August 06, 2026

To, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544044	To, National Stock Exchange of India Limited, Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 NSE Symbol: INDIASHLTR
ISIN: INE922K01024 INE922K07104 INE922K07112 INE922K07120	ISIN: INE922K01024

Subject: Outcome of the Board Meeting

Ref: Regulation 30, 33, 51, 52 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir/ Madam,

Pursuant to the provisions of Regulations 30, 33, 51 and 52 read with Schedule III, relevant SEBI Circulars and other applicable provisions of the SEBI Listing Regulations, we would like to inform you that the Board of Directors of the Company, at their meeting held on Thursday, August 06, 2026, which commenced at 01:30 P.M and concluded at 02:45 P.M have inter-alia, considered, approved, and taken on record the following:

1. Approval of Unaudited Financial Results of the company for the quarter ended June 30, 2026:

    - A copy of the said Unaudited Financial Results along with the Limited Review Report with unmodified opinion issued by M/s S.R. Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors of the Company for the quarter ended June 30, 2026, is enclosed as **Annexure I**.

    - Disclosures required under Regulation 52(4) of the SEBI Listing Regulations forming part of the said Financial Results.

    - The Security Cover Certificate as on June 30, 2026, as per Regulation 54 read with SEBI Circular No SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, is enclosed as **Annexure II**.

    - Statement indicating utilization of issue proceeds and Statement of deviation/ variation in use of proceeds of listed Non-convertible Securities pursuant to Regulation 52(7) and 52(7A) of SEBI Listing Regulations is enclosed as **Annexure III**.

The aforesaid financial results shall be published in the newspapers in terms of Regulation 47 of SEBI Listing Regulations and will also be made available on the company's website at www.indiashelter.in in compliance with Regulation 46(2) of SEBI Listing Regulations.

In pursuance of SEBI (Prohibition of Insider Trading) Regulations, 2015 and the Company's Code of Conduct, the trading window for designated persons and their immediate relatives will open on August 09, 2026.

The above information shall also be made available on the website of the company at www.indiashelter.in

Kindly take the above information on record.

Thanking you,
Yours faithfully,

For India Shelter Finance Corporation Limited

MUKTI CHAPLOT

Digitally signed by MUKTI CHAPLOT
Date: 2026.08.06 14:47:46 +05'30'

Mukti Chaplot
Company Secretary & Compliance Officer
M. No.: 38326

India Shelter Finance Corporation Limited
Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002
CIN: L65922HR1998PLC042782, Phone No +91-124-4131800
E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

Annexure - I

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

67, Institutional Area
Sector 44, Gurugram - 122 003
Haryana, India

Tel: +91 124 681 6000

Independent Auditor's Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
India Shelter Finance Corporation Limited,
6th Floor, Plot No. 15, Sector - 44,
Institutional Area, Gurugram,
Haryana, India, 122002

Dear Sirs,

1. We have reviewed the accompanying statement of unaudited financial results of India Shelter Finance Corporation Limited (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, 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 (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. 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, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S.R. BATLIBOI & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Amit Kabra
Partner
Membership Number: 094533
UDIN: 26094533OYHRSM6642
Place of Signature: Jaipur
Date: August 06, 2026

India Shelter Finance Corporation Limited
Registered office:- 6th Floor, Plot No 15, Sector 44, Institutional Area, Gurugram-122 002
CIN: L65922HR1998PLC042782 | Website: www.indiashelter.in

Unaudited statement of profit & loss for the quarter ended 30 June 2026

(Amount in Lakhs)

	Particulars	For the quarter ended			For the year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	**Revenue from operations**				
(i)	Interest income	35,605.10	33,721.56	28,564.30	1,23,056.27
(ii)	Fees and commission income	3,909.45	3,811.22	3,787.16	14,732.00
(iii)	Net gain on fair value changes	109.44	88.63	181.35	569.49
(iv)	Net gain on derecognition of financial instruments under amortised cost category	3,615.10	3,443.43	3,560.10	14,641.53
	Total revenue from operations	**43,239.09**	**41,064.84**	**36,092.91**	**1,52,999.29**
2	Other income	5.67	3.97	9.70	19.39
3	**Total income(1+2)**	**43,244.76**	**41,068.81**	**36,102.61**	**1,53,018.68**
4	**Expenses**				
(i)	Finance costs	12,112.47	11,518.85	10,645.52	44,480.24
(ii)	Impairment on financial instruments	1,340.77	787.72	1,024.37	4,031.98
(iii)	Employee benefits expenses	8,650.36	7,943.35	6,937.40	29,778.92
(iv)	Depreciation and amortisation	307.67	309.90	278.31	1,237.90
(v)	Other expenses	2,315.75	2,259.08	1,720.91	7,990.11
	Total expenses	**24,727.02**	**22,818.90**	**20,606.51**	**87,519.15**
5	**Profit before tax (3-4)**	**18,517.74**	**18,249.91**	**15,496.10**	**65,499.53**
6	**Tax expense:**				
	i. Current tax	3,853.61	4,149.62	3,382.58	14,529.68
	ii. Deferred tax	362.42	94.20	190.04	463.42
	Total tax expense	**4,216.03**	**4,243.82**	**3,572.62**	**14,993.10**
7	**Profit for the period (5-6)**	**14,301.71**	**14,006.09**	**11,923.48**	**50,506.43**
8	**Other comprehensive income**				
(i)	Items that will not be reclassified to profit or loss				
	- Re-measurment (losses)/gains on defined benefit obligations	(77.03)	(40.56)	(17.72)	(34.24)
	- Income tax effect relating to re-measurement loss on defined benefit obligations	19.39	10.21	4.46	8.62
(ii)	Items that will be reclassified to profit or loss				
	- Re-measurement gains/ (losses) on hedge instruments	329.50	215.82	179.57	399.58
	- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	(82.93)	(54.32)	(45.20)	(100.57)
	Total other comprehensive income	**188.93**	**131.15**	**121.11**	**273.39**
9	**Total comprehensive income for the period (7+8)**	**14,490.64**	**14,137.24**	**12,044.59**	**50,779.82**
	Paid-up equity share capital (face value of Rs. 5 per equity share)				**5,437.92**
	Other equity as per balance sheet				**3,14,374.54**
10	**Earnings per equity share (EPS)**				
	***(EPS not annualised)**				
	Basic (Rs.)	13.15*	12.89*	11.05*	46.63
	Diluted (Rs.)	13.06*	12.53*	10.66*	45.13

India Shelter Finance Corporation Limited
Gurgaon

& ASSOCIATES LLP
SRB

India Shelter Finance Corporation Limited
Registered office:- 6th Floor, Plot no 15, Sector 44, Institutional Area, Gurugram - 122 002
CIN: L65922HR1998PLC042782| Website: www.indiashelter.in

Notes:

1. These financial results for the quarter ended 30th June 2026, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 6th August 2026. The financial results for the quarter ended 30th June 2026 have been subjected to review by the statutory auditors of the Company.

2. These financial results for the quarter ended 30th June 2026 have been prepared in accordance with the accounting principles generally accepted in India, including the recognition and measurement principles laid down in the Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder, and have been presented in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.

3. The Company is primarily engaged in the business of housing finance within India and there is no separately reportable business or geographical segments as per the Indian Accounting Standard ('Ind AS') 108 on Operating Segments.

4. The Company has maintained 110% security cover on its secured listed non-convertible debentures as on 30th June 2026 by way of exclusive charge on its specific loan receivables. The proceeds of the NCD's, utilized till the end of the reporting period, were used for the objects that were stated in the respective offer documents.

5. During the quarter ended 30th June 2026, 96,106 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.

6. In accordance with the Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions. dated 28th November 2025, no resolution plans have been implemented during the quarter ended 30th June 2026 in projects financed. Hence, no disclosure is required pertaining to projects financed under the Reserve Bank of India (Non-Banking Financial Companies - Financial Statements Presentation and Disclosures) Directions, dated 28th November 2025.

7. Disclosure pursuant to Reserve Bank of India (Non-Banking Financial Companies – Transfer and distribution of credit risk) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 dated 28 November 2025:
   a) Details of loans not in default transferred through assignment during the quarter ended 30th June 2026.

Particulars	Quarter ended 30th June 2026
Count of loan accounts assigned	3,480
Amount of loan account assigned	24,948.45 lakhs
Retention of beneficial economic interest (MRR)	3,986.65 lakhs
Weighted average Residual Tenure of the loans transferred	10.06 years
Weighted average holding period	1.03 years
Coverage of tangible security coverage (LTV)	48.22%
Rating wise distribution of rated loans	Unrated

   b) The Company has not acquired, any loan not in default during the quarter ended 30th June 2026.
   c) The Company has not transferred/acquired, any stressed/non-performing loan quarter ended 30th June 2026.

8. The figures for the last quarter of the previous financial year are the balancing figures between the audited figures in respect of the full previous financial year and year-to-date figures up to the third quarter of the relevant financial year which were subjected to limited review by statutory auditors.

India Shelter Finance Corporation Limited Gurgaon

S.R. Batliboi & Associates LLP

9. **Additional Information pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 are as follows:**

Particulars	**As at 30th June 2026**
Net Worth	3,35,253.44 lakhs
Debt -Equity Ratio	1.92 times
Total Debts to Total Assets	0.65
Net Profit Margin (%)	33.07%
Gross NPA ratio	1.55%
Net NPA ratio	1.15%
Provision Coverage ratio on Stage 3 assets	25.72%
Outstanding redemption reserve/ Debenture redemption reserve	N.A
Outstanding redeemable preference shares	N.A
Capital redemption reserve/Debenture redemption reserve	N.A
Profit after Tax	14,301.71 lakhs
Earnings Per Share- Basic	13.15
Earnings Per Share- Diluted	13.06
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	163.06%

Note 1: Debt Service coverage ratio, Interest Coverage ratio, Current ratio, Operating Margin, Long term debt to working capital, Bad debts to account receivable, Current Liability, Debtors turnover, Inventory turnover ratios are not applicable to us.

Note 2: Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

Total Debts to Total Assets = (Debt Securities+ Borrowings) / Total Assets

Provision Coverage ratio on Stage 3 assets = Impairment allowance on Stage 3 / Gross Stage 3 loans

10. The Board of Directors of the erstwhile subsidiary company, India Shelter Capital Finance Limited, in its meeting held on 16th December 2025 approved voluntary liquidation. The official liquidator had completed the process of realization of assets and liabilities and the net proceeds of the realization had been distributed to the Company on 16th March 2026. Accordingly, The Company does not have any subsidiary/associate/joint venture entity during the quarter and the consolidated financial statements of the Company have not been prepared for the current quarter.

11. Figures for the previous year/periods have been regrouped and/or reclassified wherever considered necessary. The impact, if any, are not material to financial results.

S.R. BATLIBOI & ASSOCIATES LLP
SRB

For and on behalf of the Board of Directors of
India Shelter Finance Corporation Limited

Rupinder Singh
Managing Director & CEO
(DIN: 09153382)
Place: Gurugram
Date: 6th August 2026

India Shelter Finance Corporation Limited
Gurgaon

Annexure - II

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	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (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 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(viii)	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		-	-	-	-	-	1,861.55	-	1,861.55	-	-	-	-	-
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	668.70	-	668.70	-	-	-	-	-
Goodwill		-	-	-	-	-		-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	199.08	-	199.08	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	-	-	-	-	-	-	-	-
Investments		-	-	-	-	-	28,608.68	-	28,608.68	-	-	-	-	-
Loans	Loans given to customers of the Company	18,748.79	6,57,301.33	-	-	-	1,92,839.87	-	8,68,889.59	-	-	-	-	-
Inventories		-	-	-	-	-		-	-	-	-	-	-	-
Trade Receivables		-	-	-	-	-		-	-	-	-	-	-	-
Cash and cash equivalents		-	-	-	-	-	29,892.84	-	29,892.84	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	Fixed deposits under lien	-	5,206.14	-	-	-	27,107.75	-	32,313.89	-	-	-	-	-
Others		-	-	-	-	-	32,145.32	-	32,145.32	-	-	-	-	-
				-	-	-		-						
TOTAL		18,748.79	6,62,507.47	-	-	-	3,13,323.79	-	9,94,580.05	-	-	-	-	-
LIABILITIES														
Debt securities to which this certificate pertains		17,002.31	-	No	-	-	-	-	17,002.31					
Other debt sharing pari-passu charge with above debt		-	-	-	-	-	-	-	-					
Other Debt					-	-	-	-	-					
Subordinated debt					-	-	-	-	-					
Borrowings			6,25,252.66						6,25,252.66					
Bank		-	-	-	-	-	-	-	-					
Debt Securities		-	-	-	-	-	-	-	-					
Others		-	-	-	-	-	-	-	-					
Trade payables							834.71		834.71					
Lease Liabilities							799.88		799.88					
Provisions							973.35		973.35					
Others							14,106.31		14,106.30					
									-					
TOTAL		17,002.31	6,25,252.66		-	-	16,714.23	-	6,58,969.22					
	Exclusive security cover ratio	1.10		Pari-Passu Security Cover Ratio	-									

Note: The above figures are based on IND AS results

India Shelter Finance Corporation Limited * Gurgaon

August 06, 2026 **Annexure III**

To, **BSE Limited,** **Phiroze Jeejeebhoy Towers, Dalal Street,** **Mumbai- 400001** **Scrip Code: 544044**	**To,** **National Stock Exchange of India Limited,** **Exchange Plaza, C-1, Block G, Bandra Kurla Complex,** **Bandra (E), Mumbai – 400 051** **NSE Symbol: INDIASHLTR**
ISIN: INE922K01024 **: INE922K07104** **: INE922K07112** **: INE922K07120**	**ISIN: INE922K01024**

Sub: Disclosure of Statement under Regulation 52(7) and 52(7A) of SEBI Listing Regulations.

Dear Sir / Madam,

Pursuant to Regulation 52(7) and 52(7A) of the SEBI Listing Regulations, we hereby disclose the Statement indicating utilisation and Statement indicating deviation/variation in the use of proceeds of listed Non-convertible Securities issued in the quarter ended June 30, 2026, as follows:

A. Statement of utilization of issue proceeds: **(Rs. In Lakhs)**

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
India Shelter Finance Corporation Limited	NA	NA	NA	NA	NIL during the quarter	NA	NA	Not applicable	No funds raised during the quarter ended June 30, 2026.

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

Particulars	**Remarks**
Name of the listed entity	India Shelter Finance Corporation Limited
Mode of fund raising	Nil
Type of instrument	Nil
Date of raising funds	NA
Amount raised (Rs. In Crores)	Nil during the quarter
Report filed for quarter ended	June 30, 2026
Is there a deviation/ variation in use of funds raised?	NA

Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA
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/ variation, in the following table:

Original Object	**Modified Object, if any**	**Original Allocation**	**Modified Allocation, if any**	**Funds Utilised**	**Amount of deviation / variation for the quarter according to applicable object (in Rs. crore 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 (c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc						

Kindly take the above information on records.
Thanking you.
Yours faithfully,

For India Shelter Finance Corporation Limited

MUKTI CHAPLOT Digitally signed by MUKTI CHAPLOT Date: 2026.08.06 14:49:28 +05'30'

Mukti Chaplot
Company Secretary and Compliance Officer
Mem. No. 38326