

V.K. LADHA & ASSOCIATES

(CHARTERED ACCOUNTANTS)



To,
SBICAP Trustee Company Limited
 6th Floor, Apeejay House,
 3, Dinshaw Wachha Road, Churchgate,
 Mumbai-400 020.

Auditor's Certificate on Particulars of Non-Convertible Debentures ('NCD') as at March 31, 2026

1. This Certificate is issued in accordance with the terms of communication vide e-mail dated April 24, 2026.

The accompanying statement in 'Annexure A' ("the Statement") contains details of non-convertible debentures outstanding as on March 31, 2026, amounting to Rs. 6,36,500 lakhs issued by Can Fin Homes Limited ('the Company'), having its registered office at No. 29/1, Sir. M N Krishna Rao Road, Lalbagh West, Basavanagudi Bangalore - 560 004 including the details of asset cover as furnished in 'Annexure B' (Statement of Security Coverage Ratio), maintained by the Company.

Management's Responsibility for the Statement

2. The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, the preparation and maintenance of books of accounts based on which the Statement has been drawn up for the purpose of this certificate, all accounting and other relevant supporting records and documents and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that the Company complies with the all the terms and conditions of the terms of offer document/ information memorandum/debenture trust deed for each of debentures issued, rules and regulations applicable for the issue of non-convertible debentures under Companies Act 2013, RBI/NHB Directions and any other applicable provisions issued or amended from time to time.

Auditor's Responsibility

4. It is our responsibility to obtain reasonable assurance and form an opinion as to whether the Statement is in agreement with the reviewed financial results of the Company for the period ended March 31, 2026.
5. We have performed the following procedures, in respect of data furnished in Annexure B - 'Statement of Security Coverage Ratio'.
 - a. We have verified the extracts maintained and furnished by the Company loan assets/book debts and confirmed to us by the management and relied upon by us. The said data captures the earmarking to the said Secured NCD.

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- b. We have verified the details of the borrowings and loan assets/book debts which are being exclusively charged to NCD's based on the Index of charges downloaded from Ministry of Corporate Affairs ('MCA') website.
6. We conducted our examination of the Statement provided to us in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI") as well as other applicable pronouncements of the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

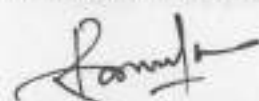
Opinion

8. Based on the procedures performed and evidence obtained, nothing has come to our attention that causes us to believe that "the Statement" in Annexure A, Statement of Security Coverage Ratio in Annexure B and Covenant Compliance Certificate in Annexure C is not, in all material respects, fairly stated.

Restriction on Use

9. The Certificate is addressed to and provided to SBI CAP Trustee Company Limited at the request of the Company and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For V.K. Ladha & Associates
Chartered Accountants
Firm Regn. No.: 002301C



(CA. Rakesh Kumar)

Partner

M. No.: 546723

UDIN:265467230YMCO06165

Date: 24-04-2026

Place: Bangalore



Enclosures:

1. Annexure A 'Statement' - Details of Non-convertible debentures outstanding as on March 31, 2026
2. Annexure B-Statement of Security Coverage Ratio

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**Annexure-A 'Statement' - Details of Non-Convertible Debentures outstanding
as on March 31, 2026**

Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

The Company, vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities outstanding as at March 31, 2026.

ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount (Rs. in Lakhs)
INE477A07373	Private Placement	Secured	93,500
INE477A07381	Private Placement	Secured	1,00,000
INE477A07399	Private Placement	Secured	90,000
INE477A07407	Private Placement	Secured	50,000
INE477A07415	Private Placement	Secured	54,000
INE477A07423	Private Placement	Secured	1,51,000
INE477A07431	Private Placement	Secured	98,000
		Total	6,36,500

For V.K. Ladha & Associates
Chartered Accountants
Firm Regn. No.: 002301C



(CA. Rakesh Kumar)

Partner

M. No.: 546723

UDIN: 26546723UYMCO06165

Date: 24-04-2026

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Annexure B - 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 is issued	Exclusive Charge		Part-Passu Charge			Assets not offered as Security	Elimination on (amount in) Debt amount considered more than once (due to exclusive plus part passu charge)	(Total G 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 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)				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, DRR market value is not applicable)	Market Value for Part passu charge Assets	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DRR 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	-	-	-	-	-	-	4,987.49	-	4,987.49					
Capital Work-in-Progress	-	-	-	-	-	-	-	-	-					
Right of Use Assets	-	-	-	-	-	-	-	-	-					
Goodwill	-	-	-	-	-	-	-	-	-					
Intangible Assets	-	-	-	-	-	-	-	-	-					
Intangible Assets under Development/Investments	-	-	-	-	-	-	5,879.45	-	5,879.45					
							2,14,296.40	-	2,14,296.40					
Liabilities														
Loans	Loans Receivables	6,70,212.02	-	No	-	-	34,84,807.04	-	41,54,719.06					
Trade Receivables	-	-	-	-	-	-	242.98	-	242.98					
Inventories	-	-	-	-	-	-	-	-	-					
Cash and Cash Equivalents	-	-	-	-	-	-	136.04	-	136.04					
Bank balances other than Cash and Cash Equivalents	-	-	-	-	-	-	30,313.74	-	30,313.74					
Others	-	-	-	-	-	-	17,430.49	-	17,430.49					
Total		6,70,212.02	-	-	-	-	37,67,850.63	-	44,38,105.65					
Liabilities														
Debt securities to which Certificate pertains	-	6,69,971.28	-	No	-	-	-	-	6,69,971.28					
Other debt sharing part-passu charge with above debt other debt	-	-	-	-	-	-	-	-	-					
Subordinated debt	-	-	-	-	-	-	-	-	-					
Reservings	-	-	-	-	-	-	30,35,330.88	-	30,35,330.88					
Bank	-	-	-	-	-	-	-	-	-					
Debt Securities	-	-	-	-	-	-	98,920.83	-	98,920.83					
Others	-	-	-	-	-	-	-	-	-					
Trade Payables	-	-	-	-	-	-	808.01	-	808.01					
Lease Liabilities	-	-	-	-	-	-	-	-	-					
Provisions	-	-	-	-	-	-	5,784.89	-	5,784.89					
Others (Refer Note-9)	-	-	-	-	-	-	6,27,592.79	-	6,27,592.79					
Total		6,69,971.28	-	-	-	-	37,68,194.62	-	44,38,105.65					
Cover on Book Value	-	1.00	-	-	-	-	1.00	-	1.00					
Cover on Market Value	-	-	-	-	-	-	-	-	-					

Notes

- Column C - Includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
- Column D - Includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
- Column E - Includes debt for which this certificate is issued having any part passu charge.
- Column F - Includes : a) book value of assets having part-passu charge & b) outstanding book value of debt for which this certificate is issued and c) other debt sharing part-passu charge along with debt for which certificate is issued.
- Column G - Includes book value of all other assets having part-passu charge and outstanding book value of corresponding debt.
- 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.
- Column I - Includes the debt which has been counted more than once (included under exclusive charge column as also under part passu). In order to match the liability amount with financiers, it is necessary to eliminate the debt which has been counted more than once (excluded under exclusive charge).
- Column N - Assets which are considered at Market Value (i.e. Land, Building, Residential/ Commercial Real Estate) to be stated at Market Value. Other assets having charge to be stated at book value/ Carrying Value.
- Other Liabilities include the Deposits, Current Tax Liabilities, other financial and Non-financial liabilities, equity share capital and other equity of the company.
- The above financial information as on 31-03-2026 has been extracted from the audited financial statements of the company for the year ended 31-03-2026 and other relevant records of the listed entity.



85



V.K. LADHA & ASSOCIATES

(CHARTERED ACCOUNTANTS)



Applicable for both Secured and unsecured listed non-convertible debt securities
Covenant Compliance Certificate from the statutory Auditor of the company as per Regulation 56(l)(d)

To,
Board Of Director & Debenture Trustee
SBICAP Trustee Company Limited

Information under SEBI (LISTING OBLIGATION & DISCLOSURE REQUIREMENTS) Regulation, 2015 in terms of the provision of regulation 56(l)(d) as amended from time to time – Covenant Compliance Certificate as on March 31, 2026,

Based on the examination of the books of accounts and other relevant records/documents, we hereby certify that:

The listed entity has vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount (Rs. in Lakhs)
INE477A07373	Private Placement	Secured	93,500
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INE477A07423	Private Placement	Secured	1,51,000
INE477A07431	Private Placement	Secured	98,000
		Total	6,36,500

We certify that the company has complied with all the covenant (Including Financial Covenant)/terms of the issue mentioned in the offer document/ Information Memorandum and/ or Debenture Trust Deed for the above mentioned non-convertible debt securities.

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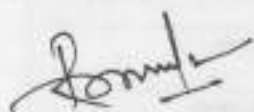
Further, please find below list of the covenant which the company has failed to comply for the quarter:

Covenant	Document reference	Date of breach	Cure period (if any)
There are no failures in any covenants in the above listed debentures			

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For V.K. Ladha & Associates
Chartered Accountants
Firm Regn. No.: 002301C



(CA. Rakesh Kumar)
Partner

M. No.: 546723

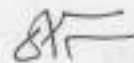
UDIN: 26546723 61PFD PQ 453 2

Date: 24-04-2026

Place: Bangalore



For Can Fin Homes Limited



(Authorised Signatory)



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