CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

gokhale & sathe
(regd.)
chartered accountants

304/308/309/311,udyog mandir no.1,
7-c, bhagoji keer marg,mahim,
mumbai - 400 016,maharashtra,india.

Independent Auditors' Report on Annual Audited Consolidated Financial Results of GIC Housing Finance Limited for the quarter and year ended March 31, 2026 pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
GIC Housing Finance Limited

Report on the Audit of the Consolidated Financial Results

Opinion

We have audited the accompanying Statement of Audited Consolidated Financial Results of **GIC Housing Finance Limited** ("the Holding Company" or "the Company") and its subsidiary (Holding Company and its subsidiary together referred to as "the Group") for the quarter and year ended March 31, 2026 ("the Statement"), attached herewith, the Consolidated Statement of Assets and Liabilities as on that date and the Consolidated Statement of Cash Flows for the year ended on that date (the "Consolidated Financial Results") which are included in the accompanying Statement being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements of the subsidiary, the Statement:

a) includes the results of the following entities:

   Holding Company:
   GIC Housing Finance Limited

   Subsidiary:
   i) GICHFL Financial Services Private Limited

b) are presented in accordance with the requirements of Regulation 33 and Regulation 52 of the Listing Regulations; and

c) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit and consolidated other comprehensive income and other financial information of the Group for the quarter and year ended March 31, 2026.

GOKHALE & SATHE MUMBAI FRM No. 103264W CHARTERED ACCOUNTANTS

tel.(off). : +91 022 4348 4242 I email : office@gokhalesathe.in

Basis for Opinion

We conducted our audit of the audited consolidated financial results in accordance with the Standards on Auditing ("SA"s) specified under section 143(10) of the Companies Act, 2013 (the "Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibility for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of the Management and Board of Directors for the Consolidated Financial Results

The Statement has been prepared on the basis of the annual audited consolidated financial statements. The Holding Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to preparation of these consolidated financial results that give a true and fair view of the consolidated net profit and consolidated other comprehensive income/(loss) and other financial information of the Group in accordance with the applicable accounting standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ("RBI Guidelines") and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the Listing Regulations.

The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Management and Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Group's financial reporting process.

Auditors' Responsibility for the audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company and its subsidiary which are companies incorporated in India, have adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and the Board of Directors.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial results. We are responsible for the direction, supervision and performance of the audit of the financial results of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) evaluating the effect of any identified misstatements in the audited annual consolidated financial results.

We communicate with those charged with governance of the Holding Company of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD 1/44/2019 dated March 29, 2019 issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.

Other Matters

a. We did not audit the financial statements of one subsidiary included in the consolidated financial result, whose financial statement reflect total assets of Rs. 231.64 Lakh as at March 31, 2026, total revenues of Rs. 242.42 Lakh and Rs. 818.06 Lakh for the quarter and year ended March 31, 2026 respectively, total net profit after tax of Rs. 9.67 Lakh and Rs. 32.85 Lakh for the quarter and year ended March 31, 2026 respectively, and total other comprehensive income of Rs. 9.67 Lakh and Rs. 32.85 Lakh for the quarter and year ended March 31, 2026 respectively and net cash inflows of Rs. 0.41 Lakh, as considered in the Statement. These financial statements / results have been audited by other auditors whose reports have been furnished to us by the Management and our opinion and conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of above subsidiary is based solely on the reports of the other auditors and procedures performed by us.

b. The Statement includes the consolidated financial results for the quarter ended March 31, 2026 being the balancing figures between audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year to date consolidated figures upto December 31, 2025, being the date of the end of the third quarter of the current financial year, which were subject to limited review by us, as required under the Listing Regulations.

c. The comparative audited financial results for the year ended March 31, 2025 included in the accompanying Statement have been audited by predecessor auditor Chandabhoy & Jassoobhoy, Chartered Accountants, whose audit report dated May 16, 2025 expressed an unmodified opinion.

Our opinion on the Statement is not modified in respect of the above matters.

For Gokhale & Sathe
Chartered Accountants
Firm Regn. No.103264W

GOKHALE & SATHE
MUMBAI
FIRM No. 103264W
CHARTERED ACCOUNTANTS

Chinmaya Deval
Partner
Membership No.: 148652
UDIN: 26148652ZEGVJG3181

Place: Mumbai
Date: May 15, 2026

Annexure - B

DECLARATION IN RESPECT OF AUDIT REPORT WITH UNMODIFIED OPINION FOR THE FINANCIAL YEAR ENDED ON MARCH 31, 2026.

Pursuant to regulation 33(3)(d) and 52(3)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we, hereby declare that the Statutory Auditors of the Company M/s. Gokhale & Sathe, Chartered Accountants (Firm Reg. No. 103264W) have issued an Audit Report with unmodified opinion on audited Financial Results of the Company (Standalone & Consolidated) for the Financial Year ended March 31, 2026.

This is for your information and Record purpose.

Thanking You,

For **GIC Housing Finance Limited**

Nutan Singh

Nutan Singh
Group Head & Company Secretary

Annexure –C

Additional Information in compliance with Chapter V (Obligations of Listed Entity which has listed its Non- Convertible Securities) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reg. No.	Particulars	Status as on March 31, 2026
52(4)	Additional disclosure of Ratios/ equivalent financial information	Disclosed as part of Financial Results in Annexure-A.
54(2)	Extent & Nature of Securities Created & Maintained w.r.t. Secured NCDs.	Disclosed as part of Notes to Financial Results in Annexure-A.
52(7) & 7A	Statement Indicating Utilization of issue proceeds of NCDs and "Nil" Statement indicating Deviation or Variation in use of issue proceeds.	Enclosed herewith, the "NIL" statement as Annexure C-1.
54(3)	Details of Security Cover.	Enclosed as Annexure C-2.
54 & 56(1)(d) Read with SEBI Master Circular dated May 16, 2024, as amended.	Certificate from Statutory Auditor.	Enclosed as Annexure C-3.

Annexure C1

Pursuant to the Annexure IV – A of Master circular for listing obligations and disclosure requirements for non-convertible securities having reference number SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 dated July 11, 2025, the statement of utilization of the issue proceeds from the auditor of the listed entity shall cover below mentioned points: -

A. **Statement of utilization of issue proceeds**

(1) Name of the Issuer	(2) ISIN	(3) Mode of Fund Raising (Public issues/ Private placement)	(4) Type of instrument	(5) Date of raising funds
GIC HOUSING FINANCE LIMITED	INE289B07081 Series 8 – Option 1 INE289B07099 Series 8 – Option 2	Private Placement	Secured, Listed, Rated, Redeemable, Taxable, Non-Convertible Debentures	21st November 2024
GIC HOUSING FINANCE LIMITED	INE289B07115 Series 9 – Option 1 INE289B07107 Series 9 – Option 2	Private Placement	Secured, Listed, Rated, Redeemable, Taxable, Non-Convertible Debentures	24th July 2025
GIC HOUSING FINANCE LIMITED	INE289B07123 Series 10	Private Placement	Secured, Listed, Rated, Redeemable, Taxable, Non-Convertible Debentures	6th November 2025
GIC HOUSING FINANCE LIMITED	INE289B07131 Series 11	Private Placement	Secured, Listed, Rated, Redeemable, Taxable, Non-Convertible Debentures	25th February 2026
(6) Amount Raised	**(7) Funds utilized**	**(8) Any deviation (Yes/ No)**	**(9) If 8 is Yes, then specify the purpose of for which the funds were utilized**	**(10) Remarks, if any**
Series 8 Option 1 – Rs. 300 crores Series 8 Option 2 – Rs. 300 crores	Rs. 300 crores Rs. 300 crores	NO	-	-
Series 9 Option 1 – Rs. 200 crores Series 9 Option 2 – Rs. 200 crores	Rs. 200 crores Rs. 200 crores	NO	-	-
Series 10 Rs. 175 crores	Rs. 175 crores	NO	-	-
Series 11 Rs. 150 crores	Rs. 150 crores	NO	-	-

B. Statement of deviation/ variation in use of Issue proceeds:

Name of listed entity	GIC HOUSING FINANCE LIMITED
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures.
Date of Raising Funds	21st November 2024, 24th July 2025, 6th November 2025 & 25th February 2026.
Amount Raised	Rs. 1325 Crores
Report filed for quarter ended	31st March 2026
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the audit committee after review/ board of directors (in case there is no audit committee)	NIL
Comments of the auditors, if any	NIL
Objects for which funds have been raised and where there has been a deviation, in the following table:	

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

(a) Deviation in the objects or purposes for which the funds have been raised

(b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

Name of Signatory – Varsha Godbole

Designation – Sr Vice President & CFO

Date – 05/05/2026

Annexure C2

Security Cover Certificate as on March 31, 2025

₹ in lakh

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
		Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Debt not backed by any assets offered as security	Elimination (amount in negative)	(Total C to J)	Related to only those items covered by this certificate				
Particulars	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)			debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)*	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=L+M+N+O)
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F		
ASSETS															
Property, Plant and Equipment							274			274					-
Capital Work-in- Progress							-			-					-
Right of Use Assets							6,531			6,531					-
Goodwill							-			-					-
Intangible Assets							124			124					-
Intangible Assets under Development							1,563			1,563					-
Investments							21,082			21,082					-
Loans*	Loans to Customer (Refer Note 1 and 2)	1,43,159	7,91,983				1,47,673			10,82,815		1,43,159			1,43,159
Inventories							-			-					-
Trade Receivables							54			54					-
Cash and Cash Equivalents							3,967			3,967					-
Bank Balances other than Cash and Cash Equivalents							434			434					-
Others							12,967			12,967					
Total		1,43,159	7,91,983				1,94,669			11,29,811	-	1,43,159	-	-	1,43,159
LIABILITIES															
Debt securities to which this certificate pertains	Secured NCDs (Refer Note 3)	1,37,433						-		1,37,433					
Other debt sharing pari-passu charge with above debt								-		-					
Other Debt								56,101		56,101					
Subordinated debt								-		-					
Borrowings															
Bank			6,57,914					53,600		7,11,514					
Debt Securities								-		-					
Others								-		-					
Trade payables								1,609		1,609					
Lease Liabilities								6,828		6,828					
Provisions								2,466		2,466					
Others								3,296		3,296					
Total		1,37,433	6,57,914				-	1,23,900		9,19,247					
Cover on Book Value**															
Cover on Market Value															
	Exclusive Security Cover Ratio	1.04													

* Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "hold to collect" cash flows that are solely principal and interest. Accordingly these loans are not fair valued and the book value of loans (after netting of Impairment) are considered as the value of security for the purposes of this certificate.

** Security cover ratio is calculated only for debt for which this certificate is issued.

1. All loans assets mentioned in Column C & Column D are standard assets.
2. Loans includes principal outstanding plus interest receivables add/less Ind As adjustment less provision for expected credit loss.
3. Debt Securities to which this certificate pertains includes principal outstanding plus interest accrued add/less Ind As adjustment.

GIC HOUSING FINANCE LTD.

Annexure - C3

gokhale & sathe
(regd.)
chartered accountants

304/308/309/311,udyog mandir no.1,
7-c, bhagoji keer marg,mahim,
mumbai - 400 016,maharashtra,india.

Certificate on Statement of Information on Security Cover, value of book debts / receivables and compliance with all applicable covenants of listed non-convertible debt securities pursuant to requirement of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on March 31, 2026 for GIC Housing Finance Limited

To,
The Board of Directors
GIC Housing Finance Limited ('the Company')
6th Floor, National Insurance Building
14, Jamshedji Tata Road, Churchgate,
Mumbai - 400 020

1. Introduction

This certificate is issued in terms of our audit engagement with GIC Housing Finance Limited ("the Company") as statutory auditors, pursuant to the above and as required by Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, and regulation 15(1)(t) of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as amended (together referred to as "the Regulations") for the purpose of its onward submission to IDBI Trusteeship Services Limited & Vistra ITCL (India) Limited ("the Debenture Trustee").

The annexed Statement of information comprising of:
Annexure I - ISIN wise details of Securities outstanding as on March 31, 2026
Annexure II - Security Cover for Listed Non-Convertible Debentures as on March 31, 2026
(together referred as "the Statement") has been compiled and certified by the management of the Company.

These annexures are prepared by the Management of the Company for onward submission to the Debenture Trustee and are signed by us for identification purpose only.

2. Management's Responsibility

The Management of the Company is responsible for ensuring the compliance with the terms of the issue of listed non-convertible debt securities and guidelines mentioned in the Regulations.

The Management of the Company is also responsible for ensuring maintenance of adequate security cover in respect of all listed non-convertible debt securities. This responsibility also includes:

a. Preparation and maintenance of proper accounting and other records as per the external and internal requirements;

GOKHALE & SATHE MUMBAI FRN 103264W CHARTERED ACCOUNTANTS

b. Design, implementation and maintenance of adequate internal procedures / systems / processes / controls relevant to the creation and maintenance of the aforesaid records;

c. Providing all relevant and accurate information to SEBI, Debenture Trustee and Stock Exchanges;

d. Compliance with all the covenants of the offer document/Information Memorandum and/or Debenture Trust Deed for all listed Non-Convertible Debt securities outstanding as on March 31, 2026.

e. Ensuring that the relevant records and Statement provided to us for our examination are complete and accurate.

3. Auditor's Responsibility

Our responsibility is to provide a limited assurance based on our examination of the relevant records provided by the Company and to report in the 'Conclusion' paragraph below.

A limited assurance engagement includes performing procedures to address the certifying requirements mentioned above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance and consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

For the purpose of this certificate, we have planned and performed the following procedures to determine whether anything has come to our attention that causes us to believe that the Company has not complied with any of the applicable covenants of the Debenture Trust Deed and/ or with the requirements of the Regulations:

In respect of Annexures, we -

a. Obtained and read the Debenture Trust Deed and Information Memorandum in respect of Secured Debentures. Also obtained the draft provisional Quarterly Compliance Report for the quarter ended March 31, 2026.

b. Obtained list of securities/collateral/ properties / assets pledged as a security against the outstanding listed non-convertible debt securities ("NCD") as at March 31, 2026.

c. Verified the computation of security cover as at March 31, 2026 (Refer Annexure II), prepared by the management, as specified in the format given under SEBI circular SEBI/HO/MIRSD/MIRSD CRADT/CIR/P/2022/67 dated 19 May 2022 as updated from time to time (latest referred SEBI Master circular is "SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025).

d. Traced the amounts in Annexure II with the audited books of account and other relevant records and documents maintained by the company and verified the arithmetical accuracy of the Statement;

e. Verified the details of the outstanding amounts of Listed NCDs and assets required to be maintained as a collateral for listed NCDs from the underlying books of accounts and other relevant records and documents maintained by the Company for the period ended March 31, 2026;

f. Recomputed security coverage ratios.

g. Against each of the applicable covenants, verified the status of compliance as at March 31, 2026.

We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC)-1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

4. Conclusion

Based on the examination of the Statement and explanations given to us and undertaking by the management of the Company and subject to Management's Responsibility Paragraph above, nothing has come to our attention that causes us to believe that

a. The particulars furnished in the Statement have not been accurately extracted from the audited books of accounts for the period ended March 31, 2026.

b. The security cover maintained by the company against the outstanding listed NCDs is less than 100%.

c. The details pertaining to the value of collateral i.e. receivables/ book debts are incorrect.

d. The company has not complied with any of the applicable covenants as stated in the Debenture Trust Deed and Information Memorandum.

e. The Statement prepared by the management is arithmetically inaccurate.

5. Restriction on use

This Certificate has been issued at the specific request of the Company pursuant to the requirements of the Regulations. It should not be used by any other person or for any other purpose. Accordingly, we do

GOKHALE & SATHE
MUMBAI
FIRM No. 103264W
CHARTERED ACCOUNTANTS

not accept or assume any liability or any duty of care or for any other purpose or to any other party to which it is shown or into whose hands it may come without our prior consent in writing.

We have no responsibility to update this certificate for events and circumstances occurring after March 31, 2026.

For Gokhale & Sathe
Chartered Accountants
Firm Registration Number: -103264W

CA Chinmaya Deval
Partner
Membership No.: 148652
UDIN: 26148652XIPMSU7788
Date: May 15, 2026
Place: Mumbai

Annexure I

ISIN Wise details of Security Private Placement of Non-Convertible Debentures (NCD) as mentioned below

A) IDBI Trusteeship Services Limited

Rs.in Lakh

Sr. No.	ISIN	Facility	Issuance Date	Type of Charge	Security Type	Cover Required	Sanction Amount	Outstanding Amount as on 31.03.2026	Value of Security	Security Cover (%)
1	INE289B07081	NCD Series 8 Option 1	21-11-2024	Exclusive	Book Debt	100 %	30,000	31,911	32,347	101%
2	INE289B07099	NCD Series 8 Option 2	21-11-2024	Exclusive	Book Debt	100 %	30,000	31,479	32,121	102%
3	INE289B07123	NCD Series 10	06-11-2025	Exclusive	Book Debt	100 %	17,500	18,001	18,618	103%
4	INE289B07131	NCD Series 11	25-02-2026	Exclusive	Book Debt	100 %	15,000	15,063	16,251	108%
		Total					**92,500**	**96,454**	**99,337**	

B) VISTRA ITCL (India) LIMITED

Rs.in Lakh

Sr. No.	ISIN	Facility	Issuance Date	Type of Charge	Security Type	Cover Required	Sanction Amount	Outstanding Amount as on 31.03.2026	Value of Security	Security Cover (%)
1	INE289B07115	NCD Series 9 Option 1	24-07-2025	Exclusive	Book Debt	100 %	20,000	20,109	21,768	108%
2	INE289B07107	NCD Series 9 Option 2	24-07-2025	Exclusive	Book Debt	100 %	20,000	20,870	22,054	106%
		Total					**40,000**	**40,979**	**43,822**	

For GIC Housing Finance Ltd

Varsha Godbole
Sr. Vice President & CFO

GIC HOUSING FINANCE LTD.

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS

Annexure II Security Cover Certificate as on March 31, 2026

₹ in lakh

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Debt not backed by any assets offered as security	Elimination (amount in negative)	(Total C to J)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)			debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)*	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=L+M+N+O)
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F		
ASSETS															
Property, Plant and Equipment							274			274					-
Capital Work-in- Progress							-			-					-
Right of Use Assets							6,531			6,531					-
Goodwill							-			-					-
Intangible Assets							124			124					-
Intangible Assets under Development							1,563			1,563					-
Investments							21,082			21,082					-
Loans*	Loans to Customer (Refer Note 1 and 2)	1,43,159	7,91,983				1,47,673			10,82,815		1,43,159			1,43,159
Inventories							-			-					-
Trade Receivables							54			54					-
Cash and Cash Equivalents							3,967			3,967					-
Bank Balances other than Cash and Cash Equivalents							434			434					-
Others							12,967			12,967					-
Total		1,43,159	7,91,983				1,94,669			11,29,811	-	1,43,159	-	-	1,43,159
LIABILITIES															
Debt securities to which this certificate pertains	Secured NCDs (Refer Note 3)	1,37,433						-		1,37,433					
Other debt sharing pari-passu charge with above debt								-		-					
Other Debt								56,101		56,101					
Subordinated debt										-					
Borrowings															
Bank			6,57,914					53,600		7,11,514					
Debt Securities								-		-					
Others								-		-					
Trade payables								1,609		1,609					
Lease Liabilities								6,828		6,828					
Provisions								2,466		2,466					
Others								3,296		3,296					
Total		1,37,433	6,57,914				-	1,23,900		9,19,247					
Cover on Book Value**															
Cover on Market Value															
	Exclusive Security Cover Ratio	1.04													

* Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "hold to collect" cash flows that are solely principal and interest. Accordingly these loans are not fair valued and the book value of loans (after netting of Impairment) are considered as the value of security for the purposes of this certificate.

** Security cover ratio is calculated only for debt for which this certificate is issued.

1. All Loans assets mentioned in Column C & Column D are standard assets.
2. Loans includes principal outstanding plus interest receivables add/less Ind As adjustment less provision for expected credit loss.
3. Debt Securities to which this certificate pertains includes principal outstanding plus interest accrued add/less Ind As adjustment.

Annexure –D

Information under Regulation 30 & 51 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026.

Re-appointment of Directors

Sr. No	Particulars	Shri Hitesh Joshi (DIN 09322218)	Smt. Rajeshwari Singh Muni (DIN 09794972)	Shri Sunil Kakar (DIN 03055561)
a)	Reason for Change (viz. appointment/re-appointment ~~resignation/ removal/ death or otherwise)~~	Re-appointment due to retirement by rotation as per Section 152(6) of Companies Act, 2013 subject to approval of Shareholders in the ensuing 36th AGM of the Company..	Re-appointment due to retirement by rotation as per Section 152(6) of Companies Act, 2013 subject to approval of Shareholders in the ensuing 36th AGM of the Company..	Re-appointment of Sunil Kakar (DIN 03055561) as an Independent Director for second term of 5 consecutive years subject to approval of Shareholders in the ensuing 36th AGM of the Company.
b)	Date of appointment / re-appointment ~~/cessation (as applicable)~~ & term of appointment / reappointment	Shri Hitesh Joshi (Non-Executive Director), being longest in the office since his last appointment would be liable to retire by rotation at the ensuing 36th AGM of the Company and would be eligible to be re-appointed as a Director at the same meeting.	Smt. Rajeshwari Singh Muni (Non-Executive Director), being longest in the office since her last appointment would be liable to retire by rotation at the ensuing 36th AGM of the Company and would be eligible to be re-appointed as a Director at the same meeting.	The re-appointment as an Independent Director for second term of 5 consecutive years shall be from August 07, 2026 to August 06, 2031.
c)	Brief Profile (in case of appointment)	Shri Hitesh Joshi (DIN 09322218) is a post-graduate in Accounts from Mumbai University and holds Masters in Financial Management from Jamnalal Bajaj Institute of Management Studies. He is also a Fellow of the Insurance Institute of India. He has joined General Insurance Corporation of India in July, 1990 and has	Smt. Rajeshwari Singh Muni (DIN 09794972) has taken charge as Chairman-cum-Managing Director of National Insurance Company Limited on 1st September 2023. Prior to taking charge as CMD, she was General Manager & Director of United India Insurance Company Limited w.e.f. 18th November 2022. She is a Science	Shri Sunil Kakar (DIN 03055561) has over 40 years of experience in Banking, Non-Banking & Insurance sector with Bank of America, IDFC group and Max New York Life Insurance Co. Ltd. In his illustrious career, he has served various key positions including Group CFO of IDFC group & CFO

		served different departments of the Corporation in various capacities. He has handled assignments pertaining to Investment Accounts, Internal Audit, Budgetary Control, Property & Aviation Underwriting, Claims, Finance and Retrocession. He is nominated on the Board of our company by GIC-Re. He is also serving as Executive Director on the Board of General Insurance Corporation of India.	Graduate and also holds MBA (HR and Finance) and Associate from Insurance Institute of India, Mumbai. She commenced her career at General Insurance Corporation of India in the year 1987 and moved to Agriculture Insurance Company of India Limited (AICL) in 2004. She has 35 years of experience and expertise in dealing Crop Insurance in various capacities. A long part of which was heading the agriculturally predominant States of Andhra Pradesh, Telengana and Madhya Pradesh as Regional Manager and also overseeing of all the five Southern States as Deputy General Manager. Upon elevation as General Manager in the year 2019, she handled various portfolios at AICL, Head Office at New Delhi and performed exceedingly well in all spheres. She is a keen learner coupled with traits of sincerity, honesty, dedication, commitment which have been the key to her success in reaching the heights. She is nominated on the Board of our company by National Insurance Co. Ltd. She is also serving as	of IDFC Ltd. He was also elevated as MD & CEO of IDFC Ltd. (2017-2022). In his illustrious career, Shri Sunil Kakar has handled various assignments which inter alia includes Business planning, Internal control, Financial controls, branch administrations & operations, Project Management, Market Risk Management, Investments & Treasury, Accounts & Finance, Taxation, Budgetary control, regulatory reporting etc. He is also serving as Director on the Board of Edelweiss Life Insurance Company Ltd., Unity Small Finance Bank Ltd., Max Life Pension Fund Management Ltd. and Edelweiss Asset Management Ltd..

			Director on the Board of National Insurance Company Ltd. (as CMD), Agriculture Insurance Company Ltd., Health Insurance TPA of India Ltd. and India International Insurance Pte. Ltd., Singapore. He is also Member, Governing Board of National Insurance Academy, Pune and Member of the Council for Insurance Ombudsmen of Council for Insurance Ombudsmen (CIO).	
d)	Disclosures of relationship between directors (in case of appointment)	Not related to any other Director / Key Managerial Personnel except Shri Sachindra Salvi (MD & CEO) being from same promoter company i.e. GIC-RE (i.e. No inter-se relation)	Not related to any other Director / Key Managerial Personnel (i.e. No inter-se relation).	Not related to any other Director / Key Managerial Personnel (i.e. No inter-se relation).

Annexure –E

Information under Regulation 30 & 51 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026.

Appointment of Key Managerial Personnels (CS and CFO)

Sr. No	Particulars	Shri Rajkumar Umedlal Gor as Company Secretary & Compliance Officer	Smt. Paba Koshy as Chief Financial Officer
a)	Reason for Change (viz. appointment/re-appointment ~~resignation/ removal/ death or otherwise)~~	Appointment Shri Rajkumar Umedlal Gor (Membership No: A61669) as Company Secretary & Compliance Officer	Appointment of Smt. Paba Koshy as Chief Financial Officer
b)	Date of appointment / re-appointment ~~/cessation (as applicable)~~ & term of appointment / reappointment	June 02, 2026. Term of Appointment – Not Applicable	July 01, 2026. Term of Appointment – Not Applicable
c)	Brief Profile (in case of appointment)	Shri Rajkumar Umedlal Gor is a qualified Company Secretary and holds B.Com, M.Com, LL.B and LL.M degrees. He also holds a Diploma in Cyber Laws. He has over 8 years of experience in the field of corporate governance, secretarial functions and regulatory compliance. Prior to this appointment, he was working with Kotak Mahindra Bank Limited as Company Secretary (Assistant Vice President). He has also	Ms. Paba Koshy is a Chartered Accountant. She has 23 years' rich experience in the field of handling various claims both at operational level and RO and has headed TP Claims Hub for a year. During her last tenure as Regional Manager, she handled Health Department, Human Resources, Accounts and Establishment, Audit and CAG Compliance.

		worked with GIC Housing Finance Limited in the Company Secretary function. He has extensive experience in handling Board and Committee meetings, listed entity compliances, SEBI (LODR, PIT, SAST) regulations, Companies Act requirements, RBI/NHB directions, CSR compliances, secretarial audits, stakeholder management and regulatory liaison with authorities.	
d)	Disclosures of relationship between directors (in case of appointment)	Not related to any other Director / Key Managerial Personnel (i.e. No inter-se relation)	Not related to any other Director / Key Managerial Personnel (i.e. No inter-se relation) except Shri B. S. Rahul (CMD - United India Insurance Co. Ltd.), Director of the company (i.e. relating to common Promoter Company, United India Insurance Co. Ltd.).

Annexure F

Format for disclosure of related party transactions every six months (01-10-2025 to 31-03-2026)

(Rs. In Lakh)

												Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. ***These details need to be disclosed only once, during the reporting period when such transaction was undertaken.***							
Sr. No.	**Details of the party (listed entity /subsidiary) entering into the transaction**		**Details of the counterparty**			**Type of related party transaction**	**Value of the related party transaction as approved by the audit committee (Rs. In lakh)**	**Value of the related party transaction ratified by the audit committee (Rs. In lakh)**	**Value of transaction during the reporting period (Rs. In lakh)**	**In case monies are due to either party as a result of the transaction (Rs. In lakh)**		**In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments**			**Details of the loans, inter-corporate deposits, advances or investments**				
	Name	**PAN**	**Name**	**PAN**	**Relationship of the counterparty with the listed entity or its subsidiary**					**Opening Balance**	**Closing Balance**	**Nature of indebtedness (loan/ issuance of debt/ any other etc.)**	**Cost**	**Tenure**	**Nature (loan/ advance/ inter-corporate deposit/ investment**	**Interest Rate (%)**	**Tenure**	**Secured/ unsecured**	**Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)**
1	GIC Housing Finance Limited	-	Shri Hitesh Rameshchandra Joshi	-	Non-Executive Director	Loan	2500.00	0	2.70	17.95	15.24	NA	NA	NA	NA	NA	NA	NA	NA
2	GIC Housing Finance Limited	-	Shri Sachindra Salvi	-	MD & CEO	Remuneration	2500.00	0	50.52	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
3	GIC Housing Finance Limited	-	Smt. Varsha Godbole	-	Chief Financial Officer	Remuneration	2500.00	0	51.26	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
4	GIC Housing Finance Limited	-	Smt. Nutan Singh	-	Company Secretary	Remuneration	2500.00	0	13.13	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
5	GIC Housing Finance Limited	-	Smt. Nutan Singh	-	Company Secretary	Loan	2500.00	0	0.69	21.47	20.78	NA	NA	NA	NA	NA	NA	NA	NA
6	GIC Housing Finance Limited	-	Smt. Nutan Singh	-	Company Secretary	Loan	2500.00	0	0.35	38.78	38.44	NA	NA	NA	NA	NA	NA	NA	NA
7	GIC Housing Finance Limited	-	Shri T. Mariraja	-	Officer on deputation from Promoter Company	Remuneration	100000.00	0	43.76	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
8	GIC Housing Finance Limited	-	Smt. Rani Singh Nair	-	Independent Director	Sitting Fees	2500.00	0	4.20	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
9	GIC Housing Finance Limited	-	Shri Vaijinath Gavarshetty	-	Independent Director	Sitting Fees	2500.00	0	4.50	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
10	GIC Housing Finance Limited	-	Shri Garimella Nanda Kishore	-	Independent Director	Sitting Fees	2500.00	0	3.30	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
11	GIC Housing Finance Limited	-	Shri Sathia Jeeva Krishnan Chidambara	-	Independent Director	Sitting Fees	2500.00	0	3.60	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
12	GIC Housing Finance Limited	-	Shri Damodharan Neelam	-	Independent Director	Sitting Fees	2500.00	0	3.30	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
13	GIC Housing Finance Limited	-	Shri Sunil Kakar	-	Independent Director	Sitting Fees	2500.00	0	3.00	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
14	GIC Housing Finance Limited	-	General Insurance Corporation of India (GIC-Re)	-	Promoter	GIC-Re employees Housing Loan (Scheme)	100000.00	0	696.80	5762.44	6459.00	NA	NA	NA	NA	NA	NA	NA	NA
15	GIC Housing Finance Limited	-	The New India Assurance Co. Ltd.	-	Promoter	Insurance Premium	100000.00	0	36.51	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
16	GIC Housing Finance Limited	-	National Insurance Co. Ltd.	-	Promoter	Rent Exp.	100000.00	0	230.78	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
17	GIC Housing Finance Limited	-	United India Insurance Co. Ltd.	-	Promoter	Insurance Premium	100000.00	0	2.22	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
18	GIC Housing Finance Limited	-	United India Insurance Co. Ltd.	-	Promoter	House Building Advance (Employees Loan portfolio) of UIICL	100000.00	0	399.85	4022.16	3622.31	NA	NA	NA	NA	NA	NA	NA	NA
19	GIC Housing Finance Limited	-	GICHFL Financial Services Pvt. Ltd.	-	Wholly owned Subsidiary	Reimbursment of Cost & Payment of Commission for business sourced	2500.00	0	525.29	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
20	GIC Housing Finance Limited	-	Shri A V Muralidharan	-	Director of wholly owned subsidiary of GIC Housing Finance Ltd.	Sitting Fees	2500.00	0	0.40	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA

21	GIC Housing Finance Limited	-	Shri Vaijinath Gavarshetty	-	Directors of wholly owned subsidiary of GIC Housing Finance Ltd.	Sitting Fees	2500.00	0		0.40	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
22	GIC Housing Finance Limited	-	Smt. Suchita Gupta	-	Directors of wholly owned subsidiary of GIC Housing Finance Ltd.	Sitting Fees	2500.00	0		0.40	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
23	GIC Housing Finance Limited	-	Shri Sachindra Salvi	-	MD & CEO	Advance	2500.00	0		0.30	0.00	0.00	NA	NA	NA	Advance	NIL	12 Months	Secured	Advance is given as part of employee benefit scheme and it is recovered
24	GIC Housing Finance Limited	-	Shri T. Mariraja	-	Officer on deputation from Promoter Company	Advance	100000.00	0		0.30	0.00	0.00	NA	NA	NA	Advance	NIL	12 Months	Secured	Advance is given as part of employee benefit scheme and it is recovered in 12 equal monthly installments
25	GIC Housing Finance Limited	-	Shri B. B. Phonde	-	Officer on deputation from Promoter Company	Remuneration	100000.00	0		51.67	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
26	GIC Housing Finance Limited	-	Shri B. B. Phonde	-	Officer on deputation from Promoter Company	Advance	100000.00	0		0.45	0.00	0.00	NA	NA	NA	Advance	NIL	12 Months	Secured	Advance is given as part of employee benefit scheme and it is recovered in 12 equal monthly installments
27	GIC Housing Finance Limited	-	Shri Dinesh Waghela	-	Independent Director	Sitting Fees	2500.00	0		3.60	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
28	GIC Housing Finance Limited	-	National Insurance Co. Ltd.	-	Promoter	Insurance Premium	100000.00	0		163.33	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
29	GIC Housing Finance Limited	-	National Insurance Co. Ltd.	-	Promoter	Electrcity	100000.00	0		0.08	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
30	GIC Housing Finance Limited	-	United India Insurance Co. Ltd.	-	Promoter	Rent Exp.	100000.00	0		2.43	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
31	GIC Housing Finance Limited	-	The New India Assurance Co. Ltd.	-	Promoter	Lease Rent Amenities	100000.00	0		2.02	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA

GIC HOUSING FINANCE LTD.

Annexure G

Disclosure of information relating to Large Corporate, as on 31 March 2026, in terms of SEBI Circular No. SEBI/HO/ DDHS/DDHS-RACPOD 1/P/CIR /2023 /172 dated October 19, 2023 as amended :

Sr. no.	Particulars	Amount (Rs. In Crore)
1	Outstanding Qualified Borrowings at the start of the financial year	Rs. 7226.87
2	Outstanding Qualified Borrowings at the end of the financial year	Rs. 7953.47
3	Highest credit rating of the company	ICRA AA+/ Stable CRISIL AA + / Stable
4	Incremental borrowing done during the year (qualified borrowing)	Rs. 2800
5	Borrowings by way of issuance of debt securities during the year	Rs.725

For GIC Housing Finance Ltd

Varsha Godbole
Sr. Vice President & CFO

Bhosale

GIC HOUSING FINANCE LTD.

Annexure - 14

STATEMENT OF SHORT-TERM DYNAMIC LIQUIDITY

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	1 month to 3 months	3 to 6 months	Total	Row Code	Remarks
Column Code	C284	C285	C286	C287	C288	C289		
A. OUTFLOWS							R1546	
1. Increase in loans & Advances	3500.00	4000.00	12500.00	50000.00	75000.00	**145000.00**	R1547	
2. Net increase in investments	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	0.00	R1548	
i) Govt./approved securities	0.00	0.00	0.00	0.00	0.00	**0.00**	R1549	
ii) Bonds/debentures/shares	0.00	0.00	0.00	0.00	0.00	**0.00**	R1550	
iii) Others	0.00	0.00	0.00	0.00	0.00	**0.00**	R1551	
3. Net decrease in public deposits, ICDs	0.00	0.00	0.00	0.00	0.00	**0.00**	R1552	
4. Net decrease in borrowings from various sources/net increase in market lending	0.00	0.00	5287.00	0.00	0.00	**5287.00**	R1553	
5. Outflow on account of off-balance sheet items	0.00	0.00	0.00	0.00	0.00	**0.00**	R1554	
6. Other outflows	264.00	564.00	6289.00	17836.00	26658.00	**51611.00**	R1555	
TOTAL OUTFLOWS (A)	**3764.00**	**4564.00**	**24076.00**	**67836.00**	**101658.00**	**201898.00**	R1556	
B. INFLOWS						**0.00**	R1557	
1. Net cash position	47.00	0.00	0.00	0.00	0.00	**47.00**	R1558	
2. Net increase in deposits	0.00	0.00	0.00	0.00	0.00	**0.00**	R1559	
3. Interest inflow on investments	0.00	0.00	0.00	0.00	0.00	**0.00**	R1560	
4. Interest inflow on performing Advances	0.00	0.00	9000.00	19000.00	29000.00	**57000.00**	R1561	
5. Net increase in borrowings from various sources	3700.00	4550.00	0.00	18529.00	27197.00	**53976.00**	R1562	
6. Inflow on account of off-balance sheet items	0.00	0.00	0.00	0.00	0.00	**0.00**	R1563	
7. Other inflows	23.00	26.00	15080.00	30321.00	45482.00	**90932.00**	R1564	
TOTAL INFLOWS (B)	**3770.00**	**4576.00**	**24080.00**	**67850.00**	**101679.00**	**201955.00**	R1565	
C. Mismatch (B - A)	**6.00**	**12.00**	**4.00**	**14.00**	**21.00**	**57.00**	R1566	
D. Cumulative mismatch	**6.00**	**18.00**	**22.00**	**36.00**	**57.00**	**114.00**	R1567	
E. C as percentage to Total Outflows	**0.16%**	**0.26%**	**0.02%**	**0.02%**	**0.02%**	**0.03%**	R1568	

GIC HOUSING FINANCE LTD

Mitesh

cramis.nhbonline.org.in/#/home/returnfiles/returnProcessing/27849

SPINE HR

राष्ट्रीय आवास बैंक NATIONAL HOUSING BANK

NILESH GIRI
Maker

HFC MAKER

Home

Return Dashboard

Return Name: ALM-I [STDL]

Schedule Type QUARTERLY   Return Type Select   Position As On Date Select   Search   Reset   Add Schedule   Back

Schedule Id	Return Id	Schedule Type	As On Date	Return Type	File Return	Export To Excel	Submitted to Checker	Status	Submitted Date	Approved Date	Approved By NHB	Remark
91941	8	QUARTERLY	31/03/2026	Final	click Here	Export		Pending for Approval at NHB	09/04/2026			
91808	8	QUARTERLY	31/03/2026	Provisional	click Here	Export		Pending for Approval at NHB	09/04/2026			
89840	8	QUARTERLY	31/12/2025	Final	click Here	Export		Pending for Approval at NHB	09/01/2026			
89549	8	QUARTERLY	31/12/2025	Provisional	click Here	Export		Pending for Approval at NHB	09/01/2026			
87726	8	QUARTERLY	30/09/2025	Final	click Here	Export		Pending for Approval at NHB	09/10/2025			
85732	8	QUARTERLY	30/06/2025	Final	click Here	Export		Pending for Approval at NHB	09/07/2025			
83410	8	QUARTERLY	31/03/2025	Final	click Here	Export		Pending for Approval at NHB	09/04/2025			
81586	8	QUARTERLY	31/12/2024	Final	click Here	Export		Approved By NHB	10/01/2025	20/02/2025	NHB00446	
80756	8	QUARTERLY	30/09/2024	Final	click Here	Export		Pending for Approval at NHB	29/11/2024			

HFC CHECKER

- Home
- OTHER RETURNS
- RETURN MANAGEMENT
- CHANGE REQUEST
- RETURN DASHBOARD
- Communication Register

Select Return Files: ALM-II[SL&IRS]

INFO

HFC Details	Description
HFC Code	53
Name of HFC	GIC HOUSING FINANCE LI

HFC CHECKER

- Home
- OTHER RETURNS
- RETURN MANAGEMENT
- CHANGE REQUEST
- RETURN DASHBOARD
- Communication Register

Filing Details	Description
Return Code	9
Return Name	ALM-II [SL&IRS]
Reporting frequency	Monthly
Reporting start date	01/03/2026
Reporting end date	31/03/2026
Return for the period ending	31/03/2026
ScheduleID	93630
Report Version	Rev-1

HFC CHECKER

- Home
- OTHER RETURNS
- RETURN MANAGEMENT
- CHANGE REQUEST
- RETURN DASHBOARD
- Communication Register

Reporting Details	Description
Reporting Denomination/ Unit *	Lakh
Reporting Standard *	Ind-AS
Date of last audited Balance Sheet *	31/03/2026
General remarks, if any	

PART-1: STATEMENT OF STRUCTURAL LIQUIDITY AS ON PERIOD ENDING

RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Total
Column Code	C290	C291	C292	C293	C294	C295	C296	C297	C298	C299	C300
A. OUTFLOWS											
1. Capital Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5388.00	5388.00
a) Equity capital										5388.00	5388.00
b) Non-redeemable or perpetual preference capital											0.00
c) Others											0.00
d) Preference capital - redeemable/non-perpetual											0.00
2. Reserves & surplus										205176.00	205176.00
3. Gifts, grants, donations & benefactions											0.00
4. Notes, bonds & debentures	0.00	0.00	0.00	0.00	31912.00	31479.00	20108.00	53934.00	0.00	0.00	137433.00
a) Plain vanilla bonds/debentures					31912.00	31479.00	20108.00	53934.00			137433.00
b) Bonds/debentures with embedded options (including zero-coupon/deep discount bonds)											0.00
c) Fixed rate notes											0.00
5. Deposits	0.00	0.00	12428.00	14862.00	14757.00	0.00	14054.00	0.00	0.00	0.00	56101.00
a) Term deposits from public											0.00
b) Inter Corporate Deposits (ICDs)											0.00
c) Commercial Papers (CPs)			12428.00	14862.00	14757.00		14054.00				56101.00
6. Borrowings	1.00	0.00	11839.00	4715.00	62385.00	65202.00	61057.00	273944.00	185596.00	46775.00	711514.00
a) Term money borrowings	1.00		11839.00	4715.00	62385.00	62516.00	56855.00	267242.00	183858.00	46725.00	696136.00
b) Bank borrowings in the nature of WCDL, CC etc.											0.00
c) From RBI, NHB, Govt, & others						2686.00	4202.00	6702.00	1738.00	50.00	15378.00
7. Current Liabilities & provisions:	0.00	0.00	2257.00	0.00	563.00	4330.00	3880.00	4416.00	0.00	7877.00	23323.00
a) Sundry creditors			648.00			1570.00	1653.00			6253.00	10124.00
b) Expenses payable (other than interest)			1609.00								1609.00
c) Advance income received, receipts from borrowers pending adjustment											0.00
d) Interest payable on bonds/deposits					563.00	1918.00	2227.00	4416.00			9124.00
e) Provisions for NPAs											0.00
f) Provisions (other than for NPAs)						842.00				1624.00	2466.00
8. Contingent Liabilities	3481.00	6962.00	12184.00	12184.00	0.00	0.00	0.00	55000.00	24000.00	29400.00	143211.00
a) Letters of credit/guarantees											0.00
b) Loan commitments pending disbursal (outflows)	3481.00	6962.00	12184.00	12184.00							34811.00
c) Lines of credit committed to other institutions (outflows)								55000.00	24000.00	29400.00	108400.00
d) Outflows on account of forward exchange contracts, rupee/dollar swap & bills rediscounted											0.00
9. Others (Please specify, if any)			4799.00	4791.00	4489.00	12174.00	21505.00	57501.00	20788.00	2929.00	128976.00
(A) TOTAL OUTFLOWS	3482.00	6962.00	43507.00	36552.00	114106.00	113185.00	120604.00	444795.00	230384.00	297545.00	1411122.00
(A_1) CUMULATIVE OUTFLOWS	3482.00	10444.00	53951.00	90503.00	204609.00	317794.00	438398.00	883193.00	1113577.00	1411122.00	
B. INFLOWS											
1. Cash											0.00
2. Remittance in transit											0.00
3. Balances with banks (in India only)	3968.00	0.00	0.00	0.00	0.00	434.00	0.00	0.00	0.00	0.00	4402.00
a) Current account	3968.00					80.00					4048.00
b) Deposit /short-term deposits						354.00					354.00
c) Money at call & short notice											0.00
4. Investments (net of provisions)	0.00	0.00	0.00	1985.00	3457.00	1964.00	6760.00	3062.00	0.00	3854.00	21082.00
a) Mandatory investments											0.00
b) Non Mandatory Listed				1985.00	3457.00	1964.00	6760.00	3062.00			17228.00
c) Non Mandatory unlisted securities (e.g. shares, etc.)										3854.00	3854.00
d) Non-mandatory unlisted securities having a fixed term maturity											0.00

GIC HOUSING FINANCE LTD.

12.06.2026

PART-1: STATEMENT OF STRUCTURAL LIQUIDITY AS ON PERIOD ENDING

RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Total
e) Venture capital units											0.00
5. Advances (Performing)	0.00	0.00	4949.71	4969.84	4990.99	15078.73	32007.77	125988.23	127050.11	631174.59	946209.97
a) Bills of exchange and promissory notes discounted & rediscounted											0.00
b) Term loans (only rupee loans)	0.00	0.00	4949.71	4969.84	4990.99	15078.73	32007.77	125988.23	127050.11	631174.59	946209.97
c) Corporate loans/short term loans											0.00
6. Non-performing loans (May be shown net of the provisions, interest suspense held)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	663.00	16998.25	17661.25
a) Sub-standard											
i) All overdues and instalments of principal falling due during the next three years									663.00	3469.35	4132.35
ii) Entire principal amount due beyond the next three years											0.00
b) Doubtful and loss											
i) All instalments of principal falling due during the next five years as also all overdues										2601.00	2601.00
ii) Entire principal amount due beyond the next five years										10927.90	10927.90
7. Inflows from assets on lease											0.00
8. fixed assets (excluding assets on lease)										274.00	274.00
9. Other assets :	54.00	0.00	0.00	0.00	0.00	6836.00	1866.00	0.00	0.00	2057.00	10813.00
(a) Intangible assets and items not representing cash inflows.										1687.00	1687.00
(b) Other items (such as accrued income, other receivables, staff loans,	54.00					6836.00	1866.00			370.00	9126.00
c) Others (Please specify, if any)											0.00
10. Lines of credit committed by other institutions (inflows)		2300.00	25000.00	10500.00	70600.00						108400.00
11. Bills rediscounted (inflow)											0.00
12. Inflows on account of forward exchange contracts, dollar/rupee swaps (sell/buy)											0.00
13. Others (Please specify, if any)	2112.00	2112.00	13624.70	18942.26	18900.64	59750.56	123257.51	195401.97	171798.11	651208.47	1257108.22
(B) TOTAL INFLOWS	6134.00	4412.00	43574.41	36397.10	97948.63	84063.28	163891.28	324452.20	299511.22	1305566.31	2365950.44
C. Mismatch (B - A)	2652.00	-2550.00	67.41	-154.90	-16157.37	-29121.72	43287.28	-120342.80	69127.22	1008021.31	954828.44
D. Cumulative mismatch	2652.00	102.00	169.41	14.51	-16142.86	-45264.57	-1977.29	-122320.09	-53192.87	954828.44	
E. Mismatch as % to Outflows (C as % of A)	76.16%	-36.63%	0.15%	-0.42%	-14.16%	-25.73%	35.89%	-27.06%	30.01%	338.78%	
F. Cumulative Mismatch as % to Cumulative Outflows (D as % to A1)	76.16%	0.98%	0.31%	0.02%	-7.89%	-14.24%	-0.45%	-13.85%	-4.78%	67.66%	

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GIC HOUSING FINANCE LTD.

12.06.2026

PART-2: STATEMENT OF INTEREST RATE SENSITIVITY

RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Non-sensitive	Total
Column Code	C301	C302	C303	C304	C305	C306	C307	C308	C309	C310	C311	C312
A. OUTFLOWS												
1. Capital Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5388.00	5388.00
a) Equity capital											5388.00	5388.00
b) Non-redeemable or perpetual preference capital												0.00
c) Others												0.00
d) Preference capital - redeemable/non-perpetual												0.00
2. Reserves & surplus											205176.00	205176.00
3. Gifts, grants, donations & benefactions												0.00
4. Notes, bonds & debentures	0.00	0.00	0.00	0.00	31912.00	31479.00	20108.00	53934.00	0.00	0.00	0.00	137433.00
a) Floating rate												0.00
b) Fixed rate (plain vanilla) including zero coupons					31912.00	31479.00	20108.00	53934.00				137433.00
c) Instruments with embedded options												0.00
5. Deposits/Borrowings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
a) Deposits												
i) Fixed rate												0.00
ii) Floating rate												0.00
b) ICDs												0.00
6. Borrowings	404515.00	9891.00	242887.00	27362.00	62747.00	447.00	15126.00	4640.00	0.00	0.00	0.00	767615.00
a) Term money borrowings	402607.00	7431.00	230459.00	12500.00	43139.00							696136.00
b) Bank borrowings in the nature of WCDL, CC etc.												0.00
c) From RBI, NHB, Govt.	1908.00	2460.00			4851.00	447.00	1072.00	4640.00				15378.00
d) From Others												
i) Fixed rate			12428.00	14862.00	14757.00		14054.00					56101.00
ii) Floating rate												0.00
7. Current Liabilities & provisions:	0.00	0.00	0.00	0.00	563.00	1918.00	2227.00	4416.00	0.00	0.00	14199.00	23323.00
a) Sundry creditors											10124.00	10124.00
b) Expenses payable											1609.00	1609.00
c) Swap adjustment a/c.												0.00
d) Advance income received/receipts from borrowers pending adjustment												0.00
e) Interest payable on bonds/deposits					563.00	1918.00	2227.00	4416.00				9124.00
f) Provisions											2466.00	2466.00
8. Repos/ bills rediscounted/forex swaps (Sell / Buy)												0.00
9. Contingent Liabilities	3481.00	6962.00	12184.00	12184.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34811.00
a) Letters of credit/guarantees												0.00
b) Loan commitments pending disbursal (outflows)	3481.00	6962.00	12184.00	12184.00								34811.00
c) Lines of credit committed to other institutions (outflows)												0.00
d) Outflows on account of forward exchange contracts, rupee/dollar swap & bills rediscounted												0.00
10. Others (Please specify, if any)			4799.00	4791.00	4489.00	12174.00	21505.00	57501.00	20788.00	2929.00		128976.00
(A) TOTAL OUTFLOWS	407996.00	16853.00	259870.00	44337.00	99711.00	46018.00	58966.00	120491.00	20788.00	2929.00	224763.00	1302722.00
(A-1) CUMULATIVE OUTFLOWS	407996.00	424849.00	684719.00	729056.00	828767.00	874785.00	933751.00	1054242.00	1075030.00	1077959.00	1302722.00	
B. INFLOWS												
1. Cash												0.00
2. Remittance in transit												0.00
3. Balances with banks (in India only)	0.00	0.00	0.00	0.00	0.00	354.00	0.00	0.00	0.00	0.00	4048.00	4402.00
a) Current account											4048.00	4048.00
b) Deposit /short-term deposits						354.00						354.00
c) Money at call & short notice												0.00
4. Investments (net of provisions)	0.00	0.00	0.00	1985.00	3457.00	1964.00	6760.00	3062.00	0.00	0.00	3854.00	21082.00
a) Fixed income securities (e.g. govt. securities, zero coupon bonds, bonds, debentures, cumulative, non-cumulative, redeemable preference shares, etc.)				1985.00	3457.00	1964.00	6760.00	3062.00				17228.00
b) Floating rate securities												0.00

GIC HOUSING FINANCE LTD.

12.06.2026

PART-2: STATEMENT OF INTEREST RATE SENSITIVITY

RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30/31 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years and upto 5 years	Over 5 years	Non-sensitive	Total
c) Equity shares, convertible preference shares, shares of subsidiaries/joint ventures, venture capital units.											3854.00	3854.00
5. Advances (Performing)	993174.00	0.00	77.00	3863.00	1958.00	4267.00	6479.00	22629.00	18.00	0.00	13320.00	1045785.00
a) Bills of exchange and promissory notes discounted & rediscounted												0.00
b) Term loans (only rupee loans)												
i) Fixed Rate	6016.00		77.00	3863.00	1958.00	4267.00	6479.00	22629.00	18.00		13320.00	58627.00
ii) Floating Rate	987158.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	987158.00
c) Corporate loans/short term loans												0.00
6. Non-performing loans (May be shown net of the provisions, interest suspense and claims received from ECGC)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	663.00	16999.00	0.00	17662.00
a) Sub-standard												
i) All overdues and instalments of principal falling due during the next three years									663.00	3470.00		4133.00
ii) Entire principal amount due beyond the next three years												0.00
b) Doubtful and loss												
i) All instalments of principal falling due during the next five years as also all overdues										2601.00		2601.00
ii) Entire principal amount due beyond the next five years										10928.00		10928.00
7. Inflows from assets on lease												0.00
8. fixed assets (excluding assets on lease)											274.00	274.00
9. Other assets :	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10813.00	10813.00
(a) Intangible assets and items not representing cash inflows.											1687.00	1687.00
(b) Other items (such as accrued income, other receivables, staff loans,											9126.00	9126.00
c) Others (Please specify, if any)												0.00
10. Lines of credit committed by other institutions (inflows)												0.00
11. Bills rediscounted (inflow)												0.00
12. Inflows on account of forward exchange contracts, dollar/rupee swaps (sell/buy)												0.00
13. Others (Please specify, if any)	922.00	922.00	9705.00	11508.00	11467.00	35248.00	69353.00	195402.00	171798.00	640782.00	10426.00	1157533.00
(B) TOTAL INFLOWS	994096.00	922.00	9782.00	17356.00	16882.00	41833.00	82592.00	221093.00	172479.00	657781.00	42735.00	2257551.00
C. Mismatch (B - A)	586100.00	-15931.00	-250088.00	-26981.00	-82829.00	-4185.00	23626.00	100602.00	151691.00	654852.00	-182028.00	954829.00
D. Cumulative mismatch	586100.00	570169.00	320081.00	293100.00	210271.00	206086.00	229712.00	330314.00	482005.00	1136857.00	954829.00	
E. Mismatch as % to Outflows (C as % of A)	143.65%	-94.53%	-96.24%	-60.85%	-83.07%	-9.09%	40.07%	83.49%	729.70%	22357.53%	-80.99%	
F. Cumulative Mismatch as % to Cumulative Outflows (D as % to A1)	143.65%	134.21%	46.75%	40.20%	25.37%	23.56%	24.60%	31.33%	44.84%	105.46%	73.29%	

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12.06.2026