

August 07, 2025

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	ISIN: INE922K01024

**Sub: 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 Regulation”)**

Dear Sir / Madam,

Pursuant to provisions of Regulations 30, 33, 51 and 52 read with Schedule III and relevant SEBI Circulars and other applicable provisions of the Securities and Exchange Board of India (Listing Obligation and Disclosure requirement) Regulations, 2015 (“Listing Regulations”) we would like to inform you that the Board of Directors of the Company, at their Meeting held on Thursday, August 07, 2025, which commenced at 02:30 PM and concluded at 04:10 PM, have, inter-alia, considered, approved, and taken on record the following:

**1. Unaudited Standalone and Consolidated Financial Results for the Quarter ended June 30, 2025:**

- Copy of Unaudited Financial Results along with the Limited Review Report with unmodified opinion issued by S.R. Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors of the Company for the Quarter ended June 30, 2025., is enclosed as **Annexure I**.
- Disclosures as required under Regulation 52(4) of the Listing Regulations forming part of the said Financial Results.
- The Security Cover Certificate as on June 30, 2025, 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 and Statement indicating deviation/ variation in the use of proceeds of issue of listed Non-convertible Securities pursuant to Regulation 52(7) and 52(7A) of SEBI Listing Regulations is enclosed as **Annexure – III**

The results will be published in the newspapers in terms of Regulation 47 of SEBI (Listing

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**India Shelter Finance Corporation Limited**

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PL042782, Phone No +91-124-4131800

E-mail: [customer.care@indiashelter.in](mailto:customer.care@indiashelter.in), Website: [www.indiashelter.in](http://www.indiashelter.in)

Obligations and Disclosure Requirements) Regulations, 2015. The results will also be uploaded on Company website at [www.indiashelter.in](http://www.indiashelter.in) in compliance with Regulation 46(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

## **2. Approval of issuance of Non-Convertible Debentures (NCD's)**

The Board has approved raising of funds through issuance of Non-Convertible Debentures through private placement/public issuances, in one or more tranches up to an amount not exceeding Rs. 1,000 crores (Rupees One Thousand Crores only).

The details required under Regulation 30 of SEBI Listing Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are enclosed separately as 'Annexure IV'.

The above information shall also be made available on the Company website at [www.indiashelter.in](http://www.indiashelter.in).

Request you to take the above information on records.

Thanking you.  
Yours faithfully,

**For India Shelter Finance Corporation Limited**

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

Annexure - I

**Independent Auditor's Review Report on the Quarterly Unaudited Standalone 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**

1. We have reviewed the accompanying statement of unaudited standalone financial results of India Shelter Finance Corporation Limited (the "Company") for the quarter ended June 30, 2025 (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**

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**per Amit Kabra  
Partner  
Membership No.: 094533  
UDIN: 25094533BMLXLN3286  
Gurugram  
August 07, 2025**

**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 standalone financial results for the quarter ended 30 June 2025

(Amount in Lakhs)

Particulars	For the quarter ended			For the year ended
	30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
<b>1 Revenue from operations</b>				
(i) Interest income	28,564.30	26,735.38	20,944.79	94,228.57
(ii) Fees and commission income	3,787.16	3,851.59	1,468.91	11,454.21
(iii) Net gain on fair value changes	181.35	235.72	219.68	961.60
(iv) Net gain on derecognition of financial instruments under amortised cost category	3,560.10	1,875.90	2,493.53	9,805.54
<b>Total revenue from operations</b>	<b>36,092.91</b>	<b>32,698.59</b>	<b>25,126.91</b>	<b>1,16,449.92</b>
2 Other income	9.70	12.94	917.54	1,029.94
<b>3 Total income(1+2)</b>	<b>36,102.61</b>	<b>32,711.53</b>	<b>26,044.45</b>	<b>1,17,479.86</b>
<b>4 Expenses</b>				
(i) Finance costs	10,645.52	10,159.18	7,663.79	35,487.55
(ii) Impairment on financial instruments	1,024.37	311.36	664.27	2,643.02
(iii) Employee benefits expenses	6,937.40	6,157.57	5,290.26	22,908.45
(iv) Depreciation and amortisation	278.31	298.33	282.00	1,159.70
(v) Other expenses	1,720.91	1,853.57	1,364.07	6,472.50
<b>Total expenses</b>	<b>20,606.51</b>	<b>18,780.01</b>	<b>15,264.39</b>	<b>68,671.22</b>
<b>5 Profit before tax (3-4)</b>	<b>15,496.10</b>	<b>13,931.52</b>	<b>10,780.06</b>	<b>48,808.64</b>
<b>6 Tax expense:</b>				
1. Current tax	3,382.58	3,413.79	2,464.09	11,461.76
2. Deferred tax	190.04	(273.95)	(17.02)	(357.80)
<b>Total tax expense</b>	<b>3,572.62</b>	<b>3,139.84</b>	<b>2,447.07</b>	<b>11,103.96</b>
<b>7 Profit for the period (5-6)</b>	<b>11,923.48</b>	<b>10,791.68</b>	<b>8,332.99</b>	<b>37,704.68</b>
<b>8 Other comprehensive income</b>				
(i) Items that will not be reclassified to profit or loss				
- Re-measurement (losses)/gains on defined benefit obligations	(17.72)	10.93	(46.48)	(9.16)
- Income tax effect relating to re-measurement loss on defined benefit obligations	4.46	(2.75)	11.70	2.31
(ii) Items that will be reclassified to profit or loss				
- Re-measurement gains/ (losses) on hedge instruments	179.57	(153.66)	37.10	163.46
- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	(45.20)	38.68	(9.34)	(41.14)
<b>Total other comprehensive income</b>	<b>121.11</b>	<b>(106.80)</b>	<b>(7.02)</b>	<b>115.47</b>
<b>9 Total comprehensive income for the period (7+8)</b>	<b>12,044.59</b>	<b>10,684.88</b>	<b>8,325.97</b>	<b>37,820.15</b>
<b>Paid-up equity share capital (face value of Rs. 5 per equity share)</b>				<b>5,394.76</b>
<b>Other equity as per balance sheet</b>				<b>2,65,287.21</b>
<b>10 Earnings per equity share (EPS)</b>				
<b>*(EPS not annualised)</b>				
Basic (Rs.)	11.05*	10.01*	7.78*	35.10
Diluted (Rs.)	10.66*	9.65*	7.48*	33.86



**India Shelter Finance Corporation Limited**  
**Registered office:- 6th Floor, Plot no 15, Sector 44, Institutional Area, Gurugram - 122 002**  
**CIN: L65922HR1998PLC042782**

**Notes:**

1. These Standalone financial results for the quarter ended 30 June 2025, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 07 August 2025. The financial results for the quarter ended 30 June 2025 have been subjected to review by the statutory auditors of the Company.
2. These Standalone financial results for the quarter ended 30 June 2025 have been prepared in accordance with the accounting principles generally accepted in India, including the recognition and measurement principles laid down in the Ind AS, 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 30 June 2025 by way of exclusive charge on its specific loan receivables. The proceeds of the Non-Convertible Debentures were used for the objects stated in the respective offer documents.
5. Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021:

a) Details of loans not in default transferred through assignment during the quarter ended 30 June 2025.

Particulars	Qtr ended 30th June 2025
Count of loan accounts assigned	3,282
Amount of loan account assigned	25,887.33 lakhs
Retention of beneficial economic interest (MRR)	10%
Weighted average Residual Tenure of the loans transferred	9.64 years
Weighted average holding period	1.16 years
Coverage of tangible security coverage (LTV)	47.81%
Rating wise distribution of rated loans	Unrated

b) Details of loans not in default transferred through Co-Lending during the quarter ended 30 June 2025.

Particulars	Qtr ended 30th June 2025
Count of loan accounts assigned	689
Amount of loan account assigned	7,263.75 lakhs
Retention of beneficial economic interest (MRR)	20%
Weighted average Residual Tenure of the loans transferred	10.91 years
Weighted average holding period	0.17 years
Coverage of tangible security coverage (LTV)	48.73%
Rating wise distribution of rated loans	Unrated

- c) The Company has not acquired, any loan not in default during the quarter ended 30 June 2025.
  - d) The Company has not transferred/acquired, any stressed/non-performing loan during the quarter ended 30 June 2025.
6. During the quarter ended 30 June 2025, 39,312 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.



7. **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 30 <sup>th</sup> June 2025
Net Worth	2,83,438.94 lakhs
Debt -Equity Ratio	1.84 times
Total Debts to Total Assets	0.64
Net Profit Margin (%)	33.03%
Gross NPA ratio	1.24%
Net NPA ratio	0.95%
Provision Coverage ratio on Stage 3 assets	24.51%
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	11,923.48 lakhs
Earnings Per Share- Basic	11.05
Earnings Per Share- Diluted	10.66
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	161.86%

**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.

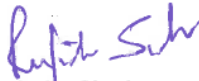
**Note 2:** Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

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

8. The figures for the last quarter of the previous financial year ended 31 March 2025 are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the end of third quarter of the previous financial year which was subjected to limited review by the statutory auditors.

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: 07 August 2025



**Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
India Shelter Finance Corporation Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of India Shelter Finance Corporation Limited (the "Holding Company") and India Shelter Capital Finance Limited its subsidiary (the Holding Company and its subsidiary together referred to as "the Group") for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding 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 of the Listing Regulations. The Statement has been approved by the Holding 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.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of, India Shelter Capital Finance Limited (the "subsidiary").
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 other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with 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.
6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of subsidiary whose unaudited interim financial results include total assets of Rs. 1424 lakhs as of June 30, 2025, total revenues (including other income) of Rs 29 lakhs, total net profit after tax of Rs. 21 lakhs, total comprehensive profit of Rs. 21 lakhs, for the quarter June 30, 2025, and the period ended on that date respectively, as considered in the Statement which have been reviewed by their respective independent auditors.

The independent auditor's reports on financial results of the subsidiary have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of the subsidiary is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.



# ***S.R. BATLIBOI & ASSOCIATES LLP***

**Chartered Accountants**

Our conclusion on the Statement in respect of matters stated in para 6 above is not modified with respect to our reliance on the work done and the reports of the other auditors.

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



per Amit Kabra  
Partner  
Membership No.: 094533  
UDIN: 25094533BMLXLO1639  
Gurugram  
August 07, 2025



**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 consolidated financial results for the quarter ended 30 June 2025

(Amount in Lakhs)

Particulars	For the quarter ended			For the year ended
	30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
<b>1 Revenue from operations</b>				
(i) Interest income	28,593.05	26,765.76	20,972.34	94,342.86
(ii) Fees and commission income	3,787.16	3,851.59	1,468.91	11,454.21
(iii) Net gain on fair value changes	181.35	235.72	219.68	961.60
(iv) Net gain on derecognition of financial instruments under amortised cost category	3,560.10	1,875.90	2,493.53	9,805.54
<b>Total revenue from operations</b>	<b>36,121.66</b>	<b>32,728.97</b>	<b>25,154.46</b>	<b>1,16,564.21</b>
2 Other income	9.40	12.64	917.24	1,028.74
<b>3 Total income(1+2)</b>	<b>36,131.06</b>	<b>32,741.61</b>	<b>26,071.70</b>	<b>1,17,592.95</b>
<b>4 Expenses</b>				
(i) Finance costs	10,645.52	10,159.18	7,663.79	35,487.55
(ii) Impairment on financial instruments	1,024.37	311.36	664.27	2,643.02
(iii) Employee benefits expenses	6,937.40	6,157.57	5,290.26	22,908.45
(iv) Depreciation and amortisation	278.31	298.33	282.00	1,159.70
(v) Other expenses	1,721.46	1,855.20	1,364.61	6,475.31
<b>Total expenses</b>	<b>20,607.06</b>	<b>18,781.64</b>	<b>15,264.93</b>	<b>68,674.03</b>
<b>5 Profit before tax (3-4)</b>	<b>15,524.00</b>	<b>13,959.97</b>	<b>10,806.77</b>	<b>48,918.92</b>
<b>6 Tax expense:</b>				
1. Current tax	3,389.08	3,420.38	2,470.82	11,488.86
2. Deferred tax	190.04	(273.43)	(17.02)	(357.28)
<b>Total tax expense</b>	<b>3,579.12</b>	<b>3,146.95</b>	<b>2,453.80</b>	<b>11,131.58</b>
<b>7 Profit for the period (5-6)</b>	<b>11,944.88</b>	<b>10,813.02</b>	<b>8,352.97</b>	<b>37,787.34</b>
<b>8 Other comprehensive income</b>				
(i) Items that will not be reclassified to profit or loss				
- Re-measurement (losses)/gains on defined benefit obligations	(17.72)	10.93	(46.48)	(9.16)
- Income tax effect relating to re-measurement loss on defined benefit obligations	4.46	(2.75)	11.70	2.31
(ii) Items that will be reclassified to profit or loss				
- Re-measurement gains/ (losses) on hedge instruments	179.57	(153.66)	37.10	163.46
- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	(45.20)	38.68	(9.34)	(41.14)
<b>Total other comprehensive income</b>	<b>121.11</b>	<b>(106.80)</b>	<b>(7.02)</b>	<b>115.47</b>
<b>9 Total comprehensive Income for the period (7+8)</b>	<b>12,065.99</b>	<b>10,706.22</b>	<b>8,345.95</b>	<b>37,902.81</b>
<b>10</b>				
<b>Paid-up equity share capital (face value of Rs. 5 per equity share)</b>				<b>5,394.76</b>
<b>Other equity as per balance sheet</b>				<b>2,65,478.78</b>
<b>Earnings per equity share (EPS)</b>				
<b>*(EPS not annualised)</b>				
Basic (Rs.)	11.07*	10.03*	7.80*	35.18
Diluted (Rs.)	10.68*	9.67*	7.50*	33.93



**India Shelter Finance Corporation Limited**  
**Registered office:- 6th Floor, Plot no 15, Sector 44, Institutional Area, Gurugram - 122 002**  
**CIN: L65922HR1998PLC042782**

**Notes:**

1. The Consolidated financial results include results of the following Company:

Name of the Company	%of Shareholding and voting power of India Shelter Finance Corporation Limited	Consolidated as
India Shelter Capital Finance Limited	100%	Subsidiary

2. These Consolidated financial results have been prepared in accordance with Ind As 110- Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act.
3. These consolidated financial results for the quarter ended 30 June 2025, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 07 August 2025. The financial results for the quarter ended 30 June 2025 have been subjected to review by statutory auditors of the Group.
4. These consolidated financial results for the quarter ended 30 June 2025 have been prepared in accordance with the accounting principles generally accepted in India, including the recognition and measurement principles laid down in the Ind AS, 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.
5. The Group is primarily engaged 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.
6. The Holding Company has maintained 110% security cover on its secured listed non-convertible debentures as on 30 June 2025 by way of exclusive charge on its specific loan receivables. The proceeds of the Non-Convertible Debentures were used for the objects stated in the respective offer documents.
7. Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021:

- a) Details of loans not in default transferred through assignment during the quarter ended 30 June 2025.

Particulars	Qtr ended 30th June 2025
Count of loan accounts assigned	3,282
Amount of loan account assigned	25,887.33 lakhs
Retention of beneficial economic interest (MRR)	10%
Weighted average Residual Tenure of the loans transferred	9.64 years
Weighted average holding period	1.16 years
Coverage of tangible security coverage (LTV)	47.81%
Rating wise distribution of rated loans	Unrated

- b) Details of loans not in default transferred through Co-Lending during the quarter ended 30 June 2025.

Particulars	Qtr ended 30th June 2025
Count of loan accounts assigned	689
Amount of loan account assigned	7,263.75 lakhs
Retention of beneficial economic interest (MRR)	20%
Weighted average Residual Tenure of the loans transferred	10.91 years
Weighted average holding period	0.17 years
Coverage of tangible security coverage (LTV)	48.73%
Rating wise distribution of rated loans	Unrated

- c) The Group has not acquired, any loan not in default during the quarter ended 30 June 2025.



- d) The Group has not transferred/acquired, any stressed/non-performing loan during the quarter ended 30 June 2025.
8. During the quarter ended 30 June 2025, 39,312 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.
9. Additional Information pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended 30 June 2025 are as follows:

Particulars	As at 30th June 2025
Net Worth	2,83,651.88 lakhs
Debt -Equity Ratio	1.84 times
Total Debts to Total Assets	0.64
Net Profit Margin (%)	33.06%
Gross NPA ratio	1.24%
Net NPA ratio	0.95%
Provision Coverage ratio on Stage 3 assets	24.51%
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	11,944.88 lakhs
Earnings Per Share- Basic	11.07
Earnings Per Share- Diluted	10.68
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	161.86%

**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 Group.

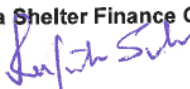
**Note 2:** Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

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 figures for the last quarter of the previous financial year ended 31 March 2025 are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the end of third quarter of the previous financial year which was subjected to limited review by the statutory auditors.

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: 07 August 2025



# 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	Debt for which this certificate being issued	Other secured Debt certificate being issued	Debt for which this certificate being issued	Assets shared by part passu debt holder (includes debt for which this certificate is issued & other debt with part passu charge)	Other assets on which there is part- Passu charge (excluding items covered in column f)	Assets not offered as Security	Eliminated amount (in negative)	Total (Total C to I)	Market Value for Assets charged on Exclusive basis	Carrying/Book value for exclusive charge on assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSA market value is not applicable)	Market Value for Part passu charge Asset(III)	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSA 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		
<b>ASSETS</b>														
Property, Plant and Equipment							1,524.13		1,524.13					
Capital Work-in-Progress														
Right of Use Assets							1,168.03		1,168.03					
Goodwill														
Intangible Assets							100.15		100.15					
Intangible Assets under Development														
Investments							49,874.04		49,874.04					
Loans	Loans given to customers of the Company	5,162.65	5,44,796.69				1,71,389.3		7,20,848.47					
Inventories							2,503.92		2,503.92					
Trade Receivables							12,369.95		20,098.86					
Cash and cash equivalents							22,162.47		22,162.47					
Bank Balances other than Cash and Cash Equivalents	Fixed deposits under lien		7,779.48											
Others														
<b>TOTAL</b>		<b>5,162.65</b>	<b>5,52,026.17</b>				<b>2,61,091.53</b>		<b>8,38,290.41</b>					
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains		4,679.60		No					4,679.60					
Other debt sharing part-passu charge with above debt														
Other Debt														
Subordinated debt														
Borrowings			5,15,491.80						5,15,491.80					
Bank														
Debt Securities														
Others														
Trade payables							766.07		766.07					
Lease Liabilities							1,349.64		1,349.64					
Provisions							553.89		553.89					
Others							12,000.51		12,000.51					
<b>TOTAL</b>		<b>4,679.60</b>	<b>5,15,491.80</b>				<b>14,670.10</b>		<b>5,34,941.90</b>					
	Exclusive security cover ratio	1.10												

Note: The above figures are based on IND AS results

Annexure-A



August 07, 2025

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	ISIN: INE922K01024

**Sub: Disclosure under Regulation 52(7) and 52(7A) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir / Madam,

Pursuant to Regulation 52(7) and 52(7A) of the SEBI (LODR) Regulations, 2015 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, 2025, 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	No	Not applicable	No funds raised during the quarter ended June 30, 2025.

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

Particulars	Remarks
Name of the listed entity	India Shelter Finance Corporation Limited

**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

Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising funds	NA
Amount raised	Nil during the quarter
Report filed for quarter ended	June 30, 2025
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						

Request you to take the above information on records.

Thanking you.  
Yours faithfully,

**For India Shelter Finance Corporation Limited**

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

## India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

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#### Annexure-IV

Disclosures pursuant to SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, for Issuance of Securities.

S. No.	Particulars	Details
1.	Type of securities proposed to be issued	Senior, Secured, Rated, Listed, Redeemable, Non- Convertible Debentures (“NCDs”)
2.	Type of issuance	Private Placement/Public Placement
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued	Proposed to issue NCDs up to INR. 1,000 Crores.
4.	Size of the issue	INR 1,000 Crores
5.	Whether proposed to be listed? If Yes, Name of the Stock Exchange(s)	Yes, BSE/NSE
6.	Tenure of the Instrument - Date of Allotment and Date of Maturity	As may be approved by the Board/ Committee pursuant to the terms and conditions of the issue.
7.	Coupon/Interest offered, Schedule of payment of coupon/interest and principal	As may be approved by the Board/ Committee pursuant to the terms and conditions of the issue.
8.	Charge/Security, if any, created over the assets	As may be approved by the Board/ Committee pursuant to the terms and conditions of the issue.
9.	Special right / interest / privileges attached to the instrument and changes thereof	Not Applicable
10.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	Not Applicable
11.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Not Applicable
12.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	Not Applicable
13.	Any cancellation or termination of proposal for issuance of securities including reasons thereof	Not Applicable

### India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

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