HUDCO/SE/FR/2026 4th November, 2026

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai – 400001
SCRIP CODE: 540530

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (E), Mumbai – 400051
SCRIP CODE: HUDCO

Sub.: Outcome of the Board Meeting

Sir/Madam,

The Board of Directors, in their meeting held today i.e. Wednesday, 4th November, 2026, inter-alia considered and approved the following:

i) Unaudited Financial Results for the quarter & half year ended 30th September, 2026:

We are enclosing herewith Unaudited Financial Results (Standalone and Consolidated) for the quarter & half year ended 30th September, 2026 with Statement of Assets and Liabilities as at the end of the half year ended 30th September, 2026 and Limited Review Report of Statutory Auditors, along with other applicable disclosures. These results have been reviewed by the Audit Committee of the Board and approved by the Board of Directors, in their meetings held on 4th November, 2026.

The financial results are being made available on Company's website, i.e., www.hudco.org.in.

ii) Declaration of 2nd interim dividend for Financial Year 2026-27 and fixation of Record date:

Declaration of 2nd Interim Dividend of Rs. 1.35/- per equity share i.e., @ 13.50 % (subject to deduction of TDS) on the face value of Rs.10/- each, for the Financial Year 2026-27 and fixation of Wednesday, 11th November, 2026 as Record date for reckoning eligibility of shareholders for the purpose of payment of 2nd Interim Dividend.

The process of payment of Interim Dividend will be completed within 30 days of its declaration. In relation to the taxation of dividend, shareholders are being requested to refer to the communication uploaded HUDCO's website under the tab Investors>Dividend>TDS Communication.

The Board Meeting commenced at 12:15 p.m. (IST) and concluded at 01:50 p.m. (IST).

This is for your kind information and record.

Yours sincerely
For Housing and Urban Development Corporation Limited

Digitally signed by VIKAS GOYAL
Date: 2026.11.04 14:04:34 +05'30'

Vikas Goyal
Company Secretary & Compliance Officer

Encl.: as above

CC:
1. National Securities Depository Limited
2. Central Depository Services (India) Limited
3. Beetal Financial Computer Services Pvt. Ltd.

SARC & ASSOCIATES
Chartered Accountants

N-226, LGF, Greater Kailash-I,
New Delhi- 110 048
M: +91 98103 07182
T: +91 11 4173 4656-57-58
Email: dinesh@sarcmail.in

Independent Auditor's Review Report on Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2026 of the Company pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Housing and Urban Development Corporation Ltd

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Housing and Urban Development Corporation Ltd. (herein after referred to as the "The company") for the quarter and half year ended September 30, 2026 (herein after referred to as "statement"), being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors in its meeting held on 04th November 2026, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by The Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results for the quarter and half year ended September 30, 2026 read with

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

notes therein, prepared in accordance with the applicable Indian Accounting Standards and other accounting practices and policies generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Emphasis of Matters

We draw attention to the following matters in the notes to the accompanying Standalone Financial Results:

Note No. 6 of the Unaudited Standalone Financials the Company has recognised interest income amounting to Rs. 7.80 crores on the "No Lien Andrews Ganj Project (AGP) Account" for the quarter ended September 30, 2026. The recoverable balance outstanding in the said account as at September 30, 2026, amounts to Rs. 743.16 crores. We are informed that the Company is in discussions with the Ministry of Housing and Urban Affairs (MOHUA) for recovery/reimbursement of the outstanding amount, including interest.

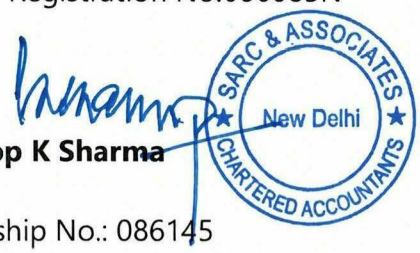
Our Opinion is not modified in respect of the above matters.

6. Other Matters

The Company has not complied with the provisions of Regulation 17(1)(b) of SEBI (LODR) Regulations, 2015, regarding the requirement of the requisite number of Independent Directors. Accordingly, the composition of various Committees was not in compliance with the Companies Act, 2013 and SEBI (LODR) Regulations, 2015, for the period April 1, 2026 to September 30, 2026. Due to non-compliance in past with corporate governance the Stock Exchanges (NSE and BSE) have levied fines and the same is disclosed as contingent liabilities.

Our Opinion is not modified in respect of the above matters.

For SARC & Associates
Chartered Accountants
ICAI Firm Registration No.006085N



CA Anoop K Sharma
Partner
Membership No.: 086145
UDIN No.: **26086145AXNQPP3841**

Place: New Delhi
Dated: 04-11-2026

SARC & ASSOCIATES
Chartered Accountants

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New Delhi- 110 048
M: +91 98103 07182
T: +91 11 4173 4656-57-58
Email: dinesh@sarcmail.in

Independent Auditor's Review Report on Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2026, of the Company pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Housing and Urban Development Corporation Ltd.

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial results of Housing and Urban Development Corporation Ltd. (herein after referred to as the "Parent") for the quarter and half ended September 30, 2026 (herein after referred to as "the statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. This Statement, which is the responsibility of the Parent's Management and approved by the Company's Board of Directors in its meeting held on 04th November 2026, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by The Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India (SEBI), under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended to date, to the extent applicable.

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

4. This Statement includes the financial results of below mentioned entities:
   a. **Shristi Urban Infrastructure Development Limited**

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 7(a) below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standard ("Ind AS") and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Emphasis of Matters

We draw attention to the following matters in the notes to the accompanying Consolidated Financial Results:

Note No. 7 of the Unaudited Consolidated Financials of the Company has recognised interest income amounting to Rs. 7.80 crores on the "No Lien Andrews Ganj Project (AGP) Account" for the quarter ended September 30, 2026. The recoverable balance outstanding in the said account as at September 30, 2026, amounts to Rs. 743.16 crores. We are informed that the Company is in discussions with the Ministry of Housing and Urban Affairs (MOHUA) for recovery/reimbursement of the outstanding amount, including interest.

Our Opinion is not modified in respect of the above matters.

7. Other Matters

1. We did not review the interim financial results of associate included in the Unaudited Consolidated Financial results, whose interim financial results reflect total net loss after tax of Rs. 0.03 Lacs and the total comprehensive loss of Rs. 0.01 Lacs (HUDCO's share) for quarter ended September 30, 2026, and reflect total net loss after tax of Rs 0.57 lacs and the total comprehensive loss of Rs 0.23 Lacs (HUDCO's share) for the half year ended September 30, 2026, as considered in the Unaudited Consolidated Financial results. This financial result has been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the associate is based solely on the report of the management and the procedures performed by us as stated in paragraph 3 above. According to the information and explanation

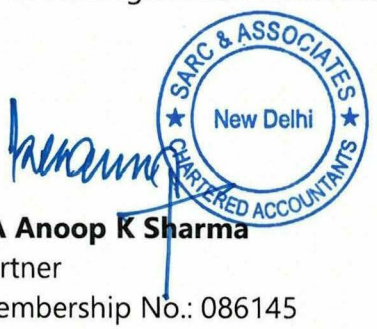
SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

given to us by the management, this financial information is not material to the group.

2. The Company has not complied with the provisions of Regulation 17(1)(b) of SEBI (LODR) Regulations, 2015, regarding the requirement of the requisite number of Independent Directors. Accordingly, the composition of various Committees was not in compliance with the Companies Act, 2013 and SEBI (LODR) Regulations, 2015, for the period April 1, 2026 to September 30, 2026. Due to non-compliance in past with corporate governance the Stock Exchanges (NSE and BSE) have levied fines and the same is disclosed as contingent liabilities.

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

For SARC & Associates
Chartered Accountants
ICAI Firm Registration No.006085N



CA Anoop K Sharma
Partner
Membership No.: 086145
UDIN No.: **26086145LKMFMV8931**

Place: New Delhi
Dated: 04.11.2026

HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)

(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GOI005276 GSTIN: 07AAACH0632A1ZF website: www.hudco.org.in

Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

(₹ in crore)

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/HALF YEAR ENDED 30th SEPTEMBER, 2026

S. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2026 (Unaudited)	30/06/2026 (Unaudited)	30/09/2025 (Unaudited)	30/09/2026 (Unaudited)	30/09/2025 (Unaudited)	31/03/2026 (Audited)
	Income						
I	**Revenue from operations**						
1	Interest Income	4,023.09	3,709.57	3,197.32	7,732.66	6,121.96	13,096.25
2	Dividend Income	8.90	-	8.09	8.90	8.09	8.09
3	Rental Income	7.11	7.07	12.94	14.18	25.61	44.94
4	Fees and Commission Income	0.90	-	-	0.90	-	-
5	Net Gain on Fair Value Changes	0.05	0.02	-	0.07	-	-
6	Sale of Services	0.37	0.51	0.68	0.88	0.68	1.12
	Total revenue from Operations	**4,040.42**	**3,717.17**	**3,219.03**	**7,757.59**	**6,156.34**	**13,150.40**
II	Other Income	10.97	20.32	31.99	31.29	40.15	176.73
III	**Total Income (I + II)**	**4,051.39**	**3,737.49**	**3,251.02**	**7,788.88**	**6,196.49**	**13,327.13**
IV	**Expenses**						
1	Finance Costs	2,856.58	2,560.73	2,146.94	5,417.31	4,123.25	8,930.69
2	Fees and Commission Expense	2.52	0.46	0.11	2.98	2.06	3.32
3	Net Loss on Fair Value Changes	-	-	65.57	-	176.78	936.63
4	Impairment on Financial instrument and written offs	(44.18)	0.06	(16.99)	(44.12)	(119.94)	(191.60)
5	Employee Benefit Expenses	62.82	71.24	66.05	134.06	134.37	268.08
6	Depreciation and Amortization	3.00	1.99	2.81	4.99	5.75	12.53
7	Corporate Social Responsibilities (CSR)	15.97	15.95	14.50	31.92	28.89	57.89
8	Other Expenses	32.22	20.86	17.32	53.08	33.39	88.15
	Total expenses	**2,928.93**	**2,671.29**	**2,296.31**	**5,600.22**	**4,384.55**	**10,105.69**
V	**Profit/(loss) before Tax (III-IV)**	**1,122.46**	**1,066.20**	**954.71**	**2,188.66**	**1,811.94**	**3,221.44**
VI	**Tax Expense**						
1	Current Tax Expense	190.31	205.78	184.19	396.09	324.76	646.14
2	Deferred Tax Expense/ (Credit)	21.11	9.31	60.69	30.42	147.12	(1,459.07)
	Total Tax Expense	**211.42**	**215.09**	**244.88**	**426.51**	**471.88**	**(812.93)**
VII	**Profit /(loss) for the Period / Year (V-VI)**	**911.04**	**851.11**	**709.83**	**1,762.15**	**1,340.06**	**4,034.37**
VIII	**Other Comprehensive Income**						
A	Items that will not be reclassified to profit or loss						
1	Re-measurement gains/losses on defined benefit plans	11.24	(5.12)	(34.19)	6.12	(51.04)	(18.70)
2	Income tax relating to items that will not be reclassified to profit or loss	(2.83)	1.29	8.61	(1.54)	12.85	4.71
	Sub- total (A)	**8.41**	**(3.83)**	**(25.58)**	**4.58**	**(38.19)**	**(13.99)**
B (i)	Items that will be reclassified to profit and loss						
	-Effective portion of Gains/(loss) in Cash Flow Hedge	(374.19)	(114.17)	10.72	(488.36)	(720.80)	(8.96)
	-Cost of Hedging Reserve	3.82	171.35	174.82	175.17	(338.42)	(716.97)
(ii)	Income tax relating to items that will be reclassified to profit or loss			-			
	-Effective Portion of Gains/(Loss) in Cash Flow Hedge	94.18	28.73	(2.70)	122.91	181.41	2.25
	-Cost of Hedging Reserve	(0.96)	(43.13)	(44.00)	(44.09)	85.17	180.45
	Sub- total (B)	**(277.16)**	**42.79**	**138.84**	**(234.37)**	**(792.64)**	**(543.23)**
	Total other Comprehensive Income for the Period	**(268.75)**	**38.96**	**113.26**	**(229.79)**	**(830.83)**	**(557.22)**
IX	**Total Comprehensive Income for the Period (VII+VIII)**	**642.28**	**890.08**	**823.09**	**1,532.36**	**509.23**	**3,477.15**
X	**Paid-up Equity Share Capital (Face Value of ₹ 10 each)**	**2,001.90**	**2,001.90**	**2,001.90**	**2,001.90**	**2,001.90**	**2,001.90**
XI	**Instruments entirely equity in nature**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**1,442.00**
XII	**Other Equity (Reserves excluding revaluation reserve)(As per audited financial accounts as at 31st March)**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**18,533.30**
XIII	**Net worth**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**21,977.20**
XIV	**Earnings Per Share (Face Value of ₹10 each)** *(Not annualised)*						
	Basic (₹)	**4.55**	**4.25**	**3.55**	**8.80**	**6.69**	**20.15**
	Diluted (₹)	**4.55**	**4.25**	**3.55**	**8.80**	**6.69**	**20.15**

Notes to the Financial Results:	
1	The above Standalone Unaudited Financial Results for the Quarter/Half year ended 30th September, 2026 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors in their meeting held on 4th November, 2026. These Financial Results for the Quarter/Half year ended 30th September, 2026 have also been reviewed by M/s SARC & Associates, Chartered Accountants in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2	The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
3	The company has made provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹1278.95 Crore as on 30th September, 2026 (₹ 1680.17 crore as on 30th September, 2025) as per Ind-AS requirement. ECL amounting to ₹44.18 Cr (Net) has been reversed during the quarter ended 30th September, 2026, and ₹44.12 Cr (Net) during the half year ended 30th September, 2026.
4	During the reporting period 01.04.2026 to 30.09.2026, ten(10) NPA in Project Loan have been resolved through various means. No fresh slippages to NPA in Project Loan were observed during the period.
5	The Board of the Company has approved an 2nd Interim Dividend for FY 2026-27 @ ₹ 1.35 per share of ₹ 10 each.
6	In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoUD (now MoHUA), HUDCO does not have any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of "No Lien AGP Account" maintained with HUDCO. The company continues to book the interest income & expenditure incurred as per past practice. Interest income of ₹7.80 crore on the amount of deficit (recoverable) from MoUD has been booked for the quarter ended 30th September, 2026 (₹6.72 crore during the quarter ended September 30, 2025). As on 30th September, 2026, No Lien AGP account is in deficit (recoverable) to the extent of ₹743.16 crore, which includes amounts paid by HUDCO on behalf of MoHUA and interest as on 30th September, 2026.
7	In terms of the Master Direction – Reserve Bank of India (Transfer of Loan Exposures) Directions, 2025,the Company, during the half year ended September 30, 2026, No Loan has been transferred (Nil during the half year ended September 30, 2025). Furthermore, during the half year ended September 30, 2026, the Company has aquired loan exposure of an amount of ₹ 5230.99 Crore with an outstanding of ₹ 5216.59 Crore as on 30.09.2026.
8	There was Nil Investor complaint pending with HUDCO as on 30th September, 2026.
9	During the half year ended 30th September,2026, there were no transactions in the nature of exceptional or extraordinary items.
10	The Company has sufficient liquidity as well as adequate undrawn lines of credits from various banks to take care of its operational requirements. Considering high credit worthiness and well-established relationship of the Company with lenders, it can continue to mobilize sufficient funds from domestic & international markets to meet contingencies, if any. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner.
11	Pursuant to the Board Resolutions vide item no. 688.2.16 in the board meeting held on 12.12.2025, it has been decided that Company has no intention to make a withdrawal from the Special Reserve created and maintained under section 36(1)(viii) of the Income Tax Act 1961. Accordingly, the Company is not creating any deferred tax liability on the outstanding amount of Special Reserve created and maintained as on 30.09.2026.
12	Pursuant to the press release issued by the Reserve Bank of India (RBI) dated August 6, 2026, bearing reference number 2026-2027/823, titled "RBI releases list of NBFCs in the Upper Layer (NBFC-UL) under Scale Based Regulation for NBFCs", Housing and Urban Development Corporation Limited (HUDCO) has been included in the list of Non-Banking Financial Companies (NBFCs) classified under the Upper Layer (NBFC-UL) for the financial year 2026–27. The said classification has been made under the RBI's Scale Based Regulation framework, pursuant to the revised criteria prescribed under the Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025.Further, RBI vide letter dated August 07, 2026 has also communicated the decision to place HUDCO is Upper Layer.
13	As per the communication dated 22nd September, 2026 received from Department of Investment and Public Asset Management (DIPAM), Ministry of Finance, Government of India, shares held under the demat account of Ministry of Rural Development (20.73%) have been transferred to the demat account of Ministry of Housing and Urban Affairs (MoHUA). Consequent upon this transfer, entire promoter shareholding (75%) of the Company is held by MoHUA i.e. the Administrative Ministry.
14	The additional information as required under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as **Annexure A.**
15	The company has maintained 100% security cover by way of charge on the receivables of the company for all the secured bonds/ debentures issued by the company and outstanding as on September 30, 2026. In compliance to clause 54(3) of SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended, a 'Statement of Security Coverage Ratio', in respect of listed non-convertible debt securities, in the format as specified in SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, is attached as **Annexure-B**.
16	"The Company had raised funds amounting to ₹2,140.00 Crore during Half Year ended September 30, 2026, comprising ₹2,140.00 Cr during Quarter ended June 30, 2026 and Nil during Quarter ended September 30, 2026 through issue of listed non-convertible debt securities on private placement basis. The amounts raised till September 30, 2026 have been utilized for the purpose stated in the Offer document(s)/ Information Memorandum and there has been no deviation/ variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer document(s)/ Information memorandum. Accordingly, in compliance to the regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Operational Circular No. SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/0000000103 dated July 29, 2022, a copy of statement filed with Stock Exchange(s) is attached as **Annexure-C.**"
17	The statement as prescribed under Regulation 32 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 has been annexed at **Annexure-D**.
18	The format for disclosing outstanding default on loans and debt securities has been annexed at **Annexure-E.**
19	In line with the requirements of Regulation 33 and 52(4) read with regulation 63(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the results for the quarter/half year ended September 30, 2026 are available on the website of BSE Limited (URL: www.bseindia.com/corporates), National Stock Exchange of India Limited (URL: www.nseindia.com/corporates) and on company's website (URL: www.hudco.org.in)
20	Figures of corresponding period have been regrouped, wherever necessary. The figures for the quarter ended September 30, 2026 are the balancing figures between the Reviewed (Unaudited) Figures for the Half year ended September 30, 2026 and Reviewed (Unaudited) Figures for the quarter ended June 30, 2026 of the Financial Year 2026-2027. Figures in Statement of Cash Flow has also been regrouped, wherever necessary.

For and on behalf of the Board of Directors

Sanjay Kulshrestha
Chairman & Managing Director

Place: New Delhi
Date: 04.11.2026

HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)

(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GOI005276 GSTIN: 07AAACH0632A1ZF website: www.hudco.org.in
Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

(₹ in crore)

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/HALF YEAR ENDED 30th SEPTEMBER, 2026

S. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30/09/2026 (Unaudited)	30/06/2026 (Audited)	30/09/2025 (Unaudited)	30/09/2026 (Unaudited)	30/09/2025 (Unaudited)	31/03/2026 (Audited)
	Income						
I	**Revenue from operations**						
1	Interest Income	4,023.09	3,709.57	3,197.32	7,732.66	6,121.96	13,096.25
2	Dividend Income	8.90	0.00	8.09	8.90	8.09	8.09
3	Rental Income	7.11	7.07	12.94	14.18	25.61	44.94
4	Fees and Commission Income	0.90	0.00	-	0.90	-	-
5	Net gain on Fair value changes	0.05	0.02	0.00	0.07	0.00	-
6	Sale of services	0.37	0.51	0.68	0.88	0.68	1.12
	Total revenue from Operations	**4,040.42**	**3,717.17**	**3,219.03**	**7,757.59**	**6,156.34**	**13,150.40**
II	Other Income	10.97	20.32	31.99	31.29	40.15	176.73
III	**Total Income (I + II)**	**4,051.39**	**3,737.49**	**3,251.02**	**7,788.88**	**6,196.49**	**13,327.13**
IV	**Expenses**						
1	Finance costs	2,856.58	2,560.73	2,146.94	5,417.31	4,123.25	8,930.69
2	Fees and Commission expense	2.52	0.46	0.11	2.98	2.06	3.32
3	Net Loss on Fair Value Changes	-	-	65.57	-	176.78	936.63
4	Impairment on financial instrument and written offs	(44.18)	0.06	(16.99)	(44.12)	(119.94)	(191.60)
5	Employee Benefit Expenses	62.82	71.24	66.05	134.06	134.37	268.08
6	Depreciation and Amortization	3.00	1.99	2.81	4.99	5.75	12.53
7	Corporate Social Responsibilities (CSR)	15.97	15.95	14.50	31.92	28.89	57.89
8	Other expenses	32.22	20.86	17.32	53.08	33.39	88.15
	Total expenses	**2,928.93**	**2,671.29**	**2,296.31**	**5,600.22**	**4,384.55**	**10,105.69**
V	**Profit/(loss) before Tax and before share of associate**	**1,122.46**	**1,066.20**	**954.71**	**2,188.66**	**1,811.94**	**3,221.44**
	Share in profit/(Loss) of Associate	-	-	-	-	-	-
	Profit/(loss) before Tax	**1,122.46**	**1,066.20**	**954.71**	**2,188.66**	**1,811.94**	**3,221.44**
VI	**Tax Expense**						
1	Current tax expense	190.31	205.78	184.19	396.09	324.76	646.14
2	Deferred Tax Expense/ (credit)	21.11	9.31	60.69	30.42	147.12	(1459.07)
	Total Tax Expense	**211.42**	**215.09**	**244.88**	**426.51**	**471.88**	**(812.93)**
VII	**Profit /(loss) for the Period / Year (V-VI)**	**911.04**	**851.11**	**709.83**	**1,762.15**	**1,340.06**	**4,034.37**
VIII	**Other Comprehensive Income**						
A	Items that will not be reclassified to profit or loss						
1	Re-measurement gains/losses on defined benefit plans	11.24	(5.12)	(34.19)	6.12	(51.04)	(18.70)
2	Income tax relating to items that will not be reclassified to profit or loss	(2.83)	1.29	8.61	(1.54)	12.85	4.71
	Sub- total (A)	**8.41**	**(3.83)**	**(25.58)**	**4.58**	**(38.19)**	**(13.99)**
B (i)	Items that will be reclassified to profit and loss						
	-Effective portion of Gains/(loss) in Cash Flow Hedge	(374.19)	(114.17)	10.72	(488.36)	(720.80)	(8.96)
	- Cost of Hedging Reserve	3.82	171.35	174.82	175.17	(338.42)	(716.97)
(ii)	Income tax relating to items that will be reclassified to profit or loss						
	-Effective Portion of Gains/(Loss) in Cash Flow Hedge	94.18	28.73	(2.70)	122.91	181.41	2.25
	- Cost of Hedging Reserve	(0.96)	(43.13)	(44.00)	(44.09)	85.17	180.45
	Sub- total (B)	**(277.16)**	**42.79**	**138.84**	**(234.37)**	**(792.64)**	**(543.23)**
	Total other Comprehensive Income for the Period	**(268.75)**	**38.96**	**113.26**	**(229.79)**	**(830.83)**	**(557.22)**
IX	**Total Comprehensive Income for the Period (VII+VIII)**	**642.28**	**890.08**	**823.09**	**1,532.36**	**509.23**	**3,477.15**
X	**Paid-up Equity Share Capital (Face Value of ₹10 each)**	**2,001.90**	**2,001.90**	**2,001.90**	**2,001.90**	**2,001.90**	**2,001.90**
XI	**Instruments entirely equity in nature**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**1,442.00**
XII	**Other Equity (Reserves excluding revaluation reserve) (As per audited financial accounts as at 31st March)**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**18531.56**
XIII	**Net worth**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**	**21975.46**
XIV	**Earnings Per Share (Face Value of ₹10 each)** *(Not annualised)*						
	Basic (₹)	**4.55**	**4.25**	**3.55**	**8.80**	**6.69**	**20.15**
	Diluted (₹)	**4.55**	**4.25**	**3.55**	**8.80**	**6.69**	**20.15**

Notes to the Financial Results:

1	The above Consolidated Unaudited Financial Results for the Quarter/Half year ended 30th September, 2026 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors in their meeting held on 4th November, 2026. These Consolidated Financial Results for the Quarter/Half year ended 30th September, 2026, have also been reviewed by the M/s S A R C & Associates, Chartered Accountants in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2	The Consolidated Financial Results comprises of the financial results of the company and an associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL). Investments in associate company is accounted as per equity method of accounting as per Ind AS-28. The accounts of the associate are unaudited. The figures of Standalone and Consolidated Financial Results remain same as the loss of Associate consolidated is negligible and is rounded off as "0" on conversion to crores.
3	The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
4	The company has made provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹1278.95 Crore as on 30th September, 2026 (₹ 1680.17 crore as on 30th September, 2025) as per Ind-AS requirement. ECL amounting to ₹44.18 Cr (Net) has been reversed during the quarter ended 30th September, 2026, and ₹44.12 Cr (Net) during the half year ended 30th September, 2026.
5	During the reporting period 01.04.2026 to 30.09.2026, ten(10) NPA in Project Loan have been resolved through various means. No fresh slippages to NPA in Project Loan were observed during the period.
6	The Board of the Company has approved an 2nd Interim Dividend for FY 2026-27 @ ₹ 1.35 per share of ₹ 10 each.
7	In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoUD (now MoHUA), HUDCO does not have any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of "No Lien AGP Account" maintained with HUDCO. The company continues to book the interest income & expenditure incurred as per past practice. Interest income of ₹7.80 crore on the amount of deficit (recoverable) from MoUD has been booked for the quarter ended 30th September, 2026 (₹6.72 crore during the quarter ended September 30, 2025). As on 30th September, 2026, No Lien AGP account is in deficit (recoverable) to the extent of ₹743.16 crore, which includes amounts paid by HUDCO on behalf of MoHUA and interest as on 30th September, 2026.
8	In terms of the Master Direction – Reserve Bank of India (Transfer of Loan Exposures) Directions, 2025,the Company, during the half year ended September 30, 2026, No Loan has been transferred (Nil during the half year ended September 30, 2025). Furthermore, during the half year ended September 30, 2026, the Company has aquired loan exposure of an amount of ₹ 5230.99 Crore with an outstanding of ₹ 5216.59 Crore as on 30.09.2026.
9	There was Nil Investor complaint pending with HUDCO as on 30th September, 2026.
10	During the half year ended 30th September,2026, there were no transactions in the nature of exceptional or extraordinary items.
11	The Company has sufficient liquidity as well as adequate undrawn lines of credits from various banks to take care of its operational requirements. Considering high credit worthiness and well-established relationship of the Company with lenders, it can continue to mobilize sufficient funds from domestic & international markets to meet contingencies, if any. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner.
12	Pursuant to the Board Resolutions vide item no. 688.2.16 in the board meeting held on 12.12.2025, it has been decided that Company has no intention to make a withdrawal from the Special Reserve created and maintained under section 36(1)(viii) of the Income Tax Act 1961. Accordingly, the Company is not creating any deferred tax liability on the outstanding amount of Special Reserve created and maintained as on 30.09.2026.
13	Pursuant to the press release issued by the Reserve Bank of India (RBI) dated August 6, 2026, bearing reference number 2026-2027/823, titled "RBI releases list of NBFCs in the Upper Layer (NBFC-UL) under Scale Based Regulation for NBFCs", Housing and Urban Development Corporation Limited (HUDCO) has been included in the list of Non-Banking Financial Companies (NBFCs) classified under the Upper Layer (NBFC-UL) for the financial year 2026–27. The said classification has been made under the RBI's Scale Based Regulation framework, pursuant to the revised criteria prescribed under the Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025.Further, RBI vide letter dated August 07, 2026 has also communicated the decision to place HUDCO is Upper Layer.
14	As per the communication dated 22nd September, 2026 received from Department of Investment and Public Asset Management (DIPAM), Ministry of Finance, Government of India, shares held under the demat account of Ministry of Rural Development (20.73%) have been transferred to the demat account of Ministry of Housing and Urban Affairs (MoHUA). Consequent upon this transfer, entire promoter shareholding (75%) of the Company is held by MoHUA i.e. the Administrative Ministry.
15	The additional information as required under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as **Annexure A.**
16	The company has maintained 100% security cover by way of charge on the receivables of the company for all the secured bonds/ debentures issued by the company and outstanding as on September 30, 2026. In compliance to clause 54(3) of SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended, a 'Statement of Security Coverage Ratio', in respect of listed non-convertible debt securities, in the format as specified in SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, is attached as **Annexure-B.**
17	"The Company had raised funds amounting to ₹2,140.00 Crore during Half Year ended September 30, 2026, comprising ₹2,140.00 Cr during Quarter ended June 30, 2026 and Nil during Quarter ended September 30, 2026 through issue of listed non-convertible debt securities on private placement basis. The amounts raised till September 30, 2026 have been utilized for the purpose stated in the Offer document(s)/ Information Memorandum and there has been no deviation/ variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer document(s)/ Information memorandum. Accordingly, in compliance to the regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Operational Circular No. SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/0000000103 dated July 29, 2022, a copy of statement filed with Stock Exchange(s) is attached as **Annexure-C.**"
18	The statement as prescribed under Regulation 32 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 has been annexed at **Annexure-D**.
19	The format for disclosing outstanding default on loans and debt securities has been annexed at **Annexure-E**.
20	In line with the requirements of Regulation 33 and 52(4) read with regulation 63(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the results for the quarter/half year ended September 30, 2026 are available on the website of BSE Limited (URL: www.bseindia.com/corporates), National Stock Exchange of India Limited (URL: www.nseindia.com/corporates) and on company's website (URL: www.hudco.org.in)
21	Figures of corresponding period have been regrouped, wherever necessary. The figures for the quarter ended September 30, 2026 are the balancing figures between the Reviewed (Unaudited) Figures for the Half year ended September 30, 2026 and Reviewed (Unaudited) Figures for the quarter ended June 30, 2026 of the Financial Year 2026-2027. Figures in Statement of Cash Flow has also been regrouped, wherever necessary.

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

HOUSING AND URBAN DEVELOPMENT CORPORATION LTD. हुडको hudco A NAVRATNA CPSE

For and on behalf of the Board of Directors

Sanjay Kulshrestha
Chairman & Managing Director

Place: New Delhi
Date: 04.11.2026

HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED

Statement of Assets and Liabilities (Standalone)

	Particulars	(₹ in crore) As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
I	**ASSETS**		
1	**Financial Assets**		
(a)	Cash and Cash Equivalents	2.79	2.08
(b)	Bank Balance other than (a) above	183.11	224.03
(c)	Derivative Financial Instruments	4,629.83	2,154.88
(d)	Receivables		
	(i) Trade Receivables	0.72	0.77
	(ii) Other Receivables	4.34	6.58
(e)	Loans	186,502.06	160,547.15
(f)	Investments	2,094.72	2,228.66
(g)	Other Financial Assets	751.68	894.63
	Sub Total (1)	**194,169.25**	**166,058.78**
2	**Non-Financial Assets**		
(a)	Current Tax Assets (Net)		4.29
(b)	Deferred Tax Assets (Net)	494.94	448.08
(c)	Investment Property	19.97	20.20
(d)	Property, Plant and Equipment	64.03	59.20
(e)	Capital Work-in-Progress	28.19	22.97
(f)	Intangible Assets under development	-	-
(g)	Other Intangible Assets	6.39	8.26
(h)	Assets classified as held for sale	0.41	0.41
(i)	Other Non-Financial Assets	253.66	217.60
	Sub Total (2)	**867.59**	**781.01**
	TOTAL ASSETS (1+2)	**195,036.84**	**166,839.79**
II	**LIABILITIES AND EQUITY**		
A	**Liabilities**		
1	**Financial Liabilities**		
(a)	Derivative Financial Instruments	253.07	235.01
(b)	Payables		
	1. Trade Payable		
	(i) Total outstanding dues of MSME	-	-
	(ii) Total outstanding dues of creditors other than MSME	-	-
	2. Other Payables		
	(i) Total outstanding dues of MSME	0.09	0.86
	(ii) Total outstanding dues of creditors other than MSME	11.93	9.76
(c)	Debt Securities	59,654.36	60,814.72
(d)	Borrowings	105,505.10	80,862.29
(e)	Deposits	-	-
(f)	Other Financial Liabilities	6,100.71	2,418.34
	Sub Total (A-1)	**171,525.26**	**144,340.98**
2	**Non-Financial Liabilities**		
(a)	Current Tax Liabilities (Net)	9.83	-
(b)	Provisions	412.39	397.00
(c)	Deferred Tax Liabilites (Net)	-	-
(d)	Other Non-Financial Liabilities	130.31	124.61
	Sub Total (A-2)	**552.53**	**521.61**
	Sub Total (A)	**172,077.79**	**144,862.59**
B	**Equity**		
(a)	Equity Share Capital	2,001.90	2,001.90
(b)	Instruments entirely equity in nature	1,442.00	1,442.00
(c)	Other Equity	19,515.15	18,533.30
	Sub Total (B)	**22,959.05**	**21,977.20**
	TOTAL LIABILITIES AND EQUITY (A+B)	**195,036.84**	**166,839.79**

SARC & ASSOCIATES CHARTERED ACCOUNTANTS New Delhi

HOUSING AND URBAN DEVELOPMENT CORPN. LTD. हुडको hudco A NAVRATNA CPSE

HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED

Statement of Assets and Liabilities (Consolidated)

		(₹ in crore)	
	Particulars	**As at 30.09.2026**	**As at 31.03.2026**
		(Unaudited)	**(Audited)**
1	**ASSETS**		
	Financial Assets		
(a)	Cash and Cash Equivalents	2.79	2.08
(b)	Bank Balance other than (a) above	183.11	224.03
(c)	Derivative Financial Instruments	4,629.83	2,154.88
(d)	Receivables		
	(i) Trade Receivables	0.72	0.77
	(ii) Other Receivables	4.34	6.58
(e)	Loans	186,502.06	160,547.15
(f)	Investments	2,092.72	2,226.66
(g)	Investment in Associate	0.26	0.26
(h)	Other Financial Assets	751.68	894.63
	Sub Total (1)	**194,167.51**	**166,057.04**
2	**Non-Financial Assets**		
(a)	Current Tax Assets (Net)	-	4.29
(b)	Deferred Tax Assets (Net)	494.94	448.08
(c)	Investment Property	19.97	20.20
(d)	Property, Plant and Equipment	64.03	59.20
(e)	Capital Work-in-Progress	28.19	22.97
(f)	Intangible Assets under development	-	-
(g)	Other Intangible Assets	6.39	8.26
(h)	Assets classified as held for sale	0.41	0.41
(i)	Other Non-Financial Assets	253.66	217.60
	Sub Total (2)	**867.59**	**781.01**
	TOTAL ASSETS (1+2)	**195,035.10**	**166,838.05**
	LIABILITIES AND EQUITY		
	Liabilities		
1	**Financial Liabilities**		
(a)	Derivative Financial Instruments	253.07	235.01
(b)	Payables		
	1. Trade Payable		
	(i) Total outstanding dues of MSME	-	-
	(ii) Total outstanding dues of creditors other than MSME	-	-
	2. Other Payables	-	
	(i) Total outstanding dues of MSME	0.09	0.86
	(ii) Total outstanding dues of creditors other than MSME	11.93	9.76
(c)	Debt Securities	59,654.36	60,814.72
(d)	Borrowings	105,505.10	80,862.29
(e)	Deposits	-	-
(f)	Other Financial Liabilities	6,100.71	2,418.34
	Sub Total (A-1)	**171,525.26**	**144,340.98**
2	**Non-Financial Liabilities**		
(a)	Current Tax Liabilities (Net)	9.83	-
(b)	Provisions	412.39	397.00
(c)	Deferred Tax Liabilites (Net)	-	-
(d)	Other Non-Financial Liabilities	130.31	124.61
	Sub Total (A-2)	**552.53**	**521.61**
	Sub Total (A)	**172,077.79**	**144,862.59**
3	**Equity**		
(a)	Equity Share Capital	2,001.90	2,001.90
(b)	Instruments entirely equity in nature	1,442.00	1,442.00
(c)	Other Equity	19,513.41	18,531.56
	Sub Total (B)	**22,957.31**	**21,975.46**
	TOTAL LIABILITIES AND EQUITY (A+B)	**195,035.10**	**166,838.05**

HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED
STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30th SEPTEMBER, 2026

(₹ in crore)

S. No.	Particulars	STANDALONE	
		Period ended 30.09.2026	Period ended 30.09.2025
		(Unaudited)	(Unaudited)
A	**Operating activities**		
	Profit before tax	2,188.66	1,811.94
	Adjustments to reconcile profit before tax to net cash flows:		
(i)	Depreciation & amortisation	4.99	5.75
(ii)	Impairment on financial instruments	(44.12)	(119.94)
(iii)	EIR on borrowings	(146.15)	(30.04)
(iv)	Loss/ (Gain) on Fair Value Changes (Net)	(0.07)	(0.04)
(v)	Provision for employee benefits	3.17	0.86
(vi)	Loss/ (Profit) on sale of Fixed Assets (Net)	(0.00)	(21.63)
(vii)	EIR on Advances	(1.12)	0.68
(viii)	EIR on Investment	3.64	-
(ix)	Discounting of security deposit and deposit for services	0.02	0.20
(x)	Unrealised Foreign Exchange Translation loss/(Gain)	0.56	-
(xi)	Interest on Income Tax	-	-
(xii)	Interest on Income Tax refund	(7.34)	-
(xiii)	Loss/(Profit) on sale of investments	(0.12)	-
(xiv)	Discounting of Interest income of Staff advances	(0.90)	(0.61)
(xv)	Discounting of Employee cost of Staff advances	0.87	5.78
	Operating Profit before Working capital changes	**2,002.08**	**1,652.95**
	Working capital changes		
(i)	Loans	(25,909.91)	(19,758.11)
(ii)	Derivatives	(2,128.53)	(1,020.49)
(iii)	Trade Receivables	2.56	1.13
(iv)	Other Financial Assets	(65.59)	(51.53)
(v)	Other Non Financial Assets	176.21	35.71
(vi)	Bank Balance other than cash and cash equivalent	40.92	(91.53)
(vii)	Other Financial Liabilities	3,739.49	698.61
(viii)	Other Non Financial Liabilities	7.67	94.41
(ix)	Trade Payable	1.42	(8.88)
(x)	Provisions for CSR	18.32	16.88
	Sub Total	**(24,117.45)**	**(20,083.80)**
	Income tax paid (Net of refunds)	(377.37)	(337.30)
	Net cash flows from/(used in) Operating Activities - A	**(22,492.73)**	**(18,768.15)**
B	**Investing activities**		
(i)	Purchase of fixed and intangible assets	(9.78)	(6.28)
(ii)	Proceeds from sale of property and equipment	0.29	22.70
(iii)	Sale/(Purchase) of investments	130.51	(382.96)
(iv)	Capital Advances	(8.33)	1.36
(v)	Interest on Income Tax refund	7.34	-
	Net cash flows from/(used in) Investing Activities - B	**120.03**	**(365.18)**
C	**Financing activities**		
(i)	Debt securities issued	2,344.95	8,400.45
(ii)	Debt securities repaid	(3,500.00)	(2,451.00)
(iii)	Rupee Long Term/ Short Term Borrowings raised	16,506.92	20,966.00
(iv)	Rupee Long Term/ Short Term Borrowings repaid	(8,977.70)	(8,208.03)
(v)	Foreign Currency Borrowing raised	16,618.18	2,974.20
(vi)	Foreign Currency Borrowing repaid	(5.85)	(2,110.76)
(vii)	Dividends paid including DDT	(613.08)	(437.06)
(viii)	Interest cost on Income Tax	-	-
	Net cash flows from /(used in) Financing Activities- C	**22,373.42**	**19,133.80**
D	**Net increase in cash and cash equivalents (A+B+C)**	**0.71**	**0.47**
	Cash and cash equivalents at Beginning of the period	2.08	5.56
	Cash and cash equivalents at the end of period	**2.79**	**6.03**
Components of Cash & Cash Equivalents			
A	**Cash & Cash Equivalents**		
(i)	Cash & Revenue Stamps in hand	-	-
(ii)	Imprest	-	-
(iii)	Bank Deposits (3 months and less than 3 months)	-	-
(iv)	Balances in Current Account with	-	-
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks	2.77	6.01
	- Demand Drafts in hand	-	-
(v)	Investment in Treasury Bill (Upto 90 Days)	-	-
	Total	**2.79**	**6.03**
	Note:		
	Cash inflow from Interest on Loan & Investment	**7,511.30**	**6,126.43**
	Cash outflow from Interest on Bond & Borrowings	**4,705.33**	**2,936.83**

HOUSING AND URBAN DEVELOPMENT CORPORATION LTD. हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लि. hudco ANAVRATNA CPSE

SARC & ASSOCIATES CHARTERED ACCOUNTANTS New Delhi

HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED
STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30th SEPTEMBER, 2026

(₹ in crore)

S. No.	Particulars	CONSOLIDATED	
		Period ended 30.09.2026	Period ended 30.09.2025
		(Unaudited)	(Unaudited)
A	**Operating activities**		
	Profit before tax	2,188.66	1,811.94
	Adjustments to reconcile profit before tax to net cash flows:		
(i)	Depreciation & amortisation	4.99	5.75
(ii)	Impairment on financial instruments	(44.12)	(119.94)
(iii)	EIR on borrowings	(146.15)	(30.04)
(iv)	Loss/ (Gain) on Fair Value Changes (Net)	(0.07)	(0.04)
(v)	Provision for employee benefits	3.17	0.86
(vi)	Loss/ (Profit) on sale of Fixed Assets (Net)	(0.00)	(21.63)
(vii)	EIR on Advances	(1.12)	0.68
(viii)	EIR on Investment	3.64	-
(ix)	Discounting of security deposit and deposit for services	0.02	0.20
(x)	Unrealised Foreign Exchange Translation loss/(Gain)	0.56	-
(xi)	Interest on Income Tax	-	-
(xii)	Interest on Income Tax refund	(7.34)	-
(xiii)	Loss/(Profit) on sale of investments	(0.12)	-
(xiv)	Discounting of Interest income of Staff advances	(0.90)	(0.61)
(xv)	Discounting of Employee cost of Staff advances	0.87	5.78
	Operating Profit before Working capital changes	**2,002.08**	**1,652.95**
	Working capital changes		
(i)	Loans	(25,909.91)	(19,758.11)
(ii)	Derivatives	(2,128.53)	(1,020.49)
(iii)	Trade Receivables	2.56	1.13
(iv)	Other Financial Assets	(65.59)	(51.53)
(v)	Other Non Financial Assets	176.21	35.71
(vi)	Bank Balance other than cash and cash equivalent	40.92	(91.53)
(vii)	Other Financial Liabilities	3,739.49	698.61
(viii)	Other Non Financial Liabilities	7.67	94.41
(ix)	Trade Payable	1.42	(8.88)
(x)	Provisions for CSR	18.32	16.88
	Sub Total	**(24,117.45)**	**(20,083.80)**
	Income tax paid (Net of refunds)	(377.37)	(337.30)
	Net cash flows from/(used in) Operating Activities - A	**(22,492.73)**	**(18,768.15)**
B	**Investing activities**		
(i)	Purchase of fixed and intangible assets	(9.78)	(6.28)
(ii)	Proceeds from sale of property and equipment	0.29	22.70
(iii)	Sale/(Purchase) of investments	130.51	(382.96)
(iv)	Capital Advances	(8.33)	1.36
(v)	Interest on Income Tax refund	7.34	-
	Net cash flows from/(used in) Investing Activities - B	**120.03**	**(365.18)**
C	**Financing activities**		
(i)	Debt securities issued	2,344.95	8,400.45
(ii)	Debt securities repaid	(3,500.00)	(2,451.00)
(iii)	Rupee Long Term/ Short Term Borrowings raised	16,506.92	20,966.00
(iv)	Rupee Long Term/ Short Term Borrowings repaid	(8,977.70)	(8,208.03)
(v)	Foreign Currency Borrowing raised	16,618.18	2,974.20
(vi)	Foreign Currency Borrowing repaid	(5.85)	(2,110.76)
(vii)	Dividends paid including DDT	(613.08)	(437.06)
(viii)	Interest cost on Income Tax	-	-
	Net cash flows from /(used in) Financing Activities- C	**22,373.42**	**19,133.80**
D	**Net increase in cash and cash equivalents (A+B+C)**	**0.71**	**0.47**
	Cash and cash equivalents at Beginning of the period	2.08	5.56
	Cash and cash equivalents at the end of period	**2.79**	**6.03**
Components of Cash & Cash Equivalents			
A	**Cash & Cash Equivalents**		
(i)	Cash & Revenue Stamps in hand	-	-
(ii)	Imprest	-	-
(iii)	Bank Deposits (3 months and less than 3 months)	-	-
(iv)	Balances in Current Account with	-	-
	- Reserve Bank of India	0.02	0.02
	- Scheduled Banks	2.77	6.01
	- Demand Drafts in hand	-	-
(v)	Investment in Treasury Bill (Upto 90 Days)	-	-
	Total	**2.79**	**6.03**
	Note:		
	Cash inflow from Interest on Loan & Investment	**7,511.30**	**6,126.43**
	Cash outflow from Interest on Bond & Borrowings	**4,705.33**	**2,936.83**

Annexure A

Disclosure in compliance with Regulations 52(4) of Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Quarter/Half Year ended 30th September, 2026 on standalone basis

S.No.	Particulars	Unit	As at/ For the Period ended 30th September, 2026	As at/ For the Period ended 30th September, 2025
1	Debt Equity Ratio[1]	times	7.16	6.98
2	Debt service coverage ratio[4]	times	Not Applicable	Not Applicable
3	Interest service coverage ratio[4]	times	Not Applicable	Not Applicable
4	Outstanding Redeemable preference shares	INR in Crores	Nil	Nil
5	Debenture Redemption Reserve	INR in Crores	3,095.50	2,965.69
6	Net Worth[2]	INR in Crores	22959.05	18,037.03
7	Profit After Tax	INR in Crores	1762.15	1,340.06
8	Earnings Per Share[3] (Face Value of ₹10 each)			
	a) Basic(₹)	INR	8.80	6.69
	b) Diluted(₹)	INR	8.80	6.69
9	Current Ratio[4]	times	Not Applicable	Not Applicable
10	Long term debt to working capital[4]	times	Not Applicable	Not Applicable
11	Bad debts to accounts receivable ratio[4]	times	Not Applicable	Not Applicable
12	Current liability ratio[4]	times	Not Applicable	Not Applicable
13	Total debts to total assets[5]	times	0.85	0.85
14	Debtors turnover[4]	times	Not Applicable	Not Applicable
15	Inventory turnover[4]	times	Not Applicable	Not Applicable
16	Operating Margin[6]	%	28.21	29.43
17	Net profit Margin[7]	%	22.62	21.63
18	Sector specific equivalent ratios			
(a)	CRAR[8]	%	32.55 (as at 30.09.2026)	38.03 (as at 30.09.2025)
(b)	Provision Coverage Ratio[9]	%	93.76	94.55
(c)	Gross Credit Impaired Assets Ratio[10]	%	0.71	1.21
(d)	Net Credit Impaired Assets Ratio[11]	%	0.04	0.07
(e)	CET[12]		30.12	37.99

Notes:

1	Debt/Equity Ratio = Total Debt/Net Worth (Total Debt represents Principal Outstanding)
2	Net Worth is calculated as defined in section 2(57) of Companies Act, 2013
3	Earning per share is calculated as Profit after tax by number of shares.
4	The Company is registered as Non Banking Finance Company, hence these ratios are generally not applicable
5	Total debts to total assets = Total Debts/Total Assets
6	Operating Margin = Net Operating Profit Before Tax/ Total Revenue from Operation
7	Net Profit Margin = Net Profit After Tax/ Total Income
8	CRAR = Adjusted Net Worth/ Risk Weighted Assets, calculated as per applicable RBI guidelines
9	Provision Coverage Ratio = Impairment Loss allowance on Stage 3 Loans/ Loan outstanding of Stage 3 Loans
10	Gross Credit Impaired Asset Ratio = Gross Credit Impaired Assets/ Gross Loan Assets
11	Net Credit Impaired Asset Ratio = Net Credit Impaired Assets/ Loan Assets
12	CET = Common Equity Tier-1/Risk Weighted Assets

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

HOUSING AND URBAN DEVELOPMENT CORPN. LTD. हुडको hudco A NAVRATNA CPSE

Annexure B

SARC & ASSOCIATES
Chartered Accountants

N-226, LGF, Greater Kailash-I,
New Delhi- 110 048
M: +91 98103 07182
T: +91 11 4173 4656-57-58
Email: dinesh@sarcmail.in

Certificate for Security Cover
in respect of listed debt securities of the listed entity

Based on our examination of Books of Accounts and other relevant records/ documents, we certify as under:

(a) The listed entity has vide its Resolution(s) and information memorandum(s)/ offer document(s) and under various Debenture Trust Deeds, has issued/ allotted the following listed debt securities as on 30th September, 2026:

Sr. No.	Name of Bond Series	ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount (Rs. in crore)
A.	**Secured Listed Debt Securities:**				
1	7.75% Tax free 2011 Series A	INE031A09FB7	Private Placement	Secured	10.81
2	7.83% Tax free 2011 Series B	INE031A09FD3	Private Placement	Secured	66.51
3	8.16% Tax free 2011 Series C	INE031A09FG6	Private Placement	Secured	47.67
4	8.20% Tax free 2011 Tranche I*	INE031A07840	Public Issue	Secured	2,518.30
5	7.51% Tax free 2012 Tranche I**	INE031A07865	Public Issue	Secured	1,274.24
6	7.19% Tax free 2012 Tranche II**	INE031A07881	Public Issue	Secured	109.39
7	8.56% Tax free 2013 Series A	INE031A07899	Private Placement	Secured	190.80
8	8.51% Tax free 2013 Tranche I	INE031A07915	Public Issue	Secured	799.27
9	8.49% Tax free 2013 Tranche I	INE031A07923	Public Issue	Secured	35.51
10	8.76% Tax free 2013 Tranche I	INE031A07949	Public Issue	Secured	815.00
11	8.74% Tax free 2013 Tranche I	INE031A07956	Public Issue	Secured	88.85
12	8.58% Tax free 2013 Tranche II	INE031A07972	Public Issue	Secured	127.38
13	8.76% Tax free 2013 Tranche II	INE031A07980	Public Issue	Secured	286.54
14	8.83% Tax free 2013 Tranche II	INE031A07AA4	Public Issue	Secured	123.75
15	9.01% Tax free 2013 Tranche II	INE031A07AB2	Public Issue	Secured	671.16
16	8.73% Tax free 2013 Tranche III	INE031A07AD8	Public Issue	Secured	28.47
17	8.71% Tax free 2013 Tranche III	INE031A07AE6	Public Issue	Secured	8.76
18	8.98% Tax free 2013 Tranche III	INE031A07AG1	Public Issue	Secured	128.42
19	8.96% Tax free 2013 Tranche III	INE031A07AH9	Public Issue	Secured	41.54
20	7.39% Tax free 2015 Tranche I	INE031A07AM9	Public Issue	Secured	909.69
21	7.64% Tax free 2015 Tranche I	INE031A07AO5	Public Issue	Secured	556.15
22	7.39% Tax Free 2015 Series D	INE031A07AP2	Private Placement	Secured	211.50
23	7.39% Tax free 2015 Tranche II	INE031A07AR8	Public Issue	Secured	1,024.94
24	7.69% Tax free 2015 Tranche II	INE031A07AT4	Public Issue	Secured	610.05
	Sub Total (A)				**10,684.70**
B.	**Unsecured Listed debt securities:**				
25	8.60% S. A. HUDCO GOI Fully Serviced Bond Series-I 2018 (Taxable)	INE031A08616	Private Placement	Unsecured	3,000.00
26	8.52% S.A HUDCO GOI Fully Serviced Bond Series-I I 2018 (Taxable)	INE031A08624	Private Placement	Unsecured	2,050.00
27	8.38% S.A HUDCO GOI Fully Serviced Bond Series-I I I 2018 (Taxable)	INE031A08673	Private Placement	Unsecured	2,066.90
28	8.58% S.A HUDCO GOI Fully Serviced Bond Series-IV 2018 (Taxable)	INE031A08681	Private Placement	Unsecured	2,563.10
29	8.41% S.A HUDCO GOI Fully Serviced Bond Series-V 2018 (Taxable)	INE031A08699	Private Placement	Unsecured	5,320.00

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

30	8.37% S.A HUDCO GOI Fully Serviced Bond Series-VI 2018 (Taxable)	INE031A08707	Private Placement	Unsecured	5,000.00
31	6.75% P.A. HUDCO Taxable Bonds 2020 Series -D	INE031A08806	Private Placement	Unsecured	1,040.00
32	7.52% P.A. HUDCO Taxable Bonds 2022 Series-B	INE031A08863	Private Placement	Unsecured	470.00
33	7.48% P.A. HUDCO Taxable Bonds 2024 Series -A	INE031A08897	Private Placement	Unsecured	1,936.00
34	7.28% P.A.-HUDCO Taxable Bonds 2024 Series-B	INE031A08905	Private Placement	Unsecured	1,850.00
35	7.15% P.A.-HUDCO Taxable Bonds 2024 Series-C	INE031A08913	Private Placement	Unsecured	2,000.00
36	7.12% P.A.-HUDCO Taxable Bonds 2024 Series-D	INE031A08921	Private Placement	Unsecured	1,230.00
37	7.29% P.A.-HUDCO Taxable Bonds 2024 Series-E	INE031A08939	Private Placement	Unsecured	2,910.00
38	7.37% P.A.-HUDCO Taxable Bonds 2024 Series-F	INE031A08947	Private Placement	Unsecured	2,842.50
39	7.19% P.A.-HUDCO Taxable Bonds 2024 Series-G	INE031A08954	Private Placement	Unsecured	2,000.00
40	6.90% HUDCO Taxable NCDs 2025 Series A	INE031A08962	Private Placement	Unsecured	2,430.00
41	6.90% HUDCO Taxable NCDs 2025 Series B	INE031A08970	Private Placement	Unsecured	2,190.00
42	6.52% HUDCO Taxable NCDs 2025 Series C	INE031A08988	Private Placement	Unsecured	750.00
43	6.64% HUDCO Taxable NCDs 2025 Series D	INE031A08996	Private Placement	Unsecured	3,000.00
44	6.98% HUDCO Taxable NCDs 2025 Series E	INE031A08AA2	Private Placement	Unsecured	1,905.00
45	7.23% HUDCO Taxable NCDs 2026 Series A	INE031A08AC8	Private Placement	Unsecured	2,140.00
	Sub Total (B)				**48,693.50**
	Total (A+B)				**59,378.20**

** An additional interest at the rate of 0.15% p.a. is payable to the allottees under category III for the tax-free bonds 2011 Tranche-I Series 2 Bonds. Accordingly, Tranche-I Series 2 Bonds allotted to category III investors will carry an aggregate coupon rate of 8.35% pa., payable annually on the interest payment date. The said additional interest of 0.15% p.a. is available to the original allottees only.*

*** An additional interest at the rate of 0.50% pa. is payable to all the allottees under Category IV for Tranche I and Tranche II Bonds. Accordingly, bonds allotted to Category IV investors (Retail) shall carry aggregate coupon rate of 8.01% pa. for Tranche-I Series 2 and 7.69% p.a. for Tranche-II Series 2. The said additional interest of 0.50% p.a. is available to the original allottees only.*

(b) Security Cover for listed debt securities:

i. The financial information as on 30.09.2026 has been extracted from the un-audited standalone books of accounts for the period 30.09.2026 and other relevant records of the listed entity.

ii. The assets of the listed entity provide coverage of 1 time (100%) of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per attached statement of Security/ asset coverage ratio for the Secured debt securities - **Annexure – I**).

30	8.37% S.A HUDCO GOI Fully Serviced Bond Series-VI 2018 (Taxable)	INE031A08707	Private Placement	Unsecured	5,000.00
31	6.75% P.A. HUDCO Taxable Bonds 2020 Series -D	INE031A08806	Private Placement	Unsecured	1,040.00
32	7.52% P.A. HUDCO Taxable Bonds 2022 Series-B	INE031A08863	Private Placement	Unsecured	470.00
33	7.48% P.A. HUDCO Taxable Bonds 2024 Series -A	INE031A08897	Private Placement	Unsecured	1,936.00
34	7.28% P.A.-HUDCO Taxable Bonds 2024 Series-B	INE031A08905	Private Placement	Unsecured	1,850.00
35	7.15% P.A.-HUDCO Taxable Bonds 2024 Series-C	INE031A08913	Private Placement	Unsecured	2,000.00
36	7.12% P.A.-HUDCO Taxable Bonds 2024 Series-D	INE031A08921	Private Placement	Unsecured	1,230.00
37	7.29% P.A.-HUDCO Taxable Bonds 2024 Series-E	INE031A08939	Private Placement	Unsecured	2,910.00
38	7.37% P.A.-HUDCO Taxable Bonds 2024 Series-F	INE031A08947	Private Placement	Unsecured	2,842.50
39	7.19% P.A.-HUDCO Taxable Bonds 2024 Series-G	INE031A08954	Private Placement	Unsecured	2,000.00
40	6.90% HUDCO Taxable NCDs 2025 Series A	INE031A08962	Private Placement	Unsecured	2,430.00
41	6.90% HUDCO Taxable NCDs 2025 Series B	INE031A08970	Private Placement	Unsecured	2,190.00
42	6.52% HUDCO Taxable NCDs 2025 Series C	INE031A08988	Private Placement	Unsecured	750.00
43	6.64% HUDCO Taxable NCDs 2025 Series D	INE031A08996	Private Placement	Unsecured	3,000.00
44	6.98% HUDCO Taxable NCDs 2025 Series E	INE031A08AA2	Private Placement	Unsecured	1,905.00
45	7.23% HUDCO Taxable NCDs 2026 Series A	INE031A08AC8	Private Placement	Unsecured	2,140.00
	Sub Total (B)				**48,693.50**
	Total (A+B)				**59,378.20**

** An additional interest at the rate of 0.15% p.a. is payable to the allottees under category III for the tax-free bonds 2011 Tranche-I Series 2 Bonds. Accordingly, Tranche-I Series 2 Bonds allotted to category III investors will carry an aggregate coupon rate of 8.35% pa., payable annually on the interest payment date. The said additional interest of 0.15% p.a. is available to the original allottees only.*

*** An additional interest at the rate of 0.50% pa. is payable to all the allottees under Category IV for Tranche I and Tranche II Bonds. Accordingly, bonds allotted to Category IV investors (Retail) shall carry aggregate coupon rate of 8.01% pa. for Tranche-I Series 2 and 7.69% p.a. for Tranche-II Series 2. The said additional interest of 0.50% p.a. is available to the original allottees only.*

(b) Security Cover for listed debt securities:

i. The financial information as on 30.09.2026 has been extracted from the un-audited standalone books of accounts for the period 30.09.2026 and other relevant records of the listed entity.

ii. The assets of the listed entity provide coverage of 1 time (100%) of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per attached statement of Security/ asset coverage ratio for the Secured debt securities - **Annexure – I**).

ISIN Wise detail of Outstanding amount and the interest accrued (as on 30.09.2026) in respect of secured listed debt securities is attached as **Annexure-II.**

(c) Compliance of all the covenants/ terms of the issue in respect of listed debt securities of the listed entity

We have prima facie examined the compliances made by the listed entity in respect of the covenants/ terms of the issue of the listed debt securities (NCD's), as informed and explained to us and certify that the covenants/ terms of the issue have been complied by the listed entity

For SARC & Associates
Chartered Accountants
(Firm Registration No. 006085N)



CA Anoop K Sharma
(Partner)
M. No. 086145

Place: New Delhi
Date: 04.11.2026
UDIN: **26086145DUNCDJ4535**

Annexure-I

Amount in Rs. crore

Statement of Security Coverage Ratio

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
Particulars	Description of Asset for which this Certificate relate	Exclusive Charge		Pari- Passu Charge			Assets not offered as Security	Elimination on (amount in negative)	(Total C to H)	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 considere d more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exuclusive 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(=K+L+ M+ N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
Assets														
Property, Plant and Equipment		-	-		-	-	27.73	-	27.73	-	-	-		-
Capital Work-in- Progress		-	-		-	-	28.19	-	28.19	-	-	-		-
Right of Use Assets		-	-		-	-	56.27	-	56.27	-	-	-		-
Goodwill		-	-		-	-		-	-	-	-	-		-
Intangible Assets		-	-		-	-	-	-	-	-	-	-		-
Intangible Assets under Development		-	-		-	-	6.39	-	6.39	-	-	-		-
Investments		-	-		-	-	2,094.72	-	2,094.72	-	-	-		-
Loans (Refer Note - 9)	√	-	-		11,618.51	-	174,883.55	-	186,502.06	-	-	-	11,618.51	11,618.51
Trade Receivables (Refer Note - 9)		-	-		-	-	5.06	-	5.06	-	-	-		-
Inventories		-	-		-	-	-	-	-	-	-	-		-
Cash and Cash Equivalents		-	-		-	-	2.79	-	2.79	-	-	-		-
Bank Balances other than Cash and Cash Equivalents		-	-		-	-	183.11	-	183.11	-	-	-		-
Others		-	-		-	-	6,130.52	-	6,130.52	-	-	-		-
Total		**-**	**-**		**11,618.51**	**-**	**183,418.33**	**-**	**195,036.84**	**-**	**-**	**-**	**11,618.51**	**11,618.51**
Liabilities														
Debt securities to which Certificate pertains *(Refer Note-10)*		-	-	Yes	11,287.52	-		-	11,287.52	-	-	-	-	-
Other debt sharing pari-passu charge with above debt		-	-		330.99	-		-	330.99	-	-	-	-	-
other debt		-	-		-	-		-	-	-	-	-	-	-
Subordinated debt		-	-		-	-		-	-	-	-	-	-	-
Borrowings		-	-		-	-	40,183.85	-	40,183.85	-	-	-	-	-
Bank		-	-		-	-	65,321.25	-	65,321.25	-	-	-	-	-
Debt Securities		-	-		-	-	48,643.59	-	48,643.59	-	-	-	-	-
Others		-	-		-	-	-	-	-	-	-	-	-	-
Trade Payables		-	-		-	-	-		-	-	-	-	-	-

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

Statement of Security Coverage Ratio														
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**
Particulars	Description of Asset for which this Certificate relate	Exclusive Charge		Pari- Passu Charge			Assets not offered as Security	Elimination on (amount in negative)	(Total C to H)	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 considere d more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exuclusive 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(=K+L+ M+ N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
Lease Liabilities		-	-		-	-	5.33	-	5.33	-	-	-	-	-
Provisions		-	-		-	-	412.39	-	412.39	-	-	-	-	-
Others (*Refer Note-11*)		-	-		-	-	28,851.92	-	28,851.92	-	-	-	-	-
Total		**-**	**-**		**11,618.51**	**-**	**183,418.33**	**-**	**195,036.84**	**-**	**-**	**-**	**-**	**-**
Cover on Book Value		-	-											1.00
Cover on Market Value (Refer Note - 12)		-	-			-		-	-	-	-	-	-	-
		Exclusive Security Cover Ratio	-		Pari-Passu Security Cover Ratio	-		-	-	-	-	-	-	-
		-	-		1.00	-		-	-	-	-	-	-	-

Notes

1. Column C - includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

2. Column D - includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

3. Column E - include debt for which this certificate is issued having any pari passu charge

4. Column F - includes : **a)** book value of assets having pari-passu charge **b)** outstanding book value of debt for which this certificate is issued and **c)**. other debt sharing pari-passu charge along with debt for which certificate is issued.

5. Column G - includes book value of all other assets having pari passu charge and outstanding book value of corresponding debt.

6. Column H - includes all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

7. Column I - includes the debt which has been counted more than once (included under exclusive charge column as also under pari passu). In order to match the liability amount with financials, it is necessary to eliminate the debt which has been

8. Column N- Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/ Carrying Value.

9. The secured debt securities issued by the company are secured by pari-passu charge on present and future receivables of the company. The Company is in business of financing housing and urban infrastructure projects across the country. Accordingly, Receivables of the Company includes Loans and Advances of the Company. For the purpose of calculation of security cover available for secured debt securities, receivables amounting to Rs.11,287.52 crore comprising of Principal (i.e. Rs.10,684.70 cr) and Interest accrued but not due (i.e., Rs.602.82 cr as on 30.09.2026) in respect of secured listed debt securities have been considered as available and receivables amounting to Rs.330.99 crore comprising of Principal (i.e. Rs.326.07 cr) and Interest accrued but not due (i.e., Rs.4.92 cr as on 30.09.2026) in respect of secured unlisted debt securities have been considered as available, out of total receivables of Rs.1,86,502.06 crore of the company. The total Loan receivables represents the net realisable value of the asset and excludes the provision made in respect of non-performing assets.

10. ISIN Wise detail of Outstanding amount and the interest accrued (as on 30.09.2026) in respect of above secured listed debt securities is attached as Annexure-II.

11. Other Liabilities include the Current Tax Liabilities, Deferred Tax Liabilities, other financial and Non-financial liabilities, equity share capital and other equity of the company.

12. Cover on Market Value - The market value shall be calculated as per the total value of assets mentioned in Column O.

13. The above financial information as on 30.09.2026 has been extracted from the limited reviewed standalone books of accounts for the period ended 30.09.2026 and other relevant records of the listed entity.

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

Annexure-II

ISIN Wise details:

ISIN Wise detail of Outstanding amount and the interest accrued (as on 30.09.2026) in respect of secured listed debt securities is as under:

Sr. No	Name of Bond Series	ISIN	Facility	Type of Charge	Sanctioned Amount (Amt. in Rs. Crore)	Outstanding Amount as on 30.09.2026 (Amt. in Rs. Crore)	Interest accrued but not due as on 30.09.2026 (Amt. in Rs. Crore)	Cover Required	Assets Required
1	7.75% Tax free 2011 Series A	INE031A09FB7	Non-Convertible Debt Securities	Floating first pari-passu	10.81	10.81	0.79	11.60	Present and Future Receivables *
2	7.83% Tax free 2011 Series B	INE031A09FD3	Non-Convertible Debt Securities	Floating first pari-passu	66.51	66.51	4.62	71.13	Present and Future Receivables *
3	8.16% Tax free 2011 Series C	INE031A09FG6	Non-Convertible Debt Securities	Floating first pari-passu	47.67	47.67	0.01	47.68	Present and Future Receivables *
4	8.20% Tax free 2011 Tranche I	INE031A07840	Non-Convertible Debt Securities	Floating first pari-passu	2,518.30	2,518.30	118.98	2,637.28	Present and Future Receivables *
5	7.51% Tax free 2012 Tranche I	INE031A07865	Non-Convertible Debt Securities	Floating first pari-passu	1,274.24	1,274.24	60.69	1,334.93	Present and Future Receivables *
6	7.19% Tax free 2012 Tranche II	INE031A07881	Non-Convertible Debt Securities	Floating first pari-passu	109.39	109.39	4.20	113.59	Present and Future Receivables *
7	8.56% Tax free 2013 Series A	INE031A07899	Non-Convertible Debt Securities	Floating first pari-passu	190.80	190.80	1.30	192.10	Present and Future Receivables *
8	8.51% Tax free 2013 Tranche I	INE031A07915	Non-Convertible Debt Securities	Floating first pari-passu	799.27	799.27	63.55	862.82	Present and Future Receivables *
9	8.49% Tax free 2013 Tranche I	INE031A07923	Non-Convertible Debt Securities	Floating first pari-passu	35.51	35.51	2.82	38.33	Present and Future Receivables *
10	8.76% Tax free 2013 Tranche I	INE031A07949	Non-Convertible Debt Securities	Floating first pari-passu	815.00	815.00	66.38	881.38	Present and Future Receivables *
11	8.74% Tax free 2013 Tranche I	INE031A07956	Non-Convertible Debt Securities	Floating first pari-passu	88.85	88.85	7.22	96.07	Present and Future Receivables *

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12	8.58% Tax free 2013 Tranche II	INE031A07972	Non-Convertible Debt Securities	Floating first pari-passu	127.38	127.38	7.82	135.20	Present and Future Receivables *
13	8.76% Tax free 2013 Tranche II	INE031A07980	Non-Convertible Debt Securities	Floating first pari-passu	286.54	286.54	17.95	304.49	Present and Future Receivables *
14	8.83% Tax free 2013 Tranche II	INE031A07AA4	Non-Convertible Debt Securities	Floating first pari-passu	123.75	123.75	7.79	131.54	Present and Future Receivables *
15	9.01% Tax free 2013 Tranche II	INE031A07AB2	Non-Convertible Debt Securities	Floating first pari-passu	671.16	671.16	43.02	714.18	Present and Future Receivables *
16	8.73% Tax free 2013 Tranche III	INE031A07AD8	Non-Convertible Debt Securities	Floating first pari-passu	28.47	28.47	2.07	30.54	Present and Future Receivables *
17	8.71% Tax free 2013 Tranche III	INE031A07AE6	Non-Convertible Debt Securities	Floating first pari-passu	8.76	8.76	0.64	9.40	Present and Future Receivables *
18	8.98% Tax free 2013 Tranche III	INE031A07AG1	Non-Convertible Debt Securities	Floating first pari-passu	128.42	128.42	9.58	138.00	Present and Future Receivables *
19	8.96% Tax free 2013 Tranche III	INE031A07AH9	Non-Convertible Debt Securities	Floating first pari-passu	41.54	41.54	3.09	44.63	Present and Future Receivables *
20	7.39% Tax free 2015 Tranche I	INE031A07AM9	Non-Convertible Debt Securities	First Pari-passu	909.69	909.69	43.28	952.97	Present and Future Receivables *
21	7.64% Tax free 2015 Tranche I	INE031A07AO5	Non-Convertible Debt Securities	First Pari-passu	556.15	556.15	27.26	583.41	Present and Future Receivables *
22	7.39% Tax Free 2015 Series D	INE031A07AP2	Non-Convertible Debt Securities	First Pari-passu	211.50	211.50	12.72	224.22	Present and Future Receivables *
23	7.39% Tax free 2015 Tranche II	INE031A07AR8	Non-Convertible Debt Securities	First Pari-passu	1,024.94	1,024.94	60.18	1,085.12	Present and Future Receivables *
24	7.69% Tax free 2015 Tranche II	INE031A07AT4	Non-Convertible Debt Securities	First Pari-passu	610.05	610.05	36.87	646.92	Present and Future Receivables *
					10,684.70	**10,684.70**	**602.82**	**11,287.52**	

**** The secured debt securities issued by the company are secured by pari-passu charge on present and future receivables of the company. The Company is in business of financing housing and urban infrastructure projects across the country. Accordingly, Receivables of the Company includes Loans and Advances of the Company.***

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

Annexure C

No. HUDCO/SE/2026-27 **04.11.2026**

Listing Department BSE Limited, Phiroze Jeejebhoy Towers, Dalal Street, Mumbai -400001 Scrip Code-540530	Listing Department National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai-400051 NSE Symbol-HUDCO

Sub: Disclosure under Regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") – Qtr. Ended 30th September, 2026

Dear Sir/ Ma'am,

In accordance with the captioned Regulations, the following is submitted:

Reg.	Particulars	Details
52(7)	A statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilized or the purpose for which these proceeds were raised has been achieved.	The company has raised funds to the tune of Rs.NIL through issue of non-convertible securities during the quarter ended September 30, 2026 and the issue proceeds of non-convertible securities issued upto the period ended September 30, 2026, have been fully utilized for the purpose(s)/ objects stated in the offer document/ Information memorandum.
52(7A)	In case of any material deviation in the use of proceeds as compared to the objects of the issue, the same shall be indicated in the format as specified by the Board.	There has been no deviation / variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer document/ Information memorandum.

We enclose herewith the statement in the format prescribed vide SEBI Guidelines.

The above is for information and record please.

Thanking You,

Yours Sincerely

For Housing and Urban Development Corporation Ltd.

Vikas Goyal
Company Secretary & Compliance Officer

हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
(भारत सरकार का उपक्रम)
आई एस ओ 9001:2015 प्रमाणित कंपनी
कोर – 7ए, हडको भवन, इंडिया हैबिटैट सेंटर, लोधी रोड ,
नई दिल्ली – 110003 , दूरभाष : 011-24649610-21

Housing and Urban Development Corporation Limited
(A Government of India Enterprise)
AN ISO 9001 : 2015 CERTIFIED COMPANY
Core - 7 'A', HUDCO Bhawan, India Habitat Centre, Lodhi Road,
New Delhi - 110003, Tel. : 011-24649610-21

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Annexure-A

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Housing and Urban Development Corporation Ltd.	NIL								

B. Statement of deviation/ variation in use of Issue proceeds:

Name of listed entity	Housing and Urban Development Corporation Ltd.	
Mode of Fund Raising	~~Public Issue/ Private Placement~~	
Type of instrument	NA	
Date of Raising Funds	**Date**	**(INR Crores)**
Amount Raised	-	
Report filed for quarter ended	30.09.2026	
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?	NA	
Date of approval	NA	
Explanation for the Deviation / Variation	NA	
Comments of the audit committee after review	NA	
Comments of the auditors, if any	NA	

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**
100% of the funds to be raised through the private placement are to augment long-term resources of the Issuer for the purpose of meeting business/ operational requirements viz. lending activities, repayment/refinancing of existing debt (both long term and short term) and/or for any other purpose in the ordinary course of business of the Issuer.	NA	NA	NA	NA	NIL	NIL

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 : Vikas Goyal
Designation : Company Secretary

Annexure-D

STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC.

Statement on deviation/variation in utilization of funds raised

Name of listed entity	HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)
Mode of fund Raising	~~Public Issues / Rights Issues / Preferential Issues / QIP / Others~~
Date of Raising Funds	NA
Amount raised	NA
Report filed for Quarter ended	September 2026
Monitoring Agency	~~Applicable~~ / Not applicable
Monitoring Agency Name, if applicable	NA
Is there a Deviation/Variation in use of funds raised	~~Yes~~ / No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	NA
If yes, Date of shareholder approval	NA
Explanation for the Deviation/Variation	NA
Comments of the auditors, if any	NA
Objects for which funds have been raised and where there has been a deviation, in the following table	NA

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of Deviation/Variation for the quarter according to applicable object	Remarks, if any
NA	NA	NA	NA	NA	NA	NA

Deviation or variation could mean:
(a) Deviation in the objects or purposes for which the funds have been raised or
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or
(c) Change in terms of a contract referred to in the fund-raising document i.e. prospectus, letter of offer, etc.

SARC & ASSOCIATES ★ New Delhi ★ CHARTERED ACCOUNTANTS

HOUSING AND URBAN DEVELOPMENT CORPN. LTD. हुडको AMRATNA CPSE

Annexure E

HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)
CIN:L74899DL1970GOI005276

DISCLOSURE FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES UNDER SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 FOR THE HALF YEAR ENDED 30.09.2026.

(₹ in crore)

S. No.	Particulars	Amount (As on 30.09.2026)
1.	**Loans / revolving facilities like cash credit from banks / financial institutions**	
A	Total amount outstanding as on date	
B	Of the total amount outstanding, amount of default as on date	
2.	**Unlisted debt securities i.e. NCDs and NCRPS**	
A	Total amount outstanding as on date	329.46
B	Of the total amount outstanding, amount of default as on date	
3.	**Total financial indebtedness of the listed entity including short-term and long-term debt**	165,159.46

Details of total financial indebtedness of the Company :

(₹ in crore)

S. No.	Particulars	Amount (As on 30.09.2026)
1	Secured loans	50.95
2	Short term loans	3,881.92
3	Long term loans	69,821.25
4	FCNR loans	1,919.67
5	ECB loans	29,831.31
6	Bonds	59,654.36
	Total	**165,159.46**

DISCLOSURE OF RELATED PARTY TRANSACTIONS FOR HALF YEAR ENDED 30.09.2026 **Annexure-F**

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.

S. No	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction (see Note 5)	Value of the related party transaction as approved by the audit committee (see Note 6a)	Value of the related party transaction ratified by the audit committee (see Note 6b)	Value of transaction during the reporting period (see Note 6c)	to either party as a result of the transaction (see Note 1)		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 (see Note 7)	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	HUDCO LTD	AAACH0632A	Shri Sanjay Kulshrestha	ADCPK2491A	Director & Key Managerial Personnel of entity or parent	Loan	-	-	-	104,603	72,878	-	-	-	Loan	4%	36 months	Unsecured	Household articles (welfare Advance)
2	HUDCO LTD	AAACH0632A	Shri M. Nagaraj	ADFPM5440G	Director & Key Managerial Personnel of entity or parent	Loan	-	-	-	-	-	-	-	-	Loan	-	-	-	-
3	HUDCO LTD	AAACH0632A	Shri Daljeet Singh Khatri	AGNPK5670M	Director & Key Managerial Personnel of entity or parent	Loan	-	-	-	-	119,170	-	-	-	Loan	Nil	12 months	Unsecured	Expenses on Festival (Festival Advance)
4	HUDCO LTD	AAACH0632A	Shri Vikas Goyal	AHYPG4087A	Director & Key Managerial Personnel of entity or parent	Loan	-	-	-	-	-	-	-	-	Loan	-	-	-	-

 # includes interest accrued, if any.

Notes:

1	The details in this format are required to be provided for all transactions undertaken during the reporting period. However, opening and closing balances, including commitments, to be disclosed for existing related party transactions even if there is no new related party transaction during the reporting period.
2	Where a transaction is undertaken between members of the consolidated entity (between the listed entity and its subsidiary or between subsidiaries), it may be reported once.
3	Listed banks shall not be required to provide the disclosures with respect to related party transactions involving loans, inter-corporate deposits, advances or investments made or given by the listed banks.
4	For companies with financial year ending March 31, this information has to be provided for six months ended September 30 and six months ended March 31. Companies with financial years ending in other months, the six months period shall apply accordingly.
5	Each type of related party transaction (for e.g. sale of goods/services. purchase of goods/services or whether it involves a loan, inter-corporate deposit, advance or investment) with a single party shall be disclosed separately and there should be no clubbing or netting of transactions of same type. However, transactions with the same counterparty of the same type may be aggregated for the reporting period. For instance, sale transactions with the same party may be aggregated for the reporting period and purchase transactions may also be disclosed in a similar manner. There should be no netting off for sale and purchase transactions. Similarly, loans advanced to and received from the same counterparty should be disclosed separately, without any netting off.
6	In case of a multi-year related party transaction:
	a. The aggregate value of such related party transaction as approved by the audit committee shall be disclosed in the column "Value of the related party transaction as approved by the audit committee".
	b. The value of the related party transaction ratified by the audit committee shall be disclosed in the column "Value of the related party transaction ratified by the audit committee".
	c.The value of the related party transaction undertaken in the reporting period shall be reported in the column "Value of related party transaction during the reporting period".
7	Cost refers to the cost of borrowed funds for the listed entity.
8	PAN will not be displayed on the website of the Stock Exchange(s).
9	Transactions such as acceptance of fixed deposits by banks/NBFCs, undertaken with related parties, at the terms uniformly applicable /offered to all shareholders/ public shall also be reported.



