

November 21, 2025

To, BSE Limited ("BSE") , Corporate Relationship Department, 2 nd Floor, New Trading Ring, P.J. Towers, Dalal Street, Mumbai – 400 001. BSE Scrip Code: 544044	To, National Stock Exchange of India Limited ("NSE") , "Exchange Plaza", 5 th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex Bandra (East), Mumbai – 400 051. NSE Symbol: INDIASHLTR
ISIN: INE922K01024 : INE922K07104	ISIN: INE922K01024

Dear Sir/ Madam,

Subject: Disclosure under Regulation 30 and 51 of SEBI(LODR), Regulations, 2015

In continuation to our disclosure dated August 07, 2025 and November 18, 2025, we would like to submit the additional details as required under SEBI Circular dated July 13, 2023, for the issuance of Non-convertible Debentures (NCDs) approved by the Asset Liability Management Committee of the Company at their meeting held on Friday, November 21, 2025 through private placement having total issue size of INR 200,00,00,000/- (Indian Rupees Two Hundred Crores)- INR 150 Crores base issue and INR 50 Crores under Green Shoe Option, if any.

The information in terms of SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, is enclosed as Annexure I.

This disclosure is pursuant to Regulation 30 and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The above intimation is also uploaded on the website of the Company www.indiashelter.in

Kindly take the same on record.

Thanking you,
Yours faithfully,
For India Shelter Finance Corporation Limited

Mukti Chaplot
Company Secretary and 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

Disclosures in terms of SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/120 dated July 11, 2023 are as under:

Sr No.	Particulars	Information
1.	Type of securities proposed to be issued	Secured, Redeemable, Non-Convertible Debentures ("NCDs")
2.	Type of issuance	Private Placement
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued	Proposed to issue 20,000 (Twenty Thousand) rated, listed, secured, transferable, redeemable, non-convertible debentures denominated in Indian Rupees ("INR"), having a face value of INR 1,00,000 (Indian Rupees One Lakh) each and an aggregate nominal value of INR 200,00,00,000 (Indian Rupees Two Hundred Crore) including a green shoe option of up to 5,000 (Five Thousand) rated, listed, secured, transferable, redeemable, non-convertible debentures denominated in Indian Rupees, having a face value of INR 1,00,000 (Indian Rupees One Lakh) each and an aggregate nominal value of INR 50,00,00,000 (Indian Rupees Fifty Crore)
4.	Size of the issue	
5.	Whether proposed to be listed? Name of the stock exchange(s)	Yes Bombay Stock Exchange (BSE)
6.	Tenure of the instrument -date of allotment and date of maturity	60 months from the deemed date of Allotment.
7.	Coupon/interest offered, schedule of payment of coupon/interest and principal	7.85% p.a.(fixed) Interest and Principal Payable quarterly
8.	Charge/security, if any, created over the assets	Secured by first and exclusive hypothecation charge on standard receivables with minimum asset cover of 1.10 times
9.	Special right/ interest/ privileges attached to the instrument and changes thereof	Not applicable

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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	60 months from the deemed date of allotment
13.	Any cancellation or termination of proposal for issuance of securities including reasons thereof.	Not applicable

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