

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PNB HOUSING FINANCE LIMITED

Report on the audit of Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of **PNB Housing Finance Limited** ("the Company"), which comprise the Standalone Balance Sheet as at March 31, 2026, the Standalone Statement of Profit and Loss (including Other Comprehensive Income), the Standalone Statement of Changes in Equity and the Standalone Statement of Cash Flows for the year then ended and notes to the standalone financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "Standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS"), the relevant circulars, guidelines and directions issued by the Reserve Bank of India (RBI) / National Housing Bank (NHB) from time to time (RBI / NHB Guidelines) and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its standalone profit (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Standalone financial statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the Standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Standalone financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone financial statements for the financial year ended March 31, 2026. These matters were addressed in the context of our audit of the Standalone financial statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No	Key Audit Matter	Auditor's Response
1.	Assessment of impairment loss allowance of expected Losses (ECL) on loans	Audit Approach
	The Company has reported total gross loans of ₹87,471.36 crore and ₹913.40 crore of allowance for expected credit loss as on March 31, 2026 (Refer Note 6).	Our Audit approach to assess the allowance for Expected Credit Loss on loan assets included a combination of Controls and Substantive procedures as below:
	The allowance for ECL on loan assets is a significant area of judgement and estimation in the Company's Standalone financial statements.	Understanding and evaluating the internal control environment
	The determination of ECL under Ind AS 109 – Financial Instruments – involves the application of complex models and key assumptions and requires significant management judgement.	» Testing key controls over the completeness and accuracy of data and assumptions used in the ECL model. » Assessing controls over the staging of loans, including the identification of significant increase in credit risk and default events. » Evaluating controls around model validation, governance, and approval processes



Sr. No	Key Audit Matter	Auditor's Response
	The Key aspects of ECL estimation include: » The application of the ECL model, which requires extensive and accurate data inputs » The use of judgemental models to estimate Probability of Default (PD), Loss Given Default (LGD), and Exposure at Default (EAD). PD and LGD, being the primary drivers of ECL estimates, are considered to be the most complex and judgmental areas of the Company's modelling approach » The staging of loan assets based on qualitative and quantitative factors to assess significant increases in credit risk. » The incorporation of forward-looking information, including macroeconomic forecasts and scenario-based modelling, requires management to apply significant judgement in selecting scenarios and determining their probability weightings. Given the high degree of estimation uncertainty, reliance on judgement, and the material impact of the ECL allowance on the Standalone financial statements, this area has been identified as a key audit matter.	In addition to the above, we have performed the following procedures: » Obtaining an understanding of the methodology used by the Company for ECL computation and evaluating its compliance with the requirements of Ind AS 109. » Evaluation of the design and implementation of the model used by management for computing Expected Credit Loss (ECL) by assessing whether the program logic aligns with the approved ECL methodology, including key assumptions. » Assessing the reasonableness of key assumptions such as Probability of Default (PD) (including a review of the recalibrations done during the year by the company with the assistance of an independent agency), Loss Given Default (LGD), and Exposure at Default (EAD), » Evaluating the appropriateness of the loan staging criteria and verifying staging for selected loan samples, including review of qualitative and quantitative triggers used by management. » Reperformance of the model calculations on a test basis, for testing the key inputs, assumptions, and validating the mathematical accuracy of the ECL » Testing management controls over authorisation of management overlays, if any » Assessing the incorporation of forward-looking information, including the evaluation of macroeconomic variables, scenario selection and weighting, and the overall reasonableness of the impact on ECL. Our procedures also included evaluating the adequacy of related disclosures in the standalone financial statements in accordance with the requirements of Ind AS 107 and Ind AS 109.
2.	Information Technology (IT) systems and controls over financial reporting.	Audit Approach:
	» The Company's financial reporting processes are highly dependent on its Enterprise Resource Planning (ERP) system, which interfaces with other operational systems that process key transactions related to loans, deposits, and borrowings. A significant portion of the Company's financial accounting and reporting is automated and relies on the effective functioning of these IT systems and controls. » Given the complexity of the IT environment and the pervasive use of technology in processing and recording financial information, the integrity of financial data is highly reliant on the effectiveness of general IT controls (GITCs) and application-level controls. » If there are deficiencies in the IT control environment, there is a risk that errors or unauthorised changes could occur and not be detected, potentially leading to material misstatements in the standalone financial statements. Accordingly, due to the critical role of IT systems in financial reporting and the associated risk of material misstatement arising from IT control failures, the assessment of the design and operating effectiveness of general IT controls and relevant application controls has been identified as a key audit matter.	Our key audit procedures in this area included, but were not limited to, the following: » Obtain an understanding of the Company's information processing environment, including the IT General Controls (ITGCs) and automated application controls related to systems, databases, and operating platforms relevant to financial reporting. » Obtained an understanding of significant changes made to key IT applications and systems during the audit period that could impact financial accounting and reporting processes. » Performed the following procedures: i. Tested IT General Controls related to User access management (including controls over privileged access, including provisioning, de-provisioning, access review, change management processes for application and infrastructure changes, segregation of duties around program development, back up management and disaster recovery and audit trail relating to key financial accounting and reporting processes. ii. Evaluated the Company's periodic access rights reviews, including inspection of approvals for system access changes and role assignments. iii. Tested key automated and business logic for key controls relevant to the audit; including testing of compensating controls or performed alternate procedures to assess whether there were any unaddressed IT risks that would materially impact control or completeness or accuracy of the Standalone financial statements. iv. We have relied on IS and other technology audits conducted during the year.

Information other than the Standalone financial statements and Auditors report thereon

The Company's Management and Board of Directors is responsible for the other information. The other information comprises the information included in the Company's Annual report but does not include the Standalone financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of this auditor's report.

Our opinion on the Standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Standalone financial statements or our knowledge obtained during the course of our audit, or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's responsibilities Relating to Other Information'.

Responsibilities of Management and Board of Directors for the Standalone financial statements

The Company's Management and the Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation and presentation of these Standalone financial statements that give a true and fair view of the financial position, financial performance, including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including Ind AS prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India and the applicable RBI / NHB guidelines. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone financial statements, Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Director's either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Management and the Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of Standalone financial statements

Our objectives are to obtain reasonable assurance about whether the Standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- » Identify and assess the risks of material misstatement of the Standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- » Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system with reference to standalone financial statements in place and the operating effectiveness of such controls based on our audit;



- » Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management and Board of Directors;
- » Conclude on the appropriateness of Management and Board of Directors' use of the going concern basis of accounting in preparation of Standalone financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- » Evaluate the overall presentation, structure and content of the Standalone financial statements, including the disclosures, and whether the Standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation;

Materiality is the magnitude of misstatements in the Standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of Standalone financial statements

for the financial year ended March 31, 2026, and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosures about the matters or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-Section (11) of Section 143 of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit, we report to the extent applicable that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the accompanying Standalone financial statements;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in paragraph 2(h) (vi) below on reporting under rule 11(g) of the Companies (Audit and Auditors) Rules 2014 (as amended);
 - (c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss (including other comprehensive income), the Standalone Statement of changes in equity and the Standalone Statement of Cash Flows dealt with by this Report are in agreement with the relevant books of account;
 - (d) In our opinion, the aforesaid Standalone financial statements comply with the Ind AS prescribed under Section 133 of the Act, read with the relevant rules issued thereunder;
 - (e) On the basis of the written representations received from the directors as on March 31, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026, from being appointed as a director in terms of Section 164(2) of the Act;

- (f) With respect to the adequacy of the internal financial controls with reference to the Standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”; Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company’s internal financial Controls with reference to the Standalone Financial statements;

- (g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with requisite approvals mandated by the provisions of Section 197 read with Schedule V of the Act; and

- (h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company has disclosed the impact of pending litigations as on March 31, 2026, on its financial position in its Standalone financial statements – Refer Note 40 to the Standalone financial statements.
- ii. The Company has recognised provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative contracts - Refer Note 15 to the Standalone financial statements;
- iii. The Company was regular in depositing the amounts required to be transferred to the Investor Education and Protection Fund except for the instances as reported in the Note 44.4 to the Standalone financial statements;
- iv. a. The Management has represented that, to the best of its knowledge and belief, as disclosed in Note 48 to the Standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds)

by the Company to or in any other person(s) or entity(ies), including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

- b. The Management has represented, that, to the best of its knowledge and belief, as disclosed in Note 48 to the Standalone financial statements no funds have been received by the Company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c. Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances; nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The Company has paid the final dividend pertaining to the financial year ended March 31, 2025, which was approved by the members during the year, in compliance with Section 123 of the Companies Act, 2013, to the extent applicable as stated in Note 24.9 to the Standalone Financial Statements. Further, as stated in Note 24.9 to the Standalone financial statements, the Board of Directors of the Company has proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. Such dividend proposed is in accordance with Section 123 of the Act, as applicable.



- vi. Based on our examination, which included test checks, the Company has used various accounting software for maintaining books of accounts which has feature of recording audit trail (edit log) facility and has been operated throughout the year for all relevant transactions recorded in the respective software except that audit trail was not enabled in one software which was operational till the month of May 2025. Further, during the course of our examination, we did not come across any instance of audit trail feature being tampered with. The Audit trail wherever available has been preserved by the Company as per the statutory requirements for records retention as per Proviso to Rule 3 (1) of the Companies (Accounts Rules) 2014.

For **M M Nissim & Co LLP**

Chartered Accountants

Firm Registration No. 107122W/W100672

Navin Kumar Jain

Partner

Membership No. 090847

UDIN: 26090847CPFNP6852

Place: Gurugram

Date: April 20, 2026

For **C N K & Associates LLP**

Chartered Accountants

Firm Registration No. 101961W/W-100036

Hiren Shah

Partner

Membership No. 100052

UDIN:26100052ELUESP9714

Place: Gurugram

Date: April 20, 2026

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 under “Report on other Legal and Regulatory requirements” in the Independent Auditor’s Report of even date to the members of PNB Housing Finance Limited (“the Company”) on the Standalone financial statements for the year ended March 31, 2026)

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

(i) In respect of the Company’s Property Plant and Equipment and Intangible assets:

- (a) A. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property Plant and Equipment,
- B. The Company has maintained proper records showing full particulars of Intangible assets;
- (b) The Company has a regular programme of physical verification of its property, plant and equipment by which property, plant and equipment are verified once in two years, which in our opinion, is reasonable having regard to the size of the Company and nature of its property, plant and equipment. In accordance with this programme, property, plant and equipment were physically verified during the year and no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and based on examination of the records and registered sale deeds / transfer deeds / conveyance deeds provided to us, the title deeds, comprising all the immovable properties included in Note 12 of Standalone financial statements (i.e. Property, Plant and Equipment), are held in the name of the Company as at the balance sheet date.
- (d) The Company has not revalued its property, plant and equipment (including right of use assets) and intangible assets during the year and accordingly, reporting under clause 3(i)(d) of the Order is not applicable;
- (e) According to information and explanations given by the management and based on examination of the records, no proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988, as amended and rules made thereunder and accordingly, reporting under provisions of clause 3(1)(e) of the Order is not applicable;

(ii) (a) The Company is engaged in providing financial services primarily into non-banking financial

services (NBFC). Accordingly, it does not hold any inventories and, reporting under provisions of clause 3(ii)(a) of the Order is not applicable;

(b) As per the information and explanations given to us, the company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, at points of time during the year, from banks or financial institutions on the basis of security of current assets. In our opinion and according to the information and explanations given to us, the quarterly returns or statements filed by the Company with such banks or financial institutions are in agreement with the unaudited / audited books of account (principal outstanding) of the Company of the respective quarters and no discrepancies have been observed.

(iii) (a) The Company’s principal business is to give loans and accordingly, reporting under clause 3(iii)(a) of the Order is not applicable;

(b) According to the information and explanations given to us, the Company has not provided any guarantees or given any security or advances in the nature of loan during the year. Further, the investments made and the terms and conditions of the grant of loans during the year, are prima facie not prejudicial to the interest of the Company;

(c) In respect of loans asset, the schedule of repayment of principal and payment of interest has been stipulated. Except for loans where there are delays or defaults in repayment of principal and/ or payment of interest as at the balance sheet date, in respect of which the Company has disclosed the accounting policy in Note 2.21 and asset classification/staging in Note 6.2 to the Standalone Financial Statements in accordance with Ind AS and the guidelines issued by the regulators, the parties are repaying the principal amounts, as stipulated, and are also regular in payment of interest, as applicable. Having regard to the nature of the Company’s business and the voluminous nature of loan transactions involved, it is not practicable to furnish entity wise list of loan assets where delinquencies in the repayment of principal and interest have been identified.

(d) The total amount overdue for more than ninety days, in respect of loans and advances granted by the Company in the nature of loans including interest thereon, as at March 31, 2026, is ₹866.92 crore [(Principal & Interest Overdue) (2,931 Cases)]. The Company has taken reasonable steps in its normal course of business for recovery of overdue principal and interest in respect of such loans as stated in the applicable Regulations and Loan agreements.

- (e) According to the records of the Company examined by us, the Company is engaged primarily in providing loans and accordingly, reporting under the provisions of clause 3(iii)(e) of the Order are not applicable to the Company.
- (f) According to the records of the Company examined by us, the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year and accordingly reporting under the provisions of clause 3(iii)(f) of the Order are not applicable;
- (iv) The Company has not granted any loans, made investments or provided guarantees and securities to the parties that are covered under the provision of Section 185 and 186 of the Act during the year. Accordingly, reporting under the provisions of clause 3(iv) of the Order are not applicable.
- (v) The Company has complied with the directives issued by the Reserve Bank of India with regard to the deposits accepted and amounts deemed to be deposits during the year except for delays in deposit to Investor Education and Protection Fund as is reported Note 44.4 of Standalone financial statements. The Company being a Housing Finance Company registered with National Housing Bank, provisions of Sections 73 to 76 or any other relevant provisions of the Act, and the Companies (Acceptance of Deposits) Rules, 2014, as amended are not applicable. According to the information and explanations given to us, no order has been passed by the Company Law Board or the National Company Law Tribunal or Reserve Bank of India or by any other court or tribunal with regard to aforesaid deposits.
- (vi) The maintenance of cost records has not been specified by the Central Government under Section 148(1) of the Act for the business activities carried out by the Company and accordingly, reporting under the provisions of clause 3(vi) of the Order are not applicable
- (vii) (a) In our opinion, the Company has been regular in depositing undisputed statutory dues, including provident fund, employees' state insurance, income tax, goods and services tax, customs duty, cess and other material statutory dues applicable to it with the appropriate authorities. There were no undisputed amounts payable in respect of the aforesaid dues in arrears as at March 31, 2026 for a period of more than six months from the date they became payable except as mentioned below which were outstanding for a period of more than six months from the date they became payable:
- | Nature of dues | Amount (₹) | Period to which it relates |
|------------------|------------|------------------------------|
| Professional Tax | 6,600 | April 2025 to September 2025 |

- (b) Details of statutory dues referred to above which have not been deposited as on March 31, 2026 on account of dispute are given below:

Name of Statute	Nature of disputed dues	Amount * (₹ in crore)	Period to which it relates	Forum where dispute is pending
Income Tax Act	Income Tax Demand/Penalty/ Interest	165.62	A.Y. 2017-18 to A.Y. 2021-22	ITAT/ Central Circle
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	4.18	FY 2017-18 to 2019-2020	Commissioner (Appeals)
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	0.28	FY 2017-18	Commissioner (Appeals)
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	0.61	FY 2018-19	Commissioner (Appeals)/ GSTAT
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	1.80	FY 2019-2020	Commissioner (Appeals)/ AO
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	2.00	FY 2018-19 to FY 2022-23	Commissioner (Appeals)/ AO
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	2.85	FY 2019-20 to FY 2022-23	Commissioner (Appeals)/ GSTAT
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	34.31	FY 2020-21	Commissioner (Appeals)
Goods and Service tax Act, 2017	GST Tax Demand/Penalty/ Interest	0.71	FY 2021-22	Commissioner (Appeals)/ AO

*net of amount deposited under protest.

- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under Income Tax Act, 1961.
- (ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.
- (b) According to information and explanations given by the management, the Company has not been declared wilful defaulter by any bank or financial institution or other lender or government or any government authority during the year.
- (c) According to the information and explanations given to us and based on examination of the records, the term loans raised during the year were applied for the purposes for which the loans were raised other than temporary deployment pending application of proceeds which were not required for immediate utilisation have been invested in readily realisable liquid investments.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that funds raised on short-term basis have, prima facie not been used for long-term purposes by the Company.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries; The Company does not have any associates or joint ventures.
- (f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries. The Company does not have any associates or joint ventures.
- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year and accordingly, reporting under the provisions of clause 3(x)(a) of the Order are not applicable;
- (b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally) during the year and accordingly, reporting under clause 3(x)(b) of the Order are not applicable;
- (xi) (a) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the Standalone Financial Statements and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company or on the Company noticed or reported during the year nor have we been informed of any such case by the management except the following fraud in the nature of cheating and forgery discovered by the Company committed by its customers of ₹238.31 crore. Out of the above the fraud amounting to ₹237.43 crore pertains to a corporate account written off in earlier years and does not impact the current financial statements;
- (b) As the frauds reported above were not committed by the Company's officers or employees, no report under Section 143(12) of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central government during the year and up to the date of this report;
- (c) During the year, certain complaints were received through the Whistle Blower mechanism; however, upon evaluation, none were found to be in the nature of whistle blower complaints as defined under the Company's policy. Accordingly, there were no whistle blower complaints during the year.
- (xii) The Company is not a Nidhi Company and accordingly reporting under clause 3(xii) of the Order is not applicable;
- (xiii) All transactions with the related parties are in compliance with Sections 177 and 188 of the Act, where applicable, and the requisite details have been disclosed in the Standalone financial statements, as required by the applicable Ind AS.
- (xiv) (a) Based on our examination, the Company has an adequate internal audit system as required under Section 138 of the Act which is commensurate with the size and nature of its business;
- (b) We have considered the reports of the internal auditors issued till the date of this report pertaining to the year under audit;
- (xv) In our opinion and according to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with them during the year hence provision of Section 192 of the Act are not applicable to the Company and accordingly, reporting under the provisions of clause 3(xv) of the Order is not applicable;

- (xvi) (a) As the Company is a Non-Banking Financial Company and registered under National Housing Bank (NHB) Act, 1987, it has been exempted from the requirement of Registration under Section 45-IA of Reserve Bank of India Act, 1934. Accordingly, reporting under clause 3(xvi)(a) of the Order is not applicable to the Company;
- (b) The Company has conducted Housing Finance activities during the year with a valid Certificate of Registration (CoR) from the National Housing Bank.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and accordingly, reporting under clause 3(xvi)(c) of the Order is not applicable for the year;
- (d) There is no Core investment Company within the group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2025) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable;
- (xvii) The Company has not incurred cash losses in current year and in immediately preceding financial year and accordingly, reporting under clause 3(xvii) of the order is not applicable;
- (xviii) There was no resignation of statutory auditors during the year and accordingly, reporting under clause 3(xviii) of the Order is not applicable;
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, assets liability maturity pattern (ALM) and other information accompanying Standalone financial statements, and on our knowledge of the Board of the Directors and Management plans and based on our examination of the evidence supporting

the assumptions, nothing has come to our attention, which causes us to believe that there exists any material uncertainty as on the date of the audit report indicating that the Company is not capable of meeting its liabilities existing as the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We however state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on facts up to the date of the audit report and we neither give any guarantee nor assurance that all liabilities falling due within a period of one year from the Balance sheet date will get discharged by the Company as and when they fall due.

- (xx) (a) There are no unspent amounts towards Corporate Social Responsibility ("CSR") other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act, 2013 in compliance with second proviso to sub-Section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
- (b) The Company has not transferred the amount remaining unspent in respect of ongoing projects, to a Special Account, till the date of the report. However, the period for such transfer i.e., thirty days from the end of the financial year as permitted under sub-Section(6) of Section 135 of the Act, has not elapsed till the date of our report.

Financial Year	Amount to be spent in accordance with Section 135(5)	Amount remaining unspent as at the year-end to be transferred to a special account under Section 135(6) within 30 days from the end of financial year
2025-26	₹42.25 crore	₹30.23 crore

For **M M Nissim & Co LLP**

Chartered Accountants

Firm Registration No. 107122W/W100672

Navin Kumar Jain

Partner

Membership No. 090847

UDIN: 26090847CPFNP6852

Place: Gurugram

Date: April 20, 2026

For **C N K & Associates LLP**

Chartered Accountants

Firm Registration No. 101961W/W-100036

Hiren Shah

Partner

Membership No. 100052

UDIN: 26100052ELUESP9714

Place: Gurugram

Date: April 20, 2026

ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

Report on the Internal Financial Controls with reference to the aforesaid Standalone financial statements under Clause (i) of sub-Section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

(Referred to in paragraph 2(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

We have audited the internal financial controls with reference to Standalone financial statements of **PNB Housing Finance Limited** (“the Company”) as of March 31, 2026, in conjunction with our audit of the Standalone financial statements of the Company for the year ended on that date.

Management and Board of Director’s Responsibilities for Internal Financial Controls

The company’s management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal control with reference to Standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (“Guidance Note”) issued by the Institute of Chartered Accountants of India (‘ICAI’). These responsibilities include the design, implementation and maintenance of adequate internal financial controls with reference to Standalone financial statements that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to Standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting and the Standards on Auditing, issued by ICAI prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, with reference to standalone financial statements both applicable to an audit of Internal Financial Controls with reference to Financial statements, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to

obtain reasonable assurance about whether adequate internal financial controls with reference to Standalone financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to the Standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone financial statements includes obtaining an understanding of such internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the Standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Company’s internal financial controls with reference to Standalone financial statements.

Meaning of Internal Financial Controls over Financial Reporting

A company’s internal financial controls with reference to Standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting includes those policies and procedures that;

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of Management and Directors of the Company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company’s assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting with reference to Standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting with reference to Standalone financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to Standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects an adequate internal financial controls over financial reporting with reference to Standalone financial statements and such internal financial controls over financial reporting with reference to Standalone financial statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control over financial reporting with reference to Standalone financial statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

For **M M Nissim & Co LLP**

Chartered Accountants

Firm Registration No. 107122W/W100672

Navin Kumar Jain

Partner

Membership No. 090847

UDIN: 26090847CPFNP6852

Place: Gurugram

Date: April 20, 2026

For **C N K & Associates LLP**

Chartered Accountants

Firm Registration No. 101961W/W-100036

Hiren Shah

Partner

Membership No. 100052

UDIN: 26100052ELUESP9714

Place: Gurugram

Date: April 20, 2026

STANDALONE BALANCE SHEET

as at 31st March 2026

(₹ in crore)

Particulars	Notes	As at 31 st March 2026	As at 31 st March 2025
ASSETS			
Financial assets			
Cash and cash equivalents	3	2,482.92	2,097.35
Bank balance other than cash and cash equivalents	4	756.07	1,367.99
Derivative financial instruments	15	270.41	-
Receivables	5		
Trade receivables		47.15	49.93
Other receivables		0.12	0.33
Loans	6	86,557.96	74,767.57
Investments	7	2,776.92	3,380.76
Other financial assets	8	288.65	346.53
		93,180.20	82,010.46
Non-financial assets			
Current tax assets (net)	9	-	1.29
Deferred tax assets (net)	10	23.01	170.76
Investment property	11	0.51	0.51
Property, plant and equipment	12	83.36	81.79
Right of use assets	12	157.38	132.59
Capital work-in-progress	12.1	1.38	4.67
Intangible assets under development	12.2	4.62	11.47
Other Intangible assets	13	32.07	23.96
Other non- financial assets	14	50.93	59.03
		353.26	486.07
Total Assets		93,533.46	82,496.53
LIABILITIES AND EQUITY			
Liabilities			
Financial liabilities			
Derivative financial instruments	15	4.14	50.12
Payables			
Trade payables	16		
Total outstanding dues of micro enterprises and small enterprises		1.83	1.27
Total outstanding dues of creditors other than micro enterprises and small enterprises		12.66	23.36
Other payable			
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
Debt securities	17	9,270.38	8,573.45
Borrowings (other than debt securities)	18	43,543.17	35,555.02
Deposits	19	18,055.39	17,641.55
Subordinated liabilities	20	329.66	539.59
Other financial liabilities	21	2,885.01	3,030.83
		74,102.24	65,415.19
Non-financial liabilities			
Current tax liabilities (net)	9	10.43	-
Provisions	22	31.85	20.58
Other non-financial liabilities	23	163.14	227.06
		205.42	247.64
Equity			
Equity share capital	24	260.55	259.93
Other equity	25	18,965.25	16,573.77
Total equity		19,225.80	16,833.70
Total Liabilities and Equity		93,533.46	82,496.53
Corporate and other information along with material accounting policies.	1 & 2		
The accompanying notes are an integral part of the standalone financial statements.			

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

Date: 20th April 2026

STANDALONE STATEMENT OF PROFIT AND LOSS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Notes	Current Year	Previous Year
Revenue from operations			
Interest income	26	8,028.57	7,241.23
Dividend Income		50.00	-
Fees and commission income	27	394.50	364.31
Net gain on fair value changes	28	38.15	27.22
Total revenue from operations		8,511.22	7,632.76
Other income	29	3.07	28.46
Total income		8,514.29	7,661.22
Expenses			
Finance costs	30	5,001.53	4,552.55
Impairment on financial instruments and write offs	31	(386.20)	(158.55)
Employee benefits expenses	32	386.82	329.38
Fees and commission expenses		13.34	13.66
Depreciation, amortisation and impairment		66.17	55.75
Others expenses	33	428.83	372.56
Total expenses		5,510.49	5,165.35
Profit before exceptional items & tax		3,003.80	2,495.87
Exceptional items		-	-
Profit before tax		3,003.80	2,495.87
Tax expense/(credit)			
Current tax	34	577.26	566.88
Deferred tax charge/(credit)	34	98.66	(19.96)
Profit for the year		2,327.88	1,948.95
Other comprehensive income/(loss)			
A (i) Items that will not be reclassified to profit or loss			
Remeasurement gain/(loss) on defined benefit plan		0.12	(0.67)
(ii) Tax relating to items that will not be reclassified to profit or loss		(0.03)	0.17
Subtotal (A)		0.09	(0.50)
B (i) Items that will be reclassified to profit or loss			
Cash flow hedge		194.94	(92.65)
(ii) Tax relating to items that will be reclassified to profit or loss		(49.06)	23.32
Subtotal (B)		145.88	(69.33)
Other comprehensive income/(loss) (A + B)		145.97	(69.83)
Total comprehensive income for the year		2,473.85	1,879.12
Earnings per equity share (Face value of ₹ 10/- each fully paid up)			
Basic (₹)	35	89.41	75.02
Diluted (₹)	35	89.20	74.74
Corporate and other information along with material accounting policies.	1 & 2		
The accompanying notes are an integral part of the standalone financial statements.			

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

Date: 20th April 2026

STANDALONE STATEMENT OF CHANGES IN EQUITY

for the year ended March 31, 2026

A. Equity share capital*

As at 31st March 2026

(₹ in crore)

Particular	Balance as at 01 st April 2025	Changes in Equity Share Capital due to prior period errors	Restated balance as at 01 st April 2025	Changes in equity share capital during the current year	Balance as at 31 st March 2026
Equity share capital	259.93	-	259.93	0.62	260.55

As at 31st March 2025

(₹ in crore)

Particular	Balance as at 01 st April 2024	Changes in Equity Share Capital due to prior period errors	Restated balance as at 01 st April 2024	Changes in equity share capital during the previous year	Balance as at 31 st March 2025
Equity share capital	259.72	-	259.72	0.21	259.93

*Refer Note 24

B. Other equity*

(₹ in crore)

Particular	Share application money pending allotment	Reserves and surplus					Other comprehensive income	Total other equity
		Securities premium	Special reserve	Statutory reserve	Share option outstanding account	Retained earnings	Effective portion of cash flow hedges	
Balances as at 01st April 2024	-	6,453.26	1,415.76	404.97	46.55	6,410.71	(58.60)	14,672.65
Changes in accounting policy/prior period errors	-	-	-	-	-	-	-	-
Restated balance at the beginning of the year	-	6,453.26	1,415.76	404.97	46.55	6,410.71	(58.60)	14,672.65
Profit for the year	-	-	-	-	-	1,948.95	-	1,948.95
Fair value changes on derivatives	-	-	-	-	-	-	(69.33)	(69.33)
Remeasurement of net defined benefit liabilities/assets	-	-	-	-	-	(0.50)	-	(0.50)
Total comprehensive income for the year	-	-	-	-	-	1,948.45	(69.33)	1,879.12
Transfer to special reserve [#]	-	-	345.00	-	-	(345.00)	-	-
Transfer to statutory reserve ^{##}	-	-	-	45.00	-	(45.00)	-	-
Premium on shares issued during the year	-	6.76	-	-	-	-	-	6.76
Employee stock option exercised during the year (Refer Note 24.8)	-	3.61	-	-	(3.61)	-	-	-
Share based payment to employees (Refer Note 24.8 (iv))	-	-	-	-	17.68	-	-	17.68
Transfer on account of stock option lapsed/ expired (net of taxes)	-	-	-	-	(9.68)	7.24	-	(2.44)

STANDALONE STATEMENT OF CHANGES IN EQUITY

for the year ended March 31, 2026

(₹ in crore)

Particular	Share application money pending allotment	Reserves and surplus					Other comprehensive income	Total other equity
		Securities premium	Special reserve	Statutory reserve	Share option outstanding account	Retained earnings	Effective portion of cash flow hedges	
Balances as at 31st March 2025	-	6,463.63	1,760.76	449.97	50.94	7,976.40	(127.93)	16,573.77
Changes in accounting policy/prior period errors	-	-	-	-	-	-	-	-
Restated balance at the beginning of the year	-	6,463.63	1,760.76	449.97	50.94	7,976.40	(127.93)	16,573.77
Profit for the year	-	-	-	-	-	2,327.88	-	2,327.88
Fair value changes on derivatives	-	-	-	-	-	-	145.88	145.88
Remeasurement of net defined benefit liabilities/assets	-	-	-	-	-	0.09	-	0.09
Total comprehensive income for the year	-	-	-	-	-	2,327.97	145.88	2,473.85
Dividend (Refer note 24.9)	-	-	-	-	-	(130.23)	-	(130.23)
Transfer to special reserve [#]	-	-	340.00	-	-	(340.00)	-	-
Transfer to statutory reserve ^{##}	-	-	-	125.58	-	(125.58)	-	-
Premium on shares issued during the year	-	27.75	-	-	-	-	-	27.75
Employee stock option exercised during the year (Refer Note 24.8)	-	13.50	-	-	(13.50)	-	-	-
Share based payment to employees (Refer Note 24.8 (iv))	-	-	-	-	21.94	-	-	21.94
Transfer on account of stock option lapsed/ expired (net of taxes)	-	-	-	-	(7.28)	5.45	-	(1.83)
Balances as at 31st March 2026	-	6,504.88	2,100.76	575.55	52.10	9,714.01	17.95	18,965.25

*Refer Note 25 for nature and the purpose of reserves.

[#]As per Section 29C(i) of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve before any dividend is declared. For this purpose any Special Reserve created by the Company under Section 36(1) (viii) of the Income Tax Act, 1961 is considered to be an eligible transfer. The Company has transferred an amount of ₹340.00 crore (Previous year ₹345.00 crore) to Special Reserve in terms of Section 36(1)(viii) of the Income Tax Act, 1961.

^{##}The Company has transferred an amount of ₹125.58 crore (Previous year ₹45.00 crore) to Statutory Reserve u/s 29C of the National Housing Bank Act, 1987.

The accompanying notes are an integral part of the standalone financial statements.

In terms of our report of even date

For M M Nissim & Co LLP
Chartered Accountants
FR No.: 107122W/W100672

For and on behalf of the Board of Directors

Navin Kumar Jain
Partner
M. No.: 090847
Place: Gurugram

Ajai Kumar Shukla
Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin
Director
DIN: 03091429
Place: New Delhi

For C N K & Associates LLP
Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah
Partner
M. No.: 100052
Place: Gurugram

Vinay Gupta
Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath
Company Secretary
ACS: 23788
Place: Gurugram

Date: 20th April 2026

STANDALONE STATEMENT OF CASH FLOW

for the year ended March 31, 2026

(₹ in crore)

Particulars	Current Year	Previous Year
Cash flow from operating activities		
Profit before tax	3,003.80	2,495.87
Adjustment to reconcile profit before tax to net cash flows:		
Depreciation, amortisation and impairment	66.17	55.75
Net loss/(gain) on sale of property, plant and equipment	0.61	(0.00)
Impairment on financial instruments	(331.22)	34.85
Impairment on assets held for sale	-	0.28
Net loss/(gain) on financial asset at fair value through profit and loss	1.48	(13.44)
Share based payment expense	21.94	17.68
Impact of effective interest rate on financial assets	(128.53)	(171.55)
Impact of effective interest rate on financial liabilities	(2.64)	(3.43)
Interest expenses	4,989.29	4,542.31
Unwinding on derecognised (assigned) loans	60.86	210.95
Loss on restructured financial assets	9.71	24.30
Interest on leases including modification gain/(loss)	11.41	9.61
Dividend Income	(50.00)	-
Bad debts written-off	132.43	253.77
	4,781.51	4,961.08
Operating profits before changes in working capital	7,785.31	7,456.95
Working Capital changes		
(Decrease)/increase in trade payables	(10.14)	(22.81)
Increase/(decrease) in provisions	11.39	0.80
(Decrease)/increase in other financial liabilities	(68.12)	831.77
(Decrease)/increase in non- financial liabilities	(63.92)	35.27
(Increase)/decrease in loans at amortised cost	(11,590.00)	(10,530.52)
Decrease/(increase) in receivables	3.15	1.63
(Increase)/decrease in other financial assets	(1.78)	11.87
Decrease/(increase) in other non- financial assets	8.10	(6.64)
Decrease/(increase) in asset held for sale	-	(0.28)
Decrease/(Increase) in bank balance other than cash and cash equivalents	611.92	(1,011.13)
	(11,099.40)	(10,690.04)
Cash (used in) / generated from operations before adjustments for interest and taxes paid	(3,314.09)	(3,233.09)
Interest paid	(5,091.10)	(4,479.34)
Taxes paid (net of refunds)	(567.37)	(407.07)
Net cash (used in)/generated from operating activities	(8,972.56)	(8,119.50)
Cash flow from investing activities		
Purchase of property, plant and equipment and other intangible assets including Capital work-in-progress and intangible assets under development	(33.00)	(48.92)
Proceeds from sale of property, plant and equipment and other intangible assets	0.76	0.57
Dividend Income	50.00	-
Investments (net)	718.23	804.99
Net cash generated/(used in) from investing activities	735.99	756.64

STANDALONE STATEMENT OF CASH FLOW

for the year ended March 31, 2026

(₹ in crore)

Particulars	Current Year	Previous Year
Cash flow from financing activities*		
Proceeds from		
Debt securities and subordinated liabilities	2,325.00	2,230.01
Borrowings from banks	35,959.06	35,667.87
Commercial paper	14,319.88	15,044.37
Repayment of		
Debt securities and subordinated liabilities	(710.00)	(1,605.00)
Borrowings from banks	(27,984.25)	(28,590.94)
Commercial paper	(15,450.00)	(15,150.00)
Deposits (net)	408.24	(161.83)
Lease liability	(46.05)	(37.56)
Proceeds from issue of share capital including securities premium	28.37	6.97
Dividend paid	(130.23)	-
Net cash generated from/(used in) financing activities	8,720.02	7,403.89
Net changes in cash & cash equivalents	483.45	41.03
Cash or cash equivalents at the beginning of the year	1,999.47	1,958.44
Cash or cash equivalents at the end the of the year	2,482.92	1,999.47
Net increase/(decrease) of cash & cash equivalents during the year	483.45	41.03
Components of cash and cash equivalents		
Cash on hand	1.04	1.43
Balances with banks in current accounts	434.58	1,193.72
Bank deposit with maturity of 3 months or less	200.08	602.52
Certificate of deposits with maturity of 3 months or less	1,847.22	299.68
Stamps on hand	0.00	0.00
Less: Bank overdraft facilities (as per note 18 to the financial statements)	-	(97.88)
Cash or cash equivalents at the end the of the year	2,482.92	1,999.47

*Refer Note 44 for change in liabilities arising from financing activities.

Note: Figures in bracket denotes application of cash.

The accompanying notes are an integral part of the standalone financial statements.

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

Date: 20th April 2026

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

1. Corporate and other information

1.1 Corporate Overview

PNB Housing Finance Limited (PNBHFL, 'the Company') was incorporated on 11th November 1988. The Company is primarily engaged in the business of providing loans to individuals and corporate bodies for purchase, construction, repair and up-gradation of houses. It also provides loans for commercial space, loan against property, loan against deposits and loan for purchase of residential plots. The Company is deposit taking Housing Finance Company registered with National Housing Bank (NHB) under Section 29A of the National Housing Bank Act, 1987. The Company is listed on BSE Limited and National Stock Exchange of India Limited. The Company's registered office is at 9th floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi -110001.

These standalone financial statements are approved and adopted by the Board of Directors of the Company in their meeting held on 20th April 2026. However, the shareholders have the power to amend the financial statements after issue.

1.2 Statement of Compliance and basis of preparation and presentation

The standalone financial statements are prepared in accordance with provision contained in Section 129 of the Companies Act, 2013, read with Division III of Schedule III as amended from time to time. The Statement of Cash Flows has been prepared and presented as per Ind AS 7 "Statement of Cash Flows".

The standalone financial statements have been prepared under the historical cost convention on accrual basis except where quantum of accruals cannot be ascertained with reasonable certainty. Following are measured on each reporting date:

- » Certain financial assets and liabilities (including derivative instruments) that is measured at fair value.
- » Defined benefit liability/(assets): present value of defined benefit obligation less fair value of plan assets.
- » Financial instrument - measured at fair value.

The standalone financial statements comply in all material aspects with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 as amended from time to time, and the relevant provisions of the National Housing Bank Act, 1987 as amended from time to time and the Reserve Bank of India (Housing Finance Companies) Directions, 2025, and other Reserve Bank of India Directions dated 28th November 2025 to the extent applicable to the Company including amendments if any from time to time.

The standalone financial statements are presented in Indian Rupees (₹) which is the functional and presentation currency of the Company, and all values are rounded to the nearest crore with two decimals, except when otherwise indicated.

Balance sheet analysis regarding recovery or settlement within 12 months after the reporting date and more than 12 months after the reporting date is presented in Note 45.

Accounting policies have been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS requires a change in the accounting policy hitherto in use.

2. Material accounting policies

2.1 Use of estimates, judgements and assumptions

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates are recognised in the period in which the estimates are known or materialised.

Some of the judgements, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are:

a) Business model assessment

Classification and measurement of financial assets depends on the results of the solely payments of principal and interest (SPPI) and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and measured, the risks that affect the performance of the assets and how these are being managed. The Company monitors financial assets on a continuous basis to assess whether the business model for which the financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of the assets.

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b) Fair value of financial instruments

The fair value of financial instruments is the price that would be received upon selling of an asset or paid upon transfer of a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e. an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility.

c) Effective Interest Rate (EIR) method

EIR methodology recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioral life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments, penalty interest and charges).

This estimation, by nature, requires an element of judgement regarding the expected behavior and life-cycle of the instruments, as well as expected changes to interest rates and other fee income/expense that are integral parts of the instrument.

d) Impairment of financial asset

The measurement of impairment losses across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances (Refer Note 2.21).

e) Provisions and other contingent liabilities

The Company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. Cases where the Company can reliably measure the outflow of economic benefits in relation to a specific case and considers such outflows probable, it recognises a provision against the

same. Where the probability of outflow is considered remote, or probable, but a reliable estimate cannot be made, a contingent liability is disclosed for the same.

f) Defined benefit plans

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

g) Deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

h) Useful Life of Property, Plant and Equipment (PPE) and Intangible assets

The Company reviews its estimate of the useful life of PPE and intangible assets at each reporting date, based on the expected utility of the PPE and intangible assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of PPE and intangible assets. In case of a revision of useful life, the unamortised depreciable amount is charged over the remaining useful life of the PPE and intangible assets.

i) Share-Based Payments

The Company measures the cost of equity-settled transactions with employees using Black-Scholes Model to determine the fair value of the liability incurred on the grant date. Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant.

This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

2.2 Cash and cash equivalents

Cash and cash equivalent comprises cash/ stamp on hand, demand deposits and time deposits with original maturity of 3 months or less from the date of acquisition, highly

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liquid investments that are readily convertible in the known amounts of cash and which are subject to insignificant risk of change in value, debit balance in cash credit account.

Deposits held with bank, with original maturity of more than three months but less than twelve months is a part of bank balance other than cash and cash equivalents.

For the purpose of the statement of cash flow, cash and cash equivalents consists of cash at banks and on hand and short term deposits, as defined above.

2.3 Revenue Recognition

a) Interest and related income

Interest income for all financial instruments measured either at amortised cost or at fair value through other comprehensive income, is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset. The calculation takes into account all contractual terms of the financial instrument (for example- prepayment options) and includes any discount or premium on acquisition, fees or incremental costs that are directly attributable and are an integral part of the EIR, but not future credit losses.

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the EIR on net amount (i.e. gross carrying amount less allowance for expected credit loss). If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

Interest income on all trading assets measured at fair value through profit and loss (FVTPL) is recognised using the contractual interest rate under interest income and the fair value impact is recognised in net gain / loss on fair value changes.

b) Dividend income

Dividend income is recognised when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

c) Profit on derecognition of financial assets

When the Company transfers the financial asset in a transfer that qualifies for derecognition in its entirety then whole of the interest spread and net servicing fees (over the expected life of the asset) is recognised at present value on the date of derecognition itself as interest-only strip / net servicing fees receivable and correspondingly recognised as profit on derecognition of financial asset.

d) Fees and commission income

Fees and commissions income i.e. login fee, penal interest on defaults, pre-payment / other charges, fees on corporate agency, fees for advertising in offices / website etc. (other than for those items to which Ind AS 109 Financial Instruments are applicable) is recognised in accordance with the terms of the relevant contracts / agreements and when it is probable that the Company will collect the consideration.

e) Other income

Income from operating leases are recognised in the statement of profit and loss as per the contractual rentals.

Interest on tax refunds and other claims where quantum of accruals cannot be ascertained with reasonable certainty, are recognised as income only when revenue is virtually certain which generally coincides with receipts.

Other Income represents income earned from the activities incidental to the business and is recognised when the right to receive the income is established as per the terms of the contract.

2.4 Property, plant and equipment (PPE) and Intangible assets

a) PPE

PPE are stated at cost (including directly attributable expenses) less accumulated depreciation and impairment losses, if any. Cost includes deemed cost which represents the carrying value of PPE recognised as at 01st April 2017 measured as per the previous Generally Accepted Accounting Principles (GAAP). The cost of PPE comprises the purchase price (excluding tax credits availed, if any) and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

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An item of PPE and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Capital work in progress includes assets which are not ready for the intended use at the end of the reporting year and is carried at cost including directly attributable expenses.

b) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost (excluding tax credits availed, if any) and are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Cost comprises the purchase price (excluding tax credits availed, if any) and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to Intangible assets are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably.

Intangible assets developed internally and meeting the criteria specified under Ind AS 38, are measured on initial recognition at cost (excluding tax credits availed, if any) and are capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Cost comprises of development phase costs (excluding tax credits availed, if any) and any attributable cost of bringing the asset to its working condition for its intended use.

Subsequent to initial recognition, intangible assets including those developed internally are carried at cost less any accumulated amortisation and accumulated impairment losses (if any).

An intangible asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible assets which are not ready for the intended use at the end of the reporting year are disclosed as Intangible assets under development.

2.5 Depreciation and amortisation

a) Depreciation

Depreciation on PPE is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for networking equipment and mobile phone instruments that are depreciated over a period of five years and three years respectively based on technical evaluation. Leasehold improvements are amortised over the period of five years however, where the lease term is less than five years amortisation is restricted to the underlying lease term.

All PPE individually costing ₹5,000/- or less are fully depreciated in the year of purchase.

Depreciation on additions to PPE is provided on a pro-rata basis from the date the asset is available for use. Depreciation on sale / derecognition of PPE is provided for up to the date of sale / derecognition, as the case may be.

The residual values, useful lives and methods of depreciation of PPE are reviewed at each financial year-end and changes (if any) are then treated as changes in accounting estimates.

b) Amortisation

Intangible assets Including internally developed assets are amortised over a period of five years or less on straight-line method except website development costs, which are amortised over a period of three years on a straight-line basis from the date when the assets are available for use or the life whichever is less.

The amortisation period and the amortisation method for these Intangibles with a finite useful life are reviewed at each financial year-end. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are accounted for by changing the amortisation period or methodology, as appropriate, which are then treated as changes in accounting estimates.

2.6 Investment Property

Investment property comprises freehold properties that are held to earn rentals or for capital appreciation or both.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Subsequent expenditure is capitalised to the assets carrying amount only when it is probable that future economic benefit associated with the expenditure will flow to the Company and

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the cost of the item can be measured reliably. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Investment properties are depreciated using the straight-line method over their estimated useful lives prescribed in Schedule II of the Companies Act, 2013.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by a registered independent valuer.

Investment properties are derecognised either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

2.7 Foreign currency

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss except for differences arising on cash flow hedges.

Non-monetary items that are measured at historical cost in a foreign currency are translated using the spot exchange rates as at the date of initial recognition.

2.8 Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Right-of-use assets - The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses (if any), and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

Lease liability - At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets - The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense.

Company as a lessor

The Company as an intermediate lessor, accounts for the head lease and the sublease as two separate contracts. The sub-lease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

2.9 Borrowing costs

Borrowing costs consists of interest and other cost that the Company incurred in connection with the borrowing of funds. Borrowing costs charged to the Statement of Profit and Loss on the basis of effective interest rate method.

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2.10 Impairment of non-financial assets

The carrying amount of assets is reviewed at each reporting date. If there is any indication of impairment based on internal/external factors, an impairment loss is recognised in the statement of profit and loss wherever the carrying amount of an asset exceeds its recoverable amount.

After impairment, depreciation/amortisation is provided on the revised carrying amount of the asset over its remaining useful life.

If at the reporting date there is an indication that previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to maximum of depreciable historical cost.

2.11 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

2.12 Contingent liabilities, Contingent assets and Commitments

The Company does not recognise a contingent liability but discloses its existence in the financial statements.

- a) Contingent liability is disclosed in case of –
- » A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation.
 - » A present obligation arising from past events, when no reliable estimate is possible.
 - » A possible obligation arising from past events, unless the probability of outflow of resources is remote.

Contingent liabilities are reviewed at each balance sheet date.

- b) Contingent assets are not recognised in the financial statements.
- c) Commitments are future liabilities for contractual expenditure and is disclosed in case of –
- » Estimated amount of contracts remaining to be executed on capital account and not provided for;
 - » Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of management.

2.13 Employee Benefits

✓ Retirement and other employee benefits

Defined contribution plan

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Company recognises contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognised as a liability after deducting the contribution already paid.

Defined benefit plan

The Company has defined benefit plans as Compensated absences and Gratuity for all eligible employees, the liability for which is determined based on actuarial valuation at each year-end using projected unit credit method.

Re-measurements, comprising of actuarial gains and losses, excluding amounts included in net interest on the net defined benefit liability, the effect of the asset ceiling, and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in the statement of profit and loss on the earlier of:

- » The date of the plan amendment or curtailment, and
- » The date that the Company recognises related restructuring costs.

The Company recognises the following changes in the net defined benefit obligation as an employee benefits expense in the statement of profit and loss:

- » Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- » Net interest expense or income

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✓ Short term and other long term employee benefits

A liability is recognised for benefits to employees in respect of wages and salaries, annual leave, sick leave and short-term employee benefits in the year the related service is rendered. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences, which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

In case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences and liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

✓ Share based payments

The Company operates a number of Employee Stock Option Scheme/ Restricted stock units ('the Scheme') which provides for the grant of options to acquire equity shares of the Company to its employees. The options granted to employees vest in a graded manner and these may be exercised by the employees within a specified period. These equity-settled share based payments to employees are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (Share option outstanding account). The fair value of options is estimated using valuation techniques, which incorporate exercise price, term, risk-free interest rates, the current share price, its expected volatility etc.

At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in statement of profit and loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the share option outstanding account.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

2.14 Taxes

Taxes on income

Tax expense comprises current and deferred tax.

a) Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income Tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Current tax assets and liabilities are offset if a legally enforceable right exists to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

b) Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

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Deferred tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity.

Goods and Services Input Tax Credit

Goods and Services tax input credit is recognised in the period in which the supply of goods or service received is recognised and the conditions to avail the credit are fulfilled as per the underlying law.

2.15 Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares except where the result would be antidilutive.

2.16 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

a) Financial assets

✓ Initial recognition and measurement

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e. the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial assets at initial recognition depends on their purpose, characteristics and the intention of the management's while acquiring the same. All financial assets measured at fair value through profit or loss (FVTPL) are recognised initially at fair value. Financial assets measured at amortised cost or at fair value through other comprehensive income (FVTOCI) is recorded at fair value plus transaction costs that are attributable to the acquisition of that financial asset. Trade receivable that does not contain a significant financing component are measured at transaction price.

✓ Classification and subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

- » Financial asset at amortised cost
- » Financial asset (debt instruments) at FVTOCI
- » Financial asset at FVTPL

Financial asset at amortised costs

Financial asset is measured at the amortised cost if both the following conditions are met:

- i) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- ii) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment (if any). Amortised cost is calculated by taking into account any discount or premium on acquisition and fees received and the costs incurred on acquisition of financial asset. The EIR amortisation is included in interest income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

Financial assets (debt instruments) at FVTOCI

Financial asset (debt instruments) is classified as at the FVTOCI if both of the following criteria are met:

- i) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- ii) The asset's contractual cash flows represent SPPI.

Financial assets included within the above category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the other comprehensive income (OCI). However, the Company recognises interest income, impairment losses or reversals and foreign exchange gain or loss in the profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

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Financial asset at FVTPL

Financial asset which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as at FVTPL. Financial assets classified under FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

b) Financial liabilities

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition to be measured at FVTPL. All financial liabilities, other than classified at FVTPL, are classified at amortised cost in which case they are initially measured at fair value, net of transaction costs and subsequently at amortised cost using effective interest rate.

Amortised cost is calculated by taking into account any fees, commission / brokerage and ancillary costs incurred in relation to the financial liability.

c) Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments are recognised at the face value and proceeds received in excess of the face value are recognised as share premium.

Offsetting a financial asset and a financial liability

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

2.17 Derivative financial instruments

A derivative is a financial instrument or other contract with all three of the following characteristics:

- » Its value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index, or other variable, provided that, in the case of a non-financial variable, it is not specific to a party to the contract (i.e. the 'underlying').
- » It requires no initial net investment or an initial net investment that is smaller than what would be required for other types of contracts expected to have a similar response to changes in market factors.
- » It is settled at a future date.

The Company holds derivative to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for such contracts are generally banks.

Derivatives are recorded at fair value and carried as assets when their fair value is positive and as liabilities when their fair value is negative. Changes in the fair value of derivatives are included in net gain on fair value changes unless hedge accounting is applied.

2.18 Hedge accounting

The Company makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Company applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging/ economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in net gain/loss on fair value changes in the profit and loss statement.

When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

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for the year ended 31st March 2026

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time remains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

2.19 Reclassification of financial assets and liabilities

The Company doesn't reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. Further, whenever there is a change in the business model the underlying affected financial asset are reclassified. Financial liabilities has not been reclassified.

2.20 Derecognition of financial assets and liabilities

a) Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when the rights to receive cash flows from the financial asset have expired. The Company also derecognised the financial asset if it has transferred the financial asset and the transfer qualifies for derecognition.

The Company has transferred the financial asset if and only if, either:

- » It has transferred its contractual rights to receive cash flows from the financial asset

Or

- » It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full or in part without material delay to a third party under a 'pass-through' arrangement

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- » The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset

- » The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
- » The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- » The Company has transferred substantially all the risks and rewards of the asset

Or

- » The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

b) Financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in the statement of profit and loss.

2.21 Measurement of Expected Credit Loss (ECL)

The Company records allowance for expected credit losses for all financial instruments, other debt financial assets not held at FVTPL together with the financial guarantee

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contracts. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk (SICR) since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL).

Default

Classification of default is based on the regulatory definition of Non-Performing Assets (NPA). Our regulator, the Reserve Bank of India, defines NPA in Reserve Bank of India Housing Finance Companies Directions, 2025, read with the RBI Non Banking Financial Companies – Income Recognition, Asset Classification and Provisioning Directions, 2025, as amended from time to time as exposures where interest or principal is in arrears for a period of more than ninety days.

The Company will maintain the definition of default in line with any amendments made by the regulator from time to time through its circulars and through its Master Circular published from time to time.

Staging

The Company while assessing whether there has been a SICR of an exposure since origination, it compares the risk of a default occurring over the expected life of the financial instrument as at the reporting date with the risk of default as at the date of initial recognition. The Company classifies the accounts into three stages.

The mechanics and key inputs for classifying the stages and computing the ECL are defined below:

Stage Definition	Details	Classification
Stage 1	Low credit risk Days Past Due (DPD) 0-30	Financial instruments are treated as Stage 1 which are not credit impaired and for which the credit risk has not increased significantly since initial recognition. The Company calculates the 12 month ECL allowance.
Stage 2	DPD 31-90 Qualitative indicators of SICR	Financial instruments having SICR since initial recognition (origination of facilities) are classified under (if not impaired) Stage 2. The Company calculates the lifetime ECL allowance.
Stage 3	90+/ NPA	Remaining financial instruments which are credit impaired are treated as Stage 3. The Company uses regulatory definition as a consistent measure for default across all product classes. The Company records an allowance for the LTECLs.

Key components for computation of Expected Credit Loss are:

» Probability of default (PD)

Probability of Default (PD) is one of the three risk components needed to estimate ECL under Ind AS 109. PD is defined as the probability that a borrower will be unable to meet their debt obligations over a stipulated time. The PD estimate incorporates information relevant for assessing the borrower's ability and willingness to repay its debts, as well as information about the economic environment in which the borrower operates.

The Company uses 12-month PD for stage 1 assets and lifetime PD for stage 2 and Stage 3 assets.

» Loss given default (LGD)

The Loss given default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the expected cash flows, including from the realisation of available collateral after considering estimated costs that may be incurred in obtaining and selling such collateral.

» Exposure at default (EAD)

Exposure at default (EAD) is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and future interests.

The Company has adopted the following methodology for ECL computation:

Particulars	PD	LGD
Retail loans	Logistic regression	Workout Method
Corporate loans	Pluto-Tasche	Asset coverage based / Expected Collateral Realisation (ECR)

Broadly, the Company has grouped the portfolio into retail and corporate category. ECL computation is based on collective approach except for a few large exposure of corporate finance portfolio where loss estimation is based on ECR. Further, given the characteristics and inherent risks of the various sub categories of the portfolio the Company has used appropriate PD / LGD computation techniques which are detailed below:

Retail loans

Probability of default

The retail portfolio is segregated into homogenous pools at the product level and occupational level. Previous year's portfolio behaviour of homogeneous pools, along with independent validation where considered appropriate, is used for PD estimation. For ECL computation, basis risk emergence curve movement/vintage, the Company has

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for the year ended 31st March 2026

adopted statistical techniques like logistic regression, observed default rate based on customer classification etc. using behaviour and credit variables.

The Company has further stressed the PDs for such selective group of customers who are falling into an early warning signal pool like customers who have experienced delinquency with other financial institutions but remained good with us, customers showing very early signs of stress in emerging delinquencies etc.

Loss given default

The LGD for the retail portfolio is modelled through a workout approach. Historical NPA data of last few years has been used to arrive at behavioral LGD. Loss estimation have been done either basis distressed value or actual/expected recoveries, depending on resolution strategies already materialised or in the process of materialisation. Multiple factors are considered for determining the LGD including time taken for resolutions, geographies, collection feedback, underlying security etc.

Exposure at default

EAD is the sum of the outstanding principle, interest outstanding and future interest receivables for the expected life of the asset, computed basis the behavioral analysis of the repayment period.

Corporate loans

Probability of default

PDs for the corporate portfolio are determined by using external ratings as cohorts along with ever default behavior of an account in last 12 months (basis external ratings based statistical technique of Pluto-Tasche). PD s are further stressed basis operational variables like construction variance, sales velocity, resolution team feedback etc. For life time PDs computation, the Company has used survival analysis using Kaplan-Meier technique.

Loss given default

For LGD estimates, the Company has used ECR approach and have applied business logic based on security coverage ratio of existing portfolio. Sensitivity analysis, resolution feedback are applied on probability weighted scenarios to compute loss given default.

Exposure at default

EAD is the sum of the outstanding principle, interest outstanding and future interest receivables for the expected life of the asset, computed basis the behavioral analysis of the repayment period.

Significant increase in credit risk (SICR)

The Company monitors all financial assets that are subject to impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk in the assets falling in stage 1 then the Company measures the loss allowance over the lifetime of the loan instead of 12-month ECL.

Retail loans

The qualitative criteria for triggering SICR in retail exposure is:

Those stage 1 loan assets where underlying property is under construction and expected construction progress is likely to remain slow based on historical data / market feedback.

Stage 1 assets which have been restructured under the RBI OTR schemes of August 2020 and May 2021 and exhibit a higher degree of credit risk based on their subsequent repayment behavior.

The Company may apply management overlays or post-model adjustments to the model-generated expected credit losses and staging outcomes where necessary to reflect emerging risks, portfolio-specific factors or other information not fully captured in the underlying models.

Corporate loans

The Company has its own qualitative assessment criteria comprising various operational and repayment variables like construction variance, historical delinquency rates, sales velocity, asset coverage ratio, resolution team feedback etc. Basis the review and management overlay, the Company identifies assets where likelihood of deterioration in credit quality is high and for such assets SICR has been triggered.

Incorporation of forward looking information

Ind AS 109 requires entities to model their ECL and apply forward looking macroeconomic scenarios taking into consideration possibility of favorable, neutral, adverse and stressed economic conditions. Multiple scenarios are required to be applied to the ECL and a probability weighted ECL is then computed. In order to compute probability weighted ECL considering the impact of COVID-19 several macroeconomic variables such as GDP at constant prices, Housing Price Index (HPI) inflation, Gross national savings, unemployment rate etc. were considered from the International Monetary Fund (IMF), NHB and RBI websites and the Company's historical data were analysed.

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for the year ended 31st March 2026

A model was then built, and forecasts were generated, and scenario creation carried out to finally arrive at the final macroeconomic overlay. Identification of relevant macroeconomic variables was done combining statistical analysis (correlation) and business intuition (sign of correlation).

The macroeconomic variables (MEVs) of the final model were used to generate multiple simulations for forecasting under different probabilistic scenarios, i.e., favorable, neutral, adverse and stress scenarios. Under each scenario, based on the independent variable forecasts, the forecasted default rates are obtained using the final model relationship between the default rates and macroeconomic variables. The scenarios are identified based on the probability of occurrence, i.e. expected probability of the future economic state. An anchor variable (GDP) analysis was performed in order to select a particular scenario for future quarters. Accordingly, the probability weighted ECL is computed using the likelihood as weights.

Trade receivables, other receivables and other financial assets

The Company records allowance for expected credit losses on trade receivables, other receivables and other financial assets. The allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk (SICR) since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL).

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

2.22 ECL on financial guarantee contracts

ECL on financial guarantee contracts has been computed basis the methodologies defined under note 2.21.

2.23 Write offs

The Company undertakes write off on a loan, in full or in part, when the amount is construed as irrecoverable after enforcement of available means of resolution. The authority

of write off is vested with committee of senior officials of the Company. In case the company writes off an asset, the recoveries resulting from the write off activity may result in impairment gains.

2.24 Collateral

The Company is in business of secured lending and all loans are adequately covered by either residential collateral or commercial collateral. The collaterals are assessed at the time of origination and are being re-assessed as and when required.

The illustrative factors considered while evaluation of collateral are liquidity, enforceability, marketability, ease and efficiency in custody and settlement. The Company complies with local by-laws and relevant jurisdictions to ensure that the collaterals are free from all encumbrances. The assessment of collateral is undertaken by empanelled team of independent and qualified technical / legal agencies.

The Company has specified the maximum loan-to-value ratio for various types of asset to be accepted as collateral. Such ratios commensurate with the relative risk of the assets as prescribed by RBI and provides an adequate buffer against potential losses.

On case-to-case basis, the Company may ask for additional security, which may in the form of guarantee or financial assets or any other real estate assets.

The Company may take actions as provided in the SARFAESI Act which enables it to enforce the underlying collateral of stage 3 assets without court intervention.

2.25 Dividend

The Company recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the Shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

2.26 Unclaimed deposits and dividends

Deposits, which has become overdue but have not been presented for payment or renewal, are transferred to unclaimed deposits. Deposit remaining unclaimed for more than seven years have been transferred to the Investor Education and Protection Fund (IEPF). Interest for the period from last maturity date to the date of renewal of unclaimed deposits is accounted for during the year of its renewal.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Dividends remaining unclaimed for more than seven years are transferred to the Investor Education and Protection Fund (IEPF).

2.27 Securities premium

Securities premium is credited:

- » when shares are issued at premium;
- » with the fair value of the stock options which are treated as expense (if any), in respect of shares allotted pursuant to Employee Stock Options Scheme

Securities premium can be utilised only for limited purposes such as issuance of bonus shares or adjustment of share issue expenses, net of tax, as permissible under Section 52(2) of the Companies Act, 2013, to the extent of balance available and thereafter, the balance portion is charged to the statement of profit and loss, as incurred.

2.28 Assets held for sale

The Company repossess properties or other assets to settle outstanding recoverable and the surplus (if any) post auction is refunded to the obligors. These assets acquired by the company under SARFAESI Act, 2002 has been classified

as assets held for sale, as their carrying amounts will be recovered principally through a sale of asset. In accordance with Ind AS 105, the company is committed to sell these assets and they are measured at the lower of their carrying amount and the fair value less costs of disposal.

2.29 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). CODM is responsible for allocating the resources, assess the financial performance and position of the Company and makes strategic decision. The Company's main business is to provide loans against/for purchase, construction, repairs & renovations of houses/ flats/ commercial properties etc. All other activities of the Company revolve around the main business. As such, there are no separate reportable segment, as per the Operating Segments (Ind AS 108), notified by the Companies (Accounting Standard) Rules, 2015 as amended from time to time.

2.30 Investment in subsidiaries

Investments in subsidiaries are measured at cost as per Ind AS 27 – Separate Financial Statements.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 3 Cash and cash equivalents

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Cash on hand	1.04	1.43
Balance with banks in current accounts	434.58	1,193.72
Bank deposit with maturity of 3 months or less (Refer Note 3.1)	200.08	602.52
Certificate of deposits with maturity of 3 months or less (Refer Note 3.1)	1,847.22	299.68
Stamps on hand [₹10,190 (Previous year ₹10,190)]	0.00	0.00
Total	2,482.92	2,097.35

Note 3.1: Short-term deposits and certificate of deposits earn interest at the respective deposit rates.

Note 4 Bank balance other than cash and cash equivalents

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Bank Deposits (More than 3 months & upto 12 months)	745.56	1,367.12
Earmarked balances with bank (Refer Note 4.1)	10.51	0.87
Total	756.07	1,367.99

Note 4.1: Earmarked balances with bank represents unclaimed dividend on equity shares and unspent amount of CSR activities.

Note 5 Receivables

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Trade receivables (a)		
Receivable considered good- Secured	-	-
Receivable considered good- Unsecured	41.61	44.49
Receivables from related parties- Unsecured (Refer Note 5.2)	5.70	5.81
Receivables which have significant increase in credit risk	-	-
Receivables – credit impaired	-	-
	47.31	50.30
Less : Provision for impairment	0.16	0.37
Total (a)	47.15	49.93
Other receivables (b)		
Receivable considered good- Unsecured (Refer Note 5.2)	0.11	0.32
Receivables which have significant increase in credit risk	0.13	0.09
	0.24	0.41
Less : Provision for impairment	0.12	0.08
Total (b)	0.12	0.33
Total (net) (a+b)	47.27	50.26

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 5.1: Trade and other receivables ageing (excluding provision for impairment)

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment						
	Not due	As at 31 st March 2026					
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed trade and other receivables – considered good	-	9.24	-	-	-	-	9.24
Undisputed trade and other receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Disputed trade and other receivables – considered good	-	-	-	-	-	-	-
Disputed trade and other receivables – which have significant increase in credit risk	-	0.01	0.02	0.05	0.04	0.01	0.13
Disputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Unbilled trade and other receivables	38.18	-	-	-	-	-	38.18
Total	38.18	9.25	0.02	0.05	0.04	0.01	47.55

(₹ in crore)

Particulars	Not due	Outstanding for following periods from due date of payment					
		As at 31 st March 2025					
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed trade and other receivables – considered good	-	13.89	-	-	-	-	13.89
Undisputed trade and other receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Disputed trade and other receivables – considered good	-	-	-	-	-	-	-
Disputed trade and other receivables – which have significant increase in credit risk	-	0.02	0.02	0.04	0.01	-	0.09
Disputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Unbilled trade and other receivables	36.73	-	-	-	-	-	36.73
Total	36.73	13.91	0.02	0.04	0.01	-	50.71

Note 5.2 : No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person or debt due by firms and private companies respectively in which any director is a partner or a director or a member except in case of transactions with related parties where directors are common. The outstanding on account of those transactions has been disclosed above.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 6 Loans (at amortised cost)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Term Loans	87,471.36	75,886.93
Total Gross	87,471.36	75,886.93
Less: Impairment loss allowance	913.40	1,119.36
Total Net	86,557.96	74,767.57
Secured by tangible assets	87,471.36	75,886.93
Total Gross	87,471.36	75,886.93
Less: Impairment loss allowance	913.40	1,119.36
Total Net	86,557.96	74,767.57
Loans in India		
Public Sector	-	-
Others	87,471.36	75,886.93
Total Gross	87,471.36	75,886.93
Less: Impairment loss allowance	913.40	1,119.36
Total Net (a)	86,557.96	74,767.57
Loans outside India	-	-
Less: Impairment loss allowance	-	-
Total Net (b)	-	-
Total Net (a+b)	86,557.96	74,767.57

Note 6.1: Detail of loans & advances to Directors/KMP/Senior officers/Related Parties.

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Sanctioned		
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
KMP/Senior Officers and their relatives	11.22	11.22
	11.22	11.22
Outstanding		
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
KMP/Senior Officers and their relatives	5.20	5.48
	5.20	5.48

NOTES TO STANDALONE FINANCIAL STATEMENTS

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Note 6.2: Loans - Staging analysis[#]

Analysis of change in gross carrying amount of loans is as follows:

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Opening gross carrying amount	73,250.04	1,820.09	816.80	75,886.93	62,523.09	1,946.56	984.68	65,454.33
Increase in EAD - new asset originated or purchased / further increase in existing asset (net)	26,624.71	23.99	49.60	26,698.30	21,844.62	31.78	25.29	21,901.69
Asset paid in part or full (excluding write off) (net)	(14,513.83)	(290.37)	(238.06)	(15,042.26)	(10,639.76)	(393.04)	(209.74)	(11,242.54)
Asset written off	(4.92)	(0.26)	(66.43)	(71.61)	(6.60)	(0.21)	(219.74)	(226.55)
Transfer to stage 1	488.21	(446.33)	(41.88)	-	501.85	(439.59)	(62.26)	-
Transfer to stage 2	(622.88)	655.42	(32.54)	-	(804.90)	846.28	(41.38)	-
Transfer to stage 3	(166.88)	(155.47)	322.35	-	(168.26)	(171.69)	339.95	-
Closing gross carrying amount	85,054.45	1,607.07	809.84	87,471.36	73,250.04	1,820.09	816.80	75,886.93

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Retail Loans	84,653.95	1,607.07	809.84	87,070.86	72,302.15	1,805.43	816.80	74,924.38
Total	84,653.95	1,607.07	809.84	87,070.86	72,302.15	1,805.43	816.80	74,924.38
% of total	97.22%	1.85%	0.93%	100.00%	96.50%	2.41%	1.09%	100.00%

Movement (in %) of loan assets is as follows:		Current Year	Previous Year
a)	Movement of Stage 1:		
i)	% of loan assets moved out of books by year end	13.47%	11.33%
ii)	Residual portfolio either remained in stage 1 or had forward flows		
b)	Movement of Stage 2:		
i)	% of loan assets moved out of books by year end	12.09%	12.58%
ii)	Residual portfolio either remained in stage 2 or had forward or backward flows		
c)	Movement of Stage 3:		
i)	% of loan assets moved out of books by year end	35.94%	32.91%
ii)	Residual portfolio either remained in stage 3 or had backward flows		

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Corporate Loans	400.50	-	-	400.50	947.89	14.66	-	962.55
Total	400.50	-	-	400.50	947.89	14.66	-	962.55
% of total	100.00%	0.00%	0.00%	100.00%	98.48%	1.52%	0.00%	100.00%

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Movement (in %) of loan assets is as follows:		Current Year	Previous Year
a)	Movement of Stage 1:		
i)	% of loan assets moved out of books by year end	88.51%	20.09%
ii)	Residual portfolio either remained in stage 1 or had forward flows		
b)	Movement of Stage 2:		
i)	% of loan assets moved out of books by year end	100.00%	83.55%
ii)	Residual portfolio either remained in stage 2 or had forward or backward flows		
c)	Movement of Stage 3:		
i)	% of loan assets moved out of books by year end	0.00%	100.00%
ii)	Residual portfolio either remained in stage 3 or had backward flows		

Note 6.3: Expected Credit Loss (ECL) - Staging analysis[#]

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Retail Loans	284.00	313.00	310.00	907.00	286.67	284.81	294.44	865.92
Total	284.00	313.00	310.00	907.00	286.67	284.81	294.44	865.92

ECL movement as on 31st March 2025 and 31st March 2026

- Overall ECL % POS have decreased by 12 bps on accounts improvement in Asset quality.
- ECL % POS has increased by 3.70% as on 31st March 2026 in stage 2.
- The loan assets in stage 2 were 1.85% as on 31st March 2026 against 2.41% as on 31st March 2025. The Company has applied qualitative SICR criteria owing to which stage 1 assets of ₹327.26 crore has moved to stage 2 assets. Pre SICR, the stage 2 loan assets as on 31st March 2026 would be 1.47% against 1.93% as on 31st March 2025.
- Stage 3 ECL % POS have increased to 38.28% as on 31st March 2026 as against 36.05% as on 31st March 2025.

ECL movement as on 31st March 2024 and 31st March 2025

- Overall ECL % POS have decreased by 16 bps on accounts improvement in Asset quality.
- ECL % POS has increased by 1.93% as on 31st March 2025 in stage 2.
- The loan assets in stage 2 were 2.41% as on 31st March 2025 as against 2.87% as on 31st March 2024. The Company has applied qualitative SICR criteria owing to which stage 1 assets of ₹356.88 crore has moved to stage 2 assets. Pre SICR, the stage 2 loan assets as on 31st March 2025 would be 1.93% against 2.13% as on 31st March 2024.
- Stage 3 ECL % POS have increased to 36.05% as on 31st March 2025 as against 35.13% as on 31st March 2024.

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Corporate Loans	6.40	-	-	6.40	250.77	2.67	-	253.44
Total	6.40	-	-	6.40	250.77	2.67	-	253.44

ECL movement as on 31st March 2025 and 31st March 2026

- Stage 1 ECL % of POS decreased from 26.46% to 1.60%.
- The loan assets in stage 2 were reduced to 0.00% as on 31st March 2026 from 1.52% as on 31st March 2025 majorly due to movement of stage 2 assets to stage 1 or closure of stage 2 assets.
- The Company's stage 3 asset ratio has decreased from 0.00% as on 31st March 2025 to 0.00% as on 31st March 2026.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

ECL movement as on 31st March 2024 and 31st March 2025

- Stage 1 ECL % of POS increased from 16.42% to 26.46%.
- The loan assets in stage 2 were reduced to 1.52% as on 31st March 2025 from 6.16% as on March 31, 2024 majorly due to shift of stage 2 asset to stage 1.
- The Company's stage 3 asset ratio has reduced to 0.00% as on 31st March 2025 from 3.31% as on 31st March 2024

^The restructuring was done for stage 1 accounts, total restructured no of cases 928 amounting to were ₹448.73 crore (previous year number of cases 1132 amounting to ₹585.93 crore), against which provision of ₹59.57 crore (Previous year ₹75.44 crore) is held.

#Refer Note 2.21, 2.22, 2.23 and 46.1.

Note 6.4: Loans due from borrowers are secured wholly or partly by any one or all of the below as applicable:

Tangible securities

- Equitable/ Simple/ English Mortgage of immovable property;
- Mortgage of Development Rights/ FSI/ any other benefit flowing from the immovable property;
- Hypothecation of rent receivables, cash flow of the project, debt service reserve account, fixed deposit, current and escrow accounts;

Intangible securities

- Demand Promissory Note;
- Post dated cheques towards the repayment of the debt;
- Personal / Corporate Guarantees;
- Undertaking to create a security;
- Letter of Continuity.
- Charges against equity shares

Note 7 Investments

(₹ in crore)

Particulars	As at 31 st March 2026			
	Amortised cost	At fair value through profit or loss	Others*	Total
Investments in India (a)				
Government securities^ (Refer Note 36.31)	2,682.19	-	-	2,682.19
Debt securities	-	94.43	-	94.43
Subsidiaries (Wholly-owned)				
2,50,000 (31 st March 2025 : 2,50,000) equity shares of face value of ₹10 each of PHFL Home Loans and Services Limited	-	-	0.25	0.25
50,000 (31 st March 2025 : 50,000) equity shares of face value of ₹10 each of PEHEL Foundation	-	-	0.05	0.05
16,89,478 (31 st March 2025 : 16,89,478) 0.1% Non-Cumulative, Non-Convertible, Non-Participating and Redeemable Preference Shares of face value of ₹10 each of Ornate Spaces Private Limited	-	0.00	-	0.00
Security Receipts-ACRE-122-Trust	-	0.00	-	0.00
Total (a)	2,682.19	94.43	0.30	2,776.92
Investments outside India (b)	-	-	-	-
Total (a+b)	2,682.19	94.43	0.30	2,776.92

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	As at 31 st March 2025			
	Amortised cost	At fair value through profit or loss	Others*	Total
Investments in India (a)				
Government securities^ (Refer Note 36.31)	2,427.78	-	-	2,427.78
Debt securities	-	952.68	-	952.68
Subsidiaries (Wholly-owned)				
2,50,000 (31 st March 2024 : 2,50,000) equity shares of face value of ₹10 each of PHFL Home Loans and Services Limited	-	-	0.25	0.25
50,000 (31 st March 2024 : 50,000) equity shares of face value of ₹10 each of PEHEL Foundation	-	-	0.05	0.05
16,89,478 (31 st March 2024 : Nil) 0.1% Non-Cumulative, Non-Convertible, Non-Participating and Redeemable Preference Shares of face value of ₹10 each of Ornate Spaces Private Limited	-	0.00	-	0.00
Security Receipts-ACRE-122-Trust	-	0.00	-	0.00
Security Receipts-CFMARC-140-Trust	-	0.00	-	0.00
Total (a)	2,427.78	952.68	0.30	3,380.76
Investments outside India (b)	-	-	-	-
Total (a+b)	2,427.78	952.68	0.30	3,380.76

Name of Subsidiaries	Principle place of business	Ownership interest (Including nominees)	
		As at 31 st March 2026	As at 31 st March 2025
PHFL Home Loans and Services Limited	India	100.00%	100.00%
PEHEL Foundation	India	100.00%	100.00%

*Others include investment in subsidiaries which have been carried at cost.

^Expected credit loss provision has not been recognised on investments made in government securities and other approved securities.

Note 8 Other financial assets

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Receivable considered good- Unsecured		
Receivables on assignment and co-lending of loans (Refer Note 8.1, 8.2 and 8.3)	259.64	324.84
Security deposits	15.81	21.46
Other receivables (Refer Note 8.4)	14.16	2.76
Security deposits - credit impaired	0.77	0.75
Total gross (a)	290.38	349.81
Less: Impairment loss allowance (b)	1.73	3.28
Total net (a-b)	288.65	346.53

Note 8.1: During the year ended 31st March 2026 and 31st March 2025, the Company had not sold any loans and advances measured at amortised cost. As per the terms of deal, the de-recognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer is met and the assets have been derecognised.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

The table below summarises the carrying amount of the derecognised financial assets:

(₹ in crore)

Loans and advances measured at amortised cost	As at 31 st March 2026	As at 31 st March 2025
Carrying amount of derecognised financial assets	3,575.04	4,631.88

Since the Company transferred the above financial asset in a transfer that qualified for derecognition in its entirety, therefore the whole of the interest spread and net servicing fees (over the expected life of the assets) is recognised at present value on the date of derecognition as interest-only strip / net servicing fees receivable ("Receivables on assignment of loan") and correspondingly recognised as profit on derecognition of financial assets.

Note 8.2: Includes receivable from related party ₹0.36 crore (previous year ₹0.52 crore).

Note 8.3: Disclosure pursuant to RBI Notification dated 28th November 2025 on "Transfer and Distribution of Credit Risk" are given below:

- The Company has not acquired any stressed loans during the year ended 31st March 2026 and 31st March 2025.
- Details of loans not in default acquired:

(₹ in crore)

Particulars	Loans not in default acquired	
	Current Year	Previous Year
Amount of loans acquired	24.12	-
Weighted average residual maturity (years)	15.18	-
Weighted average holding period (years)	1.32	-
Retention of beneficial economic interest by transferor	10.00%	-
Coverage of tangible securities coverage	100.00%	-
Rating wise distribution of rated loans	Unrated	-

- The Company has not transferred any loans not in default during the year ended 31st March 2026 and 31st March 2025.
- Details of stressed loans transferred:

(₹ in crore)

Particulars	To Asset Reconstruction Companies (ARC) - NPA- Corporate	
	Current Year	Previous Year [#]
Number of accounts	-	1
Aggregate principal outstanding of loan transferred	-	258.96
Weighted average residual tenor of the loans transferred (years)	-	NA
Net book value of loans transferred (at the time of transfer)	-	177.00
Aggregate consideration	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-
Excess provisions reversed to the profit and loss account on account of sale	-	-

Note: During the previous year the Company had sold written off assets to eligible transferee for a consideration of ₹177.00 crore comprising of cash consideration of ₹53.10 crore and security receipts amounting to ₹123.90 crore against which 100% impairment provision/fair value change had been recorded in the books of accounts.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

#Security Receipts are rated as IVR RR3.

(e) Details of loans transferred under co-lending arrangements

(₹ in crore)

Particulars	Co-lending arrangements	
	Current Year	Previous Year
Number of accounts	231	274
Aggregate principal outstanding as on date	74.11	93.36
Weighted average residual tenor of the loans transferred (years)	13.95	15.55
Weighted average rate of interest	10.01	10.71
Fees charged/paid	0.29	0.37
Sector	Mortgage	Mortgage
Performance of loans		
- Standard cases	228	270
- NPA Cases	3	4
Default loss guarantee if any	NA	NA

Note 8.4: Includes amount receivable from related party ₹0.01 crore (Previous year ₹0.05 crore).

Note 9 Current tax (net)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Net current tax asset/(liability) at the beginning (a)	1.29	163.36
Current tax expense (b)	577.32	568.32
Current tax expense on OCI (c)	-	(0.17)
Tax on ESOPs/RSU (d)	1.83	2.43
Current tax paid (e)	567.37	564.92
Current tax refund (f)	-	157.85
Tax related to earlier years (g)	(0.06)	(1.44)
Net current tax (liability)/asset at the end (a-b-c-d+e-f-g)	(10.43)	1.29

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 10 Deferred tax assets (net)

As at 31st March 2026

(₹ in crore)

Particulars	Deferred Tax Assets	Deferred Tax Liabilities	Net Deferred Tax Assets/ (Liabilities)	(Charged)/ credit during the year	Other comprehensive income
Depreciation on property, plant and equipment and amortisation of Other Intangible assets	10.81	-	10.81	(0.07)	-
Provision for employee benefits	8.02	-	8.02	2.87	(0.03)
Impairment allowance for financial assets	256.23	-	256.23	(86.91)	-
Derivative instruments in cash flow hedge	-	6.04	(6.04)	-	(49.06)
Expenses paid in advance (net of income received in advance)	-	181.33	(181.33)	(34.37)	-
Interest spread on assigned loans	-	61.70	(61.70)	15.32	-
Fair valuation of financial instruments held for trading	0.37	-	0.37	2.54	-
Others temporary differences	3.54	6.89	(3.35)	1.96	-
Total	278.97	255.96	23.01	(98.66)	(49.09)

As at 31st March 2025

(₹ in crore)

Particulars	Deferred Tax Assets	Deferred Tax Liabilities	Net Deferred Tax Assets/ (Liabilities)	(Charged)/ credit during the year	Other comprehensive income
Depreciation on property, plant and equipment and amortisation of Other Intangible assets	10.88	-	10.88	(1.31)	-
Provision for employee benefits	5.18	-	5.18	0.20	-
Impairment allowance for financial assets	343.14	-	343.14	8.63	-
Derivative instruments in cash flow hedge	43.02	-	43.02	-	23.32
Expenses paid in advance (net of income received in advance)	-	146.96	(146.96)	(45.34)	-
Interest spread on assigned loans	-	77.02	(77.02)	53.09	-
Fair valuation of financial instruments held for trading	-	2.17	(2.17)	(2.40)	-
Others temporary differences	4.01	9.32	(5.31)	7.09	-
Total	406.23	235.47	170.76	19.96	23.32

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 11

Investment Property

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 11.3: The fair value of the investment property has been determined on the basis of valuation carried out at the reporting date by a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The fair value measurement for investment property has been categorised as Level 2 based on the valuation techniques used and inputs applied. The main inputs considered by the valuer are government rates, property location, market research, contracted rentals, discount rates and comparable values, as appropriate. The best estimate of fair value is current prices in an active market for similar properties. Fair value are as follows:

Reconciliation of fair value

Particulars	As at 31 st March 2026	As at 31 st March 2025
Opening balance	6.82	5.64
Addition during the year	0.23	1.18
Deletion during the year	-	-
Variation in Fair value	-	-
Closing balance	7.05	6.82

Note 12 Property plant and equipment

Particulars	Gross carrying value			Depreciation		Net carrying value	
	As at 01 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 01 st April 2025	For the year	As at 31 st March 2026	As at 31 st March 2025
Buildings	37.72	-	-	6.42	1.21	7.63	31.30
Furniture & Fixtures	20.69	3.38	2.49	13.51	2.31	13.55	7.18
Computers	66.08	9.07	18.00	42.58	9.79	34.86	23.50
Office Equipment & Others	37.55	4.81	10.67	28.39	2.79	21.16	9.16
Leasehold Improvements	41.14	5.84	4.71	30.49	4.05	29.85	10.65
Total	203.18	23.10	35.87	121.39	20.15	107.05	81.79

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	Gross carrying value			Depreciation			Net carrying value	
	As at 01 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2025	As at 01 st April 2024	For the year	As at 31 st March 2025	As at 31 st March 2024
Buildings	37.72	-	-	37.72	5.21	1.21	6.42	32.51
Furniture & Fixtures	19.16	3.28	1.75	20.69	12.47	2.45	13.51	6.69
Computers	53.17	13.71	0.80	66.08	33.52	9.81	42.58	19.65
Office Equipment & Others	33.64	5.50	1.59	37.55	27.57	2.26	28.39	6.07
Leasehold Improvements	34.44	10.63	3.93	41.14	32.89	1.50	30.49	1.55
Total	178.13	33.12	8.07	203.18	111.66	17.23	121.39	66.47

(i) There were no revaluation carried out by the Company during the years reported above.

(ii) Title deeds of immovable property are held in the name of the Company.

Right of use[#]

Particulars	Gross carrying value			Depreciation			Net carrying value	
	As at 01 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2026	As at 01 st April 2025	For the year	As at 31 st March 2026	As at 31 st March 2025
Building	199.18	66.62	35.72	230.08	66.76	34.01	73.02	132.42
Vehicle	0.31	0.33	0.31	0.33	0.14	0.07	0.01	0.17
Total	199.49	66.95	36.03	230.41	66.90	34.08	73.03	132.59

Particulars	Gross carrying value			Depreciation			Net carrying value	
	As at 01 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2025	As at 01 st April 2024	For the year	As at 31 st March 2025	As at 31 st March 2024
Building	189.66	43.13	33.61	199.18	66.84	31.10	66.76	122.82
Vehicle	0.31	-	-	0.31	0.04	0.10	0.14	0.27
Total	189.97	43.13	33.61	199.49	66.88	31.20	66.90	123.09

[#] All lease deeds are executed in favour of the Company.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 12.1: Capital-Work-in Progress

(a) Capital-Work-in Progress ageing

Particulars	As at 31 st March 2026				
	CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	1.38	-	-	-	1.38
Projects temporarily suspended	-	-	-	-	-

Particulars	As at 31 st March 2025				
	CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	4.30	0.36	0.01	-	4.67
Projects temporarily suspended	-	-	-	-	-

(b) For capital-work-in progress, where completion is overdue or has exceeded its cost compared to its original plan

Particulars	As at 31 st March 2026				
	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Overdue Projects	-	-	-	-	-

Particulars	As at 31 st March 2025				
	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Overdue Projects	1.48	-	-	-	1.48

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 12.2: Intangible assets under development

(a) Intangible assets under development ageing

Particulars	As at 31 st March 2026					Total	(₹ in crore)
	CWIP for a period of						
		1-2 years	2-3 years	More than 3 years			
	Less than 1 year						
Projects in progress	4.62	-	-	-	-	4.62	
Projects temporarily suspended	-	-	-	-	-	-	

Particulars	As at 31 st March 2025					Total
	CWIP for a period of					
	Less than 1 year	1-2 years	2-3 years	More than 3 years		
Projects in progress	7.90	3.25	0.32	-	-	11.47
Projects temporarily suspended	-	-	-	-	-	-

(b) For Intangible assets under development, where completion is overdue or has exceeded its cost compared to its original plan

Particulars	As at 31 st March 2026				Total	(₹ in crore)
	To be completed in					
	Less than 1 year	1-2 years	2-3 years	More than 3 years		
Overdue Projects	-	-	-	-	-	-

Particulars	As at 31 st March 2025				Total
	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Overdue Projects	11.02	-	-	-	11.02

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 13 Other intangible assets

Particulars	Gross carrying value			Amortisation		Net carrying value		
	As at 1 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2026	As at 1 st April 2025	For the year	As at 31 st March 2026	As at 31 st March 2025
Software	85.71	20.05	-	105.76	61.75	11.94	73.69	23.96
Total	85.71	20.05	-	105.76	61.75	11.94	32.07	23.96

Particulars	Gross carrying value			Amortisation		Net carrying value		
	As at 1 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2025	As at 1 st April 2024	For the year	As at 31 st March 2025	As at 31 st March 2024
Software	70.80	14.91	-	85.71	54.43	7.32	61.75	16.37
Total	70.80	14.91	-	85.71	54.43	7.32	23.96	16.37

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 14 Other non-financial assets

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Unsecured considered good		
Prepaid expenses	13.93	11.32
GST input credit	24.42	27.97
Others	12.58	19.74
Total	50.93	59.03

Note 15 Derivative financial instruments*

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Notional amounts	Fair value assets	Fair value liabilities	Notional amounts	Fair value assets	Fair value liabilities
Currency derivatives:						
Spot and forwards	-	-	-	1,490.16	4.73	53.88
Currency swaps	5,442.62	396.19	4.14	3,637.21	24.68	61.87
(i)	5,442.62	396.19	4.14	5,127.37	29.41	115.75
Interest rate derivatives:						
Forward rate agreements and interest rate swaps	3,943.55	0.05	-	1,000.00	-	-
(ii)	3,943.55	0.05	-	1,000.00	-	-
Margin money received (from)/paid to counter party bank						
Currency derivatives	-	(148.30)	-	-	15.10	-
Interest rate derivatives	-	22.47	-	-	21.12	-
(iii)	-	(125.83)	-	-	36.22	-
Total derivative financial instruments (i)+(ii)+(iii)	9,386.17	270.41	4.14	6,127.37	65.63	115.75
Included in above are derivatives held for hedging and risk management purposes as follows:						
Cash flow hedging:						
Currency derivatives	5,442.62	247.89	4.14	5,127.37	44.51	115.75
Interest rate derivatives	3,943.55	22.52	-	1,000.00	21.12	-
Total derivative financial instruments	9,386.17	270.41	4.14	6,127.37	65.63	115.75

* Refer Note 18.3, 43 and 46.2.

Note 16 Trade payables

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total outstanding dues of micro enterprises and small enterprises	1.83	1.27
Total outstanding dues of creditors other than micro enterprises and small enterprises	12.53	16.25
Due to related parties	0.13	7.11
Total	14.49	24.63

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 16.1: Trade Payables ageing

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment					
	As at 31 st March 2026					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	1.81	0.02	-	-	-	1.83
(ii) Others	12.15	0.43	0.08	-	-	12.66
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-
Total	13.96	0.45	0.08	-	-	14.49

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment					
	As at 31 st March 2025					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	1.27	0.00	-	-	-	1.27
(ii) Others	15.79	7.49	0.08	-	-	23.36
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-
Total	17.06	7.49	0.08	-	-	24.63

Note 16.2: The details of amounts outstanding to Micro, Small and Medium Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) has been determined to the extent such parties have been identified on the basis of Information available with the Company. The amount of principal and interest outstanding during the year is as follows:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
1. Principal amount due and remaining unpaid	0.02	0.00
2. Interest due on (1) above and the unpaid interest	0.01	-
3. Interest paid on all delayed payment under the MSMED Act	0.01	0.01
4. Payment made beyond the appointed day during the year	13.48	3.12
5. Interest due and payable for the period of delay other than (3) above	0.01	0.01
6. Interest accrued and remaining unpaid	0.01	0.01
7. Amount of further interest remaining due and payable in succeeding years	-	-
Total	13.54	3.15

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 17 Debt securities

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Secured								
Redeemable non convertible bonds	1,995.75	-	-	1,995.75	2,493.59	-	-	2,493.59
Redeemable non convertible debentures	5,205.76	-	-	5,205.76	2,880.85	-	-	2,880.85
Unsecured								
Commercial papers	2,068.87	-	-	2,068.87	3,199.01	-	-	3,199.01
Total	9,270.38	-	-	9,270.38	8,573.45	-	-	8,573.45
Debt securities in India	9,270.38	-	-	9,270.38	8,573.45	-	-	8,573.45
Debt securities outside India	-	-	-	-	-	-	-	-
Total	9,270.38	-	-	9,270.38	8,573.45	-	-	8,573.45

Note 17.1: Nature of security and terms of repayment:

a) Nature of security

Redeemable non-convertible bonds and debentures are secured by hypothecation of specific book debts to the extent of 1.00 to 1.25 times of outstanding amount.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
Bonds								
Rate of interest								
8.01% - 9.00%	500.00	1,000.00	500.00	-	500.00	1,000.00	1,000.00	-
Debentures								
Rate of interest								
7.01% - 8.00%	-	845.00	1,480.00	-	-	-	-	-
8.01% - 9.00%	572.00	1,780.00	500.00	29.00	-	1,552.00	1,300.00	29.00
Total	1,072.00	3,625.00	2,480.00	29.00	500.00	2,552.00	2,300.00	29.00

Note 17.2: The rate of interest and amount of repayment appearing in note 17.1(b) are as per the term of the debt instruments (i.e. excluding impact of effective interest rate). Further, refer note 44.1, 44.2 and 44.3 for compliance in relation to the utilisation of the borrowed fund and submission of underlying returns/statements.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 18 Borrowings (other than debt securities)

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Secured								
Term loans								
National housing bank	10,221.46	-	-	10,221.46	8,449.78	-	-	8,449.78
Banks	19,825.47	-	-	19,825.47	16,564.13	-	-	16,564.13
Financial Institution	443.06	-	-	443.06	522.49	-	-	522.49
External commercial borrowing	3,900.89	-	-	3,900.89	3,620.75	-	-	3,620.75
Bank overdraft	-	-	-	-	97.88	-	-	97.88
Loans from related party	7,392.29	-	-	7,392.29	5,149.99	-	-	5,149.99
Unsecured								
Term loans								
Banks	1,760.00	-	-	1,760.00	1,150.00	-	-	1,150.00
Total	43,543.17	-	-	43,543.17	35,555.02	-	-	35,555.02
Borrowings in India	38,128.53	-	-	38,128.53	31,934.27	-	-	31,934.27
Borrowings outside India	5,414.64	-	-	5,414.64	3,620.75	-	-	3,620.75
Total	43,543.17	-	-	43,543.17	35,555.02	-	-	35,555.02

Note 18.1: Refinance from National Housing Bank (NHB):

a) Nature of security

- All the present and outstanding refinancing from NHB are secured by hypothecation of specific loans/ book debts to the extent of 1.05 to 1.20 times of outstanding amount.
- During FY 26, the Company has availed ₹3,880.00 crore (previous year ₹5,000.00 crore) under Liberalised Refinance Scheme ₹3,485.00 crore and Affordable Housing Finance ₹395.00 crore against eligible individual housing loans.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
4.50% - 5.50%	250.92	669.11	566.84	324.81	283.04	592.87	584.78	352.15
7.01% - 8.00%	804.16	1,937.42	1,714.72	2,594.09	-	-	-	-
8.01% - 8.50%	204.21	479.59	252.40	423.71	843.63	1,940.74	1,417.88	2,434.69
Total	1,259.29	3,086.12	2,533.96	3,342.61	1,126.67	2,533.61	2,002.66	2,786.84

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 18.2: Term loan from Banks and Financial Institutions:

a) Nature of security

- Term loan from Punjab National Bank (related party) are secured by hypothecation by way of exclusive charge on specific standard book debts of the Company with minimum asset cover of 1.10 times to be maintained at all times.
- Term loans from banks other than Punjab National Bank and financial institution are secured by hypothecation of specific book debts to the extent of 1.0 to 1.12 times of outstanding amount.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
from related party:								
6.01% - 7.00%	1,300.00	200.00	-	-	-	-	-	-
7.01% - 8.00%	928.56	1,857.11	1,057.13	535.74	1,500.00	200.00	100.00	-
8.01% - 9.00%	-	-	-	-	685.71	1,371.43	971.42	321.43
from others:								
6.01% - 7.00%	2,752.76	823.47	90.18	-	-	-	-	-
7.01% - 8.00%	6,627.95	6,834.74	3,974.96	300.68	1,961.74	629.95	141.25	-
8.01% - 9.00%	240.91	210.95	118.48	59.37	6,555.65	6,605.10	2,232.05	118.61
	11,850.18	9,926.27	5,240.75	895.79	10,703.10	8,806.48	3,444.72	440.04

Note 18.3: External commercial borrowing:

a) Nature of security

- The ECB borrowings are secured against eligible housing loans/book debts and are hedged through currency swaps, interest rate swaps and forward contracts as per the applicable RBI guidelines.
- The derivative contracts are initially recognised at fair value on the date of the transaction and all outstanding derivative transactions, on the date of balance sheet, are subsequently measured at fair value on that date. Where cash flow hedge accounting is used, fair value changes of the derivative contracts are recognised through the cash flow hedge reserve (through other comprehensive income) which is reclassified to profit and loss account as the hedged item effects profit and loss. Premium paid / discount received in advance (if any) on the derivative contracts, which are not intended for trading or speculation purposes, are amortised over the period of the contracts, if such contracts relate to monetary items as at the balance sheet date.
- As at 31st March 2026, the Company has outstanding ECB of USD 575.00 million (equivalent to ₹5,442.62 crore) (31st March 2025 USD 425.00 million (equivalent to ₹3,637.21 crore)). The Company has undertaken cross currency interest rate swaps to hedge the foreign currency risk of the ECB principal. With this, the Company has converted its floating rate USD liability into fixed rate ₹ liability through fixing its future ₹ cash flows on account of interest and principal repayment. All the derivative instruments are purely for hedging the underlying ECB transactions as per applicable RBI guidelines and not for any speculative purpose.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
SOFR + 115 bps	-	-	946.54	-	-	-	-	-
SOFR + 120 - 140 bps	-	4,496.08	-	-	-	2,995.35	-	-
SOFR + 140 - 200 bps	-	-	-	-	641.86	-	-	-
	-	4,496.08	946.54	-	641.86	2,995.35	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 18.4: Bank overdraft:

a) Nature of security

Overdraft facilities are secured by hypothecation of specific book debts to the extent of 1.0 to 1.12 times of outstanding amount.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
Secured								
7.50% -8.50%	-	-	-	-	49.98	-	-	-
8.51% -9.50%	-	-	-	-	47.90	-	-	-

Note 18.5: The rate of interest and amount of repayment appearing in Note 18.1(b), 18.2(b) and 18.3(b) are as per the term of the respective instruments (i.e. excluding impact of effective interest rate). Further, refer Note 44.1, 44.2 and 44.3 for compliance in relation to the utilisation of the borrowed fund and submission of underlying returns/statements.

Note 19 Deposits

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Unsecured								
Deposits								
(i) From public* (Refer Note 19.2)	15,075.00	-	-	15,075.00	15,416.48	-	-	15,416.48
(ii) From banks (Refer Note 19.3)	663.79	-	-	663.79	296.40	-	-	296.40
(iii) From others	2,316.60	-	-	2,316.60	1,928.67	-	-	1,928.67
Total	18,055.39	-	-	18,055.39	17,641.55	-	-	17,641.55

* Refer Note 36.31

Note 19.1: Refer Note 44 for compliance in relation to the utilisation of the borrowed fund and submission of underlying returns/statements.

Note 19.2: Includes amount payable to related party ₹0.06 crore (Previous year ₹0.11 crore).

Note 19.3: Includes amount payable to related party ₹313.39 crore (Previous year ₹249.13 crore).

Note 20 Subordinated liabilities

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Unsecured								
Redeemable non-convertible bonds	329.66	-	-	329.66	539.59	-	-	539.59
Total	329.66	-	-	329.66	539.59	-	-	539.59
Subordinated liabilities in India	329.66	-	-	329.66	539.59	-	-	539.59
Subordinated liabilities outside India	-	-	-	-	-	-	-	-
Total	329.66	-	-	329.66	539.59	-	-	539.59

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 20.1: Nature of security and terms of repayment:

a) Nature of security

Redeemable non-convertible subordinated bonds are subordinated debt to present and future senior indebtedness of the Company and based on the balance term to maturity as at 31st March 2026, ₹15.88 crore (31st March 2025 ₹81.82 crore) qualify as Tier II Capital under regulatory guidelines for assessing capital adequacy.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
Rate of interest								
8.01% - 9.00%	290.00	-	-	-	210.00	290.00	-	-
9.01% - 10.00%	-	39.70	-	-	-	-	39.70	-
Total	290.00	39.70	-	-	210.00	290.00	39.70	-

Note 20.2: The rate of interest and amount of repayment appearing in Note 20.1(b) are as per the term of the debt instruments (i.e. excluding impact of effective interest rate). Further, refer Note 44.1, 44.2 and 44.3 for compliance in relation to the utilisation of the borrowed fund and submission underlying returns/statements.

Note 21 Other financial liabilities

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Interest accrued but not due on deposits	0.00	0.24
Interest accrued but not due on borrowings (Refer Note 21.1)	300.12	401.69
Unpaid matured deposits and interest accrued thereon	0.05	0.18
Amount payable under assignments (Refer Note 21.2)	112.50	110.34
Book overdraft	1,982.02	1,821.39
Unpaid dividends	0.03	0.04
Other liabilities (Refer Note 21.3)	320.41	551.31
Lease liabilities (Refer Note 37)	169.88	145.64
Total	2,885.01	3,030.83

Note 21.1: Includes amount payable to related party ₹1.73 crore (previous year ₹1.15 crore).

Note 21.2: Includes amount payable to related party ₹59.10 crore (previous year ₹54.67 crore).

Note 21.3: Includes amount payable to related party ₹66.59 crore (previous year ₹61.12 crore).

Note 22 Provisions

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Retirement benefits	31.85	20.58
Total	31.85	20.58

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 23 Other non-financial liabilities

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Advance received from customers	22.75	87.01
Statutory dues Payable	101.06	94.79
Other liabilities	39.33	45.26
Total	163.14	227.06

Note 24 Equity Share capital

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Authorised		
50,00,00,000 equity shares of ₹10/- each (31 st March 2025: 50,00,00,000)	500.00	500.00
Total	500.00	500.00
Issued, subscribed and paid-up		
26,05,49,578 equity shares of ₹10/- each fully paid up (31 st March 2025: 25,99,25,043)	260.55	259.93
Total	260.55	259.93

Note 24.1: Reconciliation of number of shares outstanding and the amount of share capital at the beginning and end of the year:

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	No. of shares	₹ in crore	No. of shares	₹ in crore
At the beginning of the year	25,99,25,043	259.93	25,97,23,886	259.72
Add: Share allotted pursuant to exercise of stock option	6,24,535	0.62	2,01,157	0.21
Outstanding at the end of the year	26,05,49,578	260.55	25,99,25,043	259.93

Note 24.2: Detail of equity shareholding of Promoter

Promoter name	As at 31 st March 2026		
	No. of shares	% of total shares	% Change during the year*
Punjab National Bank	7,30,51,205	28.04%	(0.06%)

Promoter name	As at 31 st March 2025		
	No. of shares	% of total shares	% Change during the year*
Punjab National Bank	7,30,51,205	28.10%	(0.03%)

*Change during the year was on account of exercise of ESOPs by employees.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 24.3: Details of shareholders holding more than 5% of equity shares in the Company:

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	No. of shares	% of Holding	No. of shares	% of Holding
Punjab National Bank	7,30,51,205	28.04	7,30,51,205	28.10
Quality Investments Holdings Pcc	-	-	2,71,24,311	10.44
Government Of Singapore	-	-	1,94,78,930	7.49

Note 24.4: Terms / Rights attached to equity shares

The Company has only one class of shares referred to as equity shares having a par value of ₹10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in ₹ per share basis. Dividend distribution is for all equity shareholders who are eligible for dividend as on record date. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Note 24.5: The Company has not allotted any share pursuant to contracts without payment being received in cash nor it has issued any bonus shares or bought back any shares, during the period of five years immediately preceding the reporting date.

Note 24.6: The Company has not:

- Issued any securities convertible into equity / preference shares.
- Issued any shares where calls are unpaid.
- Forfeited any shares.

Note 24.7: Capital Management:

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements as per the directives of the regulator. The adequacy of the Company capital is monitored using, among other measures, the regulations issued by NHB & RBI from time to time.

Company has complied in full with all its externally imposed capital requirements.

The primary objectives of the Company capital management policy are to ensure that it complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder's value.

The Company manages its capital structure after taking in to consideration the inherent business risk and the changes in economic conditions. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payment to shareholders, return of capital to shareholders or issue capital securities.

No changes have been made to the objectives, policies and processes from the previous years and they are reviewed by the Board of Director's at regular intervals.

Regulatory capital consists of Tier I capital, which includes owned funds comprising share capital, share premium, retained earnings including current year profit and free reserves less cash flow hedge reserve, deferred revenue expenditure and intangible assets. The book value of investment in shares of other non-banking financial companies including housing finance companies and in shares, debentures, bonds, outstanding loans and advances including hire purchase and lease finance made to and deposits with subsidiaries and companies in the same group exceeding, in aggregate 10% of owned funds will be reduced while arriving at the Tier I capital.

The other component of regulatory capital is Tier II Capital Instruments, which includes non convertible preference shares, revaluation reserve, general provision and loss reserves to the extent of one and one fourth percent of risk weighted asset, hybrid capital instruments and subordinated debts.(Refer Note 36.1)

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Net debt to equity ratio

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Debt securities	9,270.38	8,573.45
Borrowings (other than debt securities)	43,543.17	35,555.02
Deposits (including unpaid matured deposits and interest accrued thereon)	18,055.44	17,641.73
Subordinated liabilities	329.66	539.59
Less: Cash and cash equivalents	(2,482.92)	(2,097.35)
Less: Bank balance other than cash and cash equivalents (other than earmarked balances)	(745.56)	(1,367.12)
Net debt	67,970.17	58,845.32
Total equity- Shareholder funds	19,225.80	16,833.70
Net debt to equity ratio	3.54	3.50

Note 24.8: Shares reserved for issue under ESOS

(i) Employee Stock Option Scheme and related scheme wise details are as follows:

Particulars	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI
Date of grant	30 th August 2017	27 th July 2018	21 st October 2022
Number of options granted	4,05,700	1,36,485	5,75,000
Exercise price per option	₹1,600.60	₹1,333.35	₹444.05
Date of vesting	The vesting will be as under:		The vesting will be as under:
	25% on 30 th August 2018	25% on 27 th July 2019	20% on 21 st October 2023
	25% on 30 th August 2019	25% on 27 th July 2020	20% on 21 st October 2024
	25% on 30 th August 2020	25% on 27 th July 2021	30% on 21 st October 2025
	25% on 30 th August 2021	25% on 27 th July 2022	30% on 21 st October 2026
Exercise period	Within 3 years from the date of respective vesting		Within 3 years from the date of respective vesting
Method of settlement	Through allotment of one equity share for each option granted		Through allotment of one equity share for each option granted
Vesting conditions	Employee to remain in service on the date of vesting		Employee to remain in service on the date of vesting and other applicable performance conditions.

Particulars	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV
Date of grant	27 th July 2018	27 th July 2018	19 th March 2019	19 th August 2020
Number of options granted	18,15,000	2,35,000	1,81,200	45,000
Exercise price per option	₹1,333.35	₹1,333.35	₹847.40	₹261.15
Date of vesting	The vesting will be as under:			
	15% on 27 th July 2020	25% on 27 th July 2019	25% on 19 th March 2020	10% on 19 th August 2021
	28% on 27 th July 2021	25% on 27 th July 2020	25% on 19 th March 2021	20% on 19 th August 2022
	28% on 27 th July 2022	25% on 27 th July 2021	25% on 19 th March 2022	30% on 19 th August 2023
	29% on 27 th July 2023	25% on 27 th July 2022	25% on 19 th March 2023	40% on 19 th August 2024
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III	ESOS - Restricted stock units 2020 Tranche IV
Date of grant	15 th February 2021	26 th April 2022	31 st May 2023	5 th June 2024
Number of options granted	2,75,676	25,000	67,500	72,500
Exercise price per option	₹10.00	₹10.00	₹10.00	₹10.00
Date of vesting	The vesting will be as under:			
	10% on 15 th February 2022	10% on 26 th April 2023	20% on 31 st May 2024	20% on 5 th June 2025
	20% on 15 th February 2023	20% on 26 th April 2024	20% on 31 st May 2025	20% on 5 th June 2026
	30% on 15 th February 2024	30% on 26 th April 2025	30% on 31 st May 2026	30% on 5 th June 2027
	40% on 15 th February 2025	40% on 26 th April 2026	30% on 31 st May 2027	30% on 5 th June 2028
Exercise period	Within 1 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.			
Particulars	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI
Date of grant	10 th December 2021	9 th June 2022	8 th August 2022	27 th October 2022
Number of options granted	75,000	25,000	6,78,559	2,00,000
Exercise price per option	₹588.10	₹345.20	₹345.30	₹431.20
Date of vesting	The vesting will be as under:			
	10% on 10 th December 2022	20% on 9 th June 2023	20% on 8 th August 2023	20% on 27 th October 2023
	20% on 10 th December 2023	20% on 9 th June 2024	20% on 8 th August 2024	20% on 27 th October 2024
	30% on 10 th December 2024	30% on 9 th June 2025	30% on 8 th August 2025	30% on 27 th October 2025
	40% on 10 th December 2025	30% on 9 th June 2026	30% on 8 th August 2026	30% on 27 th October 2026
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.			
Particulars	ESOS - 2018 Tranche XII	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III
Date of grant	13 th April 2023	31 st May 2023	18 th July 2023	25 th September 2023
Number of options granted	60,000	2,86,500	18,000	41,000
Exercise price per option	₹438.85	₹483.15	₹643.40	₹688.15
Date of vesting	The vesting will be as under:			
	20% on 13 th April 2024	20% on 31 st May 2024	20% on 18 th July 2024	20% on 25 th September 2024
	20% on 13 th April 2025	20% on 31 st May 2025	20% on 18 th July 2025	20% on 25 th September 2025
	30% on 13 th April 2026	30% on 31 st May 2026	30% on 18 th July 2026	30% on 25 th September 2026
	30% on 13 th April 2027	30% on 31 st May 2027	30% on 18 th July 2027	30% on 25 th September 2027
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.			

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	ESOS - 2018 Tranche XVII	ESOS - 2018 Tranche XVIII	ESOS - 2018 Tranche XIX	ESOS - 2018 Tranche XX
Date of grant	16 th May 2025	17 th May 2025	8 th August 2025	24 th December 2025
Number of options granted	1,08,000	30,000	30,000	2,00,000
Exercise price per option	₹1,074.30	₹1,072.10	₹758.70	₹932.85
Date of vesting	The vesting will be as under:			
	20% on 16 th May 2026	20% on 17 th May 2026	20% on 8 th August 2026	20% on 24 th December 2026
	20% on 16 th May 2027	20% on 17 th May 2027	20% on 8 th August 2027	20% on 24 th December 2027
	30% on 16 th May 2028	30% on 17 th May 2028	30% on 8 th August 2028	30% on 24 th December 2028
	30% on 16 th May 2029	30% on 17 th May 2029	30% on 8 th August 2029	30% on 24 th December 2029
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

Particulars	ESOS - Restricted stock units 2020 Tranche V	ESOS - Restricted stock units 2020 Tranche VI	ESOS - Restricted stock units 2022 Tranche I	ESOS - Restricted stock units 2022 Tranche II
Date of grant	14 th May 2025	30 th September 2025	30 th September 2025	30 th September 2025
Number of options granted	1,09,600	1,75,000	29,000	1,73,000
Exercise price per option	₹10	₹10	₹10	₹10
Date of vesting	The vesting will be as under:			
	20% on 14 th May 2026	10% on 30 th September 2026	10% on 30 th September 2026	30% on 30 th September 2026
	20% on 14 th May 2027	40% on 30 th September 2027	40% on 30 th September 2027	40% on 30 th September 2027
	30% on 14 th May 2028	50% on 30 th September 2028	50% on 30 th September 2028	30% on 30 th September 2028
	30% on 14 th May 2029			
Exercise period	Within 1 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

Particulars	ESOS - 2018 Tranche V	ESOS - 2022 Tranche IV	ESOS - Restricted stock units 2022 Tranche III
Date of grant	26 th July 2021	16 th December 2023	24 th December 2025
Number of options granted	1,00,000	30,000	32,508
Exercise price per option	₹690.35	₹803.40	₹10.00
Date of vesting	The vesting will be as under:		The vesting will be as under:
	10% on 26 th July 2022	20% on 16 th December 2024	20% on 24 th December 2026
	20% on 26 th July 2023	20% on 16 th December 2025	20% on 24 th December 2027
	30% on 26 th July 2024	30% on 16 th December 2026	30% on 24 th December 2028
	40% on 26 th July 2025	30% on 16 th December 2027	30% on 24 th December 2029
Exercise period	Within 3 years from the date of respective vesting		Within 1 years from the date of respective vesting
Method of settlement	Through allotment of one equity share for each option granted		Through allotment of one equity share for each option granted
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.		Employee to remain in service on the date of vesting

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(ii) (a) Employee Stock Option Scheme movement and related weighted average exercise price are as follows:

Particulars	As at 31 st March 2026			
	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III	ESOS - Restricted stock units 2020 Tranche IV
Options outstanding at the beginning of the year (a)	-	17,500	41,200	68,000
Options exercisable at the beginning of the year (b)	29,277	-	2,151	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	-	640	552
Options vested during the year (e)	-	7,500	10,052	13,408
Options exercised during the year (f)	29,277	7,500	10,311	11,380
Options forfeited during the year (g)	-	-	5,348	9,792
Options outstanding at end of the year (h) = (a+c-e-g)	-	10,000	25,800	44,800
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	1,252	1,476
Weighted average exercise price per option (₹)	10.00	10.00	10.00	10.00
Weighted average remaining contractual life (year)	-	0.24	0.88	1.46

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche V
Options outstanding at the beginning of the year (a)	-	-	-	40,000
Options exercisable at the beginning of the year (b)	215,745	8,000	5,500	49,000
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	105,980	8,000	3,000	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	1,750	49,000
Options forfeited during the year (g)	-	-	-	40,000
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	109,765	-	750	-
Weighted average exercise price per option (₹)	1,333.35	1,333.35	847.40	690.35
Weighted average remaining contractual life (year)	0.05	-	-	-

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI
Options outstanding at the beginning of the year (a)	30,000	15,000	283,542	120,000
Options exercisable at the beginning of the year (b)	31,500	-	39,348	35,200
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	-	7,500	123,679	60,000
Options exercised during the year (f)	31,500	7,500	28,932	-
Options forfeited during the year (g)	30,000	-	36,088	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	7,500	123,775	60,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	134,095	95,200
Weighted average exercise price per option (₹)	588.10	345.20	345.30	431.20
Weighted average remaining contractual life (year)	-	0.98	1.08	1.22

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche XII	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV	ESOS - 2018 Tranche XV
Options outstanding at the beginning of the year (a)	48,000	423,500	50,000	50,000
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	12,000	80,264	10,000	10,000
Options exercised during the year (f)	12,000	34,082	10,000	-
Options forfeited during the year (g)	36,000	39,636	40,000	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	303,600	-	40,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	46,182	-	10,000
Weighted average exercise price per option (₹)	438.85	671.95	808.15	864.80
Weighted average remaining contractual life (year)	-	2.46	-	2.50

Particulars	As at 31 st March 2026			
	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III	ESOS - 2022 Tranche IV
Options outstanding at the beginning of the year (a)	155,200	14,400	32,800	24,000
Options exercisable at the beginning of the year (b)	10,370	3,420	5,090	5,280
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	5,020	-	-
Options vested during the year (e)	38,660	3,600	8,200	6,000
Options exercised during the year (f)	41,010	2,000	3,000	-
Options forfeited during the year (g)	33,140	10,800	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	83,400	-	24,600	18,000
Options exercisable at the end of the year (i) = (b+e-d-f)	8,020	-	10,290	11,280
Weighted average exercise price per option (₹)	483.15	643.40	688.15	803.40
Weighted average remaining contractual life (year)	1.63	-	1.89	2.07

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche XVI	ESOS - 2018 Tranche XVII	ESOS - 2018 Tranche XVIII	ESOS - 2018 Tranche XIX
Options outstanding at the beginning of the year (a)	-	-	-	-
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	580,500	108,000	30,000	30,000
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	52,500	100,000	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	528,000	8,000	30,000	30,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	-	-
Weighted average exercise price per option (₹)	1,092.20	1,074.30	1,072.10	758.70
Weighted average remaining contractual life (year)	3.32	3.33	3.33	3.56

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for the year ended 31st March 2026

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche XX	ESOS - Restricted stock units 2020 Tranche V	ESOS - Restricted stock units 2020 Tranche VI	ESOS - Restricted stock units 2022 Tranche I
Options outstanding at the beginning of the year (a)	-	-	-	-
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	200,000	109,600	175,000	29,000
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	-	10,200	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	200,000	99,400	175,000	29,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	-	-
Weighted average exercise price per option (₹)	932.85	10.00	10.00	10.00
Weighted average remaining contractual life (year)	3.94	2.32	2.40	2.40

Particulars	As at 31 st March 2026			
	ESOS - Restricted stock units 2022 Tranche II	ESOS - Restricted stock units 2022 Tranche III	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI
Options outstanding at the beginning of the year (a)	-	-	-	345,000
Options exercisable at the beginning of the year (b)	-	-	5,122	230,000
Options granted during the year (c)	173,000	32,508	-	-
Options lapsed / expired during the year (d)	-	-	5,122	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	-	229,990
Options forfeited during the year (g)	9,000	-	-	345,000
Options outstanding at end of the year (h) = (a+c-e-g)	164,000	32,508	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	-	10
Weighted average exercise price per option (₹)	10.00	10.00	1,333.35	444.05
Weighted average remaining contractual life (year)	2.00	2.94	-	1.21

Particulars	As at 31 st March 2025			
	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III	ESOS - Restricted stock units 2020 Tranche IV
Options outstanding at the beginning of the year (a)	41,990	22,500	58,000	-
Options exercisable at the beginning of the year (b)	12,298	-	-	-
Options granted during the year (c)	-	-	-	72,500
Options lapsed / expired during the year (d)	205	-	229	-
Options vested during the year (e)	36,134	4,400	9,164	-
Options exercised during the year (f)	18,950	4,400	6,784	-
Options forfeited during the year (g)	5,856	600	7,636	4,500
Options outstanding at end of the year (h) = (a+c-e-g)	-	17,500	41,200	68,000
Options exercisable at the end of the year (i) = (b+e-d-f)	29,277	-	2,151	-
Weighted average exercise price per option (₹)	10.00	10.00	10.00	10.00
Weighted average remaining contractual life (year)	0.18	0.81	1.71	2.38

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for the year ended 31st March 2026

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV
Options outstanding at the beginning of the year (a)	-	-	-	8,000
Options exercisable at the beginning of the year (b)	336,175	19,750	15,000	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	120,430	11,750	7,000	-
Options vested during the year (e)	-	-	-	8,000
Options exercised during the year (f)	-	-	2,500	8,000
Options forfeited during the year (g)	-	-	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	215,745	8,000	5,500	-
Weighted average exercise price per option (₹)	1,333.35	1,333.35	847.40	261.15
Weighted average remaining contractual life (year)	0.24	0.04	0.12	-

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche V	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X
Options outstanding at the beginning of the year (a)	70,000	52,500	20,000	394,075
Options exercisable at the beginning of the year (b)	22,600	11,700	-	19,773
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	26,400	19,800	4,400	89,412
Options exercised during the year (f)	-	-	4,400	69,837
Options forfeited during the year (g)	3,600	2,700	600	21,121
Options outstanding at end of the year (h) = (a+c-e-g)	40,000	30,000	15,000	283,542
Options exercisable at the end of the year (i) = (b+e-d-f)	49,000	31,500	-	39,348
Weighted average exercise price per option (₹)	690.35	588.10	345.20	345.30
Weighted average remaining contractual life (year)	1.22	1.49	1.65	1.79

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche XI	ESOS - 2018 Tranche XII	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV
Options outstanding at the beginning of the year (a)	160,000	60,000	-	-
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	-	-	434,500	50,000
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	35,200	10,560	-	-
Options exercised during the year (f)	-	10,560	-	-
Options forfeited during the year (g)	4,800	1,440	11,000	-
Options outstanding at end of the year (h) = (a+c-e-g)	120,000	48,000	423,500	50,000
Options exercisable at the end of the year (i) = (b+e-d-f)	35,200	-	-	-
Weighted average exercise price per option (₹)	431.20	438.85	671.95	808.15
Weighted average remaining contractual life (year)	1.96	2.33	3.38	3.40

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for the year ended 31st March 2026

Particulars	As at 31 st March 2025			
	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III	ESOS - 2022 Tranche IV
Options outstanding at the beginning of the year (a)	234,000	18,000	41,000	30,000
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	50	-	-	-
Options vested during the year (e)	42,627	3,420	7,370	5,280
Options exercised during the year (f)	32,207	-	2,280	-
Options forfeited during the year (g)	36,173	180	830	720
Options outstanding at end of the year (h) = (a+c-e-g)	155,200	14,400	32,800	24,000
Options exercisable at the end of the year (i) = (b+e-d-f)	10,370	3,420	5,090	5,280
Weighted average exercise price per option (₹)	483.15	643.40	688.15	803.40
Weighted average remaining contractual life (year)	2.45	2.57	2.74	2.94

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche XV	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI
Options outstanding at the beginning of the year (a)	-	-	-	460,000
Options exercisable at the beginning of the year (b)	-	22,075	12,743	115,000
Options granted during the year (c)	50,000	-	-	-
Options lapsed / expired during the year (d)	-	22,075	7,621	-
Options vested during the year (e)	-	-	-	115,000
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	-	-	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	50,000	-	-	345,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	5,122	230,000
Weighted average exercise price per option (₹)	864.80	1,600.60	1,333.35	444.05
Weighted average remaining contractual life (year)	3.42	-	-	1.95

(ii) (b) Pursuant to Rights Issue: Employee Stock Option Scheme movement and related weighted average exercise price are as follows:

Particulars	As at 31 st March 2026			
	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II
Options Outstanding at the beginning of the year (a)	-	100,430	-	-
Options exercisable at the beginning of the year (b)	5,181	66,954	218,245	11,203
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	5,181	-	107,206	11,203
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	66,954	-	-
Options forfeited during the year (g)	-	100,430	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	111,039	-
Weighted average exercise price per option (₹)	1,333.35	444.05	1,333.35	1,333.35
Weighted average remaining contractual life (year)	-	-	-	-

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for the year ended 31st March 2026

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche III	ESOS - 2018 Tranche V	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX
Options Outstanding at the beginning of the year (a)	-	15,715	10,273	4,192
Options exercisable at the beginning of the year (b)	13,697	19,250	10,786	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	10,084	-	-	-
Options vested during the year (e)	-	-	-	2,096
Options exercised during the year (f)	3,113	19,250	10,786	1,896
Options forfeited during the year (g)	-	15,715	10,273	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	2,096
Options exercisable at the end of the year (i) = (b+e-d-f)	500	-	-	200
Weighted average exercise price per option (₹)	847.40	690.35	588.10	345.20
Weighted average remaining contractual life (year)	-	-	-	0.18

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II
Options Outstanding at the beginning of the year (a)	78,008	34,536	-	2,992
Options exercisable at the beginning of the year (b)	7,719	10,130	4,736	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	34,026	17,268	-	1,282
Options exercised during the year (f)	7,286	-	4,736	1,282
Options forfeited during the year (g)	9,928	-	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	34,054	17,268	-	1,710
Options exercisable at the end of the year (i) = (b+e-d-f)	34,459	27,398	-	-
Weighted average exercise price per option (₹)	345.30	431.20	10.00	10.00
Weighted average remaining contractual life (year)	0.18	0.22	-	0.07

Particulars	As at 31 st March 2025			
	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI	ESOS - 2018 Tranche I
Options Outstanding at the beginning of the year (a)	-	-	133,907	1
Options exercisable at the beginning of the year (b)	60,870	12,891	33,477	340,071
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	60,870	7,710	-	121,826
Options vested during the year (e)	-	-	33,477	-
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	-	-	-	1
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	100,430	-
Options exercisable at the end of the year (i) = (b+e-d-f)	-	5,181	66,954	218,245
Weighted average exercise price per option (₹)	1,600.60	1,333.35	444.05	1,333.35
Weighted average remaining contractual life (year)	-	0.32	3.26	0.83

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Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV	ESOS - 2018 Tranche V
Options Outstanding at the beginning of the year (a)	-	-	2,451	27,501
Options exercisable at the beginning of the year (b)	27,658	37,356	-	8,879
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	16,455	13,697	-	-
Options vested during the year (e)	-	-	2,451	10,371
Options exercised during the year (f)	-	9,962	2,451	-
Options forfeited during the year (g)	-	-	-	1,415
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	15,715
Options exercisable at the end of the year (i) = (b+e-d-f)	11,203	13,697	-	19,250
Weighted average exercise price per option (₹)	1,333.35	847.40	261.15	690.35
Weighted average remaining contractual life (year)	0.32	0.97	-	2.44

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI
Options Outstanding at the beginning of the year (a)	17,978	5,590	108,417	46,048
Options exercisable at the beginning of the year (b)	4,006	-	6,747	-
Options granted during the year (c)	-	-	-	-
Options lapsed / expired during the year (d)	-	-	-	-
Options vested during the year (e)	6,780	1,230	24,585	10,130
Options exercised during the year (f)	-	1,230	23,613	-
Options forfeited during the year (g)	925	168	5,824	1,382
Options outstanding at end of the year (h) = (a+c-e-g)	10,273	4,192	78,008	34,536
Options exercisable at the end of the year (i) = (b+e-d-f)	10,786	-	7,719	10,130
Weighted average exercise price per option (₹)	588.10	345.20	345.30	431.20
Weighted average remaining contractual life (year)	2.99	3.69	3.70	3.74

Particulars	As at 31 st March 2025	
	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II
Options Outstanding at the beginning of the year (a)	7,129	3,847
Options exercisable at the beginning of the year (b)	1,889	-
Options granted during the year (c)	-	-
Options lapsed / expired during the year (d)	13	-
Options vested during the year (e)	6,091	752
Options exercised during the year (f)	3,231	752
Options forfeited during the year (g)	1,038	103
Options outstanding at end of the year (h) = (a+c-e-g)	-	2,992
Options exercisable at the end of the year (i) = (b+e-d-f)	4,736	-
Weighted average exercise price per option (₹)	10.00	10.00
Weighted average remaining contractual life (year)	0.88	1.64

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For the year ended 31st March 2026

ESOS - 2016 Tranche VI: Weighted average share price at the date of the exercise of the stock option is ₹1,013.50

ESOS - 2018 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹1,038.50

ESOS - 2018 Tranche V: Weighted average share price at the date of the exercise of the stock option is ₹1,074.00

ESOS - 2018 Tranche VIII: Weighted average share price at the date of the exercise of the stock option is ₹1,074.00

ESOS - 2018 Tranche IX: Weighted average share price at the date of the exercise of the stock option is ₹791.90

ESOS - 2018 Tranche X: Weighted average share price at the date of the exercise of the stock option is ₹924.32

ESOS - 2018 Tranche XII: Weighted average share price at the date of the exercise of the stock option is ₹1,038.50

ESOS - 2018 Tranche XIII: Weighted average share price at the date of the exercise of the stock option is ₹993.13

ESOS - Restricted stock units 2020 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹862.23

ESOS - Restricted stock units 2020 Tranche II: Weighted average share price at the date of the exercise of the stock option is ₹1,038.50

ESOS - Restricted stock units 2020 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹983.65

ESOS - Restricted stock units 2020 Tranche IV: Weighted average share price at the date of the exercise of the stock option is ₹959.27

ESOS - 2022 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹959.91

ESOS - 2022 Tranche II: Weighted average share price at the date of the exercise of the stock option is ₹826.60

ESOS - 2022 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹861.30

For the year ended 31st March 2025

ESOS - 2018 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹995.70

ESOS - 2018 Tranche IV: Weighted average share price at the date of the exercise of the stock option is ₹995.70

ESOS - 2018 Tranche IX: Weighted average share price at the date of the exercise of the stock option is ₹903.98

ESOS - 2018 Tranche X: Weighted average share price at the date of the exercise of the stock option is ₹866.74

ESOS - 2018 Tranche XII: Weighted average share price at the date of the exercise of the stock option is ₹995.70

ESOS - 2022 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹925.17

ESOS - 2022 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹963.15

ESOS - Restricted stock units 2020 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹851.39

ESOS - Restricted stock units 2020 Tranche II: Weighted average share price at the date of the exercise of the stock option is ₹866.60

ESOS - Restricted stock units 2020 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹927.79

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(iii) Black-Scholes Model have been used to derive the fair value of the stock option granted, taking in to account the terms and conditions upon which the share options were granted. The fair value of each stock options and the related parameters considered for the same are:

Particulars	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI	ESOS - Restricted stock units 2020 Tranche I
Estimated value of stock option (₹)	546.15	511.64	214.75	348.04
Share price at grant date (₹)	1,600.60	1,333.35	444.05	356.40
Exercise price (₹)	1,600.60	1,333.35	444.05	10.00
Expected volatility (%)*	40.97	35.60	50.64	49.05
Dividend yield rate (%)	0.31	0.55	-	-
Expected life of options** (year)	3.00	4.00	4.21	3.50
Risk free rate of interest (%)	6.30	7.79	7.26	5.10

Particulars	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV
Estimated value of stock option (₹)	593.17	511.64	321.87	120.56
Share price at grant date (₹)	1,333.35	1,333.35	847.40	261.15
Exercise price (₹)	1,333.35	1,333.35	847.40	261.15
Expected volatility (%)*	35.60	35.60	41.02	48.34
Dividend yield rate (%)	0.53	0.55	1.06	-
Expected life of options** (year)	5.21	4.00	4.00	4.50
Risk free rate of interest (%)	7.90	7.79	6.97	5.06

Particulars	ESOS - 2018 Tranche V	ESOS - 2018 Tranche VIII	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III
Estimated value of stock option (₹)	332.79	282.65	380.13	475.08
Share price at grant date (₹)	690.35	588.10	388.20	483.15
Exercise price (₹)	690.35	588.10	10.00	10.00
Expected volatility (%)*	51.06	51.04	52.01	51.25
Dividend yield rate (%)	-	-	-	-
Expected life of options** (year)	4.50	4.50	3.50	3.20
Risk free rate of interest (%)	5.28	5.19	6.07	6.78

Particulars	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI	ESOS - 2018 Tranche XII
Estimated value of stock option (₹)	166.72	166.16	208.11	214.71
Share price at grant date (₹)	345.20	345.30	431.20	438.85
Exercise price (₹)	345.20	345.30	431.20	438.85
Expected volatility (%)*	51.30	51.03	50.65	52.25
Dividend yield rate (%)	-	-	-	-
Expected life of options** (year)	4.21	4.21	4.21	4.21
Risk free rate of interest (%)	6.94	6.92	7.19	6.97

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III	ESOS - 2022 Tranche IV
Estimated value of stock option (₹)	233.39	311.81	332.51	373.48
Share price at grant date (₹)	483.15	643.40	688.15	803.40
Exercise price (₹)	483.15	643.40	688.15	803.40
Expected volatility (%)*	51.56	51.62	51.00	47.82
Dividend yield rate (%)	-	-	-	-
Expected life of options** (year)	4.21	4.21	4.21	4.21
Risk free rate of interest (%)	6.81	6.90	7.06	7.03

Particulars	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV	ESOS - 2018 Tranche XV	ESOS - 2018 Tranche XVI
Estimated value of stock option (₹)	313.91	377.90	392.74	464.33
Share price at grant date (₹)	671.95	808.15	864.80	1,092.20
Exercise price (₹)	671.95	808.15	864.80	1,092.20
Expected volatility (%)*	48.47	48.64	48.68	46.08
Dividend yield rate (%)	-	-	-	0.46
Expected life of options** (year)	4.20	4.20	4.20	4.20
Risk free rate of interest (%)	6.96	6.91	6.88	5.94

Particulars	ESOS - 2018 Tranche XVII	ESOS - 2018 Tranche XVIII	ESOS - 2018 Tranche XIX	ESOS - 2018 Tranche XX
Estimated value of stock option (₹)	457.26	454.67	317.74	377.24
Share price at grant date (₹)	1,074.30	1,072.10	758.70	932.85
Exercise price (₹)	1,074.30	1,072.10	758.70	932.85
Expected volatility (%)*	46.31	46.07	46.01	42.80
Dividend yield rate (%)	0.47	0.47	0.66	0.54
Expected life of options** (year)	4.20	4.20	4.20	4.20
Risk free rate of interest (%)	5.89	5.89	5.96	6.07

Particulars	ESOS - Restricted stock units 2020 Tranche IV	ESOS - Restricted stock units 2020 Tranche V	ESOS - Restricted stock units 2020 Tranche VI	ESOS - Restricted stock units 2022 Tranche I
Estimated value of stock option (₹)	663.92	1,068.01	847.25	847.25
Share price at grant date (₹)	671.95	1,092.20	870.05	870.05
Exercise price (₹)	10.00	10.00	10.00	10.00
Expected volatility (%)*	47.53	44.45	42.25	42.25
Dividend yield rate (%)	-	0.46	0.57	0.57
Expected life of options** (year)	3.20	3.20	2.90	2.90
Risk free rate of interest (%)	6.95	5.94	5.93	5.93

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	ESOS - Restricted stock units 2022 Tranche II	ESOS - Restricted stock units 2022 Tranche III
Estimated value of stock option (₹)	849.00	908.71
Share price at grant date (₹)	870.05	932.85
Exercise price (₹)	10.00	10.00
Expected volatility (%)*	41.80	41.09
Dividend yield rate (%)	0.57	0.54
Expected life of options** (year)	2.50	3.20
Risk free rate of interest (%)	5.87	5.91

*Expected volatility has been computed basis the expected life.

**Expected life of the share option is based on the date of grant and is not necessarily indicative of exercise pattern that may occur.

(iv) The expenses recognised for the employee services received during the year are as follows:

(₹ in crore)

Particulars	Current Year	Previous Year
Expenses arising from equity settled share based payment transaction	21.94	17.68
Expenses arising from cash settled share based payment transaction	-	-
Total	21.94	17.68

Note 24.9: Dividend declared and paid

Dividend declared during the financial year:

Particulars*	Net profit for the accounting period (₹ in crore)	Rate of dividend (per cent)	Amount of dividend (₹ in crore)	Dividend pay out ratio (per cent)
April 2025- March 2026	2,327.88	80%	208.44	8.95%
April 2024- March 2025	1,948.95	50%	129.96	6.67%

*During the year Board of Directors have recommended a dividend of ₹8 per equity share subject to approval of the shareholders at the ensuing Annual General Meeting (Previous year ₹5 per equity share).

Dividend paid during the financial year:

(₹ in crore)

Particulars	Current Year	Previous Year
Dividend on ordinary shares:		
Final dividend for 2026: ₹8 per share	-	-
Final dividend for 2025: ₹5 per share	130.23	-
Total	130.23	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 25 Other equity (Nature and purpose of reserves)

(₹ in crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Share application money	-	-
Share premium reserve	6,504.88	6,463.63
Special reserve	2,100.76	1,760.76
Statutory reserve	575.55	449.97
Share option outstanding account	52.10	50.94
Retained earnings	9,714.01	7,976.40
Effective portion of cash flow hedges	17.95	(127.93)
Total	18,965.25	16,573.77

Note 25.1 Nature and purpose of reserves

Share application money

Share application money pending allotment whereby the amount has been received on the application, of which allotment is not yet made.

Securities premium

Securities premium includes :

- » amount of premium received on issue of equity shares and;
- » fair value of the stock options which are treated as expense, if any, in respect of shares allotted pursuant to Employee Stock Options Scheme.

The securities premium can be utilised only for limited purposes such as issuance of bonus shares, issue expenses of securities which qualify as equity instruments in accordance with the provisions of the Companies Act, 2013.

Special reserve and Statutory reserve

In accordance with Section 29C(i) of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve fund (statutory reserve) before any dividend is declared.

The Company has created a special reserve in terms of clause (viii) of sub-Section (1) of Section 36 of the Income-tax Act, 1961 and the same is considered to be an eligible transfer for the purposes of Section 29C (i).

Share option outstanding account

The cost of equity settled transactions is determined by the fair value at the date when the grant is made using the Black-Scholes Model. The cumulative expense recognised for equity settled transaction is credited to share option outstanding account in equity.

Retained Earnings

Retained earnings are profits earned by the Company after transfer to general reserve and payment of dividend to shareholders.

Effective portion of cash flow hedges

The Company uses hedging instruments as part of its management of foreign currency risk and interest rate risk associated on borrowings. For hedging foreign currency and interest rate risk, the Company uses foreign currency forward contracts, cross currency swaps and interest rate swaps. To the extent these hedges are effective, the change in fair value of the hedging instrument is recognised in the cash flow hedging reserve. Amounts recognised in the cash flow hedging reserve is reclassified to the statement of profit or loss when the hedged item affects profit or loss (e.g. interest payments).

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 26 Interest income

(₹ in crore)

Particulars	Current Year			Previous Year		
	On financial assets measured at Amortised cost	Interest income on financial assets classified as fair value through profit or loss	Total	On financial assets measured at Amortised cost	Interest income on financial assets classified as fair value through profit or loss	Total
Loans	7,668.18	-	7,668.18	6,863.87	-	6,863.87
Investments						
Financial investments - Debt	182.89	-	182.89	172.22	-	172.22
Financial asset valued at fair value through profit and loss	-	91.64	91.64	-	155.39	155.39
Deposits with banks	80.88	-	80.88	43.96	-	43.96
Other Interest income						
Loan against deposits	4.98	-	4.98	5.79	-	5.79
Total	7,936.93	91.64	8,028.57	7,085.84	155.39	7,241.23

Note 27 Fees and commission income

(₹ in crore)

Particulars	Current Year	Previous Year
Fees income	40.80	44.35
Fees income on corporate insurance agency	253.86	232.34
Other charges recovered	99.84	87.62
Total	394.50	364.31
Geographical markets		
India	394.50	364.31
Outside India	-	-
Total	394.50	364.31
Timing of revenue recognition		
Services transferred at a point in time	394.50	364.31
Services transferred over time	-	-
Total	394.50	364.31
Contract Assets		
Fees and other receivables (net of impairment allowance)	47.16	49.93
Contract Liabilities		
Advance received from customers	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 28 Net gain on fair value changes

(₹ in crore)

Particulars	Current Year	Previous Year
Net gain on financial instruments at fair value through profit or loss		
Others		
- Investments	38.15	27.22
Total	38.15	27.22
Fair value changes:		
- Realised	39.63	13.78
- Unrealised	(1.48)	13.44
Total	38.15	27.22

Note 29 Other income

(₹ in crore)

Particulars	Current Year	Previous Year
Interest on income tax refund	(10.85)	18.60
Other miscellaneous income	13.92	9.86
Total	3.07	28.46

Note 30 Finance costs

(₹ in crore)

Particulars	Current Year			Previous Year		
	On financial liabilities measured at fair value through Profit or loss	On financial liabilities measured at Amortised cost	Total	On financial liabilities measured at fair value through Profit or loss	On financial liabilities measured at Amortised cost	Total
Interest on debt securities	-	739.43	739.43	-	743.96	743.96
Interest on borrowings	-	2,765.71	2,765.71	-	2,332.41	2,332.41
Interest on deposits	-	1,431.34	1,431.34	-	1,397.70	1,397.70
Interest on subordinated liabilities	-	42.24	42.24	-	57.03	57.03
Interest on lease liabilities	-	12.24	12.24	-	10.24	10.24
Interest on Income tax	-	0.21	0.21	-	-	-
Fee and other charges	-	10.36	10.36	-	11.21	11.21
Total	-	5,001.53	5,001.53	-	4,552.55	4,552.55

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 31 Impairment on financial instruments and write offs

(₹ in crore)

Particulars	Current Year			Previous Year		
	On financial instruments measured at fair value through OCI	On financial instruments measured at Amortised cost	Total	On financial instruments measured at fair value through OCI	On financial instruments measured at Amortised cost	Total
Loans	-	(205.96)	(205.96)	-	(130.21)	(130.21)
Bad debts written off (net)	-	(54.98)	(54.98)	-	(193.40)	(193.40)
Investments*	-	(123.90)	(123.90)	-	164.35	164.35
Other receivables	-	(1.20)	(1.20)	-	0.45	0.45
Trade receivables	-	(0.16)	(0.16)	-	0.26	0.26
Total	-	(386.20)	(386.20)	-	(158.55)	(158.55)

* Including reversal on account of recovery from sale and fair value (gain)/loss on security receipts.

Note 32 Employee benefits expenses

(₹ in crore)

Particulars	Current Year	Previous Year
Salaries, allowances and benefits (Refer Note 32.1)	333.61	289.28
Contribution to provident and other funds	24.56	16.69
Share based payments to employees	21.94	17.68
Staff welfare expenses	6.71	5.73
Total	386.82	329.38

Note 32.1: On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty nine existing labour laws. The Labour Codes, amongst other things introduces changes including a uniform definition of wages. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has considered restructured compensation of its employees with effect from April 01, 2026, consistent with the Labour Codes, draft rules, FAQs and the opinion from the consultant. The Company has assessed the financial impact of these changes which has resulted in an increase of ₹4.58 crore in the gratuity liability arising out of the past service cost and same has been considered in the financial results for the year ended March 31, 2026. The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect on the basis of such developments as needed.

Note 33 Other expenses

(₹ in crore)

Particulars	Current Year	Previous Year
Rent expenses	5.18	2.94
Rates and taxes	0.27	0.09
Electricity and water expenses	9.44	9.49
Repairs and maintenance	28.44	24.40
Office running and maintenance expenses	51.18	45.45
Business support services	88.58	68.89
Legal and professional charges	101.34	93.06

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for the year ended 31st March 2026

(₹ in crore)

Particulars	Current Year	Previous Year
Royalty Fee	32.70	33.33
Advertisement and publicity	22.01	22.21
Corporate social responsibility expenses (Refer Note 33.1)	42.25	30.06
Communication costs	15.67	14.93
Travelling and conveyance	14.52	13.04
Printing and stationery	5.71	5.95
Training and recruitment expenses	3.42	3.01
Director's fees, allowances and expenses	4.78	3.41
Auditor's fees and expenses (Refer Note 33.2)	1.62	1.19
Insurance	0.20	0.45
Bank charges	0.43	0.35
Net loss on derecognition of property, plant and equipment	0.61	-
Assets held for sale written off	-	0.28
Other expenditure	0.48	0.03
Total	428.83	372.56

Note 33.1: Corporate Social Responsibility expense (CSR)

As per section 135 of the Companies Act, 2013 along with Companies (Corporate Social Responsibility Policy) Rules 2021 as amended, the Company is required to spend for CSR activities in accordance with its CSR policy. The details of the CSR expenses for the year are as under:

(₹ in crore)

Particulars	Current Year	Previous Year
a) Gross amount required to be spent by the Company during the year	42.25	30.06
b) Amount spent during the year		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above		
- Contribution to various Trust/NGOs/Societies/Agencies and utilisation thereon	10.59	5.80
- Expenditure on administrative overheads for CSR^	1.28	1.32
- Expenditure on Impact Assessment study	0.15	0.05
Total	12.02	7.17
c) Shortfall at the end of year	30.23	22.89
d) Total of previous years shortfall	10.48	0.84
e) Reason for shortfall	Refer note 33.1(i)	Refer note 33.1(i)
f) Details of related party transactions, contribution to a trust controlled by the company in relation to CSR expenditure trust		
- Pehel Foundation	23.71	10.26

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Current Year	Previous Year
g) Nature of CSR activities		
Nature of CSR activities undertaken by the Company are in relation to:		
- Healthcare	13.99	4.99
- Education	2.15	1.93
- Women Empowerment	3.16	0.90
- Environmental Sustainability	3.70	0.75
- Sports	0.71	0.71
- Village Development	-	0.93
- Others	-	0.05
h) CSR amount spent or unspent for the financial year		
- Total Amount Spent for the Financial Year	12.02	7.17
- Total Amount transferred to Unspent CSR Account as per section 135(6)*	-	22.89
- Amount transferred to Unspent Corporate Social Responsibility Account with in specified period	-	Yes
- Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5)	-	-

* Unspent CSR amount for the year ended March 31, 2026 will be transferred to Unspent CSR Account as per Section 135(6) of the Companies Act, 2013.

Note 33.1 (i): For optimal and proper utilization of the CSR funds, projects have been designed as an ongoing multi year projects for effective and long term impact. Accordingly, funds for the same projects will be utilised as planned from unspent account in the subsequent financial years.

^The administrative overheads considered on the actual to be spent during the year.

Note 33.2: Auditor's fees and expenses

(₹ in crore)

Particulars	Current Year	Previous Year
Statutory audit fee	0.83	0.46
Tax audit fee	0.08	0.08
Limited review fee	0.23	0.31
Other certification fee	0.26	0.17
Out of pocket expenses	0.09	0.07
GST expenses on Auditor's fees and expenses	0.13	0.10
Total	1.62	1.19

Note 34 Income taxes

The components of income tax expense are:

(₹ in crore)

Particulars	Current Year	Previous Year
Current tax	577.32	568.32
Adjustments in respect of current income tax of prior years	(0.06)	(1.44)
Deferred tax relating to origination and reversal of temporary differences	98.66	(19.96)
Total	675.92	546.92
Current tax	577.26	566.88
Deferred tax (Refer Note 10)	98.66	(19.96)

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 34.1: Reconciliation of tax expense and the accounting profit multiplied by statutory income tax rate for the year ended March 31, 2026 and March 31, 2025 is as follows:

		(₹ in crore)	
Particulars		Current Year	Previous Year
Accounting profit before tax	(a)	3,003.80	2,495.87
Statutory income tax rate (%)	(b)	25.168	25.168
Tax at statutory income tax rate	(c) = (a*b)	756.00	628.16
Adjustments in respect of current income tax of prior years	(d)	(0.06)	(1.44)
Impact of:			
--Income not subject to tax	(e)	(6.82)	41.95
--Non deductible expenses	(f)	(70.28)	(15.00)
--Deduction under section 36 (1) (viii)	(g)	(85.09)	(86.78)
--Other deductions	(h)	(16.49)	(0.01)
Total current tax expense	(c+d+e+f+g+h)	577.26	566.88
Effective tax rate (%)		22.50	21.91
Other comprehensive income			
Tax expense on re-measurement gains/ (losses) on defined benefit plan		(0.03)	0.17
Total tax on other comprehensive income		(0.03)	0.17

Note 35 Earning per share

i) The Earnings Per Share (EPS) is calculated as follows:

		(₹ in crore)	
Particulars	Unit	Current Year	Previous Year
a) Amount used as the numerator for basic EPS profit for the year	(₹ in crore)	2,327.88	1,948.95
b) Weighted average number of equity shares for basic EPS	Number	26,03,47,750	25,98,00,371
c) Weighted average number of equity shares for diluted EPS	Number	26,09,69,858	26,07,62,937
d) Nominal value per share	(in ₹)	10/-	10/-
e) Earnings per share:			
- Basic (a/b)	(in ₹)	89.41	75.02
- Diluted (a/c)	(in ₹)	89.20	74.74

ii) The basic earnings per share has been computed by dividing the net profit after tax attributable to equity share holders of the Company by the weighted average number of equity shares outstanding during the year. The diluted earnings per share has been computed by dividing the net profit after tax attributable to equity share holders of the Company by the weighted average number of equity shares considered for deriving basic earning per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Diluted potential equity shares are deemed converted as of the beginning of the period unless issued at a later date. Diluted potential equity shares are determined independently for each period presented. Diluted earnings per share does not include conversion or exercise of potential ordinary shares that would have an antidilutive effect on earnings per share.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Reconciliation of equity shares used in computation of basic and diluted earning per equity share is as follows:-

Particulars	(₹ in crore)	
	Year ended March 31, 2026	Year ended March 31, 2025
Weighted average number of equity shares at the beginning of the year	25,99,25,043	25,97,23,886
Weighted average number of equity shares issued during the year	4,22,707	76,485
Weighted average number of equity shares for computation of basic earnings per share	26,03,47,750	25,98,00,371
Effect of dilutive equity shares - share option outstanding	6,22,108	9,62,566
Weighted average number of equity shares for computation of dilutive earnings per share	26,09,69,858	26,07,62,937

Note 36 Disclosure as per regulatory guidelines

The Company has been classified as Upper Layer entity under Scale Based Regulations issued by Reserve Bank of India.

The following additional disclosures have been given in compliance with:

- (i) Reserve Bank of India (Housing Finance Companies) Directions, 2025 ('RBI Directions') issued by RBI vide notification number RBI/DoR/2025-26/365 DoR.FIN.REC.284/October 03, 119/2025-26 dated November 28, 2025 as amended from time to time; and
- (ii) Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 ('RBI Directions') issued by RBI vide notification number RBI/DOR/2025-26/339 DOR.FIN.REC.No.258/03.10.119/2025-26 dated November 28, 2025 as amended from time to time; and
- (iii) Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 ('RBI Directions') issued by RBI vide notification number RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 as amended from time to time.

Note 36.1 (a): Capital to Risk Assets Ratio (CRAR)

Particulars	(₹ in crore)	
	Year ended March 31, 2026	Year ended March 31, 2025
i) CRAR (%)^	27.26	29.38
ii) CRAR – Tier I Capital (%)	26.89	28.39
iii) CRAR – Tier II Capital (%)	0.37	0.99
(iv) Amount of subordinated debt raised as Tier-II Capital^^	329.66	539.59
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

^The CAR or the CRAR is computed by dividing the total capital fund of the Company with aggregated risk-weighted assets/exposure.

^^Qualifying amount as Tier II Capital (after discounting) as at March 31, 2026 is ₹15.88 crore (March 31, 2025 ₹81.82 crore).

Note 36.1 (b): Common Equity Tier 1 Capital (CET-1) of the Company as on March 31, 2026 26.89%.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.2: Reserve Fund u/s 29C of NHB Act, 1987

(₹ in crore)

Particulars	Current Year	Previous Year
Balance at the beginning of the year		
(a) Statutory Reserve u/s 29C of NHB Act, 1987	449.97	404.97
(b) Amount of Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of NHB Act, 1987	1,760.76	1,415.76
(c) Total	2,210.73	1,820.73
Addition / Appropriation / Withdrawal during the year		
Add:		
(a) Amount transferred u/s 29C of the NHB Act, 1987	125.58	45.00
(b) Amount of Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve u/s 29C of NHB Act, 1987	340.00	345.00
Less:		
(a) Amount appropriated from Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
(b) Amount withdrawn from Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of NHB Act, 1987	-	-
Balance at the end of the year		
(a) Statutory Reserve u/s 29C of NHB Act, 1987	575.55	449.97
(b) Amount of Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	2,100.76	1,760.76
(c) Total	2,676.31	2,210.73

Note 36.3: Investments

(₹ in crore)

Particulars	Current Year	Previous Year
Value of Investments		
(i) Gross value of Investments		
(a) In India	2,895.92	3,623.66
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	119.00	242.90
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	2,776.92	3,380.76
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	242.90	78.55
(ii) Add: Provisions made during the year	-	164.35
(iii) Less: Write-off / Written-back of excess provisions during the year	123.90	-
(iv) Closing balance	119.00	242.90

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Current investments	94.39	952.68
Non-current investments	2,682.53	2,428.08
Total	2,776.92	3,380.76

Note 36.4: Derivatives

i) Forward Rate Agreement (FRA) / Interest Rate Swap (IRS)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
(i) The notional principal of swap agreements	9,386.17	6,127.37
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	270.41	65.63
(iii) Collateral required by the Company upon entering into swaps	NIL	NIL
(iv) Concentration of credit risk arising from the swaps [®]	9,386.17	6,127.37
(v) The fair value of the swap book	266.27	(50.12)

[®]The Company has entered into swap and forward agreements with various banks having almost equal exposure with each of them. Hence, there is no concentration of credit risk which could be exposure to particular industries or swaps with highly geared companies.

ii) Exchange Traded Interest Rate (IR) Derivative – There is no exchange traded interest rate derivative.

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 st March	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	-	-
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	-	-

iii) Disclosure on Risk Exposure in Derivatives

A. Qualitative Disclosure

Particulars	Details
a) the structure and organization for management of risk in derivatives trading,	Financial Risk Management of the Company constitutes the Asset Liability Committee (ALCO) and Risk Management Committee (RMC) and has a Market Risk Management policy under its supervision. The Company manages its risk in accordance with the guidelines prescribed in its 'Asset Liability Management' and 'Market Risk Management' policies. As a policy, the Company doesn't trade in derivative products. The Company has entered into derivative product for its ECB borrowing for financing prospective buyers of eligible housing units under automatic route in terms of RBI guidelines. Interest rate risks is mitigated by entering into interest rate swaps. The currency risk on the borrowings is actively managed mainly through a combination of swaps and forward contracts. As a part of Asset Liability Management, the Company has entered into interest rate swaps wherein it has converted a portion of its floating rate liabilities into fixed rate.
b) the scope and nature of risk measurement, risk reporting and risk monitoring systems,	The RMC has put in place the control measures to contain these risks. The Company has a robust mechanism to ensure an ongoing monitoring and review of systems, policies, processes and procedures to contain and mitigate risk that arise from time to time.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Particulars	Details
c) policies for hedging and / or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges / mitigants, and	The Company has not entered into any speculative derivative transaction (without underlying exposure). The Company has entered in to derivative transaction only for hedging its foreign currency and interest rate exposure against foreign currency borrowing which has been availed for financing prospective buyers of eligible housing units. The derivative transactions entered into for hedging the ECB borrowings are as per the applicable guidelines of RBI. The hedging is guided by the Board resolution authorising the Company to borrow through ECB route and hedging of the underlying exposure.
d) accounting policy for recording hedge and non-hedge transactions; recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning, collateral and credit risk mitigation.	The derivative contracts are initially recognised at fair value on the date of the transaction and all outstanding derivative transactions, on the date of balance sheet, are revalued at their fair market value, on that date. Where Cash Flow hedge accounting is used, fair value changes of the derivative contracts are recognised through the Cash Flow Hedge Reserve in the same period they are accrued. Any profit/loss arising on cancellation/unwinding of derivative contracts are recognised as income or expenses for the period. Premium paid / discount received in advance on derivative contracts, which are not intended for trading or speculation purposes, are amortised over the period of the contracts, if such contracts relate to monetary items as at the balance sheet date.

B. Quantitative Disclosure

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount) for Hedging	5,442.62	3,943.55	5,127.37	1,000.00
(ii) Marked to Market Positions				
(a) Assets (+)*	247.89	22.52	44.51	21.12
(b) Liability (-)	(4.14)	-	(115.75)	-
(iii) Credit Exposure	-	-	-	-
(iv) Unhedged Exposures	-	-	-	-

* Including margin money received from counter party bank.

Note 36.5: Assignment / Securitisation

- There are no SPVs sponsored by PNB Housing Finance Limited.
- During the year, the Company has not sold any financial assets to Securitisation / Reconstruction Company for Asset Reconstruction (Previous year ₹ NIL).
- Details of assignment transactions undertaken:

(₹ in crore)

Particulars	Current Year	Previous Year
(i) No. of accounts	-	-
(ii) Aggregate value (net of provisions) of accounts assigned	-	-
(iii) Aggregate consideration	-	-
(iv) Additional consideration realised in respect of accounts transferred in earlier years	-	-
(v) Aggregate gain / loss over net book value	-	-

- During the previous year, the Company has sold non-performing financial assets details of which are given in Note 8.3(d).
- During the year, the Company has not acquired loans not in default and non-performing financial assets (Previous year ₹ NIL).

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.6: Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

The residual maturity profile of Assets and Liabilities is carried out based on the current estimates and assumptions regarding behavioural pattern of pre-payments/maturities and renewals which have been relied upon by the auditors. Maturity pattern of certain items of assets and liabilities are as follows:

As at 31st March 2026

(₹ in crore)

Particulars	Liabilities				Assets		
	Deposits	Borrowings		Foreign Currency liabilities	Net advances	Investments	Foreign currency assets
		Borrowings from banks and financial institutions	Market borrowings				
1 day to 7 days	38.71	6.25	-	-	287.99	-	-
8 days to 14 days	69.01	1,743.75	-	-	868.37	104.53	-
15 days to 30/31 days	316.24	298.59	290.00	-	699.05	2,577.66	-
Over 1 month to 2 months	310.77	2,460.63	-	-	1,250.72	-	-
Over 2 months to 3 months	416.28	2,031.35	2,290.87	-	1,231.90	-	-
Over 3 months to 6 months	1,098.11	2,421.62	-	-	3,565.97	94.43	-
Over 6 months to 1 year	2,171.44	4,147.29	850.00	-	6,626.80	-	-
Over 1 year to 3 years	7,358.26	13,012.40	3,664.70	4,496.08	21,145.32	-	-
Over 3 years to 5 years	4,232.98	7,774.72	2,480.00	918.56	14,815.61	-	-
Over 5 years	2,043.64	4,231.93	24.50	-	36,066.23	0.30	-
Total	18,055.44	38,128.53	9,600.04	5,414.64	86,557.96	2,776.92	-

As at 31st March 2025

(₹ in crore)

Particulars	Liabilities				Assets		
	Deposits	Borrowings		Foreign Currency liabilities	Net advances	Investments	Foreign currency assets
		Borrowings from banks and financial institutions	Market borrowings				
1 day to 7 days	44.00	479.13	-	-	269.93	-	-
8 days to 14 days	41.12	423.75	-	-	807.79	4.51	-
15 days to 30/31 days	123.41	115.71	500.00	641.86	656.12	3,257.89	-
Over 1 month to 2 months	267.51	116.43	2,000.00	10.04	1,175.66	-	-
Over 2 months to 3 months	293.74	2,964.40	-	16.44	1,161.08	-	-
Over 3 months to 6 months	1,040.76	2,746.32	750.00	538.08	3,364.98	5.09	-
Over 6 months to 1 year	2,283.51	4,233.62	710.00	283.74	6,237.75	-	-
Over 1 year to 3 years	7,532.75	11,340.03	2,842.00	2,978.85	19,614.82	88.13	-
Over 3 years to 5 years	3,852.06	5,448.10	2,311.04	-	13,249.13	-	-
Over 5 years	2,162.87	3,218.52	-	-	28,230.31	25.14	-
Total	17,641.73	31,086.01	9,113.04	4,469.01	74,767.57	3,380.76	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.7: Exposure:

i) Exposure to Real Estate Sector

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
i) Direct Exposure		
A. Residential Mortgages (including loan against residential property): Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure also include non-fund based (NFB) limits.	79,019.49	68,445.86
B. Commercial Real Estate: Lending secured by mortgages on commercial real estates (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based (NFB) limits	8,412.85	7,373.73
C. Investments in Mortgage Backed Securities (MBS) and other securitised exposures –		
i) Residential	-	-
ii) Commercial Real Estate	-	-
ii) Indirect exposure	-	-
Fund based and non-fund based exposures on National Housing Bank and Housing Finance Companies (HFCs)	-	-
Total exposures to real estate sector	87,432.34	75,819.59

Note: While computing the above information, certain estimates, assumptions and adjustments have been made by the Management which have been relied upon by the auditors. Further, in addition of total exposure to real estate sector the Company has also advanced loan against deposit amounting to ₹39.02 crore (Previous year ₹67.34 crore).

ii) Sectoral exposure

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Total Exposure (includes on balance sheet and off balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	-	-	-	-
2. Industry	-	-	-	-	-	-
3. Services	-	-	-	-	-	-
4. Personal Loans	-	-	-	-	-	-
5. Others Mortgage Loans	96,510.60	809.84	0.84%	83,529.50	816.80	0.98%
i) Retail Housing Loans	65,491.47	531.99	0.81%	59,979.84	511.42	0.85%
ii) Retail Non Housing Loans	30,473.63	277.85	0.91%	22,587.06	305.38	1.35%
iii) Non Retail Loans	545.50	-	0.00%	962.60	-	0.00%

iii) As on 31st March 2026, the Company does not have any exposure to Capital Market (Previous year ₹ NIL).

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

- iv) As on 31st March 2026, the Company has not financed any product of the parent company (Previous year ₹ NIL).
- v) As on 31st March 2026, the Company has not exceeded the prudential exposure limit for single borrower or group borrower (Previous year ₹ Nil).
- vi) As on 31st March 2026, the Company has not given any unsecured advances (Previous year ₹ NIL).
- vii) As on 31st March 2026, all advances of the Company are secured against tangible assets and there are no advances against intangible assets (Previous year ₹ Nil).
- viii) As on 31st March 2026, the Company has no exposures to group companies engaged in the real estate business (Previous year ₹ Nil).
- ix) As on 31st March 2026, the Company has no Intra-group exposures with in the group companies as defined by RBI (Previous year ₹ Nil).
- x) During the year, the Company has not granted any non fund based credit facilities and as on 31st March 2026 the Company has no outstanding non fund based credit facilities (Previous year ₹ NIL).
- xi) Unhedged foreign currency exposure Refer Note 36.4.

Note 36.8: Registration obtained from financial sector regulators

NHB : vide registration number 01.0018.01

Ministry of Corporate Affairs : L65922DL1988PLC033856

Insurance Regulatory and Development Authority of India : CA0862. The registration shall be valid from 31st March 2026 to 31st March 2026.

Note 36.9: Disclosure of Penalties and strictures imposed by NHB/RBI and other statutory/regulatory authorities

During the financial year ended 31st March 2026 and 31st March 2025, there is no penalty imposed by Regulators.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.10: Related Party Transactions

Name of the Related Party	Nature of Relationship
i) Pehel Foundation	Wholly owned Subsidiary
ii) PHFL Home Loans and Services Limited	Wholly owned Subsidiary
iii) Punjab National Bank	Promoter/Enterprise having Significant Influence
iv) Quality Investment Holding Pcc (formerly Quality Investment Holdings)	Enterprise having Significant Influence [^]
v) PNB Investment Services Limited	Promoter group company
vi) PNB Gilts Limited	Promoter group company
vii) PNB Metlife India Insurance Co Ltd	Promoter group company
viii) Assam Gramin Vikash Bank	Promoter group company
ix) Tripura Gramin Bank	Promoter group company
x) Bangiya Gramin Vikash Bank	Promoter group company
xi) Mr. Atul Kumar Goel (Non-Executive Nominee Director)*	Key Management Personnel
xii) Mr. Sunil Kaul (Non-Executive Nominee Director)**	Key Management Personnel
xiii) Mr. Kapil Modi (Non-Executive Nominee Director)***	Key Management Personnel
xiv) Mr. Neeraj Madan Vyas [#] (Independent Director)	Key Management Personnel
xv) Mr. Chandrasekaran Ramakrishnan (Independent Director)****	Key Management Personnel
xvi) Mr. Nilesh S Vikamsey (Independent Director)	Key Management Personnel
xvii) Dr. Tejendra Mohan Bhasin (Independent Director)	Key Management Personnel
xviii) Mr. Sudarshan Sen (Independent Director)*****	Key Management Personnel
xix) Ms. Gita Nayyar (Independent Director)	Key Management Personnel
xx) Mr. Pavan Pal Kaushal (Independent Director)*****	Key Management Personnel
xxi) Mr. Dilip Kumar Jain (Non-Executive Nominee Director)*****	Key Management Personnel
xxii) Mr. Devendran Surendran (Chairperson, Non-Executive Nominee Director) (w.e.f. 23 rd August 2025)	Key Management Personnel
xxiii) Mr. Dipankar Mahapatra (Non-Executive Nominee Director) (w.e.f. 5 th February 2026)	Key Management Personnel
xxiv) Ms. Anjali Bhasin	Relative of Key Management Personnel
xxv) Mr. R Santhanam	Relative of Key Management Personnel
xxvi) Mr. Girish Kousgi (Managing Director and CEO)*****	Key Managerial Personnel
xxvii) Mr. Ajai Kumar Shukla (Managing Director and CEO) (w.e.f. 18 th December 2025)	Key Managerial Personnel
xxviii) Mrs. Veena Kamath (Company Secretary)	Key Managerial Personnel
xxix) Mr. Vinay Gupta (Chief Financial Officer)	Key Managerial Personnel

*Ceased to be a Director w.e.f. 1st January 2025

**Ceased to be a Director w.e.f. 1st May 2025

***Ceased to be a Director w.e.f. 31st July 2024

****Ceased to be a Director w.e.f. 6th October 2025

*****Ceased to be a Director w.e.f. 30th September 2025

*****Ceased to be a Director w.e.f. 10th October 2025

*****Ceased to be a Director w.e.f. 4th February 2026

*****Ceased to be Managing Director and CEO w.e.f. 28th October 2025

[#]Independent Director since 21st August 2024

[^]During the previous year (FY25) ceased to have significant influence on account of reduction in shareholding from 32.68% to 10.44%. In the current financial year (FY26) there is reduction of shareholding from 10.44% to 0.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Transactions with Related Parties

The nature & volume of transactions of the Company during the year, with the related parties were as follows. These transactions were carried out in ordinary course of business and were at arm's length price:

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/Relatives of Key Managerial Personnel		Key Management Personnel/Relatives of Key Management Personnel		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
Transaction during the year:										
Pehel Foundation										
- Donation paid	-	-	23.71	10.26	-	-	-	-	23.71	10.26
PHFL Home Loans and Services Limited										
- Dividend received	-	-	50.00	-	-	-	-	-	50.00	-
- Management and deputation services	-	-	3.18	3.44	-	-	-	-	3.18	3.44
- Rental income	-	-	0.05	0.25	-	-	-	-	0.05	0.25
- Commission & support services expense	-	-	266.29	228.79	-	-	-	-	266.29	228.79
- Property service charges	-	-	3.66	5.14	-	-	-	-	3.66	5.14
Punjab National Bank[^]										
- Principal paid on assignment of loans	515.33	575.63	-	-	-	-	-	-	515.33	575.63
- Interest & other charges paid on assignment of loans	183.28	230.61	-	-	-	-	-	-	183.28	230.61
- Servicing fees received on assignment of loan portfolio	2.65	3.39	-	-	-	-	-	-	2.65	3.39
- Term loan raised	2,950.00	4,525.00	-	-	-	-	-	-	2,950.00	4,525.00
- Term loan repaid	2,221.45	2,066.64	-	-	-	-	-	-	2,221.45	2,066.64
- ECB repaid	1,118.05	-	-	-	-	-	-	-	1,118.05	-
- Interest Paid on Term Loan Instalment / ECB / OD	426.08	322.69	-	-	-	-	-	-	426.08	322.69
- Fixed deposit made/renewed	2015.00	-	-	-	-	-	-	-	2,015.00	-
- Fixed deposit matured	2015.00	-	-	-	-	-	-	-	2,015.00	-
- Interest received on Fixed Deposits	2.79	-	-	-	-	-	-	-	2.79	-
- Dividend paid	36.53	-	-	-	-	-	-	-	36.53	-
- Upfront fees paid on ECB and Loans	-	0.10	-	-	-	-	-	-	-	0.10
- Rent & Maintenance Charges	-	0.28	-	-	-	-	-	-	-	0.28
- Bank Charges	0.06	0.34	-	-	-	-	-	-	0.06	0.34
- Royalty fees	30.00	30.58	-	-	-	-	-	-	30.00	30.58

(₹ in crore)

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/Relatives of Key Managerial Personnel		Key Management Personnel/Relatives of Key Management Personnel		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
PNB Gilts Limited										
- Purchase of securities (inter-mediatory)	581.72	893.59	-	-	-	-	-	-	581.72	893.59
- Redemption of securities	320.00	790.00	-	-	-	-	-	-	320.00	790.00
- Service charges	0.00	0.01	-	-	-	-	-	-	0.00	0.01
- Interest income on securities	190.20	185.34	-	-	-	-	-	-	190.20	185.34
PNB Metlife India Insurance Co Ltd										
- Insurance premium given on behalf of customer	117.98	112.25	-	-	-	-	-	-	117.98	112.25
- Insurance claims received on behalf of customer	1314	10.65	-	-	-	-	-	-	1314	10.65
- Insurance premium received back	7.35	7.69	-	-	-	-	-	-	7.35	7.69
- Fees income on corporate insurance agency	28.75	27.41	-	-	-	-	-	-	28.75	27.41
Assam Gramin Vikash Bank										
- Deposits received	25.00	25.00	-	-	-	-	-	-	25.00	25.00
- Interest on deposit received	6.99	6.71	-	-	-	-	-	-	6.99	6.71
- Deposits Matured (including interest)	41.37	13.47	-	-	-	-	-	-	41.37	13.47
- Non Convertible debentures redeemed	-	20.00	-	-	-	-	-	-	-	20.00
- Interest on Non convertible debentures	0.86	1.74	-	-	-	-	-	-	0.86	1.74
Tripura Gramin Bank										
- Deposits received	70.00	110.00	-	-	-	-	-	-	70.00	110.00
- Interest on deposit received	11.71	12.25	-	-	-	-	-	-	11.71	12.25
- Deposits Matured	5.02	10.83	-	-	-	-	-	-	5.02	10.83
Transactions with KMPs and relatives:										
Sitting Fee and Commission paid to Directors										
- Mr. Chandrasekaran Ramakrishnan	-	-	-	-	-	-	0.48	0.44	0.48	0.44
- Mr. Sudarshan Sen	-	-	-	-	-	-	0.41	0.45	0.41	0.45
- Mr. Nilesh S Vikamsey	-	-	-	-	-	-	0.66	0.44	0.66	0.44
- Mr. Neeraj Madan Vyas	-	-	-	-	-	-	0.72	0.47	0.72	0.47

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
- Dr. Tejendra Mohan Bhasin	-	-	-	-	-	-	0.75	0.48	0.75	0.48
- Ms. Gita Nayyar	-	-	-	-	-	-	0.67	0.40	0.67	0.40
- Mr. Pavan Pal Kaushal	-	-	-	-	-	-	0.50	0.45	0.50	0.45
- Mr. Dilip Kumar Jain	-	-	-	-	-	-	0.23	-	0.23	-
Rental expense:										
- Dr. Tejendra Mohan Bhasin	-	-	-	-	-	-	0.02	0.12	0.02	0.12
- Ms. Anjali Bhasin	-	-	-	-	-	-	0.02	0.12	0.02	0.12
R Santhanam										
- Deposits received	-	-	-	-	-	-	-	0.05	-	0.05
- Interest on deposit received	-	-	-	-	-	-	0.00	0.00	0.00	0.00
Veena Kamath										
- Deposits received	-	-	-	-	-	0.05	-	-	-	0.05
- Interest on deposit received	-	-	-	-	0.00	0.00	-	-	0.00	0.00
- Loan and advances	-	-	-	-	-	1.23	-	-	-	1.23
- Interest on Loan and advances	-	-	-	-	0.07	0.10	-	-	0.07	0.10
Dividend Paid:										
- Mr. Girish Kousgi	-	-	-	-	0.15	-	-	-	0.15	-
- Mr. Vinay Gupta	-	-	-	-	0.01	-	-	-	0.01	-
- Ms. Veena Kamath	-	-	-	-	0.00	-	-	-	0.00	-
Remuneration expense#:										
- Mr. Girish Kousgi	-	-	-	-	3.65	4.13	-	-	3.65	4.13
- Mr. Ajai Kumar Shukla	-	-	-	-	1.16	-	-	-	1.16	-
- Mr. Vinay Gupta	-	-	-	-	1.72	1.57	-	-	1.72	1.57
- Mr. Sanjay Jain	-	-	-	-	-	0.20	-	-	-	0.20
- Mrs. Veena Kamath	-	-	-	-	0.86	0.73	-	-	0.86	0.73

Note: All above mentioned transactions are excluding of applicable taxes.

^ Excluding running current / overdraft account transactions.

Excluding perquisites on exercise of stock options during the year.

for the year ended 31st March 2026

(₹ in crore)

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025
Outstanding balances#										
Punjab National Bank										
Receivables										
- Servicing fees receivable on assignment on loans	0.36	0.52	-	-	-	-	-	-	0.36	0.52
Payables										
- Term loans	5,878.54	5,149.99	-	-	-	-	-	-	5,878.54	5,149.99
<i>Maximum during the year</i>	5,878.54	5,149.99	-	-	-	-	-	-	5,878.54	5,149.99
- External Commercial Borrowings##	1,513.75	-	-	-	-	-	-	-	1,513.75	-
<i>Maximum during the year</i>	1,513.75	-	-	-	-	-	-	-	1,513.75	-
- Interest accrued on term loans and external commercial borrowings	1.73	1.15	-	-	-	-	-	-	1.73	1.15
- Payable on assignment on loans	5910	54.67	-	-	-	-	-	-	5910	54.67
- Payable against Royalty	2970	30.00	-	-	-	-	-	-	2970	30.00
PPHFL Home Loans and Services Limited										
Payables										
Others (net)	-	-	36.67	37.94	-	-	-	-	36.67	37.94
Assam Gramin Vikash Bank										
- Deposits received	88.23	97.60	-	-	-	-	-	-	88.23	97.60
<i>Maximum during the year</i>	97.60	97.60	-	-	-	-	-	-	97.60	97.60
Tripura Gramin Bank										
- Deposits received	22516	15153	-	-	-	-	-	-	22516	15153
<i>Maximum during the year</i>	22516	15153	-	-	-	-	-	-	22516	15153
PNB Metlife India Insurance Co Ltd										
Receivables										
- Insurance Commission on Corporate Agency	5.48	5.52	-	-	-	-	-	-	5.48	5.52
- Refund of insurance commission	0.01	0.05	-	-	-	-	-	-	0.01	0.05
Key Managerial Personnel										
Receivables										
Veena Kamath										
- Loan and advances	-	-	-	-	0.92	1.14	-	-	0.92	1.14
Interest on loan and advances	-	-	-	-	0.00	0.01	-	-	0.00	0.01

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

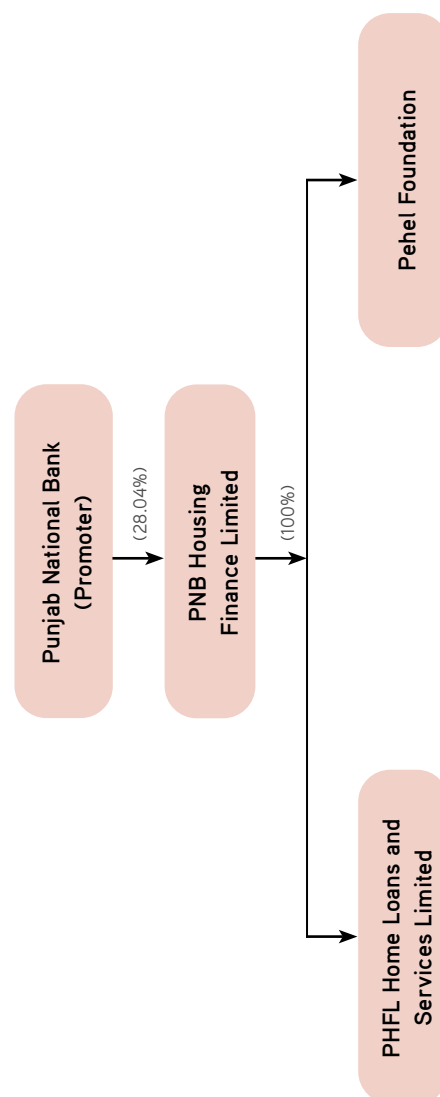
(₹ in crore)

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025
Payables										
Veena Kamath										
- Deposits received	-	-	-	-	0.06	0.06	-	-	0.06	0.06
R SANTHANAM										
- Deposits received	-	-	-	-	-	-	-	0.05	-	0.05
Retirement benefits (as per actuarial valuation)										
- Mr. Girish Kousgi	-	-	-	-	-	0.41	-	-	-	0.41
- Mr. Ajai Kumar Shukla	-	-	-	-	0.03	-	-	-	0.03	-
- Mr. Vinay Gupta	-	-	-	-	0.29	0.19	-	-	0.29	0.19
- Mrs. Veena Kamath	-	-	-	-	0.13	0.06	-	-	0.13	0.06

#Excluding running current account balances.
##Including mark to market adjustment.

The policy on dealing with Related Party Transactions is available on our website www.pnbhousing.com

Note 36.11: Diagrammatic representation of group structure along with holding percentage is tabulated below. Further, the Company has complied with the provisions relating to number of layers as prescribed under clause(87) of Section 2 of the Companies Act 2013, read with Companies (Restriction on number of Layers) Rules, 2017.



NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.12: Rating assigned by Credit Rating Agencies and migration of rating during the year are as follows:

Nature of Instrument	As at 31st March 2026	As at 31st March 2025	Migration during the year
Deposits	CRISIL AA+ (Outlook - Stable)	CRISIL AA+ (Outlook - Stable)	No change
	CARE AA+ (Outlook - Stable)	CARE AA+ (Outlook - Stable)	No change
Long term bonds and debentures (Secured and Tier-II bonds)	CRISIL AA+ (Outlook-Stable)	CRISIL AA+ (Outlook-Stable)	No change
	CARE AA+ (Outlook - Stable)	CARE AA+ (Outlook - Stable)	No change
	IND AAA (Outlook - Stable)	IND AA+ (Outlook - Stable)	Upgraded
	ICRA AA+ (Outlook - Stable)	ICRA AA+ (Outlook - Stable)	No change
Commercial Paper	CRISIL A1+	CRISIL A1+	No change
	CARE A1+	CARE A1+	No change
Bank Term Loan	CRISIL AA+ (Outlook-Stable)	CRISIL AA+ (Outlook-Stable)	No change
	CARE AA+ (Outlook - Stable)	CARE AA+ (Outlook - Stable)	No change
	IND AAA (Outlook - Stable)	IND AA+ (Outlook - Stable)	Upgraded
	ICRA AA+ (Outlook - Stable)	ICRA AA+ (Outlook - Stable)	No change

Note 36.13: Remuneration of Directors: Details of Remuneration of Directors are disclosed in Note 36.10.

Note 36.14: Management: Management Discussion and Analysis report will be part of annual report.

Note 36.15: During the year, no transaction was accounted which was related to prior period (Previous year ₹ NIL).

Note 36.16: During the year, no item of revenue recognition has been postponed except as disclosed in accounting policy for revenue recognition (Refer Note 2.3).

Note 36.17: Consolidated Financial Statements (CFS): Consolidated Financial Statements shall be referred for the relevant disclosures.

Note 36.18: Provisions and Contingencies:

Break up of 'Provisions and Contingencies' shown under the head expenditure in Statement of Profit and Loss is given as follows:

(₹ in crore)		
Particulars	Current Year	Previous Year
1. Provisions for depreciation on Investment	-	164.35
2. Provision made towards Income tax	577.26	566.88
3. Provision towards NPA	15.56	(73.36)
4. Provision for Standard Assets		
i) Teaser Loans	-	-
ii) CRE	(10.46)	(74.80)
iii) CRE - RH	(248.59)	(56.30)
iv) Other Loans	37.53	74.25
Total (i+ii+iii+iv)	(221.52)	(56.85)
5. Other Provision and Contingencies (Refer Note 2.21)	(1.36)	0.71

Note 36.19: Break-up of Loan & Advances and Provisions thereon:

The Company has complied with the norms prescribed by the regulator for recognising Non-Performing Assets (NPA) in preparation of accounts. As per the norms, NPAs are recognised on the basis of more than 90 days overdue. NPAs are to be treated as Bad & Doubtful, if they remain outstanding for more than 15 months. The Company has made adequate provisions on Non-Performing Assets and Standard Assets in respect of Housing and Non-Housing Loans as prescribed under directions issued by the regulator.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Housing		Non-Housing	
	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025
Standard Assets				
a) Total Outstanding Amount	58,468.57	54,027.26	28,192.95	21,042.87
b) Provision made	424.65	646.02	178.75	178.90
Sub-Standard Assets				
a) Total Outstanding Amount	223.16	231.93	126.05	123.76
b) Provision made	49.69	54.08	18.17	16.23
Doubtful Assets - Category-I				
a) Total Outstanding Amount	126.09	102.50	65.84	47.11
b) Provision made	48.70	41.54	22.39	13.68
Doubtful Assets - Category-II				
a) Total Outstanding Amount	114.61	128.77	35.24	80.56
b) Provision made	55.51	67.62	12.42	20.12
Doubtful Assets - Category-III				
a) Total Outstanding Amount	68.13	48.23	50.72	53.94
b) Provision made	55.46	35.33	47.66	45.84
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provision made	-	-	-	-
TOTAL				
a) Total Outstanding Amount	59,000.56	54,538.69	28,470.80	21,348.24
b) Provision made	634.01	844.59	279.39	274.77

Note 36.20: Draw Down from Reserves: During the year there were no draw down from Reserves.

Note 36.21 (a): Concentration of Public Deposits

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total deposits of twenty largest depositors	1,817.03	1,783.39
Percentage of deposits of twenty largest depositors to total deposits	12.05%	11.57%

Note 36.21 (b): Concentration of Deposits

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total deposits of twenty largest depositors	2,699.94	2,430.27
Percentage of deposits of twenty largest depositors to total deposits	14.95%	13.78%

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.22: Concentration of Loans & Advances

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total loans & advances to twenty largest borrowers	672.01	1,174.07
Percentage of loans & advances to twenty largest borrowers to total advances	0.77%	1.55%

Note 36.23: Concentration of all Exposure (including off-balance sheet exposure)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total exposure to twenty largest borrowers / customers	821.71	1,174.11
Percentage of exposures to twenty largest borrowers / customers to total exposure of the HFC on borrowers / customers	0.85%	1.41%

Note 36.24: Concentration of NPAs

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total Exposure to top four NPA accounts	54.26	54.13
Total Exposure to top ten NPA accounts	108.65	112.08

Note 36.25: Sector-wise NPAs

(₹ in crore)

Particulars	Percentage of NPAs to Total Advances in that sector	
	As at 31 st March 2026	As at 31 st March 2025
A. Housing Loans:	0.90	0.94
1. Individuals	0.90	0.92
2. Builders/Project Loans	-	-
3. Corporates	0.86	6.98
4. Others (specify)	-	-
B. Non-Housing Loans:	0.99	1.43
1. Individuals	1.03	1.29
2. Builders/Project Loans	-	-
3. Corporates	0.27	4.40
4. Others (specify)	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.26: Movement of NPAs

(₹ in crore)

Particulars	Current Year	Previous Year
(I) Net NPAs to Net Advances (%)	0.57%	0.69%
(II) Movement of NPAs (Gross)		
a) Opening balance	816.80	984.68
b) Additions during the year	525.47	572.55
c) Reductions during the year	532.43	740.43
d) Closing balance	809.84	816.80
(III) Movement of Net NPAs		
a) Opening balance	522.36	616.88
b) Additions during the year	492.59	458.55
c) Reductions during the year	515.11	553.07
d) Closing balance	499.84	522.36
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	294.44	367.80
b) Provisions made during the year	32.88	114.00
c) Write-off/write-back of excess provisions	17.32	187.36
d) Closing balance	310.00	294.44

Note 36.27: As on 31st March 2026, the Company does not have any assets outside the country (Previous year ₹ NIL).

Note 36.28: As on 31st March 2026, the Company does not have any Off-Balance Sheet SPVs sponsored which are required to be consolidated as per accounting norms (Previous year NIL).

Note 36.29: (A) Disclosure of Complaints

Particulars	Current Year	Previous Year
Complaints received from customers		
a) No. of complaints pending at beginning of the year	15	27
b) No. of complaints received during the year	1,383	1,576
c) No. of complaints disposed during the year	1,389	1,588
(i) Of which, no. of complaints rejected	109	110
d) No. of complaints pending at the end of the year	9	15
Maintainable complaints received from Office of Ombudsman		
a) No. of maintainable complaints received from Office of Ombudsman	-	-
(i) Of a, no. of complaints resolved in favour of the Company by Office of Ombudsman	-	-
(ii) Of a, no. of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
(iii) Of a, no. of complaints resolved after passing of Awards by Office of Ombudsman against the Company	-	-
Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(B) Top five grounds of complaints received by the NBFCs from customers:

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Number of complaints pending beyond 30 days
Current Year					
Ground - 1 Pre Closure Related	1	397	(30.11)	1	-
Ground - 2 ROI Conversion/Rate repricing	4	278	30.52	-	-
Ground - 3 Disbursement Related	1	112	(15.79)	4	-
Ground - 4 Loan Application Status	4	125	12.61	-	-
Ground - 5 Insurance Policy Related	-	91	(1.09)	1	-
Ground - 6 Others	5	380	(17.21)	3	-
Total	15	1,383	(12.25)	9	-
Previous Year					
Ground - 1 Pre Closure Related	5	568	(7.79)	1	-
Ground - 2 ROI Conversion/Rate repricing	1	213	61.36	4	-
Ground - 3 Disbursement Related	3	133	(39.27)	1	-
Ground - 4 Loan Application Status	2	111	21.98	4	-
Ground - 5 PDD Related	2	92	360.00	-	-
Ground - 6 Others	14	459	(15.00)	5	-
Total	27	1,576	(2.60)	15	-

Note 36.30 (i): During the year, the Company has not granted any loans and as on 31st March 2026, the Company has no outstanding loans (NIL % of total assets) against gold and silver collateral (Previous year ₹ NIL).

Note 36.30 (ii): During the year, the Company has not auctioned any gold and silver collateral (Previous year ₹ Nil).

Note 36.31: Deposit includes Public Deposits as defined in Reserve Bank of India (Non-Banking Financial Companies - Acceptance of Public Deposits) Directions, 2025, are secured by floating charge on the Statutory Liquid Assets maintained in terms of sub-Sections (1) & (2) of Section 29B of the National Housing Bank Act, 1987. As on 31st March 2026, the public deposits (including accrued interest) outstanding amounts to ₹15,075.05 crore (excluding effective interest rate ₹15,164.16 crore) [Previous year ₹15,416.85 crore (excluding effective interest rate ₹15,513.55 crore)].

The Company is carrying Statutory Liquid Assets amounting to ₹2,682.19 crore (Previous year ₹2,427.78 crore).

Note 36.32: The Company operates within India and does not have any joint venture or overseas subsidiary.

Note 36.33: Liquidity Risk Management and Liquidity Coverage Ratio

(a) Liquidity Risk Management disclosures:

(i) Funding Concentration based on significant counterparty (both deposits and borrowings)

As at	Number of Significant Counterparties	Amount (₹ in crore)	% of total deposits*	% of total liabilities
31 st March 2026	16	43,472	NA	58.50%
31 st March 2025	14	36,157	NA	55.06%

*Company does not have any depositor who would be eligible as significant counterparty.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(ii) Top 20 large deposits

(₹ in crore)

Particulars	As at 31 st March 2026	% of total deposits	As at 31 st March 2025	% of total deposits
Total deposits of top twenty largest depositors	2,699.94	14.95%	2,430.27	13.78%

(iii) (a) Top 10 borrowings

(₹ in crore)

Particulars	As at 31 st March 2026	% of total liabilities	As at 31 st March 2025	% of total liabilities
Total exposure of top ten lenders	38,347.03	51.61%	32,834.88	50.01%

(iii) (b) Top 10 borrowings

(₹ in crore)

Particulars	As at 31 st March 2026	% of total borrowings	As at 31 st March 2025	% of total borrowings
Total exposure of top ten lenders	38,347.03	53.86%	32,834.88	52.70%

(iv) Funding Concentration based on significant instrument/product

(₹ in crore)

Name of the instrument/product	As at 31 st March 2026	% of total liabilities	As at 31 st March 2025	% of total liabilities
Secured Non-Convertible Bonds	1,995.75	2.69%	2,493.59	3.80%
Secured Non-Convertible Debentures	5,205.76	7.01%	2,880.85	4.39%
Commercial Papers	2,068.87	2.78%	3,199.01	4.87%
Refinance Facility from NHB	10,221.46	13.76%	8,449.78	12.87%
Bank Facilities (Long Term + Short Term)	27,464.01	36.96%	22,962.00	34.97%
Financial Institution Facilities (Long Term + Short Term)	443.06	0.60%	522.49	0.80%
External Commercial Borrowings	5,414.64	7.29%	3,620.75	5.51%
Deposits	18,055.44	24.30%	17,641.73	26.87%
Subordinated Tier-II Non-Convertible Debentures	329.66	0.44%	539.59	0.82%
Total Borrowings	71,198.65	95.83%	62,309.79	94.90%
Total Liabilities	74,307.66		65,662.83	

(v) Stock ratios

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	as a % of total public funds	as a % of total liabilities	as a % of total assets	as a % of total public funds	as a % of total liabilities	as a % of total assets
Commercial papers	2.91%	2.78%	2.21%	5.13%	4.87%	3.88%
Non-convertible Bonds & Debentures (original maturity of less than 1 year)	NA	NA	NA	NA	NA	NA
Other short term liabilities*	7.25%	6.93%	5.51%	7.61%	7.22%	5.75%

* Includes short term funds with original maturity of less than 1 year and includes funds from Refinance from NHB, Short Term Lines / OD / WCDL

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(vi) Institutional set-up for liquidity risk management

The Board of Directors of the Company has constituted the Asset Liability Management Committee (ALCO) and the Risk Management Committee. The Board has the overall responsibility for management of liquidity risk and approves the liquidity risk management strategy, risk tolerance, policies and limits in line with the applicable regulatory framework. The Risk Management Committee (RMC), which is a committee of the Board, is responsible for evaluating the Company's integrated risk management framework, including liquidity risk, and for monitoring compliance with the risk appetite and tolerance levels approved by the Board. The ALCO is responsible for the implementation of the Board-approved Asset Liability Management (ALM) Policy and for ensuring adherence to the liquidity risk tolerance and limits. The role of the ALCO includes, inter alia, determining the desired maturity profile of assets and liabilities, monitoring the liquidity position, reviewing stress scenarios and overseeing the adequacy of liquidity buffers. The ALM Policy is reviewed periodically to align the same pursuant to any regulatory changes/changes in the economic landscape or business needs and tabled to the Board for approval.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy.

(b) Disclosure pursuant to Reserve Bank of India Direction pertaining to Liquidity Risk Management Framework for Housing Finance Companies (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025

A. Qualitative Disclosure

As per above circular, all deposit taking NBFCs irrespective of their asset size, shall maintain a liquidity buffer in terms of Liquidity Coverage Ratio (LCR) which will promote resilience of HFCs to potential liquidity disruptions by ensuring that they have sufficient High Quality Liquid Asset (HQLA) to survive any acute liquidity stress scenario lasting for 30 days. The timeline on adhering to LCR guidelines are tabulated below.

Periods	01 st December 2020	01 st December 2021	01 st December 2022	01 st December 2023	01 st December 2024
Minimum LCR (%)	50%	60%	70%	85%	100%

The objective of the LCR is to promote an environment wherein balance sheet carry a strong liquidity for short term cash flow requirements. To ensure strong liquidity, NBFCs are required to maintain adequate pool of unencumbered HQLA which can be easily converted into cash to meet their stressed liquidity needs for 30 calendar days. The LCR is expected to improve the ability of financial sector to absorb the shocks arising from financial and/or economic stress, thus reducing the risk of spill over from financial sector to real economy.

The Liquidity Risk Management of the Company is managed by the ALCO under the governance of Board approved Liquidity Risk Framework comprising of Asset Liability Management policy, Contingency Funding Policy, Funding Strategy and Resource Mobilization Policy, and Market Risk Management Policy. The LCR levels for the balance sheet date is derived by arriving the stressed expected cash inflow and outflow for the next calendar month. To compute stressed cash outflow, all expected and contracted cash outflows are considered by applying a stress of 15%. Similarly, inflows for the Company is arrived at by considering all expected and contracted inflows by applying a haircut of 25%.

The main drivers of LCR are:

Outflows comprises of:

- All the contractual debt repayments and interest payments
- Expected operating expense based on projections for FY26
- Committed credit facilities contracted with customers for both sanctioned but partly disbursed cases and sanctioned but undisbursed cases based on historical experience and other expected or contracted cash outflows like expected payouts under contracted direct assignment deals.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Inflows comprises of:

- Expected receipt (scheduled EMLs) from all performing loans
- Liquid investment either in the form of short tenure Fixed Deposits with banks or in units of Debt Mutual Fund Schemes (like Overnight Liquid and Money Market Schemes) which are unencumbered and have not been considered as part of HQLA
- Sanctioned and undrawn lines of credit from banks.

For the purpose of HQLA, the Company considers unencumbered government securities and cash/bank balances with NIL haircuts.

The unencumbered government securities held as part of HQLA are identified separately from the government securities which are lien marked in favour of Trustee for public deposits accepted by the Company. The LCR is computed by dividing the stock of HQLA by its total net cash outflows over one-month stress period.

LCR guidelines are effective from 01st December 2021. LCR has been calculated and monitored as per methodology prescribed in the Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025. LCR has been calculated as a simple average of the total number of days in a quarter on daily basis. The Company is compliant with maintenance of stipulated LCR. Further, the Company has been monitoring the daily LCR for the period of April 2025 to March 2026. The minimum and maximum daily required HQLA for regulatory compliance has been ₹713.91 crore and ₹2,232.29 crore respectively for the period between 25th April to 26th March. The Company has maintained the daily average LCR of 179.48% for FY26.

The Company maintains diversified sources of funding comprising short/long term loans from banks, Non-Convertible Debentures (NCDs), External Commercial Borrowings (ECBs), Deposits, Refinance from National Housing Bank (NHB) and Commercial Papers (CPs). The funding pattern is reviewed on monthly basis by the management and on quarterly basis by the ALM Committee and Risk Management Committee.

Funding profile of the Company is tabulated below:

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	(₹ in crore)	%	(₹ in crore)	%
Secured Non-Convertible Bonds	1,995.75	2.67%	2,493.59	3.73%
Secured Non-Convertible Debentures	5,205.76	6.96%	2,880.85	4.30%
Commercial Papers	2,068.87	2.77%	3,199.01	4.78%
Refinance Facility from NHB	10,221.46	13.67%	8,449.78	12.62%
Bank Facilities (Long Term + Short Term)	27,464.01	36.73%	22,962.00	34.30%
Financial Institution Facilities (Long Term + Short Term)	443.06	0.59%	522.49	0.78%
External Commercial Borrowings	5,414.64	7.24%	3,620.75	5.41%
Deposits	18,055.44	24.15%	17,641.73	26.35%
Subordinated Tier-II Non-Convertible Debentures	329.66	0.44%	539.59	0.81%
Total (a)	71,198.65		62,309.79	
Assignment of loans (b)	3,575.04	4.78%	4,631.88	6.92%
Total (a+b)	74,773.69	100.00%	66,941.67	100.00%

Derivative exposures and potential collateral calls: To hedge ECBs and mitigate the Interest rate risk on borrowing profile, the Company enters into derivative transactions. All the derivatives of the Company are for hedging purpose and not for any speculative or trading purpose. As on 31st March 2026, the notional amount of outstanding derivatives is ₹9,386.17 crore (Previous year ₹6,175.37 crore) with net negative MTM of ₹86.34 crore (Previous year positive ₹135.01 crore). Further, the Company has executed bilateral Credit Support Agreement with few of its derivative counterparties. As on 31st March 2026 there is outstanding margin of ₹36.22 crore (Previous year NIL).

Currency mismatch in LCR: There is no mismatch required to be reported in LCR as on 31st March 2026 and 31st March 2025 since all the Foreign Currency liabilities are reinstated to ₹ as per the corresponding derivative/ forward deals and closing RBI reference / FBIL exchange rates.



NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

B. Quantitative Disclosure

(₹ in crore)

Particulars	Quarter ended March 2026		Quarter ended December 2025	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	2,914.24	2,368.82	2,907.20	2,359.33
(i) Cash in hand & Bank balance	135.19	135.19	116.73	116.73
(ii) CP/Corporate Bond	127.82	108.65	204.47	173.80
(iii) SLR Securities	2,631.24	2,104.99	2,586.00	2,068.80
(iv) Government securities	19.99	19.99	-	-
Cash Outflows				
Deposits	530.64	610.24	577.91	664.60
Unsecured wholesale funding	1,768.11	2,033.33	1,142.83	1,314.25
Secured wholesale funding	1,702.65	1,958.05	1,123.94	1,292.53
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,515.21	1,742.49	1,261.36	1,450.56
Other contingent funding obligations	162.37	186.73	175.48	201.80
Total Cash Outflows	5,678.98	6,530.84	4,281.52	4,923.74
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	969.02	726.77	941.50	706.13
Other cash inflows	11,504.52	8,628.39	11,917.31	8,937.98
Total Cash Inflows	12,473.54	9,355.16	12,858.81	9,644.11
	Total Adjusted Value			
Total HQLA		2,368.82		2,359.33
Total Net Cash Outflows		1,632.71		1,230.94
Liquidity Coverage Ratio (%)		145.09%		191.67%
Required LCR	in %	100.00%	in %	100.00%
	in ₹	1,632.71	in ₹	1,230.94

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Quarter ended September 2025		Quarter ended June 2025	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	3,043.10	2,479.36	3,137.89	2,560.50
(i) Cash in hand & Bank balance	117.33	117.33	103.82	103.82
(ii) CP/Corporate Bond	428.29	364.05	588.48	500.21
(iii) SLR Securities	2,497.48	1,997.98	2,445.59	1,956.47
(iv) Government securities	-	-	-	-
Cash Outflows				
Deposits	469.61	540.05	425.19	488.97
Unsecured wholesale funding	1,834.78	2,110.00	959.34	1,103.24
Secured wholesale funding	1,323.52	1,522.05	1,114.38	1,281.54
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,289.76	1,483.22	1,225.37	1,409.18
Other contingent funding obligations	177.17	203.75	162.45	186.82
Total Cash Outflows	5,094.84	5,859.07	3,886.73	4,469.75
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	941.81	706.36	940.34	705.26
Other cash inflows	10,246.15	7,684.61	9,279.24	6,959.43
Total Cash Inflows	11,187.96	8,390.97	10,219.58	7,664.69
	Total Adjusted Value			
Total HQLA		2,479.36		2,560.50
Total Net Cash Outflows		1,464.77		1,117.44
Liquidity Coverage Ratio (%)		169.27%		229.14%
Required LCR	in %	100.00%	in %	100.00%
	in ₹	1,464.77	in ₹	1,117.44

(₹ in crore)

Particulars	Quarter ended March 2025		Quarter ended December 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	3,383.27	2,769.05	3,321.68	2,714.20
(i) Cash in hand & Bank balance	94.54	94.54	63.66	63.66
(ii) CP/Corporate Bond	870.41	739.85	882.58	750.19
(iii) SLR Securities	2,418.32	1,934.66	2,375.44	1,900.35
(iv) Government securities	-	-	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Quarter ended March 2025		Quarter ended December 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
Cash Outflows				
Deposits	411.56	473.29	576.19	662.62
Unsecured wholesale funding	850.56	978.14	1,632.61	1,877.50
Secured wholesale funding	1,618.97	1,861.82	1,249.05	1,436.41
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,302.23	1,497.56	1,244.19	1,430.82
Other contingent funding obligations	145.32	167.12	189.12	217.49
Total Cash Outflows	4,328.64	4,977.93	4,891.16	5,624.84
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	924.35	693.26	915.62	686.72
Other cash inflows	10,918.85	8,189.14	10,986.64	8,239.98
Total Cash Inflows	11,843.20	8,882.40	11,902.26	8,926.70
	Total Adjusted Value			
Total HQLA		2,769.05		2,714.20
Total Net Cash Outflows		1,244.48		1,406.21
Liquidity Coverage Ratio (%)		222.51%		193.02%
Required LCR	in %	100.00%	in %	100.00%
	in ₹	1,244.48	in ₹	1,406.21

(₹ in crore)

Particulars	Quarter ended September 2024		Quarter ended June 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	3,586.89	2,951.00	3,974.43	3,289.09
(i) Cash in hand & Bank balance	98.59	98.59	111.52	111.52
(ii) CP/Corporate Bond	1,235.52	1,050.19	1,471.39	1,250.68
(iii) SLR Securities	2,252.78	1,802.22	2,323.16	1,858.53
(iii) Government securities	-	-	68.36	68.36
Cash Outflows				
Deposits	552.73	635.64	475.23	546.51
Unsecured wholesale funding	1,502.72	1,728.13	1,446.98	1,664.03
Secured wholesale funding	1,761.89	2,026.17	1,247.91	1,435.10

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Quarter ended September 2024		Quarter ended June 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,338.34	1,539.09	1,023.73	1,177.29
Other contingent funding obligations	169.22	194.60	155.54	178.87
Total Cash Outflows	5,324.90	6,123.63	4,349.39	5,001.80
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	865.07	648.80	867.59	650.69
Other cash inflows	8,381.01	6,285.76	9,573.11	7,179.83
Total Cash Inflows	9,246.08	6,934.56	10,440.70	7,830.52
	Total Adjusted Value			
Total HQLA		2,951.00		3,289.09
Total Net Cash Outflows		1,530.91		1,250.45
Liquidity Coverage Ratio (%)		192.76%		263.03%
Required LCR	in %	85.00%	in %	85.00%
	in ₹	1,301.27	in ₹	1,062.88

**Unweighted values are calculated as outstanding balances maturing or callable within 30 days (for inflows and outflows).

#Weighted values are calculated after the application of respective haircuts (for HQLA) and stress factors on inflow and outflow.

Note 36.34: Disclosure as per Annexure I of RBI directions:

(₹ in crore)

Particulars	Amount outstanding	Amount overdue
S. No Liabilities side		
1 Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a) Bonds/ Debentures : Secured	7,443.11	-
: Unsecured	342.57	-
(other than falling within the meaning of public deposits)		
(b) Deferred Credits	-	-
(c) Term Loans	43,588.78	-
(d) Inter-corporate loans and borrowing	2,980.39	-
(e) Commercial Paper	2,068.87	-
(f) Public Deposits	15,075.05	-
(g) Other Loans (specify nature)	-	-
2 Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
(a) In the form of Unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	15,075.05	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Assets side		Amount outstanding
3	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:	
	(a) Secured	87,471.36
	(b) Unsecured	-
4	Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities	
	(i) Lease assets including lease rentals under sundry debtors	
	(a) Financial lease	-
	(b) Operating lease	-
	(ii) Stock on hire including hire charges under sundry debtors	
	(a) Assets on hire	-
	(b) Repossessed Assets	-
	(iii) Other loans counting towards asset financing activities	
	(a) Loans where assets have been repossessed (net of provision)	-
	(b) Loans other than (a) above	-
5	Break-up of Investments	
	Current Investments	
	1. Quoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	94.43
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (Security receipts in ACRE Trust)	-
	2. Unquoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others	-
	Long Term Investments	
	1. Quoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	2,682.19
	(v) Others (Security receipts in ACRE Trust)	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Assets side	Amount outstanding
2. Unquoted	
(i) Shares	
(a) Equity	0.30
(b) Preference	0.00
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (Security receipts)	0.00

	Amount net of provisions		
	Secured	Unsecured	Total
6 Borrower group-wise classification of assets financed as in (3) and (4) above:			
Category			
1. Related Parties			
(a) Subsidiaries	-	-	-
(b) Companies in the same group	-	-	-
(c) Other related parties	0.92	-	0.92
2. Other than related parties	86,557.04	-	86,557.04
Total	86,557.96	-	86,557.96

	Market Value / Break up or fair value or NAV	Total Book Value (net of provisions)
7 Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :		
Category		
1. Related Parties		
(a) Subsidiaries*	117.01	0.30
(b) Companies in the same group	-	-
(c) related parties	-	-
2. Other than related parties (including accrued interest)	2,774.49	2,776.62
Total	2,891.50	2,776.92

Particulars	Amount
8 Other information	
1. Gross Non-Performing Assets	
(a) Related Parties	-
(b) Other than related parties	809.84
2. Net Non-Performing Assets	
(a) Related Parties	-
(b) Other than related parties	499.84
Assets acquired in satisfaction of debt	-

* Equity capital contributed by the Company has been considered as break up value for subsidiary formed under Section 8 of the Company Act 2013 as the subsidiary is prohibited to give any right over its profits to any of its members.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.35: Breach of covenant of loans availed and debt securities issued

The Company's borrowings are subject to certain financial and non-financial covenants, including maintenance of capital adequacy ratio, asset quality ratios, and other financial metrics. During the current and previous year there is no breach of covenant of loans availed and debt securities issued.

Note 36.36: Principal business criteria for HFCs

Details of principal business criteria as follows:

As at 31 st March 2026		As at 31 st March 2025	
% of total assets towards housing finance	% of total assets towards housing finance for individuals	% of total assets towards housing finance	% of total assets towards housing finance for individuals
63.67%	63.40%	66.86%	65.32%

Note 36.37: During the year the Company has reported six fraud cases in relation to loan advanced to the borrowers amounting to ₹238.31 crore (loss recognised in current year ₹0.88 crore and ₹237.43 crore in previous years) to NHB, (Previous year ₹2.00 crore (loss recognised ₹1.97 crore)).

Note 36.38: The comparison between provisions required under IRACP and impairment allowances made under Ind AS 109 is tabulated below:

(₹ in crore)

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross Carrying Amount as per Ind AS 109 (3)	Loss Allowances (Provisions) as required under Ind AS 109 (4)	Net Carrying Amount (5)=(3)-(4)	Provisions required as per IRACP norms (6)	Difference between Ind AS 109 provisions and IRACP norms (7) = (4)-(6)
Performing Assets						
Standard	Stage 1	85,054.45	290.40	84,764.05	264.74	25.66
	Stage 2	1,607.07	313.00	1,294.07	5.05	307.95
Subtotal		86,661.52	603.40	86,058.12	269.79	333.61
Non-Performing Assets (NPA)						
Substandard	Stage 3	349.21	67.86	281.35	72.23	(4.37)
Doubtful - up to 1 year	Stage 3	191.93	71.09	120.84	52.86	18.23
1 to 3 years	Stage 3	149.85	67.93	81.92	52.95	14.98
More than 3 years	Stage 3	118.85	103.12	15.73	86.01	17.11
Subtotal for doubtful		460.63	242.14	218.49	191.82	50.32
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		809.84	310.00	499.84	264.05	45.95
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	337.03	1.12	335.91	-	1.12
	Stage 2	-	-	-	-	-
	Stage 3	0.90	0.89	0.01	-	0.89
Subtotal		337.93	2.01	335.92	-	2.01
Total	Stage 1	85,391.48	291.52	85,099.96	264.74	26.78
	Stage 2	1,607.07	313.00	1,294.07	5.05	307.95
	Stage 3	810.74	310.89	499.85	264.05	46.84
Total		87,809.29	915.41	86,893.88	533.84	381.57

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 36.39: Divergence in assets classification and provisioning

(₹ in crore)

Particulars	Amounts
Gross NPAs as on 31 st March 2023 as reported by the NBFC	2,271.36
Gross NPAs as on 31 st March 2023 as assessed by the Reserve Bank of India/ NHB	3,211.53
Divergence in Gross NPAs	940.17
Net NPAs as on 31 st March 2023 as reported by the NBFC	1,617.97
Net NPAs as on 31 st March 2023 as assessed by Reserve Bank of India/ NHB	2,499.78
Divergence in Net NPAs	881.81
Provisions for NPAs as on 31 st March 2023 as reported by the NBFC	653.39
Provisions for NPAs as on 31 st March 2023 as assessed by Reserve Bank of India/ NHB	711.75
Divergence in provisioning	58.36
Reported Profit before tax and impairment loss on financial instruments for the year ended 31 st March 2023	2,058.05
Reported Net Profit After Tax (PAT) for the year ended 31 st March 2023	1,056.27
Adjusted (notional) Net Profit after Tax (PAT) for the year ended 31 st March 2023 after considering the divergence in provisioning	1,012.60

Note: As on 31st March 2026, out of two loans identified in divergence, one stands closed and other loan remained regular throughout its tenure post reduction in rate of interest. There is no financial impact on the Company with respect to the above divergence in assets classification and provisioning.

Note 36.40: Disclosure pertaining to Resolution Framework for COVID-19-related Stress and Resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses to be read with Reserve Bank of India (Non Banking Financial Companies - Resolution of Stressed Assets) Directions, 2025, RB11DOR12025-261357 DOR.STR. REC.276121.04.048/2025-26, dated 28th November 2025.

For half-year ended 31st March 2026

(₹ in crore)

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) (\$)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year (@)
Personal Loans*	901.64	95.52	6.20	105.33	790.11
Corporate persons					
of which, MSMEs	-	-	-	-	-
Others^	-	-	-	-	-
Total	901.64	95.52	6.20	105.33	790.11

* Retail loans

\$ Principal outstanding as on 30th September 2025.

@ Principal outstanding (including capitalised interest) for live restructured accounts as on 31st March 2026.

^Corporate finance loans

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

For half-year ended 30th September 2025

(₹ in crore)

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) (\$)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half year	Exposure to accounts classified as Standard consequent to implementation of resolution plan –Position as at the end of this half-year (@)
Personal Loans*	1,062.91	130.48	14.48	146.79	901.64
Corporate persons					
of which, MSMEs	-	-	-	-	-
Others^	-	-	-	-	-
Total	1,062.91	130.48	14.48	146.79	901.64

* Retail loans

\$ Principal outstanding as on 31st March 2025.

@ Principal outstanding (including capitalised interest) for live restructured accounts as on September 30, 2025.

^Corporate finance loans

Note 36.41: Disclosure related to project finance for the quarter and year ended 31st March 2026 pursuant to Reserve Bank of India (Non-Banking Financial Companies – Credit Facilities) Directions, 2025 dated 28th November 2025, as amended from time to time, is given below:

(₹ in crore)

Sl. No.	Item Description	Number of accounts	Current year	Number of accounts	Previous year
1	Projects under implementation accounts at the beginning of the quarter	-	-	-	-
2	Projects under implementation accounts sanctioned during the quarter	1	220.53	-	-
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-	-	-
4	Projects under implementation accounts at the end of the quarter. (1+2-3)	1	220.53	-	-
5	Out of '4' – accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been invoked.	-	-	-	-
5.1	Out of '5' – accounts in respect of which Resolution plan has been implemented.	-	-	-	-
5.2	Out of '5' – accounts in respect of which Resolution plan is under implementation	-	-	-	-
5.3	Out of '5' – accounts in respect of which Resolution plan has failed.	-	-	-	-
6	Out of '5', accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been invoked due to change in scope and size of the project	-	-	-	-
7	Out of '5', account in respect of which cost overrun associated with extension in original / extended DCCO, as the case may be, was funded	-	-	-	-
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-	-	-
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-	-	-
8	Out of '4' – accounts in respect of which resolution process not involving extension in original / extended DCCO, as the case may be, has been invoked.	-	-	-	-
8.1	Out of '8' – accounts in respect of which Resolution plan has been implemented.	-	-	-	-
8.2	Out of '8' – accounts in respect of which Resolution plan is under implementation.	-	-	-	-
8.3	Out of '8' – accounts in respect of which Resolution plan has failed.	-	-	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 37 Leases

(i) Movement of lease liability

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Lease liability as at the beginning of the year (a)	145.64	132.89
Additions (b)	59.92	43.13
Accretion of interest (c)	12.24	10.24
Payments (d)	38.74	37.56
Modification (e)	9.18	3.06
Lease liability as at the end of the year (a+b+c-d-e)	169.88	145.64

(ii) Maturity analysis of minimum undiscounted lease payments after the reporting period:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Less than one year	37.92	36.51
Later than one year but not later than five years	120.43	98.31
Later than five years	58.32	49.05
Total	216.67	183.87

(iii) Maturity analysis of minimum discounted lease payments after the reporting period:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Less than one year	26.01	26.56
Later than one year but not later than five years	91.17	75.18
Later than five years	52.70	43.90
Total	169.88	145.64

(iv) There are no gains or losses from sales and leaseback for the year ended 31st March 2026 and 31st March 2025.

(v) There are no variable lease payments for the year ended 31st March 2026 and 31st March 2025.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 38 Derivatives

The Company uses derivative financial instruments such as forwards and swaps to hedge its risks associated with foreign exchange fluctuation, price risk and interest rate movements. The fair values of all such derivative financial instruments are recognized as assets or liabilities at the balance sheet date.

a. The Asset and Liability position of various outstanding derivative financial instruments is given below:

(₹ in crore)

Particulars	Nature of Risk being Hedged	As at 31 st March 2026			As at 31 st March 2025		
		Assets	Liabilities	Net fair value	Assets	Liabilities	Net fair value
Cash flow hedges	Currency risk, Interest rate risk	270.36	4.14	266.22	65.63	115.75	(50.12)
Fair Value Hedge	Interest rate risk	0.05	-	0.05	-	-	-
Total		270.41	4.14	266.27	65.63	115.75	(50.12)

b. Outstanding position and fair value of various foreign exchange derivative financial instruments:

(₹ in crore)

Particulars	Currency Pair	As at 31 st March 2026*		As at 31 st March 2025*	
		Notional Value in foreign currency	Fair Value Gain/ (Loss)	Notional Value in foreign currency	Fair Value Gain/ (Loss)
Cash flow hedges					
Currency swap	USD_INR	5,442.62	392.05	3,637.21	(37.19)
Interest rate swap	USD_INR	-	-	-	-
Foreign currency forwards	USD_INR	-	-	1,490.16	(49.15)
Fair value hedges					
Interest rate swap	INR_INR	3,943.55	0.05	1,000.00	-

*During the year, the Company has received margin money from the counter party ₹125.83 crore. However, previous year the Company had paid margin money to counter party bank ₹36.22 crore.

c. The following table presents details of amount held, effective portion of cash flow hedge and cost of hedging reserve and the period during which these are going to be released and affecting Statement of Profit and Loss.

(₹ in crore)

Effective Portion of Cash Flow Hedges	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Currency swap	-	392.05	392.05	14.38	(51.57)	(37.19)
Interest rate swap	-	0.05	0.05	-	-	-
Foreign currency forwards	-	-	-	(49.15)	-	(49.15)
Total	-	392.10	392.10	(34.77)	(51.57)	(86.34)
Deferred tax on above	-	98.68	98.68	(8.75)	(12.98)	(21.73)
Total	-	293.42	293.42	(26.02)	(38.59)	(64.61)

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

- d. The following tables presents the amount of gain/(loss) recognized for effective portion of cash flow hedge and cost of hedging reserve and recycled during the financial year 2025-26 along with closing amount in hedging reserve:

(₹ in crore)

Effective Portion of Cash Flow Hedges	Opening Balance	Net Amount recognised OCI	Net Amount to P&L	Net Amount added to Non-Financial Assets	Margin money received/(paid)	Closing Balance
Currency swap	(37.19)	429.24		-	-	392.05
Interest rate swap	-	-	0.05	-	-	0.05
Foreign currency forwards	(49.15)	(49.15)	-	-	-	-

- e. The Company's hedging policy allows for effective hedge relationships to be established. The effective portion of hedge is recognised in OCI, while ineffective portion of hedge is recognised immediately in the Statement of Profit and Loss. For cash flow hedges, the Company uses hypothetical derivative method to assess effectiveness based on "lower off" assessment.

Sources of Hedge ineffectiveness summarised by risk category are as follows :

Risk Category	Sources of Hedge Ineffectiveness	Type of Hedge
Price Risk	Critical terms Mismatch	Cash Flow and Fair Value Hedge
	Basis Risk	Fair Value Hedge
	Credit Risk Adjustment	Cash Flow and Fair Value Hedge
Exchange Risk	Credit Risk Adjustment	Cash Flow Hedge

Note 39 Segment Reporting

The Company's main business is to provide loans against/for purchase, construction, repairs & renovations of Houses/Flats/Commercial Properties etc. All other activities of the Company revolve around the main business. As such, there are no separate reportable segment, as per the Operating Segments (Ind AS 108), notified by the Companies (Accounting Standard) Rules, 2015. The Company operates within India and does not have operations in economic environments with different risks and returns, hence it is considered operating in single geographical segment.

The Company is not reliant on revenues from transactions with any single external customer and does not receive 10% or more of its revenues from transactions with any single external customer.

Note 40 Contingent Liabilities and Commitments

- Contingent liabilities in respect of Income-tax of ₹165.62 crore (Previous year ₹54.54 crore) is disputed and are under appeals/rectification filed before the assessing officer/under reassessment proceedings. The Company expects the demands to be set aside by the appellate authority/rectified by the assessing officer/nullified during reassessment proceedings, hence no additional provision is considered necessary.
- Contingent liabilities in respect of Goods and Service Tax of ₹46.74 crore (Previous year ₹43.70 crore) is disputed and appeals has been filed for ₹41.01 crore (Previous year ₹9.44 crore). Further, the Company in the process of filing of appeal for ₹5.73 crore (Previous year ₹34.26 crore). The Company expects the demands to be set aside by the appellate authority, hence no additional provision is considered necessary.
- Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) is ₹20.97 crore (Previous year ₹32.34 crore).
- Claims against the Company not acknowledged as debt is ₹15.36 crore (Previous year ₹0.48 crore).
- The Company had issued corporate financial guarantee amounting to ₹0.25 crore (Previous year ₹0.25 crore) to "UNIQUE IDENTIFICATION AUTHORITY OF INDIA (UIDAI)" in relation to Aadhar Authentication Services.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 41 Disclosure in respect of Employee Benefits

In accordance with Indian Accounting Standards on “Employee Benefits” (Ind AS 19), the following disclosure have been made:

Defined Contribution Plans:

Note 41.1: The Company makes contributions towards provident fund to a defined contribution retirement benefit plan for qualifying employees. Under the plan, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit plan to fund the benefits. The contribution has been recognised in the Statement of Profit and Loss which are included under “Contribution to Provident Fund and Other Funds” in Note 32.

(₹ in crore)

Particulars	Current Year	Previous Year
Contribution to Provident Fund and Other Funds	14.64	12.67

Note 41.2: Defined Benefit Plans

The Company has a defined benefit gratuity plan. Every employee is entitled to the benefit equivalent to 15 days salary (last drawn) for each completed year of services rendered and is payable on termination of service, retirement and death, whichever is earlier. The benefit vests after five year of continuous service. The benefit to employee is as per the plan rules and as per the Code on Social Security 2020. The scheme is funded and the same is managed by Life Insurance Corporation of India. The liability of Gratuity is recognised on the basis of actuarial valuation.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity were carried out as at 31st March 2026. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Risks associated with defined benefit plan

Interest rate risk: A fall in the discount rate, which is linked to the Government Securities rate, will increase the present value of the liability requiring higher provision. A fall in the discount rate generally increases the mark to market value of the assets depending on the duration of asset.

Salary Risk: The present value of the defined benefit plan liability is calculated by reference to the future salary of members. As such, an increase in the salary of the members more than assumed level may increase the plan's liability.

Mortality risk: Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

GRATUITY LIABILITY

Change in present value of obligation

(₹ in crore)

Particulars	Current Year	Previous Year
Present value of obligation as at the beginning of the year	18.92	14.39
Interest cost	1.42	1.00
Current service cost	5.39	4.05
Past service cost including curtailment gains/losses	4.58	0.00
Benefits paid	(0.89)	(1.35)
Actuarial (gain)/loss on obligation	0.15	0.83
Present value of obligation as at the end of year	29.57	18.92

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Change in fair value of plan assets*

(₹ in crore)

Particulars	Current Year	Previous Year
Fair value of plan assets as at the beginning of the year	18.96	14.95
Actual return on plan assets	1.58	1.20
Employer Contributions	8.95	4.16
Benefits paid	(0.89)	(1.35)
Fair value of plan assets as at the end of year	28.60	18.96
Funded status	-	0.71
Unfunded status	(0.97)	(0.67)

Expense recognised in the statement of Profit and Loss

(₹ in crore)

Particulars	Current Year	Previous Year
Service cost	9.97	4.05
Interest on net defined assets/liability	0.10	(0.03)
Expenses recognised in the statement of profit and loss	10.07	4.02

Expense recognised in Other Comprehensive Income

(₹ in crore)

Particulars	Current Year	Previous Year
Net cumulative unrecognized actuarial gain/(loss) opening	-	0.03
Actuarial gain / (loss) for the year on PBO	(0.15)	(0.86)
Actuarial gain / (loss) for the year on Asset	0.27	0.16
Remeasurement (loss)/gain in other comprehensive income	0.12	(0.67)

(₹ in crore)

Particulars	Current Year	Previous Year
Expected contribution for the next financial year	3.33	3.30

Assumptions

Particulars	Current Year	Previous Year
a) Discounting Rate	7.15%-7.78%	6.70%-7.13%
b) Future salary Increase	3.00%-9.00%	3.00%-8.00%
c) Retirement Age (Years)	58-60 years	58-60 years
d) Mortality Table	IALM (2012-14)	IALM (2012-14)

Maturity profile of defined benefits obligation

(₹ in crore)

Particulars	Current Year	Previous Year
Within the next 12 months	3.01	1.92
above 1 year and up to 5 years	9.38	7.26
above 5 year	17.18	9.74

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Sensitivity analysis of the defined benefit obligation**

(₹ in crore)

Particulars	Current Year			
	Discount Rate		Future salary increase	
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(1.07)	1.13	0.87	(0.85)

(₹ in crore)

Particulars	Previous Year			
	Discount Rate		Future salary increase	
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(0.70)	0.75	0.63	(0.61)

*100% of the plan assets are managed by the insurer for current as well as previous year for employees on the Company payroll. However, for contractual employees there are no plan assets.

**Sensitivities due to mortality and withdrawals are not material and hence impact of change due to these are not calculated. Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

Note 42 Expenditure in Foreign Currency

(₹ in crore)

Particulars	Current Year	Previous Year
Interest paid	124.22	96.53
Other expenses	16.27	16.41

Note 43 Derivative financial assets / liabilities

Derivative financial assets subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Derivative assets not subject to netting arrangements	Total derivative assets	Maximum exposure to risk
	Gross derivative assets before offset	Offset with gross derivative liabilities	Net derivative assets recognised on the balance sheet	Derivative liabilities	Collaterals received	Derivative assets after consideration of netting potential	Derivative Assets recognised on the balance sheet	Recognised in the balance sheet	After consideration of netting potential
Derivative assets									
At 31 st March 2026*	270.41	(4.14)	266.27	-	-	266.27	-	266.27	266.27
At 31 st March 2025*	65.63	(65.63)	-	-	-	-	-	-	-

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Derivative financial liabilities subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Derivative liabilities not subject to netting arrangements	Total derivative liabilities	Maximum exposure to risk
	Gross derivative liabilities before offset	Offset with gross derivative assets	Net derivative liabilities recognised on the balance sheet	Derivative Assets	Collaterals given	Derivative liabilities after consideration of netting potential	Derivative liabilities recognised on the balance sheet	Recognised in the balance sheet	After consideration of netting potential
Derivative liabilities									
At 31 st March 2026*	4.14	4.14	-	-	-	-	-	-	-
At 31 st March 2025*	115.75	65.63	50.12	-	-	50.12	-	50.12	50.12

* Net of margin money paid to counter party bank.

Note 44 Change in liabilities arising from financing activities

(₹ in crore)

Particulars	As at 01 st April 2025	Cash flows (net)	Exchange difference	Others	As at 31 st March 2026
Debt securities & subordinated liabilities	5,914.03	1,615.00	-	2.14	7,531.17
Borrowings from bank and Financial Institutions	35,555.02	7,714.92	283.46	(10.23)	43,543.17
Deposits	17,641.73	408.24	-	5.42	18,055.39
Commercial paper	3,199.01	(1,130.12)	-	(0.02)	2,068.87
Lease liabilities	145.64	(46.05)	-	70.29	169.88

(₹ in crore)

Particulars	As at 01 st April 2024	Cash flows (net)	Exchange difference	Others	As at 31 st March 2025
Debt securities & subordinated liabilities	5,286.72	625.01	-	2.30	5,914.03
Borrowings from bank and Financial Institutions	28,666.95	7,026.62	(127.61)	(10.94)	35,555.02
Deposits	17,798.30	(161.83)	-	5.26	17,641.73
Commercial paper	3,304.70	(105.63)	-	(0.06)	3,199.01
Lease liabilities	132.89	(37.56)	-	50.31	145.64

Note 44.1: The borrowings has been utilised for the purpose for which it has been taken from banks and financial institutions

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 44.2: The borrowings which has been repaid during the year whereby satisfaction is yet to be filed with Registrar of Companies (ROC):

(₹ in crore)

Lender Name	Amount	Location of registrar	Reason for delay
Bank of India	500.00	ROC- Delhi	Awaiting NOC from the lender
PNB Bank	1,000.00	ROC- Delhi	Awaiting NOC from the lender
Indian Bank	500.00	ROC- Delhi	Awaiting NOC from the lender
HDFC Bank	300.00	ROC- Delhi	Awaiting NOC from the lender

Note 44.3: Quarterly returns/statements of current assets filed with banks or financial institutions against the underlying borrowings are in agreement with the books of accounts (principal outstanding).

Note 44.4: The Company is generally regular in transferring the unclaimed deposit amount for more than seven years to the Investor Education and Protection Fund (IEPF). However, in some instance amounting to ₹0.23 crore which pertaining to matured deposit and Interest of matured deposits there was a delay in depositing the same to IEPF. Further, the Company has also transferred to Investor Education and Protection Fund (IEPF) amounting to ₹0.30 crore which are laying in sundry accounts.

Note 45 Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. However, with regard to loans and advances to customers and investments, the Company has used the contractual maturities for recovery/settlement. Borrowings (including debt securities and deposits) are reflected basis the contractual maturities.

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
ASSETS						
Financial assets						
Cash and cash equivalents	2,482.92	-	2,482.92	2,097.35	-	2,097.35
Bank balance other than cash and cash equivalents	756.07	-	756.07	1,367.99	-	1,367.99
Derivative financial instruments	-	270.41	270.41	-	-	-
Trade and other receivables	47.27	-	47.27	50.26	-	50.26
Loans	4,362.42	82,195.54	86,557.96	3,915.70	70,851.87	74,767.57
Investments	425.42	2,351.50	2,776.92	987.63	2,393.13	3,380.76
Other financial assets	63.45	225.20	288.65	72.03	274.50	346.53
Total (a)	8,137.55	85,042.65	93,180.20	8,490.96	73,519.50	82,010.46
Non-financial assets						
Current tax assets (net)	-	-	-	-	1.29	1.29
Deferred tax assets (net)	-	23.01	23.01	-	170.76	170.76
Investment property	-	0.51	0.51	-	0.51	0.51
Property, plant and equipment	-	83.36	83.36	-	81.79	81.79
Right of use assets	-	157.38	157.38	-	132.59	132.59
Capital work-in-progress	-	1.38	1.38	-	4.67	4.67
Intangible assets under development	-	4.62	4.62	-	11.47	11.47

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Other Intangible assets	-	32.07	32.07	-	23.96	23.96
Other non-financial assets	45.06	5.87	50.93	58.35	0.68	59.03
Total (b)	45.06	308.20	353.26	58.35	427.72	486.07
Total asset c = (a+b)	8,182.61	85,350.85	93,533.46	8,549.31	73,947.22	82,496.53
LIABILITIES						
Financial liabilities						
Derivative financial instruments	-	4.14	4.14	19.66	30.46	50.12
Trade Payables	14.49	-	14.49	24.63	-	24.63
Debt Securities	3,139.09	6,131.29	9,270.38	3,696.84	4,876.61	8,573.45
Borrowings (other than debt securities)	13,094.48	30,448.69	43,543.17	12,559.31	22,995.71	35,555.02
Deposits	6,596.01	11,459.38	18,055.39	5,947.68	11,693.87	17,641.55
Subordinated liabilities	289.99	39.67	329.66	209.92	329.67	539.59
Other financial liabilities	2,677.48	207.53	2,885.01	2,896.35	134.48	3,030.83
Total (d)	25,811.54	48,290.70	74,102.24	25,354.39	40,060.80	65,415.19
Non-financial liabilities						
Current tax liabilities (net)	10.43	-	10.43	-	-	-
Provisions	9.00	22.85	31.85	3.31	17.27	20.58
Other Non-financial Liabilities	123.81	39.33	163.14	181.80	45.26	227.06
Total (e)	143.24	62.18	205.42	185.11	62.53	247.64
Total liabilities f = (d+e)	25,954.78	48,352.88	74,307.66	25,539.50	40,123.33	65,662.83
Net (c-f)			19,225.80			16,833.70

Note 46 Risk Management

The Company has formulated a comprehensive enterprise risk management policy to take care of major risks, such as credit risk, market risk, liquidity risk. The Company has an integrated risk management policy (IRM) in place, which communicates the risk management strategy, framework, and risk processes across the organisation, and has been approved by the Board. The risk management framework broadly includes governance, risk appetite approach, risk-specific guidelines, risk measurement, mitigation, monitoring reporting, and key risk indicators (KRIs). The Company has developed a clearly articulated risk appetite statement, functional policies, and KRIs to explicitly define the level and nature of risk that an organisation willing to take in order to pursue the articulated mission on behalf of various stakeholders. The Board has delegated the responsibility of risk management to its risk management committee (RMC), which reviews the efficacy of our risk management framework, provides important oversight, and assesses whether it is consistent with the risk tolerance levels laid down. The RMC gives directions to executive risk management committee (ERMC), comprising senior management.

Note 46.1: Credit Risk

The Company's asset base comprises of retail loans and corporate loans.

Retail loans mainly focuses on financing of acquisition or construction of houses that includes repair, upgradation, and development of plot of land. In retail loans category, the Company also provides loan against properties and loans for purchase & construction of non-residential premises.

Corporate finance loans are given mainly to developers for financing the construction of residential / commercial properties, i.e. construction finance loans, and for general corporate purpose loans. i.e. corporate term loans and lease rental discounting loans.

NOTES TO STANDALONE FINANCIAL STATEMENTS

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Being in the lending domain, credit risk is one of the major risks in the business model of the Company. Credit risk stems from outright default due to inability or unwillingness of a customer or counterparty to meet the contractual commitments. The essence of credit risk management in the Company pivots around the early assessment of stress, both at a portfolio and account level, and taking appropriate measures.

Credit Risk Management

Credit risk of the Company is managed through a robust Credit Risk Management set-up at various levels. Given the pervasiveness of credit risk in the Company's line of business, the Board and the senior management consider credit risk management to be an integral part of the organisational strategy. The Board has constituted a Risk Management Committee (RMC) that owns the risk management framework. The RMC oversees the Risk Management practices and gives direction to the Executive Risk Management Committee (ERMC), comprising of the MD and CEO along with functional heads, in implementing the risk management framework and policy. The policies and procedures have been drafted in close consultation with process owners, ERMC and RMC.

The risk management function is led by the Chief Risk Officer who is independent and has direct access to the RMC.

The Company's Risk Framework for credit risk management is mentioned below:

1) Established an appropriate credit risk environment

The Company has developed credit risk strategy which reflects its risk tolerance and level of profitability it expects to achieve. The execution of strategy is done through policies, guidelines and processes supervised by team of experienced professionals in the mortgage business.

2) Ensure sound credit approval process

The Company's Target Operating Model (TOM) primarily comprises of Hub and Spoc structure, advanced technology platform, experienced and specialized professionals and mark to market policies and products. The Company's TOM allows to manage various type of risks in a better manner which in turn helps building a robust portfolio.

The Company has clear segregation of duties between transaction originators in the business function and approvers in the credit risk function. Spoc or branch act as the primary point of sale, undertake loan originations, collection, deposit sourcing and customer service. Hubs perform functions, such as loan processing, credit appraisal and monitoring through subject matter experts comprising team of underwriters, fraud control unit, legal counsels, and technical evaluators.

The credit sanction is done through a well-defined delegation matrix under four eye principle. All functions are subject to audit, undertaken by an independent team directly reporting to the Board.

Hubs and Spocs are supported by Central Support Office (CSO), Centralised Operations (COPS) and Central Processing Centre (CPC).

3) Maintains an appropriate credit administration, measurement and monitoring process

Policies and procedures have been developed for identifying, measuring, monitoring and mitigating credit risk. Portfolio monitoring allows a proactive approach to identify, at an early stage, credit quality deterioration. A system of independent, periodical reviews of the Company's credit risk management process is established and the results of such reviews are communicated across the levels for corrective actions as applicable. The excepted credit loss on financial instruments has been presented in respective note.

Adequate controls are in place to ensure that the credit approval function is being properly managed and that credit exposures are within levels consistent with prudential standards and internal limits.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 46.2: Derivative Financial Instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

Note 46.3: Analysis of risk concentration

(i) Risk concentrations on loans

An analysis of the Company's credit risk concentrations per product / sub product is provided in the below mentioned table:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Concentration by sector - Retail		
Housing loans	58,897.19	53,590.80
Non housing loans	28,173.67	21,333.58
Total (a)	87,070.86	74,924.38
Concentration by sector - Corporate		
Construction finance	67.95	947.89
Corporate term loan	332.55	14.66
Total (b)	400.50	962.55
Total (a+b)	87,471.36	75,886.93

(ii) Risk concentrations on financial assets other than loans

(₹ in crore)

Particulars	Government	Financial Services	Corporate	Others	Total
As at 31st March 2026					
Cash and cash equivalents	-	2,481.88	-	1.04	2,482.92
Bank balance other than cash and cash equivalents	-	756.07	-	-	756.07
Trade and other receivables	-	-	47.15	0.12	47.27
Investments	2,682.19	-	94.43	0.30	2,776.92
Other financial assets	-	267.10	4.63	16.92	288.65
Total	2,682.19	3,505.05	146.21	18.38	6,351.83
As at 31st March 2025					
Cash and cash equivalents	-	2,095.92	-	1.43	2,097.35
Bank balance other than cash and cash equivalents	-	1,367.99	-	-	1,367.99
Derivative financial instruments	-	-	-	-	-
Trade and other receivables	-	-	50.24	0.02	50.26
Investments	2,427.78	-	952.98	-	3,380.76
Other financial assets	-	322.47	3.14	20.92	346.53
Total	2,427.78	3,786.38	1,006.36	22.37	7,242.89

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 46.4: Market Risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates and equity prices. The Company monitors such changes and presents to the management on a regular basis. It undertakes scenario analysis as well as other techniques like earnings at risk to quantify the expected impact upon the change of market variables. The Board approved investment policy defines the overall exposure limits and specific limits pertaining to the exposure to a particular entity/counterparty as well as type of securities.

Note 46.4.1 Total market risk exposure

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025	Primary risk sensitivity
	Carrying amount		
ASSETS			
Financial assets			
Cash and cash equivalents	2,482.92	2,097.35	-
Bank balance other than cash and cash equivalents	756.07	1,367.99	-
Derivative financial instruments	270.41	-	-
Trade and other receivables	47.27	50.26	-
Loans	86,557.96	74,767.57	Interest rate
Investments	2,776.92	3,380.76	Interest rate
Other financial assets	288.65	346.53	Interest rate
Total	93,180.20	82,010.46	
LIABILITIES			
Financial liabilities			
Derivative financial instruments	4.14	50.12	-
Trade payables	14.49	24.63	-
Debt securities	9,270.38	8,573.45	Interest rate
Borrowings (other than debt securities)	43,543.17	35,555.02	Interest rate/ Currency risk
Deposits	18,055.39	17,641.55	Interest rate
Subordinated liabilities	329.66	539.59	Interest rate
Other financial liabilities	2,885.01	3,030.83	-
Total	74,102.24	65,415.19	

46.4.2 Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments. The Board has established limits on interest rate sensitive assets and interest rate sensitive liabilities. The Company's policy is to monitor positions on a regular basis and hedging strategies are used to ensure positions are maintained within the established limits.

NOTES TO STANDALONE FINANCIAL STATEMENTS

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The following tables assesses the sensitivity of the assets and liabilities over the profit and loss with change in interest rates.

(₹ in crore)

Areas	Financial year	Increase / (decrease) in basis points	Sensitivity of profit and (loss)
Loans	2025-26	100 bps / (100) bps	857.35 / (857.35)
	2024-25	100 bps / (100) bps	743.42 / (743.42)
Investments	2025-26	100 bps / (100) bps	0.34 / (0.35)
	2024-25	100 bps / (100) bps	8.80 / (9.11)
Other financial assets	2025-26	25 bps / (25) bps	0.72 / (0.72)
	2024-25	25 bps / (25) bps	0.86 / (0.86)
External Commercial Borrowing	2025-26	100 bps / (100) bps	-
	2024-25	100 bps / (100) bps	-
Debt securities, Borrowings (other than debt securities), Deposits and Subordinated liabilities	2025-26	100 bps / (100) bps	(477.87) / 477.87
	2024-25	100 bps / (100) bps	(384.82) / 384.82

46.4.3 Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Foreign currency risk arises majorly on account of foreign currency borrowings which are primarily in US Dollar (\$). The Company manages its foreign currency risk by entering into cross currency swaps and forward contracts. When a derivative is entered into for the purpose of being as hedge, the Company negotiates the terms of those derivatives to match with the terms of the hedge exposure.

Currently, the Company is exposed to currency risk by virtue of its ECBs. But, the Company has undertaken hedging and mitigate such risk.

The following table assesses the sensitivity of the assets and liabilities over the profit and loss and other comprehensive income with change in currency rates.

(₹ in crore)

Areas	Financial year	Increase / (decrease) in %	Sensitivity on profit and loss / other comprehensive income
External Commercial Borrowing	2025-26	10 % / (10) %	-
	2024-25	10 % / (10) %	-

Note 46.4.4: Equity price risk

The Company's investment in non-listed equity securities are accounted at cost in the financial statement net of impairment (if any). The expected cash flow from these entities are regularly monitored to identify impairment indicators.

Note 46.5: Liquidity risk and funding management

Liquidity risk is defined as the risk that the Company will encounter in meeting its obligations associated with financial liabilities as and when they fall due, without incurring unacceptable losses. Liquidity risk arises from mismatches in the timing of the cash inflows and outflows under both normal business conditions and stress scenarios including situations where funding required to support illiquid asset positions may not be available on acceptable terms. To mitigate liquidity risk, the management has arranged for diversified funding sources and a broad investor base in addition to its core deposit base, reducing reliance on any single source of funding. The Company continuously monitors its funding profile and seeks to maintain an optimal mix of short-term and long-term borrowings. Asset origination and investment decisions are also undertaken with due regard to their impact on the overall liquidity position. The Company also adopted a policy of managing assets with liquidity in mind and monitoring future cash flows and liquidity on a regular basis. The Company also keeps lines of credit and liquid investments that it can access to meet liquidity needs. The lines of credit are from various banks and institutions. The liquid investments are made for shorter tenor

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

and kept in instruments like debt mutual funds, fixed deposits, liquid bonds, certificate of deposit, government securities etc., limits of which are defined as per investment policy based on the type of security, rating of entity and instrument. In accordance with the Company's policy, the liquidity position is assessed under a variety of scenarios. The Company follows both stock and flow approaches to monitor and assess the liquidity position. Moreover, the Company keeps a track of the expected funds inflows and outflows along with the avenues of raising the funds. This incorporates an assessment of expected cash flows and the availability of high grade collateral which could be used to secure additional funding if required.

The Company has a Board approved Asset and Liability Management (ALM) policy. The policy has constituted an Asset and Liability Committee (ALCO) which meets at regular intervals to review the asset liability profile of the Company. The ALCO monitors structural liquidity mismatches across prescribed time buckets, both at individual time-bucket level as well as on a cumulative basis, and also reviews the interest rate risk profile of the Company. The policy also defines the limits on such monitored items and these are further presented to the Board for information and further action, if any. In addition to the regulatory prescribed tools, the Company has voluntarily instituted additional internal liquidity risk indicators and parameters are presented to the ALCO and further to the Board. Moreover, the position of liquidity is presented to the Risk Management Committee of the Board.

Note 46.5.1: Analysis of financial liabilities by remaining contractual maturities

The table below summarises the maturity profile of the undiscounted cash flows (including interest) of the Company's financial liabilities.

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Financial liabilities						
Derivative financial instruments	-	4.14	4.14	19.66	30.46	50.12
Trade payables	14.49	-	14.49	24.63	-	24.63
Debt securities	3,139.09	6,131.29	9,270.38	3,696.84	4,876.61	8,573.45
Borrowings (other than debt securities)	13,094.48	30,448.69	43,543.17	12,559.31	22,995.71	35,555.02
Deposits	6,596.01	11,459.38	18,055.39	5,947.68	11,693.87	17,641.55
Subordinated liabilities	289.99	39.67	329.66	209.92	329.67	539.59
Interest on borrowings (including debt securities / deposits / subordinated liabilities)*	4,361.94	7,151.49	11,513.43	3,665.16	5,779.43	9,444.59
Other financial liabilities	2,377.36	207.53	2,584.89	2,494.42	134.48	2,628.90
Total	29,873.36	55,442.19	85,315.55	28,617.62	45,840.23	74,457.85

*Interest on borrowings includes undiscounted future interest.

The table below shows the contractual expiry by maturity of the Company's contingent assets, liabilities and commitments.

(₹ in crore)

Particulars	Within 12 Months	After 12 Months	Total
As at 31st March 2026			
Undrawn commitments relating to advances	6,160.34	2,878.90	9,039.24
Undrawn commitments relating to financial guarantee	-	0.25	0.25
Undrawn sanction relating to borrowings	8,230.00	-	8,230.00
As at 31st March 2025			
Undrawn commitments relating to advances	4,944.78	2,697.79	7,642.57
Undrawn commitments relating to financial guarantee	-	0.25	0.25
Undrawn sanction relating to borrowings	7,391.22	-	7,391.22

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 47 Fair value measurement

The principles and techniques of fair valuation measurement of both financial and non-financial instruments are as follows:

(a) Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e. an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

For determination of fair value, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

Level 1: Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2: Those where the inputs that are used for valuation are significant and are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument.

Level 3: Those that include one or more unobservable input that is significant to the measurement as whole.

(b) Valuation governance

The Company's fair value methodology and the governance over its models includes a number of controls and other procedures to ensure appropriate safeguards are in place to ensure its quality and adequacy. All new product initiatives and their valuations are subject to approvals by related functions of the Company.

(c) Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy.

As at March 31, 2026

(₹ in crore)

Particulars	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Assets measured at fair value through profit or loss				
Investments				
Debt securities	-	94.43	-	94.43
Security Receipt in ACRE 122 Trust	-	-	0.00	0.00
Redeemable Preference Shares of Ornate Spaces Private Limited	-	-	0.00	0.00
Derivative financial instruments				
Currency swaps	-	270.36	-	270.36
Interest rate swaps	-	0.05	-	0.05
Total assets measured at fair value on a recurring basis (a)	-	364.84	0.00	364.84
Assets measured at fair value on a non-recurring basis				
Other assets	-	-	-	-
Total assets measured at fair value on a non-recurring basis (b)	-	-	-	-
Total assets measured at fair value (a)+(b)	-	364.84	0.00	364.84
Liabilities measured at fair value through profit or loss				
Derivative financial instruments				
Forward contracts and currency swaps	-	4.14	-	4.14
Total liabilities measured at fair value through profit or loss	-	4.14	-	4.14

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

As at March 31, 2025

(₹ in crore)

Particulars	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Assets measured at fair value through profit or loss				
Investments				
Debt securities	-	952.68	-	952.68
Security Receipt in ACRE 122 Trust	-	-	0.00	0.00
Security Receipt in CFMARC-140-Trust	-	-	0.00	0.00
Redeemable Preference Shares of Ornate Spaces Private Limited	-	-	0.00	0.00
Derivative financial instruments				
Currency swaps	-	44.51	-	44.51
Interest rate swaps	-	21.12	-	21.12
Total assets measured at fair value on a recurring basis (a)	-	1,018.31	0.00	1,018.31
Assets measured at fair value on a non-recurring basis				
Other assets	-	-	-	-
Total assets measured at fair value on a non-recurring basis (b)	-	-	-	-
Total assets measured at fair value (a)+(b)	-	1,018.31	0.00	1,018.31
Liabilities measured at fair value through profit or loss				
Derivative financial instruments				
Forward contracts and currency swaps	-	115.75	-	115.75
Total liabilities measured at fair value through profit or loss	-	115.75	-	115.75

Valuation methodologies of financial instruments measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are recorded and measured at fair value in the Company's financial statements.

1. Debt securities

The Company's debt instruments are standard fixed rate securities. The Company uses market prices whenever available, or other observable inputs to estimate the corresponding fair value. These Corporate bonds are generally Level 2 instruments.

2. Derivative financial instruments

Interest rate derivatives

For Interest rate derivatives, the Company has interest rate swaps and cross currency swaps. The valuation techniques are the mark to market positions with forward pricing on the swap models using present value calculations by estimating future cash flows and discounting them with the appropriate yield curves like the OIS yield curve. These contracts are generally Level 2 unless adjustments to yield curves or credit spreads are based on significant non-observable inputs, in which case, they are Level 3.

Foreign exchange contracts

Foreign exchange contracts include spot contracts, foreign exchange forward and swap contracts. However, the Company has not entered into any foreign exchange options. These instruments are valued by either observable foreign exchange rates, observable or calculated forward points and option valuation models. The Company classifies these foreign exchange contracts as level 2.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

3. Security Receipt and Redeemable Preference Shares

The Company has invested in security receipt and Redeemable Preference Shares whereby the valuation is based on the underlying ratings of the security. The Company classifies these investments as Level 3.

(d) Fair Value of financial instruments not measured at fair value

As at March 31, 2026

(₹ in crore)

Particulars	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at amortised cost					
Loans and advances to customers (net of ECL)	86,557.96	-	86,537.02	-	86,537.02
Investment [#]					
Government Securities (at amortised cost) & Equity (at cost)	2,682.49	-	2,680.36	-	2,680.36
Total financial assets	89,240.45	-	89,217.38	-	89,217.38
Financial liabilities					
Financial liabilities measured at amortised cost					
Debt securities (including interest accrued)	9,511.98	-	9,587.40	-	9,587.40
Deposits (including interest accrued)	18,055.44	-	-	18,724.91	18,724.91
Subordinated liabilities (including interest accrued)	342.57	-	664.08	-	664.08
Total financial liabilities	27,909.99	-	10,251.48	18,724.91	28,976.39

As at March 31, 2025

(₹ in crore)

Particulars	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at amortised cost					
Loans and advances to customers (net of ECL)	74,767.57	-	74,746.14	-	74,746.14
Investment [#]					
Government Securities (at amortised cost) & Equity (at cost)	2,428.08	-	2,470.41	-	2,470.41
Total financial assets	77,195.65	-	77,216.55	-	77,216.55
Financial liabilities					
Financial liabilities measured at amortised cost					
Debt securities (including interest accrued)	8,762.56	-	8,827.29	-	8,827.29
Deposits (including interest accrued)	17,641.97	-	-	17,659.83	17,659.83
Subordinated liabilities (including interest accrued)	561.51	-	564.85	-	564.85
Total financial liabilities	26,966.04	-	9,392.14	17,659.83	27,051.97

[#] fair value has been disclosed for those valued at amortised cost.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements.

1. Financial assets and liabilities (Short term)

Cash and cash equivalents, bank balances other than cash and cash equivalents, trade receivables, other financial assets, trade payables, commercial papers and other financial liabilities has been recognised at amortised cost in the financial statements.

In accordance with Ind AS 107.29(a), fair value is not required to be disclosed in relation to the financial instruments having short-term maturity (less than 12 months), where carrying amount (net of impairment) is a reasonable approximation of their fair value. Hence the fair value of cash and cash equivalents, bank balances other than cash and cash equivalents, trade receivables, other financial assets, trade payables, commercial papers and other financial liabilities has not been disclosed.

2. Financial assets

Loans and advances to customers

Substantial amount of the loans are based on floating rate of interest, carrying amount of which represents the fair value of these loans. Minuscule amount of loans are based on fixed to floating rate of interest, the fair values of these loans are computed by discounted cash flow models incorporating prevailing interest rate. The Company classifies these assets as Level 2.

Government debt securities

Government debt securities are financial instruments issued by sovereign governments and include both long-term bonds and short-term bills with fixed or floating rate interest payments. These instruments are generally liquid and traded in active markets resulting in a Level 1 classification. When active market prices are not available, the Company uses observable market inputs of similar instruments and bond prices to estimate future index levels and extrapolating yields outside the range of active market trading, in which instances the Company classifies those securities as Level 2. The Company does not have Level 3 government securities where valuation inputs would be unobservable.

3. Financial liabilities

Debt securities and Subordinated liabilities

Debt securities and subordinated liabilities are generally liquid and traded in active markets resulting in a Level 1 classification. When active market prices are not available, the Company uses observable market inputs of similar instruments and bond prices to estimate future index levels and extrapolating yields outside the range of active market trading, in which instances the Company classifies those securities as Level 2.

Deposits

The fair values of deposits are computed by discounted cash flow models that incorporates prevailing interest rate. The Company classifies these liabilities as Level 3.

Financial assets or liabilities other than those mentioned above resembles the value approximate to their fair value.

- (e) There have been no transfers among Level 1, Level 2 and Level 3, during the year ended March 31, 2026, and March 31, 2025.

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

Note 48 Other disclosures

- (i) There is no income which is required to be recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ii) The Company has not been declared willful defaulter by any Banks/Financial Institutions.
- (iii) The Company has not traded or invested in Crypto currency or Virtual currency during the year.
- (iv) There are no proceedings which have been initiated or pending against the Company for holding any benami property under the Prohibition of Benami Properties Transactions Act, 1988 and the rules made thereunder.
- (v) Disclosure in relation to Struck off Companies:

(₹ in crore)

Name of struck off Company/LLP	Nature of transactions with struck-off Company	Balance outstanding as at 31 st March 2026	Balance outstanding as at 31 st March 2025	Relationship with the Struck off company/LLP
Step 2 Vihaari Financial Services Pvt. Ltd.	Business transaction related to commission	-	-	Vendor
Payal Financial Services Pvt. Ltd.	Business transaction related to commission	-	-	Vendor
Sharp Mindz Marketing Private Limited	Repayment of loan and payment of charges	-	-	Customer
Online Outdoor Media Services Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Vidhya Information System Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Indus Heritage India Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Online Outdoor Media Services	Repayment of loan and payment of charges	-	-	Customer
Sameeksha Infratel Private Limited	Repayment of loan and payment of charges	-	-	Customer
Cansa Construction Pvt. Ltd	Repayment of loan and payment of charges	-	-	Customer
Iconnect Broadband Solutions Private Limited	Repayment of loan and payment of charges	-	-	Customer
Suraksha Gold Plaster Ltd	Repayment of loan and payment of charges	-	-	Customer
Digital Check Lab Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
SBM Subha Udyog Private Limited	Repayment of loan and payment of charges	-	-	Customer
Bhusan Engineers And Contractors Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
MDB Land Developers Private Limited	Repayment of loan and payment of charges	-	-	Customer
Delizia Pharmaceutical Private Limited	Repayment of loan and payment of charges	-	-	Customer
Bhuwalka Vanijya Llp	Repayment of loan and payment of charges	-	-	Customer
Veestaar Marketing Private Limited	Repayment of loan and payment of charges	-	-	Customer
Aditya Gopal Exports Private Limited	Repayment of loan and payment of charges	-	-	Customer
Equinox Hotels & Leisure Orivate Limited	Repayment of loan and payment of charges	-	-	Customer

- (vi) The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;

NOTES TO STANDALONE FINANCIAL STATEMENTS

for the year ended 31st March 2026

- (vii) The Company has not received any funds from any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
- (viii) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and the Group has no CICs as part of the Group.
- (ix) The Company has not entered into Scheme of Arrangement in terms of Section 230 to 237 of the Company Act, 2013.

Note 49 Amendments issued but not yet effective

The Ministry of Corporate Affairs (MCA) notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2025, applicable from 01st April 2026 onwards.

Ind AS 1 - The amendments, effective in tranches from 01st April 2025 and 01st April 2026, clarifies that the Company must possess a substantive right to defer settlement at the reporting date, and only those covenants requiring compliance on or before the reporting date shall affect liability classification, while covenants tested after the reporting date require disclosure without affecting classification. The amendments also clarify the treatment of rollover rights and settlement via equity instruments, thereby aligning Ind AS more closely with the recent IFRS 1 improvements. The Company is evaluating the impact of these amendments, which are not expected to have a material effect on its financial position.

Ind AS 118 - Presentation and Disclosure in Financial Statements, formulated in alignment with IFRS 18 and proposed to be applicable for annual reporting periods beginning on or after 01st April 2027. Ind AS 118 will replace the existing Ind AS 1 and is expected to significantly enhance the structure and clarity of financial reporting by introducing five defined categories of income and expenses, new mandatory subtotals in the statement of profit or loss, and expanded requirements for aggregation, disaggregation, and disclosure of management-defined performance measures. The Company is evaluating the impact of new standard on its financial statement presentation.

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram

Date: 20th April 2026

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

FORM AOC-1

(Pursuant to first proviso to sub-Section (3) of Section 129 read with Rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries or associate companies or joint ventures

Part A Subsidiaries

Sr. No	Particulars	Details/Amount (₹ in crore)
1	Name of the subsidiary	PHFL Home Loans and Services Limited
2	Date since when subsidiary was acquired/incorporated	PHFL Home Loans and Services Limited was not acquired, however it was incorporated as wholly owned subsidiary of the Company as on 22 nd August 2017
3	Reporting period for the subsidiary concerned, if different from the holding company's reporting period.	Reporting period of the subsidiary is the same as that of the holding Company i.e. 01 st April 2025 to 31 st March 2026
4	Reporting currency and exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	Not applicable as this is the domestic subsidiary
5	Share capital	0.25
6	Reserves and surplus	117.90
7	Total assets	150.17
8	Total Liabilities	32.02
9	Investments	2.14
10	Turnover	278.31
11	Profit before taxation	19.11
12	Provision for taxation	3.42
13	Profit after taxation	15.69
14	Proposed Dividend	50.00
15	Extent of shareholding (in percentage)	100

Sr. No	Particulars	Details/Amount (₹ in crore)
1	Name of the subsidiary	PEHEL Foundation
2	Date since when subsidiary was acquired/incorporated	Pehel Foundation was not acquired, however it was incorporated as wholly owned subsidiary of the Company as on 14 th October 2019
3	Reporting period for the subsidiary concerned, if different from the holding company's reporting period.	Reporting period of the subsidiary is the same as that of the holding Company i.e. 01 st April 2025 to 31 st March 2026
4	Reporting currency and exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	Not applicable as this is the domestic subsidiary
5	Share capital	0.05
6	Reserves and surplus	0.02
7	Total assets	0.10
8	Total Liabilities	0.03
9	Investments	-
10	Turnover	23.87
11	Loss before taxation / excess of expenditure over income	(0.05)
12	Provision for taxation	-
13	Loss after taxation / excess of expenditure over income	(0.05)
14	Proposed Dividend	-
15	Extent of shareholding (in percentage)	100

Notes:

1. Names of subsidiaries which are yet to commence operations: None
2. Names of subsidiaries which have been liquidated or sold during the year: None

Part B Associates and Joint Ventures

The Company has no associate company or joint venture.

For and on behalf of the Board of Directors

Ajai Kumar Shukla
Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin
Director
DIN: 03091429
Place: New Delhi

Vinay Gupta
Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath
Company Secretary
ACS: 23788
Place: Gurugram

Date: 20th April 2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PNB HOUSING FINANCE LIMITED

Report on the Audit of Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of **PNB Housing Finance Limited**. ("the Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at 31st March 2026, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended on that date and notes to the Consolidated Financial Statements, including a summary of material accounting policies and other explanatory information (herein after referred to as "Consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements of the subsidiary referred to in the Other Matters section below, the aforesaid Consolidated financial statement give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of the Consolidated state of affairs of the Group as at 31st March 2026, their consolidated profit and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated financial statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the Consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their report referred to in the Other Matters section below is sufficient and appropriate to provide a basis for our opinion on the Consolidated financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Consolidated financial statements for the year ended 31st March 2026. These matters were addressed in the context of our audit of the Consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No	Key Audit Matter	Auditor's Response
1.	Assessment of impairment loss allowance of expected Losses (ECL) on loans	Audit Approach
	The Holding Company has reported total gross loans of ₹87,346.77 crore and ₹913.40 crore of allowance for expected credit loss as on 31st March 2026 (Refer Note 6). The allowance for ECL on loan assets is a significant area of judgement and estimation in the Holding Company's Consolidated financial statements. The determination of ECL under Ind AS 109 – Financial Instruments – involves the application of complex models and key assumptions, and requires significant management judgement.	Our Audit approach to assess the allowance for Expected credit loss on loan assets included a combination of Controls and Substantive procedures as below: Understanding and evaluating the internal control environment » Testing key controls over the completeness and accuracy of data and assumptions used in the ECL model. » Assessing controls over the staging of loans, including the identification of significant increase in credit risk and default events. » Evaluating controls around model validation, governance, and approval processes.

Sr. No	Key Audit Matter	Auditor's Response
	The Key aspects of ECL estimation include: » The application of the ECL model, which requires extensive and accurate data inputs » The use of judgemental models to estimate Probability of Default (PD), Loss Given Default (LGD), and Exposure at Default (EAD). PD and LGD, being the primary drivers of ECL estimates, are considered to be the most complex and judgmental areas of the Holding Company's modelling approach. » The staging of loan assets based on qualitative and quantitative factors to assess significant increase in credit risk. » The incorporation of forward-looking information, including macroeconomic forecasts and scenario-based modelling, requires management to apply significant judgement in selecting scenarios and determining their probability weightings. Given the high degree of estimation uncertainty, reliance on judgement, and the material impact of the ECL allowance on the Consolidated financial statements, this area has been identified as a key audit matter.	In addition to the above, we have performed the following procedures: » Obtaining an understanding of the methodology used by the Holding Company for ECL computation and evaluating its compliance with the requirements of Ind AS 109. » Evaluation of the design and implementation of the model used by management for computing Expected Credit Loss (ECL) by assessing whether the program logic aligns with the approved ECL methodology, including key assumptions. » Assessing the reasonableness of key assumptions such as Probability of Default (PD) (including a review of the recalibrations done during the year by the Holding Company with the assistance of an independent agency), Loss Given Default (LGD), and Exposure at Default (EAD) » Evaluating the appropriateness of the loan staging criteria and verifying staging for selected loan samples, including review of qualitative and quantitative triggers used by management of the Holding Company. » Reperformance of the model calculations on a test basis, for testing the key inputs, assumptions, and validating the mathematical accuracy of the ECL » Testing management controls over authorisation of management overlays, if any » Assessing the incorporation of forward-looking information, including the evaluation of macroeconomic variables, scenario selection and weighting, and the overall reasonableness of the impact on ECL. » Our procedures also included evaluating the adequacy of related disclosures in the Consolidated financial statements in accordance with the requirements of Ind AS 107 and Ind AS 109.
2	Information Technology (IT) systems and controls over financial reporting.	Audit Approach:
	» The Holding Company's financial reporting processes are highly dependent on its Enterprise Resource Planning (ERP) system, which interfaces with other operational systems that process key transactions related to loans, deposits, and borrowings. A significant portion of the Company's financial accounting and reporting is automated and relies on the effective functioning of these IT systems and controls » Given the complexity of the IT environment and the pervasive use of technology in processing and recording financial information, the integrity of financial data is highly reliant on the effectiveness of general IT controls (GITCs) and application-level controls. » If there are deficiencies in the IT control environment, there is a risk that errors or unauthorised changes could occur and not be detected, potentially leading to material misstatements in the Consolidated financial statements. Accordingly, due to the critical role of IT systems in financial reporting and the associated risk of material misstatement arising from IT control failures, the assessment of the design and operating effectiveness of general IT controls and relevant application controls has been identified as a key audit matter.	Our key audit procedures in this area included, but were not limited to, the following: » Obtain an understanding of the Holding Company's information processing environment, including the IT General Controls (ITGCs) and automated application controls related to systems, databases, and operating platforms relevant to financial reporting. » Obtained an understanding of significant changes made to key IT applications and systems during the audit period that could impact financial accounting and reporting processes. » Performed the following procedures: i. Tested IT General Controls related to User access management (including controls over privileged access, including provisioning, de-provisioning, access review, change management processes for application and infrastructure changes, segregation of duties around program development, back up management and disaster recovery and audit trail relating to key financial accounting and reporting processes. ii. Evaluated the Holding Company's periodic access rights reviews, including inspection of approvals for system access changes and role assignments. iii. Tested key automated and business logic for key controls relevant to the audit; including testing of compensating controls or performed alternate procedures to assess whether there were any unaddressed IT risks that would materially impact control or completeness or accuracy of the Consolidated Financial Statements. iv. We have relied on IS and other technology audits conducted during the year.

Information other than the Consolidated financial statements and Auditors report thereon

The Holding Company's Management and Board of Directors are responsible for other information. The other information comprises the information included in the Holding Company's Annual report but does not include the Consolidated financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Consolidated financial statements or our knowledge obtained during the course of our audit, or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 "The Auditor's responsibilities Relating to Other Information"

Responsibilities of Management and Board of Directors for the Consolidated financial statements

The Holding Company's Management and the Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation and presentation of these Consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance, including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Ind AS prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and other accounting principles generally accepted in India. The respective management and the board of directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the

Consolidated financial statements by the Management and the Board of Directors of the Holding Company as aforesaid.

In preparing the Consolidated financial statements, the respective Management and Board of Directors of the Companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Management and the Board of Directors of the Companies included in the Group are also responsible for overseeing the financial reporting process of the group.

Auditor's Responsibilities for the Audit of Consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the Consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- » Identify and assess the risks of material misstatement of the Consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- » Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Companies in the group have adequate internal financial controls system with reference to Consolidated financial statements in place and the operating effectiveness of such controls;
- » Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management and Board of Directors;



- » Conclude on the appropriateness of Holding Company's Management's and Board of Directors use of the going concern basis of accounting in preparation of Consolidated financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- » Evaluate the overall presentation, structure and content of the Consolidated financial statements, including the disclosures, and whether the Consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
- » Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the Consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the Consolidated financial statements of which we are the independent auditors. For the other entities, included in the Consolidated financial statements which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in "Other Matters" paragraph below.

Materiality is the magnitude of misstatements in the Consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our audit work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated financial statements.

We communicate with those charged with governance of the Holding Company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of Consolidated financial statements of the financial year ended 31st March 2026 and are therefore the Key Audit Matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosures about the matters or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

These Consolidated financial statements include audited financial statements of one subsidiary which reflect total assets (before consolidation adjustments) of ₹150.17 crore as at 31st March 2026, total revenues (before consolidation adjustments) of ₹278.31 crore, total net profit after tax (before consolidation adjustments) of ₹15.69 crore, and total comprehensive profit (before consolidation adjustments) of ₹16.23 crore for year ended 31st March 2026, and net cash outflow (before consolidation adjustments) of ₹62.88 crore for the year ended on 31st March 2026, as considered in the Consolidated financial statements. These financial statements of the subsidiary have been audited by other auditor whose report has been furnished to us by the Management of Holding Company. Our opinion on the Consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary and our report in terms of sub-Sections (3) of Section 143 of the Companies Act, 2013 in so far as it relates to the aforesaid subsidiary, is based solely on the report of the other auditor.

Our opinion on the Consolidated financial statements above and our report on the "Other Legal and Regulatory Requirements" below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditor on separate financial statements and the other financial information of subsidiary as noted in 'Other matters' paragraph, we report to the extent applicable that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Consolidated financial statements.
 - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated financial statements have been kept by the group so far as it appears from our examination of those books and reports of the other auditors, except for the matters stated in

paragraph 1(h)(vi) below on reporting under rule 11(g) of the Companies (Audit and Auditors) (Rules, 2014 (as amended)).

- (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), the Consolidated Statement of changes in equity and Consolidated Statement of Cash Flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated financial statements.
- (d) In our opinion, the aforesaid Consolidated financial statements comply with the Ind AS prescribed under Section 133 of the Act, read with the relevant rules issued thereunder.
- (e) On the basis of the written representations received from the directors of the Holding Company taken on records by the Board of Directors and based on the reports of the statutory auditor of its subsidiary, none of the directors of the Group companies is disqualified as on 31st March 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls with reference to the Consolidated financial statements and the operating effectiveness of such controls, refer to our separate report in “**Annexure A**” which is based on auditors’ report of the Holding Company and subsidiary company incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the internal financial controls with reference to Consolidated financial statements of those companies.
- (g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us and based on the auditor’s report of the subsidiary company incorporated in India, the remuneration paid by the Holding Company and subsidiary company incorporated in India to its directors during the year is in accordance with the provisions of Section 197 read with Schedule V of the Act; and
- (h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of report of the other auditors on separate financial statements and other financial information of the subsidiary, as noted in ‘Other matters’ paragraph:
 - i. The Consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group in its Consolidated financial statements – Refer Note 40 to the Consolidated financial statements.

- ii. The Group has recognised provision as on March 31, 2026 as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative contracts – Refer Note 15 to the Consolidated financial statements;
- iii. The Holding Company was regular in depositing the amounts required to be transferred to the Investor Education and Protection Fund except for the instances as reported in the Note 45.4 to the Consolidated financial statements. Based on the report of the other auditor, there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the subsidiary company.
- iv.
 - a. The respective Managements of the Holding Company and its subsidiary whose financial statements have been audited under the Act have represented us and the other auditor of such subsidiary respectively that to the best of their knowledge and belief, as disclosed in Note 49 to the Consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or by the subsidiary to or in any other person(s) or entity(ies), including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company and such subsidiary (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b. The respective Managements of the Holding Company and its Subsidiary whose financial statements have been audited under the Act have represented to us and to the other auditor of such subsidiary that to the best of their knowledge and belief, as disclosed in Note 49 to the Consolidated financial statements no funds have been received by the Holding Company, its subsidiary from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Holding Company or such subsidiary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and



- c. Based on such audit procedures that we have considered reasonable and appropriate in the circumstances performed by us and that performed by the auditor of the subsidiary, nothing has come to our or other auditor's attention to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement;
- v. The Group has paid final dividend pertaining to financial year ended 31st March 2025, which was approved by the shareholders during the year in compliance with Section 123 of the Companies Act, 2013 to the extent applicable as stated in Note 24.9 to the Consolidated financial statements. Further, as stated in Note 24.9 to the Consolidated financial statements, the Board of Directors of the Holding company has proposed final dividend for the year which is subject to approval of the shareholders at the ensuing Annual General Meeting. Such dividend proposed is in accordance with Section 123 of the Act, as applicable.
- vi. Based on our examination, which included test checks, and based on the auditor's report of its subsidiary company whose financial statements have been audited under the Act, the Holding Company and its subsidiary company has used various accounting software for maintaining books of accounts which has feature of recording audit trail (edit log) facility and has been operated throughout the year for all relevant transactions recorded in the respective softwares, except

that audit trail was not enabled in one software which was operational till the month of May 2025. Further, during the course of our examination, we did not come across any instance of audit trail feature being tampered with.

The Audit trail wherever applicable has been maintained by the Holding as well as subsidiary Company as per the statutory requirements for records retention as per Proviso to Rule 3 (1) of the Companies (Accounts Rules) 2014.

2. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/"CARO") issued by the Central Government in terms of Section 143(11) of the Act, according to the information and explanations given to us, and based on the CARO reports issued by us and the auditor of subsidiary company included in the Consolidated financial statements to which reporting under CARO is applicable, as provided to us by the Management of the Holding Company, we report that there are no qualifications or adverse remarks by the auditor in the CARO reports of the said company included in the Consolidated financial statements except for reporting on holding company under clause v where there was a delay in deposit to Investor Education and Protection Fund as is reported Note 45.4 of Consolidated financial statements and clause vii (a) where there was a delay in deposit of professional tax.

For **M M Nissim & Co LLP**

Chartered Accountants

Firm Registration No. 107122W/W100672

Navin Kumar Jain

Partner

Membership No. 090847

UDIN: 26090847SBZIAD3358

Place: Gurugram

Date: 20th April 2026

For **C N K & Associates LLP**

Chartered Accountants

Firm Registration No. 101961W/W-100036

Hiren Shah

Partner

Membership No. 100052

UDIN: 26100052HXYDHS1989

Place: Gurugram

Date: 20th April 2026

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

Report on the Internal Financial Controls with reference to the aforesaid Consolidated financial statements under clause (i) of sub-Section 3 of Section 143 of the Companies Act, 2013 (“the Act”) (Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

We have audited the internal financial controls over financial reporting of **PNB Housing Finance Limited** (“the Holding Company”) and its subsidiary company wherein such audit of internal financial controls over financial reporting was carried out by other auditors whose reports have been forwarded to us and have been appropriately dealt with by us in making this report as of 31st March 2026 in conjunction with our audit of the Consolidated financial statements of the Group for the year ended on that date.

Management and Board of Directors Responsibilities for Internal Financial Controls

The respective Management and the Board of Directors of the Holding Company and its subsidiary are responsible for establishing and maintaining internal financial controls with reference to Consolidated financial statement based on the internal control with reference to Consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (“Guidance Note”) issued by the Institute of Chartered Accountants of India (‘ICAI’). These responsibilities include the design, implementation and maintenance of adequate internal financial controls with reference to Consolidated financial statements that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to policies of the Holding company and the subsidiary respectively, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Holding Company and its subsidiary with reference to Consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting and the Standards on Auditing issued by ICAI prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls,

both applicable to an audit of internal financial controls with reference to Consolidated financial statements, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Consolidated financial statements of the Group were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Consolidated financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting with reference to Consolidated financial statements included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the Consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, and the audit evidence obtained by the other auditors of the subsidiary company in terms of their reports referred to in the ‘Other Matters’ paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting with reference to financial statement includes those policies and procedures that;

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Consolidated financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting with reference to Consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion to the best of our information and according to the explanations given to us and based on the consideration

of the report of the other auditor referred to in the Other Matters paragraph below the Holding company and its subsidiary company have in all material respects, internal financial controls with reference to Consolidated financial statements of the company and such internal financial controls over financial reporting were operating effectively as at 31st March 2026; based on the internal control over financial reporting criteria established by such companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Other Matters

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and the operating effectiveness of the internal financial controls over financial reporting with reference to Consolidated financial statements in so far as it relates to the subsidiary company, is based solely on the corresponding report of the auditor of such subsidiary company.

Our opinion is not modified in respect of above matters.

For **M M Nissim & Co LLP**

Chartered Accountants

Firm Registration No. 107122W/W100672

Navin Kumar Jain

Partner

Membership No. 090847

UDIN: 26090847SBZIAD3358

Place: Gurugram

Date: 20th April 2026

For **C N K & Associates LLP**

Chartered Accountants

Firm Registration No. 101961W/W-100036

Hiren Shah

Partner

Membership No. 100052

UDIN: 26100052HXYDHS1989

Place: Gurugram

Date: 20th April 2026

CONSOLIDATED BALANCE SHEET

as at 31st March 2026

(₹ in crore)

Particulars	Notes	As at 31 st March 2026	As at 31 st March 2025
ASSETS			
Financial assets			
Cash and cash equivalents	3	2,483.06	2,160.38
Bank balance other than cash and cash equivalents	4	856.15	1,439.75
Derivative financial instruments	15	270.41	-
Receivables	5		
Trade receivables		46.92	49.64
Other receivables		0.12	0.33
Loans	6	86,433.37	74,645.32
Investments	7	2,778.81	3,380.92
Other financial assets	8	288.72	346.55
		93,157.56	82,022.89
Non-financial assets			
Current tax assets (net)	9	-	7.48
Deferred tax assets (net)	10	23.99	171.16
Investment property	11	0.51	0.51
Property, plant and equipment	12	83.39	81.84
Right of use assets	12	157.93	132.63
Capital work-in-progress	12.1	1.38	4.67
Intangible assets under development	12.2	4.65	11.47
Other Intangible assets	13	32.24	24.20
Other non- financial assets	14	50.42	63.51
		354.51	497.47
Total Assets		93,512.07	82,520.36
LIABILITIES AND EQUITY			
Liabilities			
Financial liabilities			
Derivative financial instruments	15	4.14	50.12
Payables			
Trade payables	16		
Total outstanding dues of micro enterprises and small enterprises		1.85	1.27
Total outstanding dues of creditors other than micro enterprises and small enterprises		12.68	16.27
Other payable			
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
Debt securities	17	9,270.38	8,573.45
Borrowings (other than debt securities)	18	43,543.17	35,555.02
Deposits	19	18,055.39	17,641.55
Subordinated liabilities	20	329.66	539.59
Other financial liabilities	21	2,866.55	3,024.19
		74,083.82	65,401.46
Non-financial liabilities			
Current tax liabilities (net)	9	7.68	-
Provisions	22	35.62	21.96
Other non-financial liabilities	23	165.82	233.81
		209.12	255.77
Equity			
Equity share capital	24	260.55	259.93
Other equity	25	18,958.58	16,603.20
Total equity		19,219.13	16,863.13
Total Liabilities and Equity		93,512.07	82,520.36
Corporate and other information along with material accounting policies.	1 & 2		
The accompanying notes are an integral part of the consolidated financial statements.			

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram
Date: 20th April 2026

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

for the year ended 31st March 2026

(₹ in crore)

Particulars	Notes	Current Year	Previous Year
Revenue from operations			
Interest income	26	8,071.17	7,273.73
Fees and commission income	27	394.50	364.32
Net gain on fair value changes	28	38.85	27.30
Total revenue from operations		8,504.52	7,665.35
Other income	29	0.52	26.28
Total income		8,505.04	7,691.63
Expenses			
Finance costs	30	5,000.24	4,551.40
Impairment on financial instruments and write offs	31	(386.15)	(158.53)
Employee benefits expenses	32	486.70	421.47
Fees and commission expenses		11.26	13.82
Depreciation, amortisation and impairment		66.48	55.89
Others expenses	33	355.90	321.81
Total expenses		5,534.43	5,205.86
Profit before exceptional items & tax		2,970.61	2,485.77
Exceptional items		-	-
Profit before tax		2,970.61	2,485.77
Tax expense/(credit)			
Current tax	34	581.47	569.83
Deferred tax charge/(credit)	34	97.90	(20.20)
Profit for the year		2,291.24	1,936.14
Other comprehensive income/(loss)			
A (i) Items that will not be reclassified to profit or loss			
Remeasurement gain/(loss) on defined benefit plan		0.84	(0.44)
(ii) Tax relating to items that will not be reclassified to profit or loss		(0.21)	0.11
Subtotal (A)		0.63	(0.33)
B (i) Items that will be reclassified to profit or loss			
Cash flow hedge		194.94	(92.65)
(ii) Tax relating to items that will be reclassified to profit or loss		(49.06)	23.32
Subtotal (B)		145.88	(69.33)
Other comprehensive income/(loss) (A + B)		146.51	(69.66)
Total comprehensive income for the year		2,437.75	1,866.48
Profit for the year, net of tax attributable to			
Owners of the parent		2,291.24	1,936.14
Non-controlling interest		-	-
Other comprehensive income/(loss) for the year, net of tax attributable to			
Owners of the parent		146.51	(69.66)
Non-controlling interest		-	-
Total comprehensive income for the year, net of tax attributable to		2,437.75	1,866.48
Owners of the parent		2,437.75	1,866.48
Non-controlling interest		-	-
Earnings per equity share (Face value of ₹ 10/- each fully paid up)			
Basic (₹)	35	88.01	74.52
Diluted (₹)	35	87.80	74.25
Corporate and other information along with material accounting policies.	1 & 2		
The accompanying notes are an integral part of the consolidated financial statements.			

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram
Date: 20th April 2026

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the year ended 31st March 2026

A. Equity share capital*

As at 31st March 2026

(₹ in crore)

Particular	Balance as at 01 st April 2025	Changes in Equity Share Capital due to prior period errors	Restated balance as at 01 st April 2025	Changes in equity share capital during the current year	Balance as at 31 st March 2026
Equity share capital	259.93	-	259.93	0.62	260.55

As at March 31, 2025

(₹ in crore)

Particular	Balance as at 01 st April 2024	Changes in Equity Share Capital due to prior period errors	Restated balance as at 01 st April 2024	Changes in equity share capital during the previous year	Balance as at 31 st March 2025
Equity share capital	259.72	-	259.72	0.21	259.93

*Refer Note 24.

B. Other equity*

(₹ in crore)

Particular	Share application money pending allotment	Reserves and surplus					Other comprehensive income	Total other equity
		Securities premium	Special reserve	Statutory reserve	Share option outstanding account	Retained earnings	Effective portion of cash flow hedges	
Balances as at 01 st April 2024	-	6,453.26	1,415.76	404.97	46.55	6,452.78	(58.60)	14,714.72
Changes in accounting policy/prior period errors	-	-	-	-	-	-	-	-
Restated balance at the beginning of the year	-	6,453.26	1,415.76	404.97	46.55	6,452.78	(58.60)	14,714.72
Profit for the year	-	-	-	-	-	1,936.14	-	1,936.14
Fair value changes on derivatives	-	-	-	-	-	-	(69.33)	(69.33)
Remeasurement of net defined benefit liabilities/assets	-	-	-	-	-	(0.33)	-	(0.33)
Total comprehensive income for the year	-	-	-	-	-	1,935.81	(69.33)	1,866.48
Transfer to special reserve [#]	-	-	345.00	-	-	(345.00)	-	-
Transfer to statutory reserve ^{##}	-	-	-	45.00	-	(45.00)	-	-
Premium on shares issued during the year	-	6.76	-	-	-	-	-	6.76
Employee stock option exercised during the year (Refer Note 24.8)	-	3.61	-	-	(3.61)	-	-	-
Share based payment to employees (Refer Note 24.8 (iv))	-	-	-	-	17.68	-	-	17.68
Transfer on account of stock option lapsed/expired (net of taxes)	-	-	-	-	(9.68)	7.24	-	(2.44)
Balances as at 31 st March 2025	-	6,463.63	1,760.76	449.97	50.94	8,005.83	(127.93)	16,603.20
Changes in accounting policy/prior period errors	-	-	-	-	-	-	-	-
Restated balance at the beginning of the year	-	6,463.63	1,760.76	449.97	50.94	8,005.83	(127.93)	16,603.20
Profit for the year	-	-	-	-	-	2,291.24	-	2,291.24
Fair value changes on derivatives	-	-	-	-	-	-	145.88	145.88
Remeasurement of net defined benefit liabilities/assets	-	-	-	-	-	0.63	-	0.63
Total comprehensive income for the year	-	-	-	-	-	2,291.87	145.88	2,437.75

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the year ended 31st March 2026

(₹ in crore)

Particular	Share application money pending allotment	Reserves and surplus					Other comprehensive income	Total other equity
		Securities premium	Special reserve	Statutory reserve	Share option outstanding account	Retained earnings	Effective portion of cash flow hedges	
Dividend (Refer note 24.9)	-	-	-	-	-	(130.23)	-	(130.23)
Transfer to special reserve [#]	-	-	340.00	-	-	(340.00)	-	-
Transfer to statutory reserve ^{##}	-	-	-	125.58	-	(125.58)	-	-
Premium on shares issued during the year	-	27.75	-	-	-	-	-	27.75
Employee stock option exercised during the year (Refer Note 24.8)	-	13.50	-	-	(13.50)	-	-	-
Share based payment to employees (Refer Note 24.8 (iv))	-	-	-	-	21.94	-	-	21.94
Transfer on account of stock option lapsed/ expired (net of taxes)	-	-	-	-	(7.28)	5.45	-	(1.83)
Balances as at 31st March 2026	-	6,504.88	2,100.76	575.55	52.10	9,707.34	17.95	18,958.58

*Refer Note 25 for nature and the purpose of reserves.

[#]As per Section 29C(i) of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve before any dividend is declared. For this purpose any Special Reserve created by the Company under Section 36(1) (viii) of the Income Tax Act, 1961 is considered to be an eligible transfer. The Company has transferred an amount of ₹340.00 crore (Previous year ₹345.00 crore) to Special Reserve in terms of Section 36(1) (viii) of the Income Tax Act, 1961.

^{##}The Company has transferred an amount of ₹125.58 crore (Previous year ₹45.00 crore) to Statutory Reserve u/s 29C of the National Housing Bank Act, 1987.

The accompanying notes are an integral part of the consolidated financial statements.

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain

Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP

Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah

Partner
M. No.: 100052
Place: Gurugram

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Managing Director & CEO
DIN: 11358498
Place: Gurugram

Tejendra Mohan Bhasin

Director
DIN: 03091429
Place: New Delhi

Vinay Gupta

Chief Financial Officer
ACA: 500609
Place: Gurugram

Veena Kamath

Company Secretary
ACS: 23788
Place: Gurugram

Date: 20th April 2026

CONSOLIDATED STATEMENT OF CASH FLOW

for the year ended 31st March 2026

(₹ in crore)

Particulars	Current Year	Previous Year
Cash flow from operating activities		
Profit before tax	2,970.61	2,485.77
Adjustment to reconcile profit before tax to net cash flows:		
Depreciation, amortisation and impairment	66.48	55.89
Net loss/(gain) on sale of property, plant and equipment	0.61	(0.00)
Impairment on financial instruments	(331.19)	34.87
Impairment on assets held for sale	-	0.28
Net loss/(gain) on financial asset at fair value through profit and loss	1.36	(13.44)
Share based payment expense	21.94	17.68
Impact of effective interest rate on financial assets	(126.18)	(145.82)
Impact of effective interest rate on financial liabilities	(2.64)	(3.49)
Interest expenses	4,987.96	4,541.15
Unwinding on derecognised (assigned) loans	60.86	210.95
Loss on restructured financial assets	9.71	24.30
Interest on leases including modification gain/(loss)	11.45	9.61
Bad debts written-off	132.43	253.77
	4,832.79	4,985.75
Operating profits before changes in working capital	7,803.40	7,471.52
Working Capital changes		
(Decrease)/increase in trade payables	(3.01)	(2.20)
Increase/(decrease) in provisions	14.50	1.73
(Decrease)/increase in other financial liabilities	(80.44)	808.60
(Decrease)/increase in non- financial liabilities	(67.99)	39.82
(Increase)/decrease in loans at amortised cost	(11,590.02)	(10,530.52)
Decrease/(increase) in receivables	3.06	1.27
(Increase)/decrease in other financial assets	(1.83)	11.86
Decrease/(increase) in other non- financial assets	13.09	(11.51)
Decrease/(increase) in asset held for sale	-	(0.28)
Decrease/(Increase) in bank balance other than cash and cash equivalents	583.60	(975.02)
	(11,129.04)	(10,656.25)
Cash (used in)/generated from operations before adjustments for interest and taxes paid	(3,325.64)	(3,184.73)
Interest Paid	(5,089.77)	(4,478.18)
Taxes paid (net of refunds)	(568.14)	(394.42)
Net cash (used in)/generated from operating activities	(8,983.55)	(8,057.33)
Cash flow from investing activities		
Purchase of property, plant and equipment and other intangible assets including Capital work-in-progress and intangible assets under development	(33.06)	(49.05)
Proceeds from sale of property, plant and equipment and other intangible assets	0.77	0.57
Investments (net)	716.62	805.58
Net cash generated/(used in) from investing activities	684.33	757.10

CONSOLIDATED STATEMENT OF CASH FLOW

for the year ended 31st March 2026

(₹ in crore)

Particulars	Current Year	Previous Year
Cash flow from financing activities*		
Proceeds from		
Debt securities and subordinated liabilities	2,325.00	2,230.01
Borrowings from banks	35,959.06	35,667.87
Commercial paper	14,319.88	15,044.37
Repayment of		
Debt securities and subordinated liabilities	(710.00)	(1,605.00)
Borrowings from banks	(27,984.25)	(28,590.94)
Commercial paper	(15,450.00)	(15,150.00)
Deposits (net)	408.24	(161.82)
Lease Liability	(46.29)	(37.60)
Proceeds from issue of share capital including securities premium	28.37	6.97
Dividend paid	(130.23)	-
Net cash generated from/(used in) financing activities	8,719.78	7,403.86
Net changes in cash & cash equivalents	420.56	103.63
Cash or cash equivalents at the beginning of the year	2,062.50	1,958.87
Cash or cash equivalents at the end the of the year	2,483.06	2,062.50
Net increase/(decrease) of cash & cash equivalents during the year	420.56	103.63
Components of cash and cash equivalents		
Cash on hand	1.04	1.43
Balances with banks in current accounts	434.73	1,193.95
Bank deposit with maturity of 3 months or less	200.07	665.32
Certificate of deposits with maturity of 3 months or less	1,847.22	299.68
Stamps on hand	0.00	0.00
Less: Bank overdraft facilities (as per Note 18 to the financial statements)	-	(97.88)
Cash or cash equivalents at the end the of the year	2,483.06	2,062.50

*Refer Note 45 for change in liabilities arising from financing activities.

Note: Figures in bracket denotes application of cash.

The accompanying notes are an integral part of the consolidated financial statements.

In terms of our report of even date

For M M Nissim & Co LLP

Chartered Accountants

FR No.: 107122W/W100672

Navin Kumar Jain

Partner

M. No.: 090847

Place: Gurugram

For C N K & Associates LLP

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FR No.: 101961W/W100036

Hiren Shah

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M. No.: 100052

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For and on behalf of the Board of Directors

Ajai Kumar Shukla

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DIN: 11358498

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Director

DIN: 03091429

Place: New Delhi

Veena Kamath

Company Secretary

ACS: 23788

Place: Gurugram

Vinay Gupta

Chief Financial Officer

ACA: 500609

Place: Gurugram

Date: 20th April 2026

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

1. Corporate and other information and principles of consolidation

1.1. Corporate Overview

PNB Housing Finance Limited ('PNBHFL', 'the Company') was incorporated on November 11, 1988. The Company is primarily engaged in the business of providing loans to individuals and corporate bodies for purchase, construction, repair and up-gradation of houses. It also provides loans for commercial space, loan against property, loan against deposit and loan for purchase of residential plots. The Company is deposit taking Housing Finance Company registered with National Housing Bank (NHB) under Section 29A of the National Housing Bank Act, 1987. The Company is listed on BSE Limited and National Stock Exchange of India Limited. The Company's registered office is at 9th floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi -110001.

PHFL Home and Loans Services Limited, wholly owned subsidiary of the Company is primarily engaged in the business of rendering of professional/consultancy services including sourcing, marketing, promoting, publicising, advertising, soliciting, distributing any kind of financial instruments or classes of insurance product, syndicated credit products, investment products and wealth products.

These consolidated financial statements are approved and adopted by the Board of Directors of the Company in their meeting held on 20th April 2026. However, the shareholders have the power to amend the financial statements after issue.

1.2. Statement of compliance and basis of preparation and presentation

The consolidated financial statements are prepared in accordance with provision contained in Section 129 of the Companies Act, 2013, read with Division III of Schedule III as amended from time to time. The Statement of Cash Flows has been prepared and presented as per Ind AS 7 "Statement of Cash Flows".

The consolidated financial statements have been prepared under the historical cost convention on accrual basis except where quantum of accruals cannot be ascertained with reasonable certainty. Following are measured on each reporting date:

- » Certain financial assets and liabilities (including derivative instruments) that is measured at fair value.
- » Defined benefit liability/(assets): present value of defined benefit obligation less fair value of plan assets.
- » Financial instrument - measured at fair value.

The consolidated financial statements comply in all material aspects with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules,

2015 notified under Section 133 of the Companies Act, 2013 as amended from time to time, and the relevant provisions of the National Housing Bank Act, 1987 as amended from time to time and the Reserve Bank of India (Housing Finance Companies) Directions, 2025, and other Reserve Bank of India Directions dated 28th November 2025 to the extent applicable to the Company including amendments if any from time to time.

The consolidated financial statements relate to the Company and its wholly owned subsidiary Companies (herewith referred to as "Company") incorporated in India.

The consolidated financial statements are presented in Indian Rupees (₹) which is the functional and presentation currency of the Company and all values are rounded to the nearest crore with two decimals, except when otherwise indicated.

Balance sheet analysis regarding recovery or settlement within 12 months after the reporting date and more than 12 months after the reporting date is presented in Note 46.

Accounting policies have been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS requires a change in the accounting policy hitherto in use.

1.3. Principles of consolidation

The Company consolidates an entity only when it has a control over the entity and has a right to receive variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Company uses accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Company financial statements in preparing the consolidated financial statements to ensure conformity with the Company's accounting policies.

The financial statement of the Company and its subsidiary are consolidated on line-by-line basis, by combining the like items of assets, liabilities, income, expense, cash flow and after eliminating the carrying amount of the parent's investment in subsidiary and the parent's portion of equity of subsidiary, the intra company balances and transactions resulting in unrealised profits or losses.

Profit or loss and each component of OCI are attributed to the equity holders of the parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance.

The financial statements of all Companies used for the purpose of consolidation are drawn up to same reporting

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

date as that of the holding Company. (i.e. year ended and as at 31st March 2026).

The subsidiary considered in consolidated financial statement is as under:

Name of the entity	Proportion of ownership*	Country of incorporation	Date of incorporation	Principal activities
PHFL Home Loans and Services Limited	100%	India	22 nd August, 2017	Professional, consultancy and advisory services

The subsidiary not considered in consolidated financial statement is as under:

Name of the entity	Proportion of ownership*	Country of incorporation	Date of incorporation	Principal activities
Pehel Foundation	100%	India	14 th October 2019	Charitable activities

Pehel Foundation is registered as a charitable organisation under Section 8 of the Companies Act, 2013 and it is prohibited to give any right over its profits to any of its members. Since PNBHFL does not have any right over any kind of returns from Pehel Foundation hence it does not meet the criteria of consolidation of financial statements laid down under Ind AS 110.

*Including nominee shareholders

1. Material accounting policies

1.1. Use of estimates, judgements and assumptions

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates are recognised in the period in which the estimates are known or materialised.

Some of the judgements, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are:

a) Business model assessment

Classification and measurement of financial assets depends on the results of the solely payments of principal and interest (SPPI) and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are

managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and measured, the risks that affect the performance of the assets and how these are being managed. The Company monitors financial assets on a continuous basis to assess whether the business model for which the financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of the assets.

b) Fair value of financial instruments

The fair value of financial instruments is the price that would be received upon selling of an asset or paid upon transfer of a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e. an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility.

c) Effective interest rate (EIR) method

EIR methodology recognises interest income/expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioral life of loans given/taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments, penalty interest and charges).

This estimation, by nature, requires an element of judgement regarding the expected behavior and life-cycle of the instruments, as well as expected changes to interest rates and other fee income/expense that are integral parts of the instrument.

d) Impairment of financial asset

The measurement of impairment losses across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances (Refer Note 2.21).

e) Provisions and other contingent liabilities

The Company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. Cases where Company can reliably measure the outflow of economic benefits in relation to a specific case and considers such outflows probable, it recognises a provision against the same. Where the probability of outflow is considered remote, or probable, but a reliable estimate cannot be made, a contingent liability is disclosed for the same.

f) Defined benefit plans

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

g) Deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

h) Useful life of property, plant and equipment (PPE) and Intangible assets

The Company reviews its estimate of the useful life of PPE and intangible assets at each reporting date, based on the expected utility of the PPE and intangible assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of PPE and intangible assets. In case of a revision of useful life, the unamortised depreciable amount is charged over the remaining useful life of the PPE and intangible assets.

i) Share-based payments

The Company measures the cost of equity-settled transactions with employees using Black-Scholes Model to determine the fair value of the liability incurred on

the grant date. Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant.

This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

2.2 Cash and cash equivalents

Cash and cash equivalent comprises cash/stamp on hand, demand deposits and time deposits with original maturity of 3 months or less from the date of acquisition, highly liquid investments that are readily convertible in the known amounts of cash and which are subject to insignificant risk of change in value, debit balance in cash credit account.

Deposits held with bank, with original maturity of more than three months but less than twelve months is a part of bank balance other than cash and cash equivalents.

For the purpose of the statement of cash flow, cash and cash equivalents consists of cash at banks and on hand and short term deposits, as defined above.

2.3 Revenue recognition

a) Interest and related income

Interest income for all financial instruments measured either at amortised cost or at fair value through other comprehensive income, is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset. The calculation takes into account all contractual terms of the financial instrument (for example- prepayment options) and includes any discount or premium on acquisition, fees or incremental costs that are directly attributable and are an integral part of the EIR, but not future credit losses.

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the EIR on net amount (i.e. gross carrying amount less allowance for expected credit loss). If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Interest income on all trading assets measured at fair value through profit and loss (FVTPL) is recognised using the contractual interest rate under interest income and the fair value impact is recognised in net gain/loss on fair value changes.

b) Dividend income

Dividend income is recognised when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

c) Profit on derecognition of financial assets

When the Company transfers the financial asset in a transfer that qualifies for derecognition in its entirety then whole of the interest spread and net servicing fees (over the expected life of the asset) is recognised at present value on the date of derecognition itself as interest-only strip/net servicing fees receivable and correspondingly recognised as profit on derecognition of financial asset.

d) Fees and commission income

Fees and commissions income i.e. login fee, penal interest on defaults, pre-payment/other charges, fees on corporate agency, fees for advertising in offices/ website etc. (other than for those items to which Ind AS 109 Financial Instruments are applicable) is recognised in accordance with the terms of the relevant contracts/ agreements and when it is probable that the Company will collect the consideration.

e) Other income

Income from operating leases are recognised in the statement of profit and loss as per the contractual rentals.

Interest on tax refunds and other claims where quantum of accruals cannot be ascertained with reasonable certainty, are recognised as income only when revenue is virtually certain which generally coincides with receipts.

Other Income represents income earned from the activities incidental to the business and is recognised when the right to receive the income is established as per the terms of the contract.

2.4 Property, plant and equipment (PPE) and Intangible assets

a) PPE

PPE are stated at cost (including directly attributable expenses) less accumulated depreciation and impairment losses, if any. Cost includes deemed cost which represents the carrying value of PPE recognised as at 1st April 2017 measured as per the previous Generally Accepted Accounting Principles (GAAP). The cost of PPE comprises the purchase price (excluding tax credits availed, if any) and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of PPE and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Capital work in progress includes assets which are not ready for the intended use at the end of the reporting year and is carried at cost including directly attributable expenses.

b) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost (excluding tax credits availed, if any) and are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Cost comprises the purchase price (excluding tax credits availed, if any) and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to Intangible assets are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably.

Intangible assets developed internally and meeting the criteria specified under Ind AS 38, are measured on initial recognition at cost (excluding tax credits availed,

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

if any) and are capitalised only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Cost comprises of development phase costs (excluding tax credits availed, if any) and any attributable cost of bringing the asset to its working condition for its intended use.

Subsequent to initial recognition, intangible assets including those developed internally are carried at cost less any accumulated amortisation and accumulated impairment losses (if any).

An intangible asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible assets which are not ready for the intended use at the end of the reporting year are disclosed as Intangible assets under development.

2.5 Depreciation and amortisation

a) Depreciation

Depreciation on PPE is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for networking equipment and mobile phone instruments that are depreciated over a period of five years and three years respectively based on technical evaluation. Leasehold improvements are amortised over the period of five years however, where the lease term is less than five years amortisation is restricted to the underlying lease term.

All PPE individually costing ₹5,000/- or less are fully depreciated in the year of purchase.

Depreciation on additions to PPE is provided on a pro-rata basis from the date the asset is available for use. Depreciation on sale/derecognition of PPE is provided for up to the date of sale/derecognition, as the case may be.

The residual values, useful lives and methods of depreciation of PPE are reviewed at each financial year-end and changes (if any) are then treated as changes in accounting estimates.

b) Amortisation

Intangible assets including internally developed assets are amortised over a period of five years or less on straight-line method except website development costs, which are amortised over a period of three years on a

straight-line basis from the date when the assets are available for use or the life whichever is less.

The amortisation period and the amortisation method for these Intangibles with a finite useful life are reviewed at each financial year-end. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are accounted for by changing the amortisation period or methodology, as appropriate, which are then treated as changes in accounting estimates.

2.6 Investment property

Investment property comprises freehold properties that are held to earn rentals or for capital appreciation or both.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Subsequent expenditure is capitalised to the assets carrying amount only when it is probable that future economic benefit associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Investment properties are depreciated using the straight-line method over their estimated useful lives prescribed in Schedule II of the Companies Act, 2013.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by a registered independent valuer.

Investment properties are derecognised either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

2.7 Foreign currency

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss except for differences arising on cash flow hedges.

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Non-monetary items that are measured at historical cost in a foreign currency are translated using the spot exchange rates as at the date of initial recognition.

2.8 Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Right-of-use assets - The Company recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses (if any), and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

Lease liability - At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is

remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets - The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense.

Company as a lessor

The Company as an intermediate lessor, accounts for the head lease and the sublease as two separate contracts. The sub-lease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

2.9 Borrowing costs

Borrowing costs consists of interest and other cost that the Company incurred in connection with the borrowing of funds. Borrowing costs charged to the Statement of Profit and Loss on the basis of effective interest rate method.

2.10 Impairment of non-financial assets

The carrying amount of assets is reviewed at each reporting date. If there is any indication of impairment based on internal/external factors, an impairment loss is recognised in the statement of profit and loss wherever the carrying amount of an asset exceeds its recoverable amount.

After impairment, depreciation/amortisation is provided on the revised carrying amount of the asset over its remaining useful life.

If at the reporting date there is an indication that previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to maximum of depreciable historical cost.

2.11 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

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2.12 Contingent liabilities, contingent assets and commitments

The Company does not recognise a contingent liability but discloses its existence in the financial statements.

a) Contingent liability is disclosed in case of –

- » A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation.
- » A present obligation arising from past events, when no reliable estimate is possible.
- » A possible obligation arising from past events, unless the probability of outflow of resources is remote.

Contingent liabilities are reviewed at each balance sheet date.

b) Contingent assets are not recognised in the financial statements.

c) Commitments are future liabilities for contractual expenditure and is disclosed in case of –

- » Estimated amount of contracts remaining to be executed on capital account and not provided for;
- » Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of management.

2.13 Employee benefits

✓ Retirement and other employee benefits

Defined contribution plan

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Company recognises contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognised as a liability after deducting the contribution already paid.

Defined benefit plan

The Company has defined benefit plans as compensated absences and gratuity for all eligible employees, the liability for which is determined based on actuarial valuation at each year-end using projected unit credit method.

Re-measurements, comprising of actuarial gains and losses, excluding amounts included in net interest on the net defined benefit liability, the effect of the asset ceiling, and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in the statement of profit and loss on the earlier of:

- » The date of the plan amendment or curtailment, and
- » The date that the Company recognises related restructuring costs.

The Company recognises the following changes in the net defined benefit obligation as an employee benefits expense in the statement of profit and loss:

- » Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- » Net interest expense or income

✓ Short term and other long term employee benefits

A liability is recognised for benefits to employees in respect of wages and salaries, annual leave, sick leave and short-term employee benefits in the year the related service is rendered. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences, which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

In case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and liabilities recognised in respect of other long-term

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employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

✓ Share based payments

The Company operates a number of Employee Stock Option Scheme/Restricted stock units ('the Scheme') which provides for the grant of options to acquire equity shares of the Company to its employees. The options granted to employees vest in a graded manner and these may be exercised by the employees within a specified period. These equity-settled share based payments to employees are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (Share option outstanding account). The fair value of options is estimated using valuation techniques, which incorporate exercise price, term, risk-free interest rates, the current share price, its expected volatility etc.

At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in statement of profit and loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the share option outstanding account.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

2.14 Taxes

Taxes on income

Tax expense comprises current and deferred tax.

a) Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income Tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in

other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Current tax assets and liabilities are offset if a legally enforceable right exists to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

b) Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity.

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Goods and Services Input Tax Credit

Goods and Services tax input credit is recognised in the period in which the supply of goods or service received is recognised and the conditions to avail the credit are fulfilled as per the underlying law.

2.15 Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares except where the result would be antidilutive.

2.16 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

a) Financial assets

✓ Initial recognition and measurement

Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e. the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial assets at initial recognition depends on their purpose, characteristics and the intention of the management's while acquiring the same. All financial assets measured at fair value through profit or loss (FVTPL) are recognised initially at fair value. Financial assets measured at amortised cost or at fair value through other comprehensive income (FVTOCI) is recorded at fair value plus transaction costs that are attributable to the acquisition of that financial asset. Trade receivable that does not contain a significant financing component are measured at transaction price.

✓ Classification and subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

- » Financial asset at amortised cost
- » Financial asset (debt instruments) at FVTOCI
- » Financial asset at FVTPL

Financial asset at amortised costs

Financial asset is measured at the amortised cost if both the following conditions are met:

- i) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- ii) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment (if any). Amortised cost is calculated by taking into account any discount or premium on acquisition and fees received and the costs incurred on acquisition of financial asset. The EIR amortisation is included in interest income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

Financial assets (debt instruments) at FVTOCI

Financial asset (debt instruments) is classified as at the FVTOCI if both of the following criteria are met:

- i) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- ii) The asset's contractual cash flows represent SPPI.

Financial assets included within the above category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the other comprehensive income (OCI). However, the Company recognises interest income, impairment losses or reversals and foreign exchange gain or loss in the profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Financial asset at FVTPL

Financial asset which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as at FVTPL. Financial assets classified under FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

b) Financial liabilities

Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is

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classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition to be measured at FVTPL. All financial liabilities, other than classified at FVTPL, are classified at amortised cost in which case they are initially measured at fair value, net of transaction costs and subsequently at amortised cost using effective interest rate.

Amortised cost is calculated by taking into account any fees, commission/brokerage and ancillary costs incurred in relation to the financial liability.

c) Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments are recognised at the face value and proceeds received in excess of the face value are recognised as share premium.

Offsetting a financial asset and a financial liability

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

2.17 Derivative financial instruments

A derivative is a financial instrument or other contract with all three of the following characteristics:

- » Its value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index, or other variable, provided that, in the case of a non-financial variable, it is not specific to a party to the contract (i.e. the 'underlying').
- » It requires no initial net investment or an initial net investment that is smaller than what would be required for other types of contracts expected to have a similar response to changes in market factors.
- » It is settled at a future date.

The Company holds derivative to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for such contracts are generally banks.

Derivatives are recorded at fair value and carried as assets when their fair value is positive and as liabilities when their fair value is negative. Changes in the fair value of derivatives are included in net gain on fair value changes unless hedge accounting is applied.

2.18 Hedge accounting

The Company makes use of derivative instruments to manage exposures to interest rate and foreign currency. In order to manage particular risks, the Company applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging/economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the entity will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately in net gain/loss on fair value changes in the profit and loss statement.

When the hedged cash flow affects the statement of profit and loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the statement of profit and loss. When the forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in OCI are reversed and included in the initial cost of the asset or liability.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss that has been recognised in OCI at that time remains in OCI and is recognised when the hedged forecast transaction is ultimately recognised in the statement of profit and loss. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the statement of profit and loss.

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2.19 Reclassification of financial assets and liabilities

The Company doesn't reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. Further, whenever there is a change in the business model the underlying affected financial asset are reclassified. Financial liabilities has not been reclassified.

2.20 Derecognition of financial assets and liabilities

a) Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when the rights to receive cash flows from the financial asset have expired. The Company also derecognised the financial asset if it has transferred the financial asset and the transfer qualifies for derecognition.

The Company has transferred the financial asset if and only if, either:

- » It has transferred its contractual rights to receive cash flows from the financial asset

Or

- » It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full or in part without material delay to a third party under a 'pass-through' arrangement

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- » The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset
- » The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
- » The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- » The Company has transferred substantially all the risks and rewards of the asset

Or

- » The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

b) Financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in the statement of profit and loss.

2.21 Measurement of Expected Credit Loss (ECL)

The Company records allowance for expected credit losses for all financial instruments, other debt financial assets not held at FVTPL together with the financial guarantee contracts. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk (SICR) since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL).

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Default

Classification of default is based on the regulatory definition of Non-Performing Assets (NPA). Our regulator, the Reserve Bank of India, defines NPA in Reserve Bank of India Housing Finance Companies Directions, 2025, read with the RBI Non Banking Financial Companies – Income Recognition, Asset Classification and Provisioning Directions, 2025, as amended from time to time as exposures where interest or principal is in arrears for a period of more than ninety days.

The Company will maintain the definition of default in line with any amendments made by the regulator from time to time through its circulars and through its Master Circular published from time to time.

Staging

The Company while assessing whether there has been a SICR of an exposure since origination, it compares the risk of a default occurring over the expected life of the financial instrument as at the reporting date with the risk of default as at the date of initial recognition. The Company classifies the accounts into three stages.

The mechanics and key inputs for classifying the stages and computing the ECL are defined below:

Stage Definition	Details	Classification
Stage 1	Low credit risk Days Past Due (DPD) 0-30	Financial instruments are treated as Stage 1 which are not credit impaired and for which the credit risk has not increased significantly since initial recognition. The Company calculates the 12 month ECL allowance.
Stage 2	DPD 31-90 Qualitative indicators of SICR	Financial instruments having SICR since initial recognition (origination of facilities) are classified under (if not impaired) Stage 2. The Company calculates the lifetime ECL allowance.
Stage 3	90+/NPA	Remaining financial instruments which are credit impaired are treated as Stage 3. The Company uses regulatory definition as a consistent measure for default across all product classes. The Company records an allowance for the LTECLs.

Key components for computation of Expected Credit Loss are:

» Probability of default (PD)

Probability of Default (PD) is one of the three risk components needed to estimate ECL under Ind AS 109. PD is defined as the probability that a borrower will be unable to meet their debt obligations over a stipulated time. The PD

estimate incorporates information relevant for assessing the borrower's ability and willingness to repay its debts, as well as information about the economic environment in which the borrower operates.

The Company uses 12-month PD for stage 1 assets and lifetime PD for stage 2 and Stage 3 assets.

» Loss given default (LGD)

The Loss given default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the expected cash flows, including from the realisation of available collateral after considering estimated costs that may be incurred in obtaining and selling such collateral.

» Exposure at default (EAD)

Exposure at default (EAD) is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and future interests.

The Company has adopted the following methodology for ECL computation:

Particulars	PD	LGD
Retail loans	Logistic regression	Workout Method
Corporate loans	Pluto-Tasche	Asset coverage based/ Expected Collateral Realisation (ECR)

Broadly, the Company has grouped the portfolio into retail and corporate category. ECL computation is based on collective approach except for a few large exposure of corporate finance portfolio where loss estimation is based on ECR. Further, given the characteristics and inherent risks of the various sub categories of the portfolio the Company has used appropriate PD/LGD computation techniques which are detailed below:

Retail loans

Probability of default

The retail portfolio is segregated into homogenous pools at the product level and occupational level. Previous year's portfolio behaviour of homogeneous pools, along with independent validation where considered appropriate, is used for PD estimation. For ECL computation, basis risk emergence curve movement/vintage, the Company has adopted statistical techniques like logistic regression, observed default rate based on customer classification etc. using behaviour and credit variables.

The Company has further stressed the PDs for such selective group of customers who are falling into an early warning

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signal pool like customers who have experienced delinquency with other financial institutions but remained good with us, customers showing very early signs of stress in emerging delinquencies etc.

Loss given default

The LGD for the retail portfolio is modelled through a workout approach. Historical NPA data of last few years has been used to arrive at behavioral LGD. Loss estimation have been done either basis distressed value or actual/expected recoveries, depending on resolution strategies already materialised or in the process of materialisation. Multiple factors are considered for determining the LGD including time taken for resolutions, geographies, collection feedback, underlying security etc.

Exposure at default

EAD is the sum of the outstanding principle, interest outstanding and future interest receivables for the expected life of the asset, computed basis the behavioral analysis of the repayment period.

Corporate loans

Probability of default

PDs for the corporate portfolio are determined by using external ratings as cohorts along with ever default behavior of an account in last 12 months (basis external ratings based statistical technique of Pluto-Tasche). PD s are further stressed basis operational variables like construction variance, sales velocity, resolution team feedback etc. For life time PDs computation, the Company has used survival analysis using Kaplan-Meier technique.

Loss given default

For LGD estimates, the Company has used ECR approach and have applied business logic based on security coverage ratio of existing portfolio. Sensitivity analysis, resolution feedback are applied on probability weighted scenarios to compute loss given default.

Exposure at default

EAD is the sum of the outstanding principle, interest outstanding and future interest receivables for the expected life of the asset, computed basis the behavioral analysis of the repayment period.

Significant increase in credit risk (SICR)

The Company monitors all financial assets that are subject to impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk in the assets falling in stage 1 then the Company measures the loss allowance over the lifetime of the loan instead of 12 month ECL.

Retail loans

The qualitative criteria for triggering SICR in retail exposure is:

- (i) Those stage 1 loan assets where underlying property is under construction and expected construction progress is likely to remain slow based on historical data/ market feedback.
- (ii) Stage 1 assets which have been restructured under the RBI OTR schemes of August 2020 and May 2021 and exhibit a higher degree of credit risk based on their subsequent repayment behavior.

The Company may apply management overlays or post-model adjustments to the model-generated expected credit losses and staging outcomes where necessary to reflect emerging risks, portfolio-specific factors or other information not fully captured in the underlying models.

Corporate loans

The Company has its own qualitative assessment criteria comprising various operational and repayment variables like construction variance, historical delinquency rates, sales velocity, asset coverage ratio, resolution team feedback etc. Basis the review and management overlay, the Company identifies assets where likelihood of deterioration in credit quality is high and for such assets SICR has been triggered.

Incorporation of forward looking information

Ind AS 109 requires entities to model their ECL and apply forward looking macro-economic scenarios taking into consideration possibility of favorable, neutral, adverse and stressed economic conditions. Multiple scenarios are required to be applied to the ECL and a probability weighted ECL is then computed. In order to compute probability weighted ECL considering the impact of COVID-19 several macro-economic variables such as GDP at constant prices, Housing Price Index (HPI) inflation, Gross national savings, unemployment rate etc. were considered from the International Monetary Fund (IMF), NHB and RBI websites and the Company's historical data were analysed.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

A model was then built, and forecasts were generated, and scenario creation carried out to finally arrive at the final macro-economic overlay. Identification of relevant macro economic variables was done combining statistical analysis (correlation) and business intuition (sign of correlation). The selected model incorporates the variables like Inflation, end of period consumer prices quarter on quarter change, general government revenue etc.

The macro-economic variables (MEVs) of the final model were used to generate multiple simulations for forecasting under different probabilistic scenarios, i.e., favorable, neutral, adverse and stress scenarios. Under each scenario, based on the independent variable forecasts, the forecasted default rates are obtained using the final model relationship between the default rates and macro-economic variables. The scenarios are identified based on the probability of occurrence, i.e. expected probability of the future economic state. An anchor variable (GDP) analysis was performed in order to select a particular scenario for future quarters. Accordingly, the probability weighted ECL is computed using the likelihood as weights.

Trade receivables, other receivables and other financial assets

The Company records allowance for expected credit losses on trade receivables, other receivables and other financial assets. The allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk (SICR) since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL).

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

2.22 ECL on financial guarantee contracts

ECL on financial guarantee contracts has been computed basis the methodologies defined under Note 2.21.

2.23 Write offs

The Company undertakes write off on a loan, in full or in part, when the amount is construed as irrecoverable after enforcement of available means of resolution. The authority of write off is vested with committee of senior officials of the Company. In case the Company writes off an asset, the recoveries resulting from the write off activity may result in impairment gains.

2.24 Collateral

The Company is in business of secured lending and all loans are adequately covered by either residential collateral or commercial collateral. The collaterals are assessed at the time of origination and are being re-assessed as and when required.

The illustrative factors considered while evaluation of collateral are liquidity, enforceability, marketability, ease and efficiency in custody and settlement. The Company complies with local by-laws and relevant jurisdictions to ensure that the collaterals are free from all encumbrances. The assessment of collateral is undertaken by empanelled team of independent and qualified technical/legal agencies.

The Company has specified the maximum loan-to-value ratio for various types of asset to be accepted as collateral. Such ratios commensurate with the relative risk of the assets as prescribed by RBI and provides an adequate buffer against potential losses.

On case-to-case basis, the Company may ask for additional security, which may in the form of guarantee or financial assets or any other real estate assets.

The Company may take actions as provided in the SARFAESI Act which enables it to enforce the underlying collateral of stage 3 assets without court intervention.

2.25 Dividend

The Company recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the Shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

2.26 Unclaimed deposits and dividends

Deposits, which has become overdue but have not been presented for payment or renewal, are transferred to

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

unclaimed deposits. Deposit remaining unclaimed for more than seven years have been transferred to the Investor Education and Protection Fund (IEPF). Interest for the period from last maturity date to the date of renewal of unclaimed deposits is accounted for during the year of its renewal.

Dividends remaining unclaimed for more than seven years are transferred to the Investor Education and Protection Fund (IEPF).

2.27 Securities premium

Securities premium is credited:

- » when shares are issued at premium;
- » with the fair value of the stock options which are treated as expense (if any), in respect of shares allotted pursuant to Employee Stock Options Scheme

Securities premium can be utilised only for limited purposes such as issuance of bonus shares or adjustment of share issue expenses, net of tax, as permissible under Section 52(2) of the Companies Act, 2013, to the extent of balance available and thereafter, the balance portion is charged to the statement of profit and loss, as incurred.

2.28 Assets held for sale

The Company repossess properties or other assets to settle outstanding recoverable and the surplus (if any) post auction is refunded to the obligors. These assets acquired by the company under SARFAESI Act, 2002 has been classified as assets held for sale, as their carrying amounts will be recovered principally through a sale of asset. In accordance with Ind AS 105, the company is committed to sell these assets and they are measured at the lower of their carrying amount and the fair value less costs of disposal.

2.29 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). CODM is responsible for allocating the resources, assess the financial performance and position of the Company and makes strategic decision. Company's main business is to provide loans against/for purchase, construction, repairs & renovations of houses/flats/commercial properties etc. All other activities of the Company revolve around the main business. As such, there are no separate reportable segment, as per the Operating Segments (Ind AS 108), notified by the Companies (Accounting Standard) Rules, 2015 as amended from time to time.

2.30 Investment in subsidiaries

Investments in subsidiaries are measured at cost as per Ind AS 27 – Separate Financial Statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 3 Cash and cash equivalents

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Cash on hand	1.04	1.43
Balance with banks in current accounts	434.73	1,193.95
Bank deposit with maturity of 3 months or less (Refer Note 3.1)	200.07	665.32
Certificate of deposits with maturity of 3 months or less (Refer Note 3.1)	1,847.22	299.68
Stamps on hand [₹10,190 (Previous year ₹10,190)]	0.00	0.00
Total	2,483.06	2,160.38

Note 3.1: Short-term deposits and certificate of deposits earn interest at the respective deposit rates.

Note 4 Bank balance other than cash and cash equivalents

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Bank Deposits (More than 3 months & upto 12 months)	845.64	1,438.86
Earmarked balances with bank (Refer Note 4.1)	10.51	0.89
Total	856.15	1,439.75

Note 4.1: Earmarked balances with bank represents unclaimed dividend on equity shares and unspent amount of CSR activities

Note 5 Receivables

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Trade receivables (a)		
Receivable considered good- Secured	-	-
Receivable considered good- Unsecured	41.60	44.49
Receivables from related parties- Unsecured (Refer Note 5.2)	5.48	5.52
Receivables which have significant increase in credit risk	-	-
Receivables – credit impaired	-	-
	47.08	50.01
Less : Provision for impairment	0.16	0.37
Total (a)	46.92	49.64
Other receivables (b)		
Receivable considered good- Unsecured (Refer Note 5.2)	0.11	0.32
Receivables which have significant increase in credit risk	0.13	0.09
	0.24	0.41
Less : Provision for impairment	0.12	0.08
Total (b)	0.12	0.33
Total (net) (a+b)	47.04	49.97

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 5.1: Trade and other receivables ageing (excluding provision for impairment)

(₹ in crore)

Particulars	Not due	Outstanding for following periods from due date of payment					
		As at 31 st March 2026					
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed trade and other receivables – considered good	-	9.01	-	-	-	-	9.01
Undisputed trade and other receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Disputed trade and other receivables– considered good	-	-	-	-	-	-	-
Disputed trade and other receivables – which have significant increase in credit risk	-	0.01	0.02	0.05	0.04	0.01	0.13
Disputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Unbilled trade and other receivables	38.18	-	-	-	-	-	38.18
Total	38.18	9.02	0.02	0.05	0.04	0.01	47.32

(₹ in crore)

Particulars	Not due	Outstanding for following periods from due date of payment					
		As at 31 st March 2025					
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
Undisputed trade and other receivables – considered good	-	13.60	-	-	-	-	13.60
Undisputed trade and other receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Disputed trade and other receivables– considered good	-	-	-	-	-	-	-
Disputed trade and other receivables – which have significant increase in credit risk	-	0.02	0.02	0.04	0.01	-	0.09
Disputed trade and other receivables – credit impaired	-	-	-	-	-	-	-
Unbilled trade and other receivables	36.73	-	-	-	-	-	36.73
Total	36.73	13.62	0.02	0.04	0.01	-	50.42

Note 5.2: No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person or debt due by firms and private companies respectively in which any director is a partner or a director or a member except in case of transactions with related parties where directors are common. The outstanding on account of those transactions has been disclosed above.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 6 Loans (at amortised cost)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Term Loans	87,346.77	75,764.68
Total Gross	87,346.77	75,764.68
Less: Impairment loss allowance	913.40	1,119.36
Total Net	86,433.37	74,645.32
Secured by tangible assets	87,346.77	75,764.68
Total Gross	87,346.77	75,764.68
Less: Impairment loss allowance	913.40	1,119.36
Total Net	86,433.37	74,645.32
Loans in India		
Public Sector	-	-
Others	87,346.77	75,764.68
Total Gross	87,346.77	75,764.68
Less: Impairment loss allowance	913.40	1,119.36
Total Net (a)	86,433.37	74,645.32
Loans outside India		
Less: Impairment loss allowance	-	-
Total Net (b)	-	-
Total Net (a+b)	86,433.37	74,645.32

Note 6.1: Detail of loans & advances to Directors/KMP/Senior officers/Related Parties.

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Sanctioned		
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
KMP/Senior Officers and their relatives	11.22	11.22
	11.22	11.22
Outstanding		
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
KMP/Senior Officers and their relatives	5.21	5.47
	5.21	5.47

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 6.2: Loans - Staging analysis[#]

Analysis of change in gross carrying amount of loans is as follows:

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1^	Stage 2	Stage 3	Total	Stage 1^	Stage 2	Stage 3	Total
Opening gross carrying amount	73,131.63	1,817.43	815.62	75,764.68	62,430.19	1,944.11	983.51	65,357.81
Increase in EAD - new asset originated or purchased/further increase in existing asset (net)	26,624.71	23.99	49.68	26,698.38	21,844.60	31.78	25.27	21,901.65
Asset paid in part or full (excluding write off) (net)	(14,517.19)	(289.82)	(237.67)	(15,044.68)	(10,665.99)	(392.88)	(209.36)	(11,268.23)
Asset written off	(4.92)	(0.26)	(66.43)	(71.61)	(6.60)	(0.21)	(219.74)	(226.55)
Transfer to stage 1	487.49	(445.68)	(41.81)	-	501.16	(438.98)	(62.18)	-
Transfer to stage 2	(621.96)	654.46	(32.50)	-	(803.73)	845.07	(41.34)	-
Transfer to stage 3	(166.61)	(155.24)	321.85	-	(168.00)	(171.46)	339.46	-
Closing gross carrying amount	84,933.15	1,604.88	808.74	87,346.77	73,131.63	1,817.43	815.62	75,764.68

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1^	Stage 2	Stage 3	Total	Stage 1^	Stage 2	Stage 3	Total
Retail Loans	84,532.65	1,604.88	808.74	86,946.27	72,183.74	1,802.77	815.62	74,802.13
Total	84,532.65	1,604.88	808.74	86,946.27	72,183.74	1,802.77	815.62	74,802.13
% of total	97.22%	1.85%	0.93%	100.00%	96.50%	2.41%	1.09%	100.00%

Movement (in %) of loan assets is as follows:		Current Year	Previous Year
a) Movement of Stage 1:			
i) % of loan assets moved out of books by year end		13.47%	11.33%
ii) Residual portfolio either remained in stage 1 or had forward flows			
b) Movement of Stage 2:			
i) % of loan assets moved out of books by year end		12.10%	12.58%
ii) Residual portfolio either remained in stage 2 or had forward or backward flows			
c) Movement of Stage 3:			
i) % of loan assets moved out of books by year end		35.95%	32.91%
ii) Residual portfolio either remained in stage 3 or had backward flows			

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1^	Stage 2	Stage 3	Total	Stage 1^	Stage 2	Stage 3	Total
Corporate Loans	400.50	-	-	400.50	947.89	14.66	-	962.55
Total	400.50	-	-	400.50	947.89	14.66	-	962.55
% of total	100.00%	0.00%	0.00%	100.00%	98.48%	1.52%	0.00%	100.00%

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Movement (in %) of loan assets is as follows:	Current Year	Previous Year
a) Movement of Stage 1:		
i) % of loan assets moved out of books by year end	88.51%	20.09%
ii) Residual portfolio either remained in stage 1 or had forward flows		
b) Movement of Stage 2:		
i) % of loan assets moved out of books by year end	100.00%	83.55%
ii) Residual portfolio either remained in stage 2 or had forward or backward flows		
c) Movement of Stage 3:		
i) % of loan assets moved out of books by year end	0.00%	100.00%
ii) Residual portfolio either remained in stage 3 or had backward flows		

Note 6.3: Expected Credit Loss (ECL) - Staging analysis[#]

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Retail Loans	284.00	313.00	310.00	907.00	286.67	284.81	294.44	865.92
Total	284.00	313.00	310.00	907.00	286.67	284.81	294.44	865.92

ECL movement as on 31st March 2025 and 31st March 2026

- Overall ECL % POS have decreased by 12 bps on accounts improvement in Asset quality.
- ECL % POS has increased by 3.70% as on 31st March 2026 in stage 2.
- The loan assets in stage 2 were 1.85% as on 31st March 2026 as against 2.41% as on 31st March 2025. The Company has applied qualitative SICR criteria owing to which stage 1 assets of ₹326.80 crore has moved to stage 2 assets. Pre SICR, the stage 2 loan assets as on 31st March 2026 would be 1.47% against 1.93% as on 31st March 2025.
- Stage 3 ECL % POS have increased to 38.33% as on 31st March 2026 as against 36.10% as on 31st March 2025.

ECL movement as on March 31, 2024 and 31st March 2025

- Overall ECL % POS have decreased by 16 bps on accounts improvement in portfolio quality.
- ECL % POS has Increased by 1.94% as on 31st March 2025 in stage 2.
- The loan assets in stage 2 were 2.41% as on 31st March 2025 as against 2.87% as on March 31, 2024. The Company has applied qualitative SICR criteria owing to which stage 1 assets of ₹356.31 crore has moved to stage 2 assets. Pre SICR, the stage 2 loan assets as on 31st March 2025 would be 1.93% against 2.13% as on March 31, 2024.
- Stage 3 ECL % POS have increased to 36.10% as on 31st March 2025 as against 35.17% as on March 31, 2024.

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	Stage 1 [^]	Stage 2	Stage 3	Total	Stage 1 [^]	Stage 2	Stage 3	Total
Corporate Loans	6.40	-	-	6.40	250.77	2.67	-	253.44
Total	6.40	-	-	6.40	250.77	2.67	-	253.44

ECL movement as on 31st March 2025 and 31st March 2026

- Stage 1 ECL % of POS decreased from 26.46% to 1.60%.
- The loan assets in stage 2 were reduced to 0.00% as on 31st March 2026 from 1.52% as on 31st March 2025 majorly due to movement of stage 2 assets to stage 1 or closure of stage 2 assets.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

c) The Company's stage 3 asset ratio has reduced to 0.00% as on 31st March 2026 from 0.00% as on 31st March 2025

ECL movement as on March 31, 2024 and 31st March 2025

- a) Stage 1 ECL % of POS increased from 16.42% to 26.46%.
- b) The loan assets in stage 2 were reduced to 1.52% as on 31st March 2025 from 6.16% as on March 31, 2024 majorly due to shift of stage 2 asset to stage 1.
- c) The Company's stage 3 asset ratio has reduced to 0.00% as on 31st March 2025 from 3.31% as on March 31, 2024.

^The restructuring was done for stage 1 accounts, total restructured no of cases 928 amounting to were ₹448.73 crore (previous year number of cases 1132 amounting to ₹585.93 crore), against which provision of ₹59.57 crore (Previous year ₹75.44 crore) is held.

#Refer Note 2.21, 2.22, 2.23 and 47.1.

Note 6.4: Loans due from borrowers are secured wholly or partly by any one or all of the below as applicable:

Tangible securities

- i) Equitable/Simple/English Mortgage of immovable property;
- ii) Mortgage of Development Rights/FSI/any other benefit flowing from the immovable property;
- iii) Hypothecation of rent receivables, cash flow of the project, debt service reserve account, fixed deposit, current and escrow accounts;

Intangible securities

- i) Demand Promissory Note;
- ii) Post dated cheques towards the repayment of the debt;
- iii) Personal/Corporate Guarantees;
- iv) Undertaking to create a security;
- v) Letter of Continuity;
- vi) Charges against equity shares

Note 7 Investments

(₹ in crore)

Particulars	As at 31 st March 2026			
	Amortised cost	At fair value through profit or loss	Others*	Total
Investments in India (a)				
Mutual funds	-	2.14	-	2.14
Government securities^ (Refer Note 36.31)	2,682.19	-	-	2,682.19
Debt securities	-	94.43	-	94.43
Subsidiaries (Wholly-owned)				
50,000 (31 st March 2025 : 50,000) equity shares of face value of ₹10 each of PEHEL Foundation	-	-	0.05	0.05
16,89,478 (31 st March 2025 : 16,89,478) 0.1% Non-Cumulative, Non-Convertible, Non-Participating and Redeemable Preference Shares of face value of ₹10 each of Ornate Spaces Private Limited	-	0.00	-	0.00
Security Receipts-ACRE-122-Trust	-	0.00	-	0.00
Total (a)	2,682.19	96.57	0.05	2,778.81
Investments outside India (b)	-	-	-	-
Total (a+b)	2,682.19	96.57	0.05	2,778.81

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	As at 31 st March 2025			
	Amortised cost	At fair value through profit or loss	Others*	Total
Investments in India (a)				
Mutual funds	-	0.41	-	0.41
Government securities^ (Refer Note 36.31)	2,427.78	-	-	2,427.78
Debt securities	-	952.68	-	952.68
Subsidiaries (Wholly-owned)				
50,000 (March 31, 2024 : 50,000) equity shares of face value of ₹10 each of PEHEL Foundation	-	-	0.05	0.05
16,89,478 (March 31, 2024 : NIL) 0.1% Non-Cumulative, Non-Convertible, Non-Participating and Redeemable Preference Shares of face value of ₹10 each of Ornate Spaces Private Limited	-	0.00	-	0.00
Security Receipts-ACRE-122-Trust	-	0.00	-	0.00
Security Receipts-CFMARC-140-Trust		0.00		0.00
Total (a)	2,427.78	953.09	0.05	3,380.92
Investments outside India (b)	-	-	-	-
Total (a+b)	2,427.78	953.09	0.05	3,380.92

Name of Subsidiaries	Principle place of business	Ownership interest (Including nominees)	
		As at 31 st March 2026	As at 31 st March 2025
PEHEL Foundation	India	100.00%	100.00%

*Others include investment in subsidiaries which have been carried at cost.

^Expected credit loss provision has not been recognised on investments made in government securities and other approved securities.

Note 8 Other financial assets

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Receivable considered good- Unsecured		
Receivables on assignment and co-lending of loans (Refer Note 8.1, 8.2 and 8.3)	259.64	324.84
Security deposits	15.87	21.47
Other receivables (Refer Note 8.4)	14.17	2.77
Security deposits - credit impaired	0.77	0.75
Total gross (a)	290.45	349.83
Less: Impairment loss allowance (b)	1.73	3.28
Total net (a-b)	288.72	346.55

Note 8.1: During the year ended 31st March 2026 and 31st March 2025, the Company had not sold any loans and advances measured at amortised cost. As per the terms of deal, the de-recognition criteria as per IND AS 109, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer is met and the assets have been derecognised.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

The table below summarises the carrying amount of the derecognised financial assets:

(₹ in crore)

Loans and advances measured at amortised cost	As at 31 st March 2026	As at 31 st March 2025
Carrying amount of derecognised financial assets	3,575.04	4,631.88

Since the Company transferred the above financial asset in a transfer that qualified for derecognition in its entirety, therefore the whole of the interest spread and net servicing fees (over the expected life of the assets) is recognised at present value on the date of derecognition as interest-only strip/net servicing fees receivable ("Receivables on assignment of loan") and correspondingly recognised as profit on derecognition of financial assets.

Note 8.2: Includes receivable from related party ₹0.36 crore (previous year ₹0.52 crore).

Note 8.3: Disclosure pursuant to RBI Notification dated 28th November 2025 on "Transfer and Distribution of Credit Risk" are given below:

- The Company has not acquired any stressed loans during the year ended 31st March 2026 and 31st March 2025.
- Details of loans not in default acquired:

(₹ in crore)

Particulars	Loans not in default acquired	
	Current Year	Previous Year
Amount of loans acquired	24.12	-
Weighted average residual maturity (years)	15.18	-
Weighted average holding period (years)	1.32	-
Retention of beneficial economic interest by transferor	10.00%	-
Coverage of tangible securities coverage	100.00%	-
Rating wise distribution of rated loans	Unrated	-

- The Company has not transferred any loans not in default during the year ended 31st March 2026 and 31st March 2025.
- Details of stressed loans transferred:

(₹ in crore)

Particulars	To Asset Reconstruction Companies (ARC) - NPA- Corporate	
	Current Year	Previous Year [#]
Number of accounts	-	1
Aggregate principal outstanding of loan transferred	-	258.96
Weighted average residual tenor of the loans transferred (years)	-	NA
Net book value of loans transferred (at the time of transfer)	-	177.00
Aggregate consideration	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-
Excess provisions reversed to the profit and loss account on account of sale	-	-

Note: During the previous year the Company had sold written off assets to eligible transferee for a consideration of ₹177.00 crore comprising of cash consideration of ₹53.10 crore and security receipts amounting to ₹123.90 crore against which 100% impairment provision/fair value change had been recorded in the books of accounts.

[#]Security Receipts are rated as IVR RR3.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(e) Details of loans transferred under co-lending arrangements

(₹ in crore)

Particulars	Co-lending arrangements	
	Current Year	Previous Year
Number of accounts	231	274
Aggregate principal outstanding as on date	74.11	93.36
Weighted average residual tenor of the loans transferred (years)	13.95	15.55
Weighted average rate of interest	10.01	10.71
Fees charged/paid	0.29	0.37
Sector	Mortgage	Mortgage
Performance of loans		
- Standard cases	228	270
- NPA Cases	3	4
Default loss guarantee if any	NA	NA

Note 8.4: Includes amount receivable from related party ₹0.01 crore (Previous year ₹0.05 crore).

Note 9 Current tax (net)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Net current tax asset/(liability) at the beginning (a)	7.48	185.17
Current tax expense (b)	581.51	571.25
Current tax expense on OCI (c)	-	(0.17)
Tax on ESOPs/RSU (d)	1.83	2.45
Current tax paid (e)	575.43	573.29
Current tax refund (f)	7.29	178.87
Tax related to earlier years (g)	(0.04)	(1.42)
Net current tax (liability)/asset at the end (a-b-c-d+e-f-g)	(7.68)	7.48

Note 10 Deferred tax assets (net)

As at 31st March 2026

(₹ in crore)

Particulars	Deferred Tax Assets	Deferred Tax Liabilities	Net Deferred Tax Assets/ (Liabilities)	(Charged)/credit during the year	Other comprehensive income
Depreciation on property, plant and equipment and amortisation of Other Intangible assets	10.84	-	10.84	(0.08)	-
Provision for employee benefits	8.96	-	8.96	3.65	(0.21)
Impairment allowance for financial assets	256.25	-	256.25	(86.90)	-
Derivative instruments in cash flow hedge	-	6.04	(6.04)	-	(49.06)
Expenses paid in advance (net of income received in advance)	-	181.33	(181.33)	(34.37)	-
Interest spread on assigned loans	-	61.70	(61.70)	15.32	-
Fair valuation of financial instruments held for trading	0.36	-	0.36	2.54	-
Others temporary differences	3.54	6.89	(3.35)	1.94	-
Total	279.95	255.96	23.99	(97.90)	(49.27)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

As at 31st March 2025

(₹ in crore)

Particulars	Deferred Tax Assets	Deferred Tax Liabilities	Net Deferred Tax Assets/ (Liabilities)	(Charged) credit during the year	Other comprehensive income
Depreciation on property, plant and equipment and amortisation of Other Intangible assets	10.92	-	10.92	(1.31)	-
Provision for employee benefits	5.54	-	5.54	0.45	-
Impairment allowance for financial assets	343.15	-	343.15	8.64	-
Derivative instruments in cash flow hedge	43.02	-	43.02	-	23.32
Expenses paid in advance (net of income received in advance)	-	146.96	(146.96)	(45.34)	-
Interest spread on assigned loans	-	77.02	(77.02)	53.09	-
Fair valuation of financial instruments held for trading	-	2.18	(2.18)	(2.41)	-
Others temporary differences	4.04	9.35	(5.31)	7.08	-
Total	406.67	235.51	171.16	20.20	23.32

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 11

Investment Property

Particulars	Gross carrying value			Depreciation			Net carrying value	
	As at 01 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 01 st April 2025	For the year	Adjustments/ Deductions during the year	As at 31 st March 2026	As at 31 st March 2025
Buildings	0.58	-	-	0.07	0.00	-	0.07	0.51
Total	0.58	-	-	0.07	0.00	-	0.07	0.51

(₹ in crore)

Particulars	Gross carrying value			Depreciation			Net carrying value	
	As at 01 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 01 st April 2024	For the year	Adjustments/ Deductions during the year	As at 31 st March 2025	As at March 31, 2024
Buildings	0.58	-	-	0.07	0.00	-	0.07	0.51
Total	0.58	-	-	0.07	0.00	-	0.07	0.51

Note 11.1: The Company has leased out its investments properties and same has been classified as operating leases on account that there was no transfer of substantial risk and rewards incidental to the ownership of the assets. Recognition of income and related expenses in profit or loss for investment properties are tabulated below:

Particulars	Current Year	Previous Year
Rental Income	0.09	0.13
Profit from investment properties before depreciation	0.09	0.13
Depreciation	(0.00)	0.00
Profit from investment properties	0.09	0.13

(₹ in crore)

Note 11.2: Investment properties are leased to tenants under long term operating leases with rentals receivable on monthly basis. Minimum undiscounted lease payments receivable under non-cancellable leases of investment properties after the reporting period:

Particulars	As at 31 st March 2026	As at 31 st March 2025
Within one year	-	0.08
Later than one year but not later than five year	-	-
Later than five years	-	-

(₹ in crore)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 11.3: The fair value of the investment property has been determined on the basis of valuation carried out at the reporting date by a registered valuer as defined under Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The fair value measurement for investment property has been categorised as Level 2 based on the valuation techniques used and inputs applied. The main inputs considered by the valuer are government rates, property location, market research, contracted rentals, discount rates and comparable values, as appropriate. The best estimate of fair value is current prices in an active market for similar properties. Fair value are as follows:

Reconciliation of fair value

Particulars	As at 31 st March 2026	As at 31 st March 2025
Opening balance	6.82	5.64
Addition during the year	0.23	1.18
Deletion during the year	-	-
Fair value difference	-	-
Closing balance	7.05	6.82

Note 12 Property plant and equipment

Particulars	Gross carrying value		Depreciation		Net carrying value	
	As at 01 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2026	As at 31 st March 2026	As at 31 st March 2025
Buildings	37.72	-	-	37.72	7.63	31.30
Furniture & Fixtures	20.71	3.38	2.49	21.60	13.56	8.04
Computers	66.22	9.07	18.00	57.29	35.00	22.29
Office Equipment & Others	37.64	4.81	10.67	31.78	21.23	10.55
Leasehold Improvements	41.14	5.84	4.71	42.27	29.85	12.42
Total	203.43	23.10	35.87	190.66	107.27	83.39

Particulars	Gross carrying value		Depreciation		Net carrying value	
	As at 01 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2025	As at 31 st March 2025	As at March 31, 2024
Buildings	37.72	-	-	37.72	6.42	32.51
Furniture & Fixtures	19.18	3.28	1.75	20.71	13.51	7.20
Computers	53.31	13.71	0.80	66.22	42.69	23.53
Office Equipment & Others	33.72	5.51	1.59	37.64	28.46	9.18
Leasehold Improvements	34.44	10.63	3.93	41.14	30.51	10.63
Total	178.37	33.13	8.07	203.43	121.59	81.84

- (i) There were no revaluation carried out by the Company during the years reported above.
(ii) Title deeds of immovable property are held in the name of the Company.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Right of use#

Particulars	Gross carrying value			Depreciation			Net carrying value		(₹ in crore)
	As at 01 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2026	As at 01 st April 2025	For the year	Adjustments/ Deductions during the year	As at 31 st March 2026	
Building	199.31	67.33	35.72	230.92	66.85	34.21	27.75	73.31	132.46
Vehicle	0.31	0.33	0.31	0.33	0.14	0.07	0.20	0.01	0.17
Total	199.62	67.66	36.03	231.25	66.99	34.28	27.95	73.32	132.63

Particulars	Gross carrying value			Depreciation			Net carrying value	
	As at 01 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2025	As at 01 st April 2024	For the year	As at 31 st March 2025	As at March 31, 2024
Building	189.79	43.13	33.61	199.31	66.92	31.11	31.18	66.85
Vehicle	0.31	-	-	0.31	0.04	0.10	-	0.14
Total	190.10	43.13	33.61	199.62	66.96	31.21	31.18	66.99

#All lease deeds are executed in favour of the Company.

Note 12.1: Capital-Work-in Progress

(a) Capital-Work-in Progress ageing

Particulars	As at 31 st March 2026				Total	(₹ in crore)
	CWIP for a period of					
	Less than 1 year	1-2 years	2-3 years	More than 3 years		
Projects in progress	1.38	-	-	-	1.38	
Projects temporarily suspended	-	-	-	-	-	

Particulars	As at 31 st March 2025				Total
	CWIP for a period of			Total	
	Less than 1 year	1-2 years	2-3 years		
Projects in progress	4.30	0.36	0.01	-	4.67
Projects temporarily suspended	-	-	-	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(b) For capital-work-in progress, where completion is overdue or has exceeded its cost compared to its original plan

Particulars	As at 31 st March 2026					(₹ in crore)
	To be completed in					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
	-	-	-	-	-	
Overdue Projects						
Particulars	As at 31 st March 2025					(₹ in crore)
	To be completed in					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
	1.48	-	-	-	1.48	
Overdue Projects						

Note 12.2: Intangible assets under development

(a) Intangible assets under development ageing

	As at 31 st March 2026					(₹ in crore)
Particulars	CWIP for a period of					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
Projects in progress	4.65	-	-	-	4.65	
Projects temporarily suspended	-	-	-	-	-	
						(₹ in crore)
	As at 31 st March 2025					
Particulars	CWIP for a period of					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
Projects in progress	7.90	3.25	0.32	-	11.47	
Projects temporarily suspended	-	-	-	-	-	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(b) For Intangible assets under development, where completion is overdue or has exceeded its cost compared to its original plan

Particulars	As at 31 st March 2026				(₹ in crore)
	To be completed in			Total	
	Less than 1 year	1-2 years	2-3 years		
Overdue Projects	-	-	-	-	-

Particulars	As at 31 st March 2025				Total
	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Overdue Projects	11.02	-	-	-	11.02

Note 13 Other intangible assets

Particulars	Gross carrying value			Amortisation		Net carrying value	
	As at 01 st April 2025	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2026	For the year 2025-26	As at 31 st March 2026	As at 31 st March 2025
Software	86.98	20.05	-	107.03	12.01	74.79	24.20
Total	86.98	20.05	-	107.03	12.01	74.79	24.20

Particulars	Gross carrying value			Amortisation		Net carrying value	
	As at 01 st April 2024	Addition during the year	Adjustments/ Deductions during the year	As at 31 st March 2025	For the year 01 st April 2024 to 31 st March 2025	As at 31 st March 2025	As at March 31, 2024
Software	71.95	15.03	-	86.98	7.40	62.78	16.57
Total	71.95	15.03	-	86.98	7.40	62.78	16.57

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 14 Other non-financial assets

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Unsecured considered good:		
Prepaid expenses	16.88	13.66
GST input credit	20.83	30.07
Others	12.71	19.78
Total	50.42	63.51

Note 15 Derivative financial instruments*

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Notional amounts	Fair value assets	Fair value liabilities	Notional amounts	Fair value assets	Fair value liabilities
Currency derivatives:						
Spot and forwards	-	-	-	1,490.16	4.73	53.88
Currency swaps	5,442.62	396.19	4.14	3,637.21	24.68	61.87
(i)	5,442.62	396.19	4.14	5,127.37	29.41	115.75
Interest rate derivatives:						
Forward rate agreements and interest rate swaps	3,943.55	0.05	-	1,000.00	-	-
(ii)	3,943.55	0.05	-	1,000.00	-	-
Margin money received (from)/paid to counter party bank						
Currency derivatives	-	(148.30)	-	-	15.10	-
Interest rate derivatives	-	22.47	-	-	21.12	-
(iii)	-	(125.83)	-	-	36.22	-
Total derivative financial instruments (i)+(ii)+(iii)	9,386.17	270.41	4.14	6,127.37	65.63	115.75
Included in above are derivatives held for hedging and risk management purposes as follows:						
Cash flow hedging:						
Currency derivatives	5,442.62	247.89	4.14	5,127.37	44.51	115.75
Interest rate derivatives	3,943.55	22.52	-	1,000.00	21.12	-
Total derivative financial instruments	9,386.17	270.41	4.14	6,127.37	65.63	115.75

* Refer Note 18.3, 43 and 47.2.

Note 16 Trade payables

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total outstanding dues of micro enterprises and small enterprises	1.85	1.27
Total outstanding dues of creditors other than micro enterprises and small enterprises	12.68	16.27
Due to related parties	-	-
Total	14.53	17.54

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 16.1: Trade Payables ageing

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment					
	As at 31 st March 2026					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	1.81	0.04	-	-	-	1.85
(ii) Others	12.15	0.45	0.08	-	-	12.68
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-
Total	13.96	0.49	0.08	-	-	14.53

(₹ in crore)

Particulars	Outstanding for following periods from due date of payment					
	As at 31 st March 2025					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	1.27	0.00	-	-	-	1.27
(ii) Others	15.79	0.40	0.08	-	-	16.27
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues – Others	-	-	-	-	-	-
Total	17.06	0.40	0.08	-	-	17.54

Note 16.2: The details of amounts outstanding to Micro, Small and Medium Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) has been determined to the extent such parties have been identified on the basis of Information available with the Company. The amount of principal and interest outstanding during the year is as follows:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
1. Principal amount due and remaining unpaid	0.04	0.00
2. Interest due on (1) above and the unpaid interest	0.01	-
3. Interest paid on all delayed payment under the MSMED Act	0.01	0.01
4. Payment made beyond the appointed day during the year	13.48	3.12
5. Interest due and payable for the period of delay other than (3) above	0.01	0.01
6. Interest accrued and remaining unpaid	0.01	0.01
7. Amount of further interest remaining due and payable in succeeding years	-	-
Total	13.56	3.15

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 17 Debt securities

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Secured								
Redeemable non convertible bonds	1,995.75	-	-	1,995.75	2,493.59	-	-	2,493.59
Redeemable non convertible debentures	5,205.76	-	-	5,205.76	2,880.85	-	-	2,880.85
Unsecured								
Commercial papers	2,068.87	-	-	2,068.87	3,199.01	-	-	3,199.01
Total	9,270.38	-	-	9,270.38	8,573.45	-	-	8,573.45
Debt securities in India	9,270.38	-	-	9,270.38	8,573.45	-	-	8,573.45
Debt securities outside India	-	-	-	-	-	-	-	-
Total	9,270.38	-	-	9,270.38	8,573.45	-	-	8,573.45

Note 17.1: Nature of security and terms of repayment

a) Nature of security

Redeemable non-convertible bonds and debentures are secured by hypothecation of specific book debts to the extent of 1.00 to 1.25 times of outstanding amount.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤1 year	1-3 years	3-5 years	>5 years	≤1 year	1-3 years	3-5 years	>5 years
Bonds								
Rate of interest								
8.01% - 9.00%	500.00	1,000.00	500.00	-	500.00	1,000.00	1,000.00	-
Debentures								
Rate of interest								
7.01% - 8.00%	-	845.00	1,480.00	-	-	-	-	-
8.01% - 9.00%	572.00	1,780.00	500.00	29.00	-	1,552.00	1,300.00	29.00
Total	1,072.00	3,625.00	2,480.00	29.00	500.00	2,552.00	2,300.00	29.00

Note 17.2: The rate of interest and amount of repayment appearing in Note 17.1(b) are as per the term of the debt instruments (i.e. excluding impact of effective interest rate). Further, refer Note 45.1, 45.2 and 45.3 for compliance in relation to the utilisation of the borrowed fund and submission of underlying returns/statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 18 Borrowings (other than debt securities)

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Secured								
Term loans								
National housing bank	10,221.46	-	-	10,221.46	8,449.78	-	-	8,449.78
Banks	19,825.47	-	-	19,825.47	16,564.13	-	-	16,564.13
Financial Institution	443.06	-	-	443.06	522.49	-	-	522.49
External commercial borrowing	3,900.89	-	-	3,900.89	3,620.75	-	-	3,620.75
Bank overdraft	-	-	-	-	97.88	-	-	97.88
Loans from related party	7,392.29	-	-	7,392.29	5,149.99	-	-	5,149.99
Unsecured								
Term loans								
Banks	1,760.00	-	-	1,760.00	1,150.00	-	-	1,150.00
Total	43,543.17	-	-	43,543.17	35,555.02	-	-	35,555.02
Borrowings in India	38,128.53	-	-	38,128.53	31,934.27	-	-	31,934.27
Borrowings outside India	5,414.64	-	-	5,414.64	3,620.75	-	-	3,620.75
Total	43,543.17	-	-	43,543.17	35,555.02	-	-	35,555.02

Note 18.1: Refinance from National Housing Bank (NHB)

a) Nature of security

- All the present and outstanding refinancing from NHB are secured by hypothecation of specific loans/book debts to the extent of 1.05 to 1.20 times of outstanding amount.
- During FY 26, the Company has availed ₹3,880.00 crore (previous year ₹5,000.00 crore) under Liberalised Refinance Scheme ₹3,485.00 crore and Affordable Housing Finance ₹395.00 crore against eligible individual Housing loans.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤1 year	1-3 years	3-5 years	>5 years	≤1 year	1-3 years	3-5 years	>5 years
4.50% - 5.50%	250.92	669.11	566.84	324.81	283.04	592.87	584.78	352.15
7.01% - 8.00%	804.16	1,937.42	1,714.72	2,594.09	-	-	-	-
8.01% - 8.50%	204.21	479.59	252.40	423.71	843.63	1,940.74	1,417.88	2,434.69
Total	1,259.29	3,086.12	2,533.96	3,342.61	1,126.67	2,533.61	2,533.61	2,533.61

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 18.2: Term loan from Banks and Financial Institutions

a) Nature of security

- i) Term loan from Punjab National Bank (related party) are secured by hypothecation by way of exclusive charge on specific standard book debts of the Company with minimum asset cover of 1.10 times to be maintained at all times.
- ii) Term loans from banks other than Punjab National Bank and financial institution are secured by hypothecation of specific book debts to the extent of 1.0 to 1.12 times of outstanding amount.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
from related party:								
6.01% - 7.00%	1,300.00	200.00	-	-	-	-	-	-
7.01% - 8.00%	928.56	1,857.11	1,057.13	535.74	1,500.00	200.00	100.00	-
8.01% - 9.00%	-	-	-	-	685.71	1,371.43	971.42	321.43
from others:								
6.01% - 7.00%	2,752.76	823.47	90.18	-	-	-	-	-
7.01% - 8.00%	6,627.95	6,834.74	3,974.96	300.68	1,961.74	629.95	141.25	-
8.01% - 9.00%	240.91	210.95	118.48	59.37	6,555.65	6,605.10	2,232.05	118.61
Total	11,850.18	9,926.27	5,240.75	895.79	10,703.10	8,806.48	3,444.72	440.04

Note 18.3: External commercial borrowing

a) Nature of security

- i) The ECB borrowings are secured against eligible housing loans/book debts and are hedged through currency swaps, interest rate swaps and forward contracts as per the applicable RBI guidelines.
- ii) The derivative contracts are initially recognised at fair value on the date of the transaction and all outstanding derivative transactions, on the date of balance sheet, are subsequently measured at fair value on that date. Where cash flow hedge accounting is used, fair value changes of the derivative contracts are recognised through the cash flow hedge reserve (through other comprehensive income) which is reclassified to profit and loss account as the hedged item effects profit and loss. Premium paid/discount received in advance (if any) on the derivative contracts, which are not intended for trading or speculation purposes, are amortised over the period of the contracts, if such contracts relate to monetary items as at the balance sheet date.
- iii) As at 31st March 2026, the Company has outstanding ECB of USD 575.00 million (equivalent to ₹5,442.62 crore) (31st March 2025 USD 425.00 million (equivalent to ₹3,637.21 crore)). The Company has undertaken cross currency interest rate swaps to hedge the foreign currency risk of the ECB principal. With this, the Company has converted its floating rate USD liability into fixed rate liability through fixing its future cash flows on account of interest and principal repayment. All the derivative instruments are purely for hedging the underlying ECB transactions as per applicable RBI guidelines and not for any speculative purpose.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
SOFR + 115 bps	-	-	946.54	-	-	-	-	-
SOFR + 120 - 140 bps	-	4,496.08	-	-	-	2,995.35	-	-
SOFR + 140 - 200 bps	-	-	-	-	641.86	-	-	-
Total	-	4,496.08	946.54	-	641.86	2,995.35	-	-

Note 18.4: Bank overdraft:

a) Nature of security

Overdraft facilities are secured by hypothecation of specific book debts to the extent of 1.0 to 1.12 times of outstanding amount.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years	≤ 1 year	1 - 3 years	3 - 5 years	> 5 years
Secured								
7.50% -8.50%	-	-	-	-	49.98	-	-	-
8.51% -9.50%	-	-	-	-	47.90	-	-	-

Note 18.5: The rate of interest and amount of repayment appearing in Note 18.1(b), 18.2(b) and 18.3(b) are as per the term of the respective instruments (i.e. excluding impact of effective interest rate). Further, refer Note 45.1, 45.2 and 45.3 for compliance in relation to the utilisation of the borrowed fund and submission of underlying returns/statements.

Note 19 Deposits

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At Amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At Amortised cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Unsecured								
Deposits								
(i) From public* (Refer Note 19.2)	15,075.00	-	-	15,075.00	15,416.48	-	-	15,416.48
(ii) From banks (Refer Note 19.3)	663.79	-	-	663.79	296.40	-	-	296.40
(iii) From others	2,316.60	-	-	2,316.60	1,928.67	-	-	1,928.67
Total	18,055.39	-	-	18,055.39	17,641.55	-	-	17,641.55

* Refer Note 36.31

Note 19.1: Refer Note 45 for compliance in relation to the utilisation of the borrowed fund and submission of underlying returns/statements.

Note 19.2: Includes amount payable to related party ₹0.06 crore (Previous year ₹0.11 crore).

Note 19.3: Includes amount payable to related party ₹313.39 crore (Previous year ₹249.13 crore).

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 20 Subordinated liabilities

(₹ in crore)

Particulars	As at 31 st March 2026				As at 31 st March 2025			
	At amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total	At amortised Cost	At fair value through profit or loss	Designated at fair value through profit or loss	Total
Unsecured								
Redeemable non-convertible bonds	329.66	-	-	329.66	539.59	-	-	539.59
Total	329.66	-	-	329.66	539.59	-	-	539.59
Subordinated liabilities in India	329.66	-	-	329.66	539.59	-	-	539.59
Subordinated liabilities outside India	-	-	-	-	-	-	-	-
Total	329.66	-	-	329.66	539.59	-	-	539.59

Note 20.1: Nature of security and terms of repayment:

a) Nature of security

Redeemable non-convertible subordinated bonds are subordinated debt to present and future senior indebtedness of the Company and based on the balance term to maturity as at 31st March 2026, ₹15.88 crore (31st March 2025 ₹81.82 crore) qualify as Tier II Capital under regulatory guidelines for assessing capital adequacy.

b) Terms of repayment

(₹ in crore)

Maturities	As at 31 st March 2026				As at 31 st March 2025			
	≤1 year	1-3 years	3-5 years	>5 years	≤1 year	1-3 years	3-5 years	>5 years
Rate of interest								
8.01% - 9.00%	290.00	-	-	-	210.00	290.00	-	-
9.01% - 10.00%	-	39.70	-	-	-	-	39.70	-
Total	290.00	39.70	-	-	210.00	290.00	39.70	-

Note 20.2: The rate of interest and amount of repayment appearing in Note 20.1(b) are as per the term of the debt instruments (i.e. excluding impact of effective interest rate). Further, refer Note 45.1, 45.2 and 45.3 for compliance in relation to the utilisation of the borrowed fund and submission underlying returns/statements.

Note 21 Other financial liabilities

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Interest accrued but not due on deposits	0.00	0.24
Interest accrued but not due on borrowings (Refer Note 21.1)	300.12	401.69
Unpaid matured deposits and interest accrued thereon	0.05	0.18
Amount payable under assignments (Refer Note 21.2)	112.50	110.34
Book overdraft	1,982.02	1,821.39
Unpaid dividends	0.03	0.04
Other liabilities (Refer Note 21.3)	301.39	544.62
Lease liabilities (Refer Note 37)	170.44	145.69
Total	2,866.55	3,024.19

Note 21.1: Includes amount payable to related party ₹1.73 crore (previous year ₹1.15 crore).

Note 21.2: Includes amount payable to related party ₹59.10 crore (previous year ₹54.67 crore).

Note 21.3: Includes amount payable to related party ₹29.70 crore (previous year ₹30.00 crore).

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 22 Provisions

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Retirement benefits	35.62	21.96
Total	35.62	21.96

Note 23 Other non-financial liabilities

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Advance received from customers	22.75	87.01
Statutory dues Payable	103.76	101.55
Other liabilities	39.31	45.25
Total	165.82	233.81

Note 24 Equity Share capital

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Authorised		
50,00,00,000 equity shares of ₹10/- each (31 st March 2025: 50,00,00,000)	500.00	500.00
Total	500.00	500.00
Issued, subscribed and paid-up		
26,05,49,578 equity shares of ₹10/- each fully paid up (31 st March 2025: 25,99,25,043)	260.55	259.93
Total	260.55	259.93

Note 24.1: Reconciliation of number of shares outstanding and the amount of share capital at the beginning and end of the year:

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	No. of shares	₹ in crore	No. of shares	₹ in crore
At the beginning of the year	25,99,25,043	259.93	25,97,23,886	259.72
Add: Share allotted pursuant to exercise of stock option	6,24,535	0.62	2,01,157	0.21
Outstanding at the end of the year	260,549,578	260.55	259,925,043	259.93

Note 24.2: Detail of equity shareholding of Promoter

Promoter name	As at 31 st March 2026		
	No. of shares	% of total shares	% Change during the year*
Punjab National Bank	7,30,51,205	28.04%	(0.06%)

Promoter name	As at 31 st March 2025		
	No. of shares	% of total shares	% Change during the year*
Punjab National Bank	7,30,51,205	28.10%	(0.03%)

*Change during the year was on account of exercise of ESOPs by employees.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 24.3: Details of shareholders holding more than 5% of equity shares in the Company:

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	No. of shares	% of Holding	No. of shares	% of Holding
Punjab National Bank	7,30,51,205	28.04	7,30,51,205	28.10
Quality Investments Holdings Pcc	-	-	2,71,24,311	10.44
Government of Singapore	-	-	1,94,78,930	7.49

Note 24.4: Terms/Rights attached to equity shares

The Company has only one class of shares referred to as equity shares having a par value of ₹10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in ₹per share basis. Dividend distribution is for all equity shareholders who are eligible for dividend as on record date. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Note 24.5: The Company has not allotted any share pursuant to contracts without payment being received in cash nor it has issued any bonus shares or bought back any shares, during the period of five years immediately preceding the reporting date.

Note 24.6: The Company has not:

- Issued any securities convertible into equity/preference shares.
- Issued any shares where calls are unpaid.
- Forfeited any shares.

Note 24.7: Capital Management:

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements as per the directives of the regulator. The adequacy of the Company capital is monitored using, among other measures, the regulations issued by NHB & RBI from time to time.

Company has complied in full with all its externally imposed capital requirements.

The primary objectives of the Company capital management policy are to ensure that it complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder's value.

The Company manages its capital structure after taking in to consideration the inherent business risk and the changes in economic conditions. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payment to shareholders, return of capital to shareholders or issue capital securities.

No changes have been made to the objectives, policies and processes from the previous years and they are reviewed by the Board of Director's at regular intervals.

Regulatory capital consists of Tier I capital, which includes owned funds comprising share capital, share premium, retained earnings including current year profit and free reserves less cash flow hedge reserve, deferred revenue expenditure and intangible assets. The book value of investment in shares of other non-banking financial companies including housing finance companies and in shares, debentures, bonds, outstanding loans and advances including hire purchase and lease finance made to and deposits with subsidiaries and companies in the same group exceeding, in aggregate 10% of owned funds will be reduced while arriving at the Tier I capital.

The other component of regulatory capital is Tier II Capital Instruments, which includes non convertible preference shares, revaluation reserve, general provision and loss reserves to the extent of one and one fourth percent of risk weighted asset, hybrid capital instruments and subordinated debts. (Refer Note 36.1)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Net debts to equity ratio

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Debt securities	9,270.38	8,573.45
Borrowings (other than debt securities)	43,543.17	35,555.02
Deposits (including unpaid matured deposits and interest accrued thereon)	18,055.44	17,641.73
Subordinated liabilities	329.66	539.59
Less: Cash and cash equivalents	(2,483.06)	(2,160.38)
Less: Bank balance other than cash and cash equivalents (other than earmarked balances)	(845.64)	(1,438.86)
Net debt	67,869.95	58,710.55
Total equity- Shareholder funds	19,219.13	16,863.13
Net debt to equity ratio	3.53	3.48

Note 24.8: Shares reserved for issue under ESOS

(i) Employee Stock Option Scheme and related scheme wise details are as follows:

Particulars	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI
Date of grant	30 th August 2017	July 27, 2018	21 st October 2022
Number of options granted	4,05,700	1,36,485	5,75,000
Exercise price per option	₹1,600.60	₹1,333.35	₹444.05
Date of vesting	The vesting will be as under:		The vesting will be as under:
	25% on 30 th August 2018	25% on July 27, 2019	20% on 21 st October 2023
	25% on 30 th August 2019	25% on July 27, 2020	20% on 21 st October 2024
	25% on 30 th August 2020	25% on July 27, 2021	30% on 21 st October 2025
	25% on 30 th August 2021	25% on July 27, 2022	30% on 21 st October 2026
Exercise period	Within 3 years from the date of respective vesting		Within 3 years from the date of respective vesting
Method of settlement	Through allotment of one equity share for each option granted		Through allotment of one equity share for each option granted
Vesting conditions	Employee to remain in service on the date of vesting		Employee to remain in service on the date of vesting and other applicable performance conditions.

Particulars	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV
Date of grant	July 27, 2018	July 27, 2018	March 19, 2019	19 th August 2020
Number of options granted	18,15,000	2,35,000	1,81,200	45,000
Exercise price per option	₹1,333.35	₹1,333.35	₹847.40	₹261.15
Date of vesting	The vesting will be as under:			
	15% on July 27, 2020	25% on July 27, 2019	25% on March 19, 2020	10% on 19 th August 2021
	28% on July 27, 2021	25% on July 27, 2020	25% on March 19, 2021	20% on 19 th August 2022
	28% on July 27, 2022	25% on July 27, 2021	25% on March 19, 2022	30% on 19 th August 2023
	29% on July 27, 2023	25% on July 27, 2022	25% on March 19, 2023	40% on 19 th August 2024
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Particulars	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III	ESOS - Restricted stock units 2020 Tranche IV
Date of grant	15 th February 2021	26 th April 2022	31 st May 2023	05 th June 2024
Number of options granted	2,75,676	25,000	67,500	72,500
Exercise price per option	₹10.00	₹10.00	₹10.00	₹10.00
Date of vesting	The vesting will be as under:			
	10% on 15 th February 2022	10% on 26 th April 2023	20% on 31 st May 2024	20% on 05 th June 2025
	20% on 15 th February 2023	20% on 26 th April 2024	20% on 31 st May 2025	20% on 05 th June 2026
	30% on 15 th February 2024	30% on 26 th April 2025	30% on 31 st May 2026	30% on 05 th June 2027
	40% on 15 th February, 2025	40% on 26 th April 2026	30% on 31 st May 2027	30% on 05 th June 2028
Exercise period	Within 1 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.			

Particulars	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI
Date of grant	10 th December 2021	09 th June 2022	08 th August, 2022	27 th October 2022
Number of options granted	75,000	25,000	6,78,559	2,00,000
Exercise price per option	₹588.10	₹345.20	₹345.30	₹431.20
Date of vesting	The vesting will be as under:			
	10% on 10 th December 2022	20% on 09 th June 2023	20% on 08 th August 2023	20% on 27 th October 2023
	20% on 10 th December 2023	20% on 09 th June 2024	20% on 08 th August 2024	20% on 27 th October 2024
	30% on 10 th December 2024	30% on 09 th June 2025	30% on 08 th August 2025	30% on 27 th October 2025
	40% on 10 th December 2025	30% on 09 th June 2026	30% on 08 th August 2026	30% on 27 th October 2026
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.			

Particulars	ESOS - 2018 Tranche XII	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III
Date of grant	13 th April 2023	31 st May 2023	July 18, 2023	September 25, 2023
Number of options granted	60,000	2,86,500	18,000	41,000
Exercise price per option	₹438.85	₹483.15	₹643.40	₹688.15
Date of vesting	The vesting will be as under:			
	20% on 13 th April 2024	20% on 31 st May 2024	20% on July 18, 2024	20% on September 25, 2024
	20% on 13 th April 2025	20% on 31 st May 2025	20% on July 18, 2025	20% on September 25, 2025
	30% on 13 th April 2026	30% on 31 st May 2026	30% on July 18, 2026	30% on September 25, 2026
	30% on 13 th April 2027	30% on 31 st May 2027	30% on July 18, 2027	30% on September 25, 2027
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.			

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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Particulars	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV	ESOS - 2018 Tranche XV	ESOS - 2018 Tranche XVI
Date of grant	05 th June 2024	12 th June 2024	20 th June 2024	14 th May 2025
Number of options granted	4,34,500	50,000	50,000	5,80,500
Exercise price per option	₹671.95	₹808.15	₹864.80	₹1,092.20
Date of vesting	The vesting will be as under:			
	20% on 05 th June 2025	20% on 12 th June 2025	20% on 20 th June 2025	20% on 14 th May 2026
	20% on 05 th June 2026	20% on 12 th June 2026	20% on 20 th June 2026	20% on 14 th May 2027
	30% on 05 th June 2027	30% on 12 th June 2027	30% on 20 th June 2027	30% on 14 th May 2028
	30% on 05 th June 2028	30% on 12 th June 2028	30% on 20 th June 2028	30% on 14 th May 2029
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

Particulars	ESOS - 2018 Tranche XVII	ESOS - 2018 Tranche XVIII	ESOS - 2018 Tranche XIX	ESOS - 2018 Tranche XX
Date of grant	16 th May 2025	17 th May 2025	08 th August 2025	24 th December 2025
Number of options granted	1,08,000	30,000	30,000	2,00,000
Exercise price per option	₹1,074.30	₹1,072.10	₹758.70	₹932.85
Date of vesting	The vesting will be as under:			
	20% on 16 th May 2026	20% on 17 th May 2026	20% on 08 th August 2026	20% on 24 th December 2026
	20% on 16 th May 2027	20% on 17 th May 2027	20% on 08 th August 2027	20% on 24 th December 2027
	30% on 16 th May 2028	30% on 17 th May 2028	30% on 08 th August 2028	30% on 24 th December 2028
	30% on 16 th May 2029	30% on 17 th May 2029	30% on 08 th August 2029	30% on 24 th December 2029
Exercise period	Within 3 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

Particulars	ESOS - Restricted stock units 2020 Tranche V	ESOS - Restricted stock units 2020 Tranche VI	ESOS - Restricted stock units 2022 Tranche I	ESOS - Restricted stock units 2022 Tranche II
Date of grant	14 th May 2025	30 th September 2025	30 th September 2025	30 th September 2025
Number of options granted	1,09,600	1,75,000	29,000	1,73,000
Exercise price per option	₹10	₹10	₹10	₹10
Date of vesting	The vesting will be as under:			
	20% on 14 th May 2026	10% on 30 th September 2026	10% on 30 th September 2026	30% on 30 th September 2026
	20% on 14 th May 2027	40% on 30 th September 2027	40% on 30 th September 2027	40% on 30 th September 2027
	30% on 14 th May 2028	50% on 30 th September 2028	50% on 30 th September 2028	30% on 30 th September 2028
	30% on 14 th May 2029			
Exercise period	Within 1 years from the date of respective vesting			
Method of settlement	Through allotment of one equity share for each option granted			
Vesting conditions	Employee to remain in service on the date of vesting			

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for the year ended March 31, 2026

Particulars	ESOS - 2018 Tranche V	ESOS - 2022 Tranche IV	ESOS - Restricted stock units 2022 Tranche III
Date of grant	July 26, 2021	16 th December 2023	24 th December 2025
Number of options granted	1,00,000	30,000	32,508
Exercise price per option	₹690.35	₹803.40	₹10.00
Date of vesting	The vesting will be as under:		The vesting will be as under:
	10% on July 26, 2022	20% on 16 th December 2024	20% on 24 th December 2026
	20% on July 26, 2023	20% on 16 th December 2025	20% on 24 th December 2027
	30% on July 26, 2024	30% on 16 th December 2026	30% on 24 th December 2028
	40% on July 26, 2025	30% on 16 th December 2027	30% on 24 th December 2029
Exercise period	Within 3 years from the date of respective vesting		Within 1 years from the date of respective vesting
Method of settlement	Through allotment of one equity share for each option granted		Through allotment of one equity share for each option granted
Vesting conditions	Employee to remain in service on the date of vesting and other applicable performance conditions.		Employee to remain in service on the date of vesting

(ii) (a) Employee Stock Option Scheme movement and related weighted average exercise price are as follows:

Particulars	As at 31 st March 2026			
	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III	ESOS - Restricted stock units 2020 Tranche IV
Options outstanding at the beginning of the year (a)	-	17,500	41,200	68,000
Options exercisable at the beginning of the year (b)	29,277	-	2,151	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	-	640	552
Options vested during the year (e)	-	7,500	10,052	13,408
Options exercised during the year (f)	29,277	7,500	10,311	11,380
Options forfeited during the year (g)	-	-	5,348	9,792
Options outstanding at end of the year (h) = (a+c-e-g)	-	10,000	25,800	44,800
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	1,252	1,476
Weighted average exercise price per option (₹)	10.00	10.00	10.00	10.00
Weighted average remaining contractual life (year)	-	0.24	0.88	1.46

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche V
Options outstanding at the beginning of the year (a)	-	-	-	40,000
Options exercisable at the beginning of the year (b)	215,745	8,000	5,500	49,000
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	105,980	8,000	3,000	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	1,750	49,000
Options forfeited during the year (g)	-	-	-	40,000
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	109,765	-	750	-
Weighted average exercise price per option (₹)	1,333.35	1,333.35	847.40	690.35
Weighted average remaining contractual life (year)	0.05	-	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI
Options outstanding at the beginning of the year (a)	30,000	15,000	283,542	120,000
Options exercisable at the beginning of the year (b)	31,500	-	39,348	35,200
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	-	7,500	123,679	60,000
Options exercised during the year (f)	31,500	7,500	28,932	-
Options forfeited during the year (g)	30,000	-	36,088	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	7,500	123,775	60,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	134,095	95,200
Weighted average exercise price per option (₹)	588.10	345.20	345.30	431.20
Weighted average remaining contractual life (year)	-	0.98	1.08	1.22

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche XII	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV	ESOS - 2018 Tranche XV
Options outstanding at the beginning of the year (a)	48,000	423,500	50,000	50,000
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	12,000	80,264	10,000	10,000.00
Options exercised during the year (f)	12,000	34,082	10,000	-
Options forfeited during the year (g)	36,000	39,636	40,000	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	303,600	-	40,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	46,182	-	10,000
Weighted average exercise price per option (₹)	438.85	671.95	808.15	864.80
Weighted average remaining contractual life (year)	-	2.46	-	2.50

Particulars	As at 31 st March 2026			
	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III	ESOS - 2022 Tranche IV
Options outstanding at the beginning of the year (a)	155,200	14,400	32,800	24,000
Options exercisable at the beginning of the year (b)	10,370	3,420	5,090	5,280
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	5,020	-	-
Options vested during the year (e)	38,660	3,600	8,200	6,000
Options exercised during the year (f)	41,010	2,000	3,000	-
Options forfeited during the year (g)	33,140	10,800	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	83,400	-	24,600	18,000
Options exercisable at the end of the year (i) = (b+e-d-f)	8,020	-	10,290	11,280
Weighted average exercise price per option (₹)	483.15	643.40	688.15	803.40
Weighted average remaining contractual life (year)	1.63	-	1.89	2.07

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for the year ended March 31, 2026

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche XVI	ESOS - 2018 Tranche XVII	ESOS - 2018 Tranche XVIII	ESOS - 2018 Tranche XIX
Options outstanding at the beginning of the year (a)	-	-	-	-
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	580,500	108,000	30,000	30,000
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	52,500	100,000	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	528,000	8,000	30,000	30,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	-	-
Weighted average exercise price per option (₹)	1,092.20	1,074.30	1,072.10	758.70
Weighted average remaining contractual life (year)	3.32	3.33	3.33	3.56

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche XX	ESOS - Restricted stock units 2020 Tranche V	ESOS - Restricted stock units 2020 Tranche VI	ESOS - Restricted stock units 2022 Tranche I
Options outstanding at the beginning of the year (a)	-	-	-	-
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	200,000	109,600	175,000	29,000
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	-	10,200	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	200,000	99,400	175,000	29,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	-	-
Weighted average exercise price per option (₹)	932.85	10.00	10.00	10.00
Weighted average remaining contractual life (year)	3.94	2.32	2.40	2.40

Particulars	As at 31 st March 2026			
	ESOS - Restricted stock units 2022 Tranche II	ESOS - Restricted stock units 2022 Tranche III	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI
Options outstanding at the beginning of the year (a)	-	-	-	345,000
Options exercisable at the beginning of the year (b)	-	-	5,122	230,000
Options granted during the year (c)	173,000	32,508	-	-
Options lapsed/expired during the year (d)	-	-	5,122	-
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	-	-	229,990
Options forfeited during the year (g)	9,000	-	-	345,000
Options outstanding at end of the year (h) = (a+c-e-g)	164,000	32,508	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	-	10
Weighted average exercise price per option (₹)	10.00	10.00	1,333.35	444.05
Weighted average remaining contractual life (year)	2.00	2.94	-	1.21

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for the year ended March 31, 2026

Particulars	As at 31 st March 2025			
	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III	ESOS - Restricted stock units 2020 Tranche IV
Options outstanding at the beginning of the year (a)	41,990	22,500	58,000	-
Options exercisable at the beginning of the year (b)	12,298	-	-	-
Options granted during the year (c)	-	-	-	72,500
Options lapsed/expired during the year (d)	205	-	229	-
Options vested during the year (e)	36,134	4,400	9,164	-
Options exercised during the year (f)	18,950	4,400	6,784	-
Options forfeited during the year (g)	5,856	600	7,636	4,500
Options outstanding at end of the year (h) = (a+c-e-g)	-	17,500	41,200	68,000
Options exercisable at the end of the year (i) = (b+e-d-f)	29,277	-	2,151	-
Weighted average exercise price per option (₹)	10.00	10.00	10.00	10.00
Weighted average remaining contractual life (year)	0.18	0.81	1.71	2.38

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV
Options outstanding at the beginning of the year (a)	-	-	-	8,000
Options exercisable at the beginning of the year (b)	336,175	19,750	15,000	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	120,430	11,750	7,000	-
Options vested during the year (e)	-	-	-	8,000
Options exercised during the year ^{##} (f)	-	-	2,500	8,000
Options forfeited during the year (g)	-	-	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	215,745	8,000	5,500	-
Weighted average exercise price per option (₹)	1,333.35	1,333.35	847.40	261.15
Weighted average remaining contractual life (year)	0.24	0.04	0.12	-

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche V	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X
Options outstanding at the beginning of the year (a)	70,000	52,500	20,000	394,075
Options exercisable at the beginning of the year (b)	22,600	11,700	-	19,773
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	26,400	19,800	4,400	89,412
Options exercised during the year (f)	-	-	4,400	69,837
Options forfeited during the year (g)	3,600	2,700	600	21,121
Options outstanding at end of the year (h) = (a+c-e-g)	40,000	30,000	15,000	283,542
Options exercisable at the end of the year (i) = (b+e-d-f)	49,000	31,500	-	39,348
Weighted average exercise price per option (₹)	690.35	588.10	345.20	345.30
Weighted average remaining contractual life (year)	1.22	1.49	1.65	1.79

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for the year ended March 31, 2026

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche XI	ESOS - 2018 Tranche XII	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV
Options outstanding at the beginning of the year (a)	160,000	60,000	-	-
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	-	-	434,500	50,000
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	35,200	10,560	-	-
Options exercised during the year (f)	-	10,560	-	-
Options forfeited during the year (g)	4,800	1,440	11,000	-
Options outstanding at end of the year (h) = (a+c-e-g)	120,000	48,000	423,500	50,000
Options exercisable at the end of the year (i) = (b+e-d-f)	35,200	-	-	-
Weighted average exercise price per option (₹)	431.20	438.85	671.95	808.15
Weighted average remaining contractual life (year)	1.96	2.33	3.38	3.40

Particulars	As at 31 st March 2025			
	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III	ESOS - 2022 Tranche IV
Options outstanding at the beginning of the year (a)	234,000	18,000	41,000	30,000
Options exercisable at the beginning of the year (b)	-	-	-	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	50	-	-	-
Options vested during the year (e)	42,627	3,420	7,370	5,280
Options exercised during the year (f)	32,207	-	2,280	-
Options forfeited during the year (g)	36,173	180	830	720
Options outstanding at end of the year (h) = (a+c-e-g)	155,200	14,400	32,800	24,000
Options exercisable at the end of the year (i) = (b+e-d-f)	10,370	3,420	5,090	5,280
Weighted average exercise price per option (₹)	483.15	643.40	688.15	803.40
Weighted average remaining contractual life (year)	2.45	2.57	2.74	2.94

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche XV	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI
Options outstanding at the beginning of the year (a)	-	-	-	460,000
Options exercisable at the beginning of the year (b)	-	22,075	12,743	115,000
Options granted during the year (c)	50,000	-	-	-
Options lapsed/expired during the year (d)	-	22,075	7,621	-
Options vested during the year (e)	-	-	-	115,000
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	-	-	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	50,000	-	-	345,000
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	5,122	230,000
Weighted average exercise price per option (₹)	864.80	1,600.60	1,333.35	444.05
Weighted average remaining contractual life (year)	3.42	-	-	1.95

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for the year ended March 31, 2026

(ii) (b) Pursuant to Rights Issue: Employee Stock Option Scheme movement and related weighted average exercise price are as follows:

Particulars	As at 31 st March 2026			
	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II
Options Outstanding at the beginning of the year (a)	-	100,430	-	-
Options exercisable at the beginning of the year (b)	5,181	66,954	218,245	11,203
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	5,181	-	107,206	11,203
Options vested during the year (e)	-	-	-	-
Options exercised during the year (f)	-	66,954	-	-
Options forfeited during the year (g)	-	100,430	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	-
Options exercisable at the end of the year (i) = (b+e-d-f)	-	-	111,039	-
Weighted average exercise price per option (₹)	1,333.35	444.05	1,333.35	1,333.35
Weighted average remaining contractual life (year)	-	-	-	-

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche III	ESOS - 2018 Tranche V	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX
Options Outstanding at the beginning of the year (a)	-	15,715	10,273	4,192
Options exercisable at the beginning of the year (b)	13,697	19,250	10,786	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	10,084	-	-	-
Options vested during the year (e)	-	-	-	2,096
Options exercised during the year (f)	3,113	19,250	10,786	1,896
Options forfeited during the year (g)	-	15,715	10,273	-
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	2,096
Options exercisable at the end of the year (i) = (b+e-d-f)	500	-	-	200
Weighted average exercise price per option (₹)	847.40	690.35	588.10	345.20
Weighted average remaining contractual life (year)	-	-	-	0.18

Particulars	As at 31 st March 2026			
	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II
Options Outstanding at the beginning of the year (a)	78,008	34,536	-	2,992
Options exercisable at the beginning of the year (b)	7,719	10,130	4,736	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	34,026	17,268	-	1,282
Options exercised during the year (f)	7,286	-	4,736	1,282
Options forfeited during the year (g)	9,928	-	-	-
Options outstanding at end of the year (h) = (a+c-e-g)	34,054	17,268	-	1,710
Options exercisable at the end of the year (i) = (b+e-d-f)	34,459	27,398	-	-
Weighted average exercise price per option (₹)	345.30	431.20	10.00	10.00
Weighted average remaining contractual life (year)	0.18	0.22	-	0.07

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Particulars	As at 31 st March 2025			
	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI	ESOS - 2018 Tranche I
Options Outstanding at the beginning of the year (a)	-	-	133,907	1
Options exercisable at the beginning of the year (b)	60,870	12,891	33,477	340,071
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	60,870	7,710	-	121,826
Options vested during the year (e)	-	-	33,477	-
Options exercised during the year (f)	-	-	-	-
Options forfeited during the year (g)	-	-	-	1
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	100,430	-
Options exercisable at the end of the year (i) = (b+e-d-f)	-	5,181	66,954	218,245
Weighted average exercise price per option (₹)	1,600.60	1,333.35	444.05	1,333.35
Weighted average remaining contractual life (year)	-	0.32	3.26	0.83

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV	ESOS - 2018 Tranche V
Options Outstanding at the beginning of the year (a)	-	-	2,451	27,501
Options exercisable at the beginning of the year (b)	27,658	37,356	-	8,879
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	16,455	13,697	-	-
Options vested during the year (e)	-	-	2,451	10,371
Options exercised during the year (f)	-	9,962	2,451	-
Options forfeited during the year (g)	-	-	-	1,415
Options outstanding at end of the year (h) = (a+c-e-g)	-	-	-	15,715
Options exercisable at the end of the year (i) = (b+e-d-f)	11,203	13,697	-	19,250
Weighted average exercise price per option (₹)	1,333.35	847.40	261.15	690.35
Weighted average remaining contractual life (year)	0.32	0.97	-	2.44

Particulars	As at 31 st March 2025			
	ESOS - 2018 Tranche VIII	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI
Options Outstanding at the beginning of the year (a)	17,978	5,590	108,417	46,048
Options exercisable at the beginning of the year (b)	4,006	-	6,747	-
Options granted during the year (c)	-	-	-	-
Options lapsed/expired during the year (d)	-	-	-	-
Options vested during the year (e)	6,780	1,230	24,585	10,130
Options exercised during the year (f)	-	1,230	23,613	-
Options forfeited during the year (g)	925	168	5,824	1,382
Options outstanding at end of the year (h) = (a+c-e-g)	10,273	4,192	78,008	34,536
Options exercisable at the end of the year (i) = (b+e-d-f)	10,786	-	7,719	10,130
Weighted average exercise price per option (₹)	588.10	345.20	345.30	431.20
Weighted average remaining contractual life (year)	2.99	3.69	3.70	3.74

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Particulars	As at 31 st March 2025	
	ESOS - Restricted stock units 2020 Tranche I	ESOS - Restricted stock units 2020 Tranche II
Options Outstanding at the beginning of the year (a)	7,129	3,847
Options exercisable at the beginning of the year (b)	1,889	-
Options granted during the year (c)	-	-
Options lapsed/expired during the year (d)	13	-
Options vested during the year (e)	6,091	752
Options exercised during the year (f)	3,231	752
Options forfeited during the year (g)	1,038	103
Options outstanding at end of the year (h) = (a+c-e-g)	-	2,992
Options exercisable at the end of the year (i) = (b+e-d-f)	4,736	-
Weighted average exercise price per option (₹)	10.00	10.00
Weighted average remaining contractual life (year)	0.88	1.64

For the year ended 31st March 2026

ESOS - 2016 Tranche VI: Weighted average share price at the date of the exercise of the stock option is ₹1,013.50

ESOS - 2018 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹1,038.50

ESOS - 2018 Tranche V: Weighted average share price at the date of the exercise of the stock option is ₹1,074.00

ESOS - 2018 Tranche VIII: Weighted average share price at the date of the exercise of the stock option is ₹1,074.00

ESOS - 2018 Tranche IX: Weighted average share price at the date of the exercise of the stock option is ₹791.90

ESOS - 2018 Tranche X: Weighted average share price at the date of the exercise of the stock option is ₹924.32

ESOS - 2018 Tranche XII: Weighted average share price at the date of the exercise of the stock option is ₹1,038.50

ESOS - 2018 Tranche XIII: Weighted average share price at the date of the exercise of the stock option is ₹993.13

ESOS - Restricted stock units 2020 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹862.23

ESOS - Restricted stock units 2020 Tranche II: Weighted average share price at the date of the exercise of the stock option is ₹1,038.50

ESOS - Restricted stock units 2020 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹983.65

ESOS - Restricted stock units 2020 Tranche IV: Weighted average share price at the date of the exercise of the stock option is ₹959.27

ESOS - 2022 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹959.91

ESOS - 2022 Tranche II: Weighted average share price at the date of the exercise of the stock option is ₹826.60

ESOS - 2022 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹861.30

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for the year ended March 31, 2026

For the year ended 31st March 2025

ESOS - 2018 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹995.70

ESOS - 2018 Tranche IV: Weighted average share price at the date of the exercise of the stock option is ₹995.70

ESOS - 2018 Tranche IX: Weighted average share price at the date of the exercise of the stock option is ₹903.98

ESOS - 2018 Tranche X: Weighted average share price at the date of the exercise of the stock option is ₹866.74

ESOS - 2018 Tranche XII: Weighted average share price at the date of the exercise of the stock option is ₹995.70

ESOS - 2022 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹925.17

ESOS - 2022 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹963.15

ESOS - Restricted stock units 2020 Tranche I: Weighted average share price at the date of the exercise of the stock option is ₹851.39

ESOS - Restricted stock units 2020 Tranche II: Weighted average share price at the date of the exercise of the stock option is ₹866.60

ESOS - Restricted stock units 2020 Tranche III: Weighted average share price at the date of the exercise of the stock option is ₹927.79

(iii) Black-Scholes Model have been used to derive the fair value of the stock option granted, taking in to account the terms and conditions upon which the share options were granted. The fair value of each stock options and the related parameters considered for the same are:

Particulars	ESOS - 2016 Tranche II	ESOS - 2016 Tranche IV	ESOS - 2016 Tranche VI	ESOS - Restricted stock units 2020 Tranche I
Estimated value of stock option (₹)	546.15	511.64	214.75	348.04
Share price at grant date (₹)	1,600.60	1,333.35	444.05	356.40
Exercise price (₹)	1,600.60	1,333.35	444.05	10.00
Expected volatility (%)*	40.97	35.60	50.64	49.05
Dividend yield rate (%)	0.31	0.55	-	-
Expected life of options** (year)	3.00	4.00	4.21	3.50
Risk free rate of interest (%)	6.30	7.79	7.26	5.10

Particulars	ESOS - 2018 Tranche I	ESOS - 2018 Tranche II	ESOS - 2018 Tranche III	ESOS - 2018 Tranche IV
Estimated value of stock option (₹)	593.17	511.64	321.87	120.56
Share price at grant date (₹)	1,333.35	1,333.35	847.40	261.15
Exercise price (₹)	1,333.35	1,333.35	847.40	261.15
Expected volatility (%)*	35.60	35.60	41.02	48.34
Dividend yield rate (%)	0.53	0.55	1.06	-
Expected life of options** (year)	5.21	4.00	4.00	4.50
Risk free rate of interest (%)	7.90	7.79	6.97	5.06

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Particulars	ESOS - 2018 Tranche V	ESOS - 2018 Tranche VIII	ESOS - Restricted stock units 2020 Tranche II	ESOS - Restricted stock units 2020 Tranche III
Estimated value of stock option (₹)	332.79	282.65	380.13	475.08
Share price at grant date (₹)	690.35	588.10	388.20	483.15
Exercise price (₹)	690.35	588.10	10.00	10.00
Expected volatility (%)*	51.06	51.04	52.01	51.25
Dividend yield rate (%)	-	-	-	-
Expected life of options** (year)	4.50	4.50	3.50	3.20
Risk free rate of interest (%)	5.28	5.19	6.07	6.78

Particulars	ESOS - 2018 Tranche IX	ESOS - 2018 Tranche X	ESOS - 2018 Tranche XI	ESOS - 2018 Tranche XII
Estimated value of stock option (₹)	166.72	166.16	208.11	214.71
Share price at grant date (₹)	345.20	345.30	431.20	438.85
Exercise price (₹)	345.20	345.30	431.20	438.85
Expected volatility (%)*	51.30	51.03	50.65	52.25
Dividend yield rate (%)	-	-	-	-
Expected life of options** (year)	4.21	4.21	4.21	4.21
Risk free rate of interest (%)	6.94	6.92	7.19	6.97

Particulars	ESOS - 2022 Tranche I	ESOS - 2022 Tranche II	ESOS - 2022 Tranche III	ESOS - 2022 Tranche IV
Estimated value of stock option (₹)	233.39	311.81	332.51	373.48
Share price at grant date (₹)	483.15	643.40	688.15	803.40
Exercise price (₹)	483.15	643.40	688.15	803.40
Expected volatility (%)*	51.56	51.62	51.00	47.82
Dividend yield rate (%)	-	-	-	-
Expected life of options** (year)	4.21	4.21	4.21	4.21
Risk free rate of interest (%)	6.81	6.90	7.06	7.03

Particulars	ESOS - 2018 Tranche XIII	ESOS - 2018 Tranche XIV	ESOS - 2018 Tranche XV	ESOS - 2018 Tranche XVI
Estimated value of stock option (₹)	313.91	377.90	392.74	464.33
Share price at grant date (₹)	671.95	808.15	864.80	1,092.20
Exercise price (₹)	671.95	808.15	864.80	1,092.20
Expected volatility (%)*	48.47	48.64	48.68	46.08
Dividend yield rate (%)	-	-	-	0.46
Expected life of options** (year)	4.20	4.20	4.20	4.20
Risk free rate of interest (%)	6.96	6.91	6.88	5.94

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Particulars	ESOS - 2018 Tranche XVII	ESOS - 2018 Tranche XVIII	ESOS - 2018 Tranche XIX	ESOS - 2018 Tranche XX
Estimated value of stock option (₹)	457.26	454.67	317.74	377.24
Share price at grant date (₹)	1,074.30	1,072.10	758.70	932.85
Exercise price (₹)	1,074.30	1,072.10	758.70	932.85
Expected volatility (%)*	46.31	46.07	46.01	42.80
Dividend yield rate (%)	0.47	0.47	0.66	0.54
Expected life of options** (year)	4.20	4.20	4.20	4.20
Risk free rate of interest (%)	5.89	5.89	5.96	6.07

Particulars	ESOS - Restricted stock units 2020 Tranche IV	ESOS - Restricted stock units 2020 Tranche V	ESOS - Restricted stock units 2020 Tranche VI	ESOS - Restricted stock units 2022 Tranche I
Estimated value of stock option (₹)	663.92	1,068.01	847.25	847.25
Share price at grant date (₹)	671.95	1,092.20	870.05	870.05
Exercise price (₹)	10.00	10.00	10.00	10.00
Expected volatility (%)*	47.53	44.45	42.25	42.25
Dividend yield rate (%)	-	0.46	0.57	0.57
Expected life of options** (year)	3.20	3.20	2.90	2.90
Risk free rate of interest (%)	6.95	5.94	5.93	5.93

Particulars	ESOS - Restricted stock units 2022 Tranche II	ESOS - Restricted stock units 2022 Tranche III
Estimated value of stock option (₹)	849.00	908.71
Share price at grant date (₹)	870.05	932.85
Exercise price (₹)	10.00	10.00
Expected volatility (%)*	41.80	41.09
Dividend yield rate (%)	0.57	0.54
Expected life of options** (year)	2.50	3.20
Risk free rate of interest (%)	5.87	5.91

*Expected volatility has been computed basis the expected life.

**Expected life of the share option is based on the date of grant and is not necessarily indicative of exercise pattern that may occur.

(iv) The expenses recognised for the employee services received during the year are as follows:

(₹ in crore)

Particulars	Current Year	Previous Year
Expenses arising from equity settled share based payment transaction	21.94	17.68
Expenses arising from cash settled share based payment transaction	-	-
Total	21.94	17.68

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 24.9: Dividend declared and paid

Dividend declared during the financial year:

Particulars*	Net profit for the accounting period (₹ in crore)*	Rate of dividend (per cent)	Amount of dividend (₹ in crore)	Dividend pay out ratio (per cent)
April 2025- March 2026	2,327.88	80%	208.44	8.95%
April 2024- March 2025	1,948.95	50%	129.96	6.67%

*During the year Board of Directors have recommended a dividend of ₹8 per equity share subject to approval of the shareholders at the ensuing Annual General Meeting (Previous year ₹5 per equity share).

Dividend paid during the financial year:

(₹ in crore)

Particulars	Current Year	Previous Year
Dividend on ordinary shares:		
Final dividend for 2026: ₹8 per share	-	-
Final dividend for 2025: ₹5 per share	130.23	-
Total	130.23	-

*Net profit for the accounting period is based on standalone financial statement of the Company.

Note 25 Other equity (Nature and purpose of reserves)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Share application money	-	-
Share premium reserve	6,504.88	6,463.63
Special reserve	2,100.76	1,760.76
Statutory reserve	575.55	449.97
Share option outstanding account	52.10	50.94
Retained earnings	9,707.34	8,005.83
Effective portion of cash flow hedges	17.95	(127.93)
Total	18,958.58	16,603.20

Note 25.1 Nature and purpose of reserves

Share application money

Share application money pending allotment whereby the amount has been received on the application, of which allotment is not yet made.

Securities premium

Securities premium includes :

- » amount of premium received on issue of equity shares and;
- » fair value of the stock options which are treated as expense, if any, in respect of shares allotted pursuant to Employee Stock Options Scheme.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

The securities premium can be utilised only for limited purposes such as issuance of bonus shares, issue expenses of securities which qualify as equity instruments in accordance with the provisions of the Companies Act, 2013.

Special reserve and Statutory reserve

In accordance with Section 29C(i) of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve fund (statutory reserve) before any dividend is declared.

The Company has created a special reserve in terms of clause (viii) of sub-Section (1) of Section 36 of the Income-tax Act, 1961 and the same is considered to be an eligible transfer for the purposes of Section 29C(i).

Share option outstanding account

The cost of equity settled transactions is determined by the fair value at the date when the grant is made using the Black-Scholes Model. The cumulative expense recognised for equity settled transaction is credited to share option outstanding account in equity.

Retained Earnings

Retained earnings are profits earned by the Company after transfer to general reserve and payment of dividend to shareholders.

Effective portion of cash flow hedges

The Company uses hedging instruments as part of its management of foreign currency risk and interest rate risk associated on borrowings. For hedging foreign currency and interest rate risk, the Company uses foreign currency forward contracts, cross currency swaps and interest rate swaps. To the extent these hedges are effective, the change in fair value of the hedging instrument is recognised in the cash flow hedging reserve. Amounts recognised in the cash flow hedging reserve is reclassified to the statement of profit or loss when the hedged item affects profit or loss (e.g. interest payments).

Note 26 Interest income

(₹ in crore)

Particulars	Current Year			Previous Year		
	On financial assets measured at Amortised cost	Interest income on financial assets classified as fair value through profit or loss	Total	On financial assets measured at Amortised cost	Interest income on financial assets classified as fair value through profit or loss	Total
Loans	7,703.83	-	7,703.83	6,887.12	-	6,887.12
Investments						
Financial investments - Debt	182.89	-	182.89	172.22	-	172.22
Financial asset valued at fair value through profit and loss	-	91.64	91.64	-	155.39	155.39
Deposits with banks	87.83	-	87.83	53.21	-	53.21
Other Interest income						
Loan against deposits	4.98	-	4.98	5.79	-	5.79
Total	7,979.53	91.64	8,071.17	7,118.34	155.39	7,273.73

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 27 Fees and commission income

(₹ in crore)

Particulars	Current Year	Previous Year
Fees income	40.80	44.36
Fees income on corporate insurance agency	253.86	232.34
Other charges recovered	99.84	87.62
Total	394.50	364.32
Geographical markets		
India	394.50	364.32
Outside India	-	-
Total	394.50	364.32
Timing of revenue recognition		
Services transferred at a point in time	394.50	364.32
Services transferred over time	-	-
Total	394.50	364.32
Contract Assets		
Fees and other receivables (net of impairment allowance)	47.16	49.93
Contract Liabilities		
Advance received from customers	-	-

Note 28 Net gain on fair value changes

(₹ in crore)

Particulars	Current Year	Previous Year
Net gain on financial instruments at fair value through profit or loss		
Others		
- Investments	38.85	27.30
Total	38.85	27.30
Fair value changes:		
-Realised	40.21	13.86
-Unrealised	(1.36)	13.44
Total	38.85	27.30

Note 29 Other income

(₹ in crore)

Particulars	Current Year	Previous Year
Interest on income tax refund	(10.49)	19.78
Other miscellaneous income	11.01	6.50
Total	0.52	26.28

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 30 Finance costs

(₹ in crore)

Particulars	Current Year			Previous Year		
	On financial liabilities measured at fair value through Profit or loss	On financial liabilities measured at Amortised cost	Total	On financial liabilities measured at fair value through Profit or loss	On financial liabilities measured at Amortised cost	Total
Interest on debt securities	-	739.43	739.43	-	743.96	743.96
Interest on borrowings	-	2,765.71	2,765.71	-	2,332.41	2,332.41
Interest on deposits	-	1,430.01	1,430.01	-	1,396.54	1,396.54
Interest on subordinated liabilities	-	42.24	42.24	-	57.03	57.03
Interest on lease liabilities	-	12.28	12.28	-	10.25	10.25
Interest on Income tax	-	0.21	0.21	-	-	-
Fee and other charges	-	10.36	10.36	-	11.21	11.21
Total	-	5,000.24	5,000.24	-	4,551.40	4,551.40

Note 31 Impairment on financial instruments and write offs

(₹ in crore)

Particulars	Current Year			Previous Year		
	On financial instruments measured at fair value through OCI	On financial instruments measured at Amortised cost	Total	On financial instruments measured at fair value through OCI	On financial instruments measured at Amortised cost	Total
Loans	-	(205.96)	(205.96)	-	(130.21)	(130.21)
Bad debts written off (net)	-	(54.96)	(54.96)	-	(193.40)	(193.40)
Investments*	-	(123.90)	(123.90)	-	164.35	164.35
Other receivables	-	(1.20)	(1.20)	-	0.44	0.44
Trade receivables	-	(0.13)	(0.13)	-	0.29	0.29
Total	-	(386.15)	(386.15)	-	(158.53)	(158.53)

*Including reversal on account of recovery from sale and fair value (gain)/loss on security receipts.

Note 32 Employee benefits expenses

(₹ in crore)

Particulars	Current Year	Previous Year
Salaries, allowances and benefits (Refer Note 32.1)	414.70	365.94
Contribution to provident and other funds	39.84	28.93
Share based payments to employees	21.94	17.68
Staff welfare expenses	10.22	8.92
Total	486.70	421.47

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 32.1: On 21st November 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty nine existing labour laws. The Labour Codes, amongst other things introduces changes including a uniform definition of wages. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has considered restructured compensation of its employees with effect from 1st April 2026, consistent with the Labour Codes, draft rules, FAQs and the opinion from the consultant. The Company has assessed the financial impact of these changes which has resulted in an increase of ₹5.89 crore in the gratuity liability arising out of the past service cost and same has been considered in the financial results for the year ended 31st March 2026. The Company continues to monitor the finalisation of Central/State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect on the basis of such developments as needed.

Note 33 Other expenses

(₹ in crore)

Particulars	Current Year	Previous Year
Rent expenses	5.18	2.94
Rates and taxes	0.27	0.09
Electricity and water expenses	9.46	9.51
Repairs and maintenance	28.64	25.18
Office running and maintenance expenses	52.75	46.50
Business support services	9.96	11.13
Legal and professional charges	100.54	91.53
Royalty Fee	32.70	33.33
Advertisement and publicity	22.01	24.83
Corporate social responsibility expenses (Refer Note 33.1)	42.54	30.41
Communication costs	17.57	16.87
Travelling and conveyance	16.70	14.49
Printing and stationery	5.82	6.04
Training and recruitment expenses	3.54	3.15
Director's fees, allowances and expenses	4.78	3.41
Auditor's fees and expenses (Refer Note 33.2)	1.72	1.28
Insurance	0.20	0.45
Bank charges	0.43	0.36
Net loss on derecognition of property, plant and equipment	0.61	-
Assets held for sale written off	-	0.28
Other expenditure	0.48	0.03
Total	355.90	321.81

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 33.1: Corporate Social Responsibility expense (CSR)

As per Section 135 of the Companies Act, 2013 along with Companies (Corporate Social Responsibility Policy) Rules 2021 as amended, the Company is required to spend for CSR activities in accordance with its CSR policy. The details of the CSR expenses for the year are as under:

(₹ in crore)

Particulars	Current Year	Previous Year
a) Gross amount required to be spent by the Company during the year	42.54	30.41
b) Amount spent during the year		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above		
- Contribution to various Trust/NGOs/Societies/Agencies and utilisation thereon	10.73	6.14
- Expenditure on administrative overheads for CSR [^]	1.29	1.33
- Expenditure on Impact Assessment study	0.15	0.05
Total	12.17	7.52
c) Shortfall at the end of year	30.37	22.89
d) Total of previous years shortfall	10.48	0.85
e) Reason for shortfall	Refer Note 33.1(i)	Refer Note 33.1(i)
f) Details of related party transactions, contribution to a trust controlled by the company in relation to CSR expenditure trust		
- Pehel Foundation	23.87	10.83
g) Nature of CSR activities		
Nature of CSR activities undertaken by the Company are in relation to:		
- Healthcare	14.15	5.43
- Education	2.15	1.93
- Women Empowerment	3.16	1.02
- Environmental Sustainability	3.70	0.75
- Sports	0.71	0.71
- Village Development	-	0.93
- Others	-	0.05
h) CSR amount spent or unspent for the financial year		
- Total Amount Spent for the Financial Year	12.17	7.52
- Total Amount transferred to Unspent CSR Account as per Section 135(6)*	-	22.89
- Amount transferred to Unspent Corporate Social Responsibility Account with in specified period	-	Yes
- Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)	-	-

* Unspent CSR amount for the year ended 31st March 2026 will be transferred to Unspent CSR Account as per Section 135(6) of the Companies Act, 2013.

Note 33.1 (i): For optimal and proper utilization of the CSR funds, projects have been designed as an ongoing multi year projects for effective and long term impact. Accordingly, funds for the same projects will be utilised as planned from unspent account in the subsequent financial years.

[^]The administrative overheads considered on the actual to be spent during the year.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 33.2: Auditor's fees and expenses

(₹ in crore)

Particulars	Current Year	Previous Year
Statutory audit fee	0.88	0.50
Tax audit fee	0.10	0.09
Limited review fee	0.26	0.35
Other certification fee	0.26	0.17
Out of pocket expenses	0.09	0.07
GST expenses on Auditor's fees and expenses	0.13	0.10
Total	1.72	1.28

Note 34 Income taxes

The components of income tax expense are:

(₹ in crore)

Particulars	Current Year	Previous Year
Current tax	581.51	571.25
Adjustments in respect of current income tax of prior years	(0.04)	(1.42)
Deferred tax relating to origination and reversal of temporary differences	97.90	(20.20)
Total	679.37	549.63
Current tax	581.47	569.83
Deferred tax (Refer Note 10)	97.90	(20.20)

Note 34.1: Reconciliation of tax expense and the accounting profit multiplied by statutory income tax rate for the year ended 31st March 2026 and 31st March 2025 is as follows:

(₹ in crore)

Particulars		Current Year	Previous Year
Accounting profit before tax	(a)	2,970.61	2,485.77
Statutory income tax rate (%)	(b)	25.168	25.168
Tax at statutory income tax rate	(c) = (a*b)	747.64	625.62
Adjustments in respect of current income tax of prior years	(d)	(0.04)	(1.42)
Impact of:			
- Income not subject to tax	(e)	(6.83)	41.95
- Non deductible expenses	(f)	(69.25)	(14.64)
- Deduction under section 36 (1) (viii)	(g)	(85.08)	(86.77)
- Other deductions	(h)	(4.97)	5.09
Total current tax expense	(c+d+e+f+g+h)	581.47	569.83
Effective tax rate (%)		22.87	22.11
Other comprehensive income			
Tax expense on re-measurement gains/(losses) on defined benefit plan		(0.21)	0.11
Total tax on other comprehensive income		(0.21)	0.11

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 35 Earning per share

i) The Earnings Per Share (EPS) is calculated as follows:

Particulars	Unit	Current Year	Previous Year
a) Amount used as the numerator for basic EPS profit for the year	(₹ in crore)	2,291.24	1,936.14
b) Weighted average number of equity shares for basic EPS	Number	26,03,47,750	25,98,00,371
c) Weighted average number of equity shares for diluted EPS	Number	26,09,69,858	26,07,62,937
d) Nominal value per share	(in ₹)	10/-	10/-
e) Earnings per share:			
- Basic (a/b)	(in ₹)	88.01	74.52
- Diluted (a/c)	(in ₹)	87.80	74.25

ii) The basic earnings per share has been computed by dividing the net profit after tax attributable to equity share holders of the Company by the weighted average number of equity shares outstanding during the year. The diluted earnings per share has been computed by dividing the net profit after tax attributable to equity share holders of the Company by the weighted average number of equity shares considered for deriving basic earning per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Diluted potential equity shares are deemed converted as of the beginning of the period unless issued at a later date. Diluted potential equity shares are determined independently for each period presented. Diluted earnings per share does not include conversion or exercise of potential ordinary shares that would have an antidilutive effect on earnings per share.

Reconciliation of equity shares used in computation of basic and diluted earning per equity share is as follows:-

Particulars	(₹ in crore)	
	Year ended 31 st March 2026	Year ended 31 st March 2025
Weighted average number of equity shares at the beginning of the year	25,99,25,043	25,97,23,886
Weighted average number of equity shares issued during the year	4,22,707	76,485
Weighted average number of equity shares for computation of basic earnings per share	26,03,47,750	25,98,00,371
Effect of dilutive equity shares - share option outstanding	6,22,108	9,62,566
Weighted average number of equity shares for computation of dilutive earnings per share	26,09,69,858	26,07,62,937

Note 36 Disclosure as per regulatory guidelines

The Company has been classified as Upper Layer entity under Scale Based Regulations issued by Reserve Bank of India.

The following additional disclosures have been given in compliance with:

- Reserve Bank of India (Housing Finance Companies) Directions, 2025 ('RBI Directions') issued by RBI vide notification number RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 dated 28th November 2025 as amended from time to time; and
- Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 ('RBI Directions') issued by RBI vide notification number RBI/DOR/2025-26/339 DOR.FIN.REC.No.258/03.10.119/2025-26 dated 28th November 2025 as amended from time to time; and
- Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 ('RBI Directions') issued by RBI vide notification number RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated 28th November 2025 as amended from time to time.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

The above stated RBI directions and NHB Directions are applicable to the Company on standalone basis except Note 36.10, hence these disclosures are on the basis of standalone financial statement of the Company.

Note 36.1 (a): Capital to Risk Assets Ratio (CRAR)

Particulars	(₹ in crore)	
	Year ended 31 st March 2026	Year ended 31 st March 2025
i) CRAR (%)^	27.26	29.38
ii) CRAR – Tier I Capital (%)	26.89	28.39
iii) CRAR – Tier II Capital (%)	0.37	0.99
(iv) Amount of subordinated debt raised as Tier-II Capital^^	329.66	539.59
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

^The CAR or the CRAR is computed by dividing the total capital fund of the Company with aggregated risk-weighted assets/exposure.

^^Qualifying amount as Tier II Capital (after discounting) as at 31st March 2026 is ₹15.88 crore (31st March 2025 ₹81.82 crore).

Note 36.1 (b): Common Equity Tier 1 Capital (CET-1) of the Company as on 31st March 2026 26.89%.

Note 36.2: Reserve Fund u/s 29C of NHB Act, 1987

Particulars	(₹ in crore)	
	Current Year	Previous Year
Balance at the beginning of the year		
(a) Statutory Reserve u/s 29C of NHB Act, 1987	449.97	404.97
(b) Amount of Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of NHB Act, 1987	1,760.76	1,415.76
(c) Total	2,210.73	1,820.73
Addition/Appropriation/Withdrawal during the year		
Add:		
(a) Amount transferred u/s 29C of the NHB Act, 1987	125.58	45.00
(b) Amount of Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve u/s 29C of NHB Act, 1987	340.00	345.00
Less:		
(a) Amount appropriated from Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
(b) Amount withdrawn from Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of NHB Act, 1987	-	-
Balance at the end of the year		
(a) Statutory Reserve u/s 29C of NHB Act, 1987	575.55	449.97
(b) Amount of Special Reserve u/s 36 (1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	2,100.76	1,760.76
(c) Total	2,676.31	2,210.73

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.3: Investments

(₹ in crore)

Particulars	Current Year	Previous Year
Value of Investments		
(i) Gross value of Investments		
(a) In India	2,895.92	3,623.66
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	119.00	242.90
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	2,776.92	3,380.76
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	242.90	78.55
(ii) Add: Provisions made during the year	-	164.35
(iii) Less: Write-off/Written-back of excess provisions during the year	123.90	-
(iv) Closing balance	119.00	242.90

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Current investments	94.39	952.68
Non-current investments	2,682.53	2,428.08
Total	2,776.92	3,380.76

Note 36.4: Derivatives

i) Forward Rate Agreement (FRA)/Interest Rate Swap (IRS)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
(i) The notional principal of swap agreements	9,386.17	6,127.37
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	270.41	65.63
(iii) Collateral required by the Company upon entering into swaps	Nil	Nil
(iv) Concentration of credit risk arising from the swaps@	9,386.17	6,127.37
(v) The fair value of the swap book	266.27	(50.12)

@ The Company has entered into swap and forward agreements with various banks having almost equal exposure with each of them. Hence, there is no concentration of credit risk which could be exposure to particular industries or swaps with highly geared companies.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

ii) Exchange Traded Interest Rate (IR) Derivative – There is no exchange traded interest rate derivative.

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 st March	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	-	-
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	-	-

iii) Disclosure on Risk Exposure in Derivatives

A. Qualitative Disclosure

Particulars	Details
a) the structure and organization for management of risk in derivatives trading,	Financial Risk Management of the Company constitutes the Asset Liability Committee (ALCO) and Risk Management Committee (RMC) and has a Market Risk Management policy under its supervision. The Company manages its risk in accordance with the guidelines prescribed in its 'Asset Liability Management' and 'Market Risk Management' policies. As a policy, the Company doesn't trade in derivative products. The Company has entered into derivative product for its ECB borrowing for financing prospective buyers of eligible housing units under automatic route in terms of RBI guidelines. Interest rate risks is mitigated by entering into interest rate swaps. The currency risk on the borrowings is actively managed mainly through a combination of swaps and forward contracts. As a part of Asset Liability Management, the Company has entered into interest rate swaps wherein it has converted a portion of its floating rate liabilities into fixed rate.
b) the scope and nature of risk measurement, risk reporting and risk monitoring systems,	The RMC has put in place the control measures to contain these risks. The Company has a robust mechanism to ensure an ongoing monitoring and review of systems, policies, processes and procedures to contain and mitigate risk that arise from time to time.
c) policies for hedging and/or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges/mitigants, and	The Company has not entered into any speculative derivative transaction (without underlying exposure). The Company has entered in to derivative transaction only for hedging its foreign currency and interest rate exposure against foreign currency borrowing which has been availed for financing prospective buyers of eligible housing units. The derivative transactions entered into for hedging the ECB borrowings are as per the applicable guidelines of RBI. The hedging is guided by the Board resolution authorising the Company to borrow through ECB route and hedging of the underlying exposure.
d) accounting policy for recording hedge and non-hedge transactions; recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning, collateral and credit risk mitigation.	The derivative contracts are initially recognised at fair value on the date of the transaction and all outstanding derivative transactions, on the date of balance sheet, are revalued at their fair market value, on that date. Where Cash Flow hedge accounting is used, fair value changes of the derivative contracts are recognised through the Cash Flow Hedge Reserve in the same period they are accrued. Any profit/loss arising on cancellation/unwinding of derivative contracts are recognised as income or expenses for the period. Premium paid/discount received in advance on derivative contracts, which are not intended for trading or speculation purposes, are amortised over the period of the contracts, if such contracts relate to monetary items as at the balance sheet date.

B. Quantitative Disclosure

(₹ in crore)

Particular	As at 31 st March 2026		As at 31 st March 2025	
	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount) for Hedging	5,442.62	3,943.55	5,127.37	1,000.00
(ii) Marked to Market Positions				
(a) Assets (+)*	247.89	22.52	44.51	21.12
(b) Liability (-)	(4.14)	-	(115.75)	-
(iii) Credit Exposure	-	-	-	-
(iv) Unhedged Exposures	-	-	-	-

* Including margin money received from counter party bank.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.5: Assignment/Securitisation

- ii) There are no SPVs sponsored by PNB Housing Finance Limited.
- ii) During the year, the Company has not sold any financial assets to Securitisation/Reconstruction Company for Asset Reconstruction (Previous year ₹ NIL).
- iii) Details of assignment transactions undertaken:

(₹ in crore)

Particulars	Current Year	Previous Year
(i) No. of accounts	-	-
(ii) Aggregate value (net of provisions) of accounts assigned	-	-
(iii) Aggregate consideration	-	-
(iv) Additional consideration realised in respect of accounts transferred in earlier years	-	-
(v) Aggregate gain/loss over net book value	-	-

- iv) During the previous year, the Company has sold non-performing financial assets details of which are given in Note 8.3 (d).
- v) During the year, the Company has not acquired loans not in default and non-performing financial assets (Previous year ₹ NIL).

Note 36.6: Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

The residual maturity profile of Assets and Liabilities is carried out based on the current estimates and assumptions regarding behavioural pattern of pre-payments/maturities and renewals which have been relied upon by the auditors. Maturity pattern of certain items of assets and liabilities are as follows:

As at 31st March 2026

(₹ in crore)

Particulars	Liabilities				Assets		
	Deposits	Borrowings		Foreign Currency liabilities	Net advances	Investments	Foreign currency assets
		Borrowings from banks and financial institutions	Market borrowings				
1 day to 7 days	38.71	6.25	-	-	287.99	-	-
8 days to 14 days	69.01	1,743.75	-	-	868.37	104.53	-
15 days to 30/31 days	316.24	298.59	290.00	-	699.05	2,577.66	-
Over 1 month to 2 months	310.77	2,460.63	-	-	1,250.72	-	-
Over 2 months to 3 months	416.28	2,031.35	2,290.87	-	1,231.90	-	-
Over 3 months to 6 months	1,098.11	2,421.62	-	-	3,565.97	94.43	-
Over 6 months to 1 year	2,171.44	4,147.29	850.00	-	6,626.80	-	-
Over 1 year to 3 years	7,358.26	13,012.40	3,664.70	4,496.08	21,145.32	-	-
Over 3 years to 5 years	4,232.98	7,774.72	2,480.00	918.56	14,815.61	-	-
Over 5 years	2,043.64	4,231.93	24.50	-	36,066.23	0.30	-
Total	18,055.44	38,128.53	9,600.04	5,414.64	86,557.96	2,776.92	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

As at 31st March 2025

(₹ in crore)

Particulars	Liabilities				Assets		
	Deposits	Borrowings		Foreign Currency liabilities	Net advances	Investments	Foreign currency assets
		Borrowings from banks and financial institutions	Market borrowings				
1 day to 7 days	44.00	479.13	-	-	269.93	-	-
8 days to 14 days	41.12	423.75	-	-	807.79	4.51	-
15 days to 30/31 days	123.41	115.71	500.00	641.86	656.12	3,257.89	-
Over 1 month to 2 months	267.51	116.43	2,000.00	10.04	1,175.66	-	-
Over 2 months to 3 months	293.74	2,964.40	-	16.44	1,161.08	-	-
Over 3 months to 6 months	1,040.76	2,746.32	750.00	538.08	3,364.98	5.09	-
Over 6 months to 1 year	2,283.51	4,233.62	710.00	283.74	6,237.75	-	-
Over 1 year to 3 years	7,532.75	11,340.03	2,842.00	2,978.85	19,614.82	88.13	-
Over 3 years to 5 years	3,852.06	5,448.10	2,311.04	-	13,249.13	-	-
Over 5 years	2,162.87	3,218.52	-	-	28,230.31	25.14	-
Total	17,641.73	31,086.01	9,113.04	4,469.01	74,767.57	3,380.76	-

Note 36.7: Exposure:

i) Exposure to Real Estate Sector

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
i) Direct Exposure		
A. Residential Mortgages (including loan against residential property): Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure also include non-fund based (NFB) limits.	79,019.49	68,445.86
B. Commercial Real Estate: Lending secured by mortgages on commercial real estates (office buildings, retail space, multi purpose commercial premises, multi- family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based (NFB) limits	8,412.85	7,373.73
C. Investments in Mortgage Backed Securities (MBS) and other securitised exposures – i) Residential ii) Commercial Real Estate	-	-
ii) Indirect exposure	-	-
Fund based and non-fund based exposures on National Housing Bank and Housing Finance Companies (HFCs)	-	-
Total exposures to real estate sector	87,432.34	75,819.59

Note: While computing the above information, certain estimates, assumptions and adjustments have been made by the Management which have been relied upon by the auditors. Further, in addition of total exposure to real estate sector the Company has also advanced loan against deposit amounting to ₹39.02 crore (Previous year ₹67.34 crore).

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

ii) Sectoral exposure

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Total Exposure (includes on balance sheet and off balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	-	-	-	-
2. Industry	-	-	-	-	-	-
3. Services	-	-	-	-	-	-
4. Personal Loans	-	-	-	-	-	-
5. Others Mortgage Loans	96,510.60	809.84	0.84%	83,529.50	816.80	0.98%
i Retail Housing Loans	65,491.47	531.99	0.81%	59,979.84	511.42	0.85%
ii Retail Non Housing Loans	30,473.63	277.85	0.91%	22,587.06	305.38	1.35%
iii Non Retail Loans	545.50	-	0.00%	962.60	-	0.00%

- iii) As on 31st March 2026, the Company does not have any exposure to Capital Market (Previous year ₹ NIL).
- iv) As on 31st March 2026, the Company has not financed any product of the parent company (Previous year ₹ NIL).
- v) As on 31st March 2026, the Company has not exceeded the prudential exposure limit for single borrower or group borrower (Previous year ₹ NIL).
- vi) As on 31st March 2026, the Company has not given any unsecured advances (Previous year ₹ NIL).
- vii) As on 31st March 2026, all advances of the Company are secured against tangible assets and there are no advances against intangible assets (Previous year ₹ NIL).
- viii) As on 31st March 2026, the Company has no exposures to group companies engaged in the real estate business (Previous year ₹ NIL).
- ix) As on 31st March 2026, the Company has no Intra-group exposures with in the group companies as defined by RBI (Previous year ₹ NIL).
- x) During the year, the Company has not granted any non fund based credit facilities and as on 31st March 2026 the Company has no outstanding non fund based credit facilities (Previous year ₹ NIL).
- xi) Unhedged foreign currency exposure Refer Note 36.4.

Note 36.8: Registration obtained from financial sector regulators

NHB : vide registration number 01.0018.01

Ministry of Corporate Affairs : L65922DL1988PLC033856

Insurance Regulatory and Development Authority of India : CA0862. The registration shall be valid from 21st July 2023 to 20th July 2026.

Note 36.9: Disclosure of Penalties and strictures imposed by NHB/RBI and other statutory/regulatory authorities

During the financial year ended 31st March 2026 and 31st March 2025, there is no penalty imposed by Regulators.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.10: Related Party Transactions

Name of the Related Party	Nature of Relationship
i) Pehel Foundation	Wholly owned Subsidiary
ii) PHFL Home Loans and Services Limited	Wholly owned Subsidiary
iii) Punjab National Bank	Promoter/Enterprise having Significant Influence
iv) Quality Investment Holding Pcc (formerly Quality Investment Holdings)	Enterprise having Significant Influence [^]
v) PNB Investment Services Limited	Promoter group company
vi) PNB Gilts Limited	Promoter group company
vii) PNB Metlife India Insurance Co Ltd	Promoter group company
viii) Assam Gramin Vikash Bank	Promoter group company
ix) Tripura Gramin Bank	Promoter group company
x) Bangiya Gramin Vikash Bank	Promoter group company
xi) Mr. Atul Kumar Goel (Non-Executive Nominee Director)*	Key Management Personnel
xii) Mr. Sunil Kaul (Non-Executive Nominee Director)**	Key Management Personnel
xiii) Mr. Kapil Modi (Non-Executive Nominee Director)***	Key Management Personnel
xiv) Mr. Neeraj Madan Vyas# (Independent Director)	Key Management Personnel
xv) Mr. Chandrasekaran Ramakrishnan (Independent Director)****	Key Management Personnel
xvi) Mr. Nilesh S Vikamsey (Independent Director)	Key Management Personnel
xvii) Dr. Tejendra Mohan Bhasin (Independent Director)	Key Management Personnel
xviii) Mr. Sudarshan Sen (Independent Director)*****	Key Management Personnel
xix) Ms. Gita Nayyar (Independent Director)	Key Management Personnel
xx) Mr. Pavan Pal Kaushal (Independent Director)*****	Key Management Personnel
xxi) Mr. Dilip Kumar Jain (Non-Executive Nominee Director)*****	Key Management Personnel
xxii) Mr. Devendran Surendran (Chairperson, Non-Executive Nominee Director) (w.e.f. 23 rd August 2025)	Key Management Personnel
xxiii) Mr. Dipankar Mahapatra (Non-Executive Nominee Director) (w.e.f. 05 th February 2026)	Key Management Personnel
xxiv) Ms. Anjali Bhasin	Relative of Key Management Personnel
xxv) Mr. R Santhanam	Relative of Key Management Personnel
xxvi) Mr. Girish Kousgi (Managing Director and CEO)*****	Key Managerial Personnel
xxvii) Mr. Ajai Kumar Shukla (Managing Director and CEO) (w.e.f. 18 th December 2025)	Key Managerial Personnel
xxviii) Mrs. Veena Kamath (Company Secretary)	Key Managerial Personnel
xxix) Mr. Vinay Gupta (Chief Financial Officer)	Key Managerial Personnel
xxx) Ms. Deepika Gupta Padhi (Director)	Key Management Personnel of PHFL Home Loan and Services Limited
xxxi) Mr. Amit Singh (Director)*****	Key Management Personnel of PHFL Home Loan and Services Limited
xxxii) Mr. Dilip Vaitheeswaran (Director) *****	Key Management Personnel of PHFL Home Loan and Services Limited
xxxiii) Mr. Satish Kumar Singh (Director) (w.e.f. 08 th May, 2025)	Key Management Personnel of PHFL Home Loan and Services Limited
xxxiv) Mr. Jatul Anand (Director)(w.e.f. 08 th September 2025)	Key Management Personnel of PHFL Home Loan and Services Limited

*Ceased to be a Director w.e.f. 1st January 2025

**Ceased to be a Director w.e.f. 1st May 2025

***Ceased to be a Director w.e.f. 31st July 2024

****Ceased to be a Director w.e.f. 6th October 2025

*****Ceased to be a Director w.e.f. 30th September 2025

*****Ceased to be a Director w.e.f. 10th October 2025

*****Ceased to be a Director w.e.f. 4th February 2026

*****Ceased to be Managing Director and CEO w.e.f. 28th October 2025

*****Ceased to be a Director w.e.f. 30th May 2025

*****Ceased to be a Director w.e.f. 15th April 2025

#Independent Director since 21st August 2024.

[^]during the previous year (FY 25) ceased to have significant influence on account of reduction in shareholding from 32.68% to 10.44%. In the current financial year (FY 26) there is reduction of shareholding from 10.44% to 0.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Transactions with Related Parties

The nature & volume of transactions of the Company during the year, with the related parties were as follows. These transactions were carried out in ordinary course of business and were at arm's length price:

Particulars	Promoter/Enterprises having significant influence						Wholly owned subsidiaries				Key Managerial Personnel/ Relatives of Key Managerial Personnel				Key Management Personnel/ Relatives of Key Management Personnel				Total	
	Current Year		Previous Year		Current Year		Previous Year		Current Year		Previous Year		Current Year		Previous Year		Current Year		Previous Year	
Transaction during the year:																				
Pehel Foundation																				
- Donation paid	-	-	-	-	23.87	10.26	-	-	-	-	-	-	-	-	-	-	-	23.87	10.26	-
- Reimbursement	-	-	-	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-
Punjab National Bank^																				
- Principal paid on assignment of loans	515.33	575.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	515.33	575.63	-
- Interest & other charges paid on assignment of loans	183.28	230.61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	183.28	230.61	-
- Servicing fees received on assignment of loan portfolio	2.65	3.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.65	3.39	-
- Term loan raised	6,550.00	4,525.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,550.00	4,525.00	-
- Term loan repaid	5,821.45	2,066.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,821.45	2,066.64	-
- ECB repaid	1,118.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,118.05	-	-
- Interest Paid on Term Loan Instalment/ ECB/OD	426.08	322.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	426.08	322.69	-
- Fixed deposit made/renewed	2015.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,015.00	-	-
- Fixed deposit matured	2015.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,015.00	-	-
- Interest received on Fixed Deposits	2.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.79	-	-
- Dividend paid	36.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36.53	-	-
- Upfront fees paid on ECB and Loans	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.10	-
- Rent & Maintenance Charges	-	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.28	-
- Bank Charges	0.06	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.06	0.34	-
- Royalty fees	30.00	30.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30.00	30.58	-
PNB Gilts Limited																				
- Purchase of securities (inter-mediatory)	581.72	893.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	581.72	893.59	-

(₹ in crore)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
- Redemption of securities	320.00	790.00	-	-	-	-	-	-	320.00	790.00
- Service charges	0.00	0.01	-	-	-	-	-	-	0.00	0.01
- Interest income on securities	190.20	185.34	-	-	-	-	-	-	190.20	185.34
PNB Metlife India Insurance Co Ltd										
- Insurance premium given on behalf of customer	117.98	112.25	-	-	-	-	-	-	117.98	112.25
- Insurance claims received on behalf of customer	13.14	10.65	-	-	-	-	-	-	13.14	10.65
- Insurance premium received back	7.35	7.69	-	-	-	-	-	-	7.35	7.69
- Fees income on corporate insurance agency	28.75	27.41	-	-	-	-	-	-	28.75	27.41
Assam Gramin Vikash Bank										
- Deposits received	25.00	25.00	-	-	-	-	-	-	25.00	25.00
- Interest on deposit received	6.99	6.71	-	-	-	-	-	-	6.99	6.71
- Deposits Matured (including interest)	41.37	13.47	-	-	-	-	-	-	41.37	13.47
- Non Convertible debentures redeemed	-	20.00	-	-	-	-	-	-	-	20.00
- Interest on Non convertible debentures	0.86	1.74	-	-	-	-	-	-	0.86	1.74
Tripura Gramin Bank										
- Deposits received	70.00	110.00	-	-	-	-	-	-	70.00	110.00
- Interest on deposit received	11.71	12.25	-	-	-	-	-	-	11.71	12.25
- Deposits Matured	5.02	10.83	-	-	-	-	-	-	5.02	10.83
Transactions with KMPs and relatives:										
Tejender Mohan Bhasin and Anjali Bhasin										
- Rental Expense	-	-	-	-	-	-	0.21	-	0.21	-
- Security Deposit paid	-	-	-	-	-	-	0.07	-	0.07	-
Sitting Fee and Commission paid to Directors										
- Mr. Chandrasekaran Ramakrishnan	-	-	-	-	-	-	0.48	0.44	0.48	0.44
- Mr. Sudarshan Sen	-	-	-	-	-	-	0.41	0.45	0.41	0.45
- Mr. Niles S Vikamsey	-	-	-	-	-	-	0.66	0.44	0.66	0.44
- Mr. Neeraj Madan Vyas	-	-	-	-	-	-	0.72	0.47	0.72	0.47

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
- Dr. Tejendra Mohan Bhasin	-	-	-	-	-	-	0.75	0.48	0.75	0.48
- Ms. Gita Nayyar	-	-	-	-	-	-	0.67	0.40	0.67	0.40
- Mr. Pavan Pal Kaushal	-	-	-	-	-	-	0.50	0.45	0.50	0.45
- Mr. Dilip Kumar Jain	-	-	-	-	-	-	0.23	-	0.23	-
Rental expense:										
- Dr. Tejendra Mohan Bhasin	-	-	-	-	-	-	0.02	0.12	0.02	0.12
- Ms. Anjali Bhasin	-	-	-	-	-	-	0.02	0.12	0.02	0.12
R Santhanam										
- Deposits received	-	-	-	-	-	-	-	0.05	-	0.05
- Interest on deposit received	-	-	-	-	-	-	0.00	0.00	0.00	0.00
Veena Kamath										
- Deposits received	-	-	-	-	-	0.05	-	-	-	0.05
- Interest on deposit received	-	-	-	-	0.00	0.00	-	-	0.00	0.00
- Loan and advances	-	-	-	-	-	1.23	-	-	-	1.23
- Interest on Loan and advances	-	-	-	-	0.07	0.10	-	-	0.07	0.10
Dividend Paid										
- Mr. Girish Kousgi	-	-	-	-	0.15	-	-	-	0.15	-
- Mr. Vinay Gupta	-	-	-	-	0.01	-	-	-	0.01	-
- Ms. Veena Kamath	-	-	-	-	0.00	-	-	-	0.00	-
Remuneration expense #:										
- Mr. Girish Kousgi	-	-	-	-	3.65	4.13	-	-	3.65	4.13
- Mr. Ajai Kumar Shukla	-	-	-	-	1.16	-	-	-	1.16	-
- Mr. Vinay Gupta	-	-	-	-	1.72	1.57	-	-	1.72	1.57
- Mr. Sanjay Jain	-	-	-	-	-	0.20	-	-	-	0.20
- Ms. Veena Kamath	-	-	-	-	0.86	0.73	-	-	0.86	0.73

Note: All above mentioned transactions are excluding of applicable taxes.

^ Excluding running current/overdraft account transactions.

Excluding perquisites on exercise of stock options during the year.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025
Outstanding balances#										
Punjab National Bank										
Receivables										
- Servicing fees receivable on assignment on loans	0.36	0.52	-	-	-	-	-	-	0.36	0.52
Payables										
- Term loans	5,878.54	5,149.99	-	-	-	-	-	-	5,878.54	5,149.99
<i>Maximum during the year</i>	5,878.54	5,149.99	-	-	-	-	-	-	5,878.54	5,149.99
- External Commercial Borrowings##	1,513.75	-	-	-	-	-	-	-	1,513.75	-
<i>Maximum during the year</i>	1,513.75	-	-	-	-	-	-	-	1,513.75	-
- Interest accrued on term loans and external commercial borrowings	1.73	1.15	-	-	-	-	-	-	1.73	1.15
- Payable on assignment on loans	59.10	54.67	-	-	-	-	-	-	59.10	54.67
- Payable against Royalty	29.70	30.00	-	-	-	-	-	-	29.70	30.00
Assam Gramin Vikash Bank										
- Deposits received	88.23	97.60	-	-	-	-	-	-	88.23	97.60
<i>Maximum during the year</i>	97.60	97.60	-	-	-	-	-	-	97.60	97.60
Tripura Gramin Bank										
- Deposits received	225.16	151.53	-	-	-	-	-	-	225.16	151.53
<i>Maximum during the year</i>	225.16	151.53	-	-	-	-	-	-	225.16	151.53
PNB Metlife India Insurance Co Ltd										
Receivables										
- Insurance Commission on Corporate Agency	5.48	5.52	-	-	-	-	-	-	5.48	5.52
- Refund of insurance commission	0.01	0.05	-	-	-	-	-	-	0.01	0.05
Key Management personnel and their relatives										
- Tejender Mohan Bhasin and Anjali Bhasin	-	-	-	-	-	-	0.07	-	0.07	-
Key Managerial Personnel										
Receivables										
Veena Kamath										
- Loan and advances	-	-	-	-	0.92	1.14	-	-	0.92	1.14
- Interest on loan and advances	-	-	-	-	0.00	0.01	-	-	0.00	0.01

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

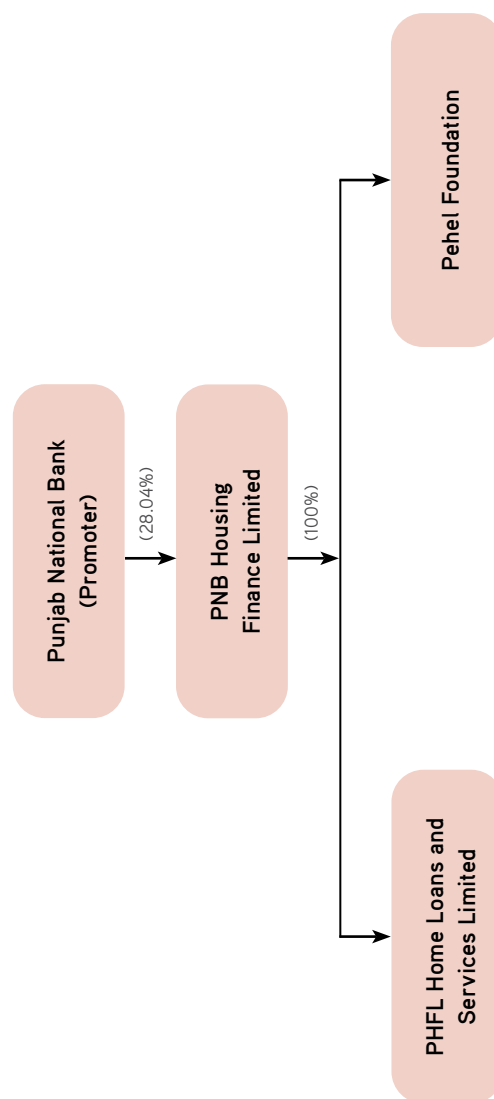
Particulars	Promoter/Enterprises having significant influence		Wholly owned subsidiaries		Key Managerial Personnel/ Relatives of Key Managerial Personnel		Key Management Personnel/ Relatives of Key Management Personnel		Total	
	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025
Payables										
Veena Kamath										
- Deposits received	-	-	-	-	0.06	0.06	-	-	0.06	0.06
R SANTHANAM										
- Deposits received	-	-	-	-	-	-	-	0.05	-	0.05
Retirement benefits (as per actuarial valuation)										
- Mr. Girish Kousgi	-	-	-	-	-	0.41	-	-	-	0.41
- Mr. Ajai Kumar Shukla	-	-	-	-	0.03	-	-	-	0.03	-
- Mr. Vinay Gupta	-	-	-	-	0.29	0.19	-	-	0.29	0.19
- Ms. Veena Kamath	-	-	-	-	0.13	0.06	-	-	0.13	0.06

#Excluding running current account balances.

##Including mark to market adjustment.

The policy on dealing with Related Party Transactions is available on our website www.pnbhousing.com

Note 36.11: Diagrammatic representation of group structure along with holding percentage is tabulated below. Further, the Company has complied with the provisions relating to number of layers as prescribed under clause (87) of Section 2 of the Companies Act 2013, read with Companies (Restriction on number of Layers) Rules, 2017.



NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.12: Rating assigned by Credit Rating Agencies and migration of rating during the year are as follows:

Nature of Instrument	As at 31st March 2026	As at 31st March 2025	Migration during the year
Deposits	CRISIL AA+ (Outlook - Stable)	CRISIL AA+ (Outlook - Stable)	No change
	CARE AA+ (Outlook - Stable)	CARE AA+ (Outlook - Stable)	No change
Long term bonds and debentures (Secured and Tier-II bonds)	CRISIL AA+ (Outlook-Stable)	CRISIL AA+ (Outlook-Stable)	No change
	CARE AA+ (Outlook - Stable)	CARE AA+ (Outlook - Stable)	No change
	IND AAA (Outlook - Stable)	IND AA+ (Outlook - Stable)	Upgraded
	ICRA AA+ (Outlook - Stable)	ICRA AA+ (Outlook - Stable)	No change
Commercial Paper	CRISIL A1+	CRISIL A1+	No change
	CARE A1+	CARE A1+	No change
Bank Term Loan	CRISIL AA+ (Outlook-Stable)	CRISIL AA+ (Outlook-Stable)	No change
	CARE AA+ (Outlook - Stable)	CARE AA+ (Outlook - Stable)	No change
	IND AAA (Outlook - Stable)	IND AA+ (Outlook - Stable)	Upgraded
	ICRA AA+ (Outlook - Stable)	ICRA AA+ (Outlook - Stable)	No change

Note 36.13: Remuneration of Directors: Details of Remuneration of Directors are disclosed in Note 36.10.

Note 36.14: Management: Management Discussion and Analysis report will be part of annual report.

Note 36.15: During the year, no transaction was accounted which was related to prior period (Previous year ₹ NIL).

Note 36.16: During the year, no item of revenue recognition has been postponed except as disclosed in accounting policy for revenue recognition (Refer Note 2.3).

Note 36.17: Consolidated Financial Statements (CFS): Refer Note no. 1.3 "Principles of consolidation".

Note 36.18: Provisions and Contingencies:

Break up of 'Provisions and Contingencies' shown under the head expenditure in Statement of Profit and Loss is given as follows:

(₹ in crore)		
Particulars	Current Year	Previous Year
1. Provisions for depreciation on Investment	-	164.35
2. Provision made towards Income tax	581.47	566.83
3. Provision towards NPA	15.56	(73.36)
4. Provision for Standard Assets		
i) Teaser Loans	-	-
ii) CRE	(10.46)	(74.80)
iii) CRE – RH	(248.59)	(56.30)
iv) Other Loans	37.53	74.25
Total (i+ii+iii+iv)	(221.52)	(56.85)
5. Other Provision and Contingencies (Refer Note 2.21)	(1.36)	0.71

Note 36.19: Break-up of Loan & Advances and Provisions thereon:

The Company has complied with the norms prescribed by the regulator for recognising Non-Performing Assets (NPA) in preparation of accounts. As per the norms, NPAs are recognised on the basis of more than 90 days overdue. NPAs are to be treated as Bad & Doubtful, if they remain outstanding for more than 15 months. The Company has made adequate provisions on Non-Performing Assets and Standard Assets in respect of Housing and Non-Housing Loans as prescribed under directions issued by the regulator.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Housing		Non-Housing	
	As at 31 st March 2026	As at 31 st March 2025	As at 31 st March 2026	As at 31 st March 2025
Standard Assets				
a) Total Outstanding Amount	58,468.57	54,027.26	28,192.95	21,042.87
b) Provision made	424.65	646.02	178.75	178.90
Sub-Standard Assets				
a) Total Outstanding Amount	223.16	231.93	126.05	123.76
b) Provision made	49.69	54.08	18.17	16.23
Doubtful Assets - Category-I				
a) Total Outstanding Amount	126.09	102.50	65.84	47.11
b) Provision made	48.70	41.54	22.39	13.68
Doubtful Assets - Category-II				
a) Total Outstanding Amount	114.61	128.77	35.24	80.56
b) Provision made	55.51	67.62	12.42	20.12
Doubtful Assets - Category-III				
a) Total Outstanding Amount	68.13	48.23	50.72	53.94
b) Provision made	55.46	35.33	47.66	45.84
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provision made	-	-	-	-
TOTAL				
a) Total Outstanding Amount	59,000.56	54,538.69	28,470.80	21,348.24
b) Provision made	634.01	844.59	279.39	274.77

Note 36.20: Draw Down from Reserves: During the year there were no draw down from Reserves.

Note 36.21 (a): Concentration of Public Deposits

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total deposits of twenty largest depositors	1,817.03	1,783.39
Percentage of deposits of twenty largest depositors to total deposits	12.05%	11.57%

Note 36.21 (b): Concentration of Deposits

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total deposits of twenty largest depositors	2,699.94	2,430.27
Percentage of deposits of twenty largest depositors to total deposits	14.95%	13.78%

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.22: Concentration of Loans & Advances

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total loans & advances to twenty largest borrowers	672.01	1,174.07
Percentage of loans & advances to twenty largest borrowers to total advances	0.77%	1.55%

Note 36.23: Concentration of all Exposure (including off-balance sheet exposure)

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total exposure to twenty largest borrowers/customers	821.71	1,174.11
Percentage of exposures to twenty largest borrowers/customers to total exposure of the HFC on borrowers/customers	0.85%	1.41%

Note 36.24: Concentration of NPAs

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Total Exposure to top four NPA accounts	54.26	54.13
Total Exposure to top ten NPA accounts	108.65	112.08

Note 36.25: Sector-wise NPAs

(₹ in crore)

Particulars	Percentage of NPAs to Total Advances in that sector	
	As at 31 st March 2026	As at 31 st March 2025
A. Housing Loans:	0.90	0.94
1. Individuals	0.90	0.92
2. Builders/Project Loans	-	-
3. Corporates	0.86	6.98
4. Others (specify)	-	-
B. Non-Housing Loans:	0.99	1.43
1. Individuals	1.03	1.29
2. Builders/Project Loans	-	-
3. Corporates	0.27	4.40
4. Others (specify)	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.26: Movement of NPAs

(₹ in crore)

Particulars	Current Year	Previous Year
(I) Net NPAs to Net Advances (%)	0.57%	0.69%
(II) Movement of NPAs (Gross)		
a) Opening balance	816.80	984.68
b) Additions during the year	525.47	572.55
c) Reductions during the year	532.43	740.43
d) Closing balance	809.84	816.80
(III) Movement of Net NPAs		
a) Opening balance	522.36	616.88
b) Additions during the year	492.59	458.55
c) Reductions during the year	515.11	553.07
d) Closing balance	499.84	522.36
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	294.44	367.80
b) Provisions made during the year	32.88	114.00
c) Write-off/write-back of excess provisions	17.32	187.36
d) Closing balance	310.00	294.44

Note 36.27: As on 31st March 2026, the Company does not have any assets outside the country (Previous year ₹ NIL).

Note 36.28: As on 31st March 2026, the Company does not have any Off-Balance Sheet SPVs sponsored which are required to be consolidated as per accounting norms (Previous year NIL).

Note 36.29: (A) Disclosure of Complaints

Particulars	Current Year	Previous Year
Complaints received from customers		
a) No. of complaints pending at beginning of the year	15	27
b) No. of complaints received during the year	1,383	1,576
c) No. of complaints disposed during the year	1,389	1,588
(i) Of which, no. of complaints rejected	109	110
d) No. of complaints pending at the end of the year	9	15
Maintainable complaints received from Office of Ombudsman		
a) No. of maintainable complaints received from Office of Ombudsman	-	-
(i) Of a, no. of complaints resolved in favour of the Company by Office of Ombudsman	-	-
(ii) Of a, no. of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
(iii) Of a, no. of complaints resolved after passing of Awards by Office of Ombudsman against the Company	-	-
Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(B) Top five grounds of complaints received by the NBFCs from customers:

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Number of complaints pending beyond 30 days
Current Year					
Ground - 1 Pre Closure Related	1	397	(30.11)	1	-
Ground - 2 ROI Conversion/Rate repricing	4	278	30.52	-	-
Ground - 3 Disbursement Related	1	112	(15.79)	4	-
Ground - 4 Loan Application Status	4	125	12.61	-	-
Ground - 5 Insurance Policy Related	-	91	(1.09)	1	-
Ground - 6 Others	5	380	(17.21)	3	-
Total	15	1,383	(12.25)	9	-
Previous Year					
Ground - 1 Pre Closure Related	5	568	(7.79)	1	-
Ground - 2 ROI Conversion/Rate repricing	1	213	61.36	4	-
Ground - 3 Disbursement Related	3	133	(39.27)	1	-
Ground - 4 Loan Application Status	2	111	21.98	4	-
Ground - 5 PDD Related	2	92	360.00	-	-
Ground - 6 Others	14	459	(15.00)	5	-
Total	27	1,576	(2.60)	15	-

Note 36.30 (i): During the year, the Company has not granted any loans and as on 31st March 2026 the Company has no outstanding loans (NIL % of total assets) against gold and silver collateral (Previous year ₹).

Note 36.30 (ii): During the year, the Company has not auctioned any gold and silver collateral (Previous year ₹ NIL).

Note 36.31: Deposit includes Public Deposits as defined in Reserve Bank of India (Non-Banking Financial Companies - Acceptance of Public Deposits) Directions, 2025, are secured by floating charge on the Statutory Liquid Assets maintained in terms of sub-Sections (1) & (2) of Section 29B of the National Housing Bank Act, 1987. As on 31st March 2026, the public deposits (including accrued interest) outstanding amounts to ₹15,075.05 crore (excluding effective interest rate ₹15,164.16 crore) [Previous year ₹15,416.85 crore (excluding effective interest rate ₹15,513.55 crore)].

The Company is carrying Statutory Liquid Assets amounting to ₹2,682.19 crore (Previous year ₹2,427.78 crore).

Note 36.32: The Company operates within India and does not have any joint venture or overseas subsidiary.

Note 36.33: Liquidity Risk Management and Liquidity Coverage Ratio

(a) Liquidity Risk Management disclosures:

(i) Funding Concentration based on significant counterparty (both deposits and borrowings)

As at	Number of Significant Counterparties	Amount (₹ in crore)	% of total deposits*	% of total liabilities
31 st March 2026	16	43,472	NA	58.51%
31 st March 2025	14	36,157	NA	55.07%

*Company does not have any depositor who would be eligible as significant counterparty.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(ii) Top 20 large deposits

(₹ in crore)

Particulars	As at 31 st March 2026	% of total deposits	As at 31 st March 2025	% of total deposits
Total deposits of top twenty largest depositors	2,699.94	14.95%	2,430.27	13.78%

(iii) (a) Top 10 borrowings

(₹ in crore)

Particulars	As at 31 st March 2026	% of total liabilities	As at 31 st March 2025	% of total liabilities
Total exposure of top ten lenders	38,347.03	51.62%	32,834.88	50.01%

(iii) (b) Top 10 borrowings

(₹ in crore)

Particulars	As at 31 st March 2026	% of total borrowings	As at 31 st March 2025	% of total borrowings
Total exposure of top ten lenders	38,347.03	53.86%	32,834.88	52.70%

(iv) Funding Concentration based on significant instrument/product

(₹ in crore)

Name of the instrument/product	As at 31 st March 2026	% of total liabilities	As at 31 st March 2025	% of total liabilities
Secured Non-Convertible Bonds	1,995.75	2.69%	2,493.59	3.80%
Secured Non-Convertible Debentures	5,205.76	7.01%	2,880.85	4.39%
Commercial Papers	2,068.87	2.78%	3,199.01	4.87%
Refinance Facility from NHB	10,221.46	13.76%	8,449.78	12.87%
Bank Facilities (Long Term + Short Term)	27,464.01	36.97%	22,962.00	34.97%
Financial Institution Facilities (Long Term + Short Term)	443.06	0.60%	522.49	0.80%
External Commercial Borrowings	5,414.64	7.29%	3,620.75	5.51%
Deposits	18,055.44	24.30%	17,641.73	26.87%
Subordinated Tier-II Non-Convertible Debentures	329.66	0.44%	539.59	0.82%
Total Borrowings	71,198.65	95.85%	62,309.79	94.91%
Total Liabilities	74,292.94		65,657.23	

(v) Stock ratios

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	as a % of total public funds	as a % of total liabilities	as a % of total assets	as a % of total public funds	as a % of total liabilities	as a % of total assets
Commercial papers	2.91%	2.78%	2.21%	5.13%	4.87%	3.88%
Non-convertible Bonds & Debentures (original maturity of less than 1 year)	NA	NA	NA	NA	NA	NA
Other short term liabilities*	7.25%	6.93%	5.51%	7.61%	7.22%	5.75%

*Includes short term funds with original maturity of less than 1 year and includes funds from Refinance from NHB, Short Term Lines/OD/WCDL

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(vi) Institutional set-up for liquidity risk management

The Board of Directors of the Company has constituted the Asset Liability Management Committee (ALCO) and the Risk Management Committee. The Board has the overall responsibility for management of liquidity risk and approves the liquidity risk management strategy, risk tolerance, policies and limits in line with the applicable regulatory framework. The Risk Management Committee (RMC), which is a committee of the Board, is responsible for evaluating the Company's integrated risk management framework, including liquidity risk, and for monitoring compliance with the risk appetite and tolerance levels approved by the Board. The ALCO is responsible for the implementation of the Board-approved Asset Liability Management (ALM) Policy and for ensuring adherence to the liquidity risk tolerance and limits. The role of the ALCO includes, inter alia, determining the desired maturity profile of assets and liabilities, monitoring the liquidity position, reviewing stress scenarios and overseeing the adequacy of liquidity buffers. The ALM Policy is reviewed periodically to align the same pursuant to any regulatory changes/ changes in the economic landscape or business needs and tabled to the Board for approval.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy.

(b) Disclosure pursuant to Reserve Bank of India Direction pertaining to Liquidity Risk Management Framework for Housing Finance Companies (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025

A. Qualitative Disclosure

As per above circular, all deposit taking NBFCs irrespective of their asset size, shall maintain a liquidity buffer in terms of Liquidity Coverage Ratio (LCR) which will promote resilience of HFCs to potential liquidity disruptions by ensuring that they have sufficient High Quality Liquid Asset (HQLA) to survive any acute liquidity stress scenario lasting for 30 days. The timeline on adhering to LCR guidelines are tabulated below.

Periods	01 st December 2020	01 st December 2021	01 st December, 2022	01 st December 2023	01 st December 2024
Minimum LCR (%)	50%	60%	70%	85%	100%

The objective of the LCR is to promote an environment wherein balance sheet carry a strong liquidity for short term cash flow requirements. To ensure strong liquidity NBFCs are required to maintain adequate pool of unencumbered HQLA which can be easily converted into cash to meet their stressed liquidity needs for 30 calendar days. The LCR is expected to improve the ability of financial sector to absorb the shocks arising from financial and/or economic stress, thus reducing the risk of spill over from financial sector to real economy.

The Liquidity Risk Management of the Company is managed by the ALCO under the governance of Board approved Liquidity Risk Framework comprising of Asset Liability Management policy, Contingency Funding Policy, Funding Strategy and Resource Mobilization Policy, and Market Risk Management Policy. The LCR levels for the balance sheet date is derived by arriving the stressed expected cash inflow and outflow for the next calendar month. To compute stressed cash outflow, all expected and contracted cash outflows are considered by applying a stress of 15%. Similarly, inflows for the Company is arrived at by considering all expected and contracted inflows by applying a haircut of 25%.

The main drivers of LCR are:

Outflows comprises of:

- All the contractual debt repayments and interest payments
- Expected operating expense based on projections for FY 26
- Committed credit facilities contracted with customers for both sanctioned but partly disbursed cases and sanctioned but undisbursed cases based on historical experience and other expected or contracted cash outflows like expected payouts under contracted direct assignment deals.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Inflows comprises of:

- Expected receipt (scheduled EMLs) from all performing loans
- Liquid investment either in the form of short tenure Fixed Deposits with banks or in units of Debt Mutual Fund Schemes (like Overnight Liquid and Money Market Schemes) which are unencumbered and have not been considered as part of HQLA
- Sanctioned and undrawn lines of credit from banks.

For the purpose of HQLA the Company considers unencumbered government securities and cash/bank balances with nil haircuts.

The unencumbered government securities held as part of HQLA are identified separately from the government securities which are lien marked in favour of Trustee for public deposits accepted by the Company. The LCR is computed by dividing the stock of HQLA by its total net cash outflows over one-month stress period.

LCR guidelines are effective from 01st December 2021. LCR has been calculated and monitored as per methodology prescribed in the Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025. LCR has been calculated as a simple average of the total number of days in a quarter on daily basis. The Company is compliant with maintenance of stipulated LCR. Further, the Company has been monitoring the daily LCR for the period of April 2025 to March 2026. The minimum and maximum daily required HQLA for regulatory compliance has been ₹713.91 crore and ₹2,232.29 crore respectively for the period between April 25 to March 26. The Company has maintained the daily average LCR of 179.48% for Financial Year 2025-2026.

The Company maintains diversified sources of funding comprising short/long term loans from banks, Non-Convertible Debentures (NCDs), External Commercial Borrowings (ECBs), Deposits, Refinance from National Housing Bank (NHB) and Commercial Papers (CPs). The funding pattern is reviewed on monthly basis by the management and on quarterly basis by the ALM Committee and Risk Management Committee.

Funding profile of the Company is tabulated below:

Particulars	As at 31 st March 2026		As at 31 st March 2025	
	(₹ in crore)	%	(₹ in crore)	%
Secured Non-Convertible Bonds	1,995.75	2.67%	2,493.59	3.73%
Secured Non-Convertible Debentures	5,205.76	6.96%	2,880.85	4.30%
Commercial Papers	2,068.87	2.77%	3,199.01	4.78%
Refinance Facility from NHB	10,221.46	13.67%	8,449.78	12.62%
Bank Facilities (Long Term + Short Term)	27,464.01	36.73%	22,962.00	34.30%
Financial Institution Facilities (Long Term + Short Term)	443.06	0.59%	522.49	0.78%
External Commercial Borrowings	5,414.64	7.24%	3,620.75	5.41%
Deposits	18,055.44	24.15%	17,641.73	26.35%
Subordinated Tier-II Non-Convertible Debentures	329.66	0.44%	539.59	0.81%
Total (a)	71,198.65		62,309.79	
Assignment of loans (b)	3,575.04	4.78%	4,631.88	6.92%
Total (a+b)	74,773.69	100.00%	66,941.67	100.00%

Derivative exposures and potential collateral calls: To hedge ECBs and mitigate the Interest rate risk on borrowing profile, the Company enters into derivative transactions. All the derivatives of the Company are for hedging purpose and not for any speculative or trading purpose. As on 31st March 2026, the notional amount of outstanding derivatives is ₹9,386.17 crore (Previous year ₹6,175.37 crore) with net negative MTM of ₹86.34 crore (Previous year positive ₹135.01 crore). Further, the Company has executed bilateral Credit Support Agreement with few of its derivative counterparties. As on 31st March 2026 there is outstanding margin of ₹36.22 crore (Previous year NIL).

Currency mismatch in LCR: There is no mismatch required to be reported in LCR as on 31st March 2026 and 31st March 2025 since all the Foreign Currency liabilities are reinstated to ₹ as per the corresponding derivative/forward deals and closing RBI reference/FBIL exchange rates.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

B. Quantitative Disclosure

(₹ in crore)

Particulars	Quarter ended March 2026		Quarter ended December 2025	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	2,914.24	2,368.82	2,907.20	2,359.33
(i) Cash in hand & Bank balance	135.19	135.19	116.73	116.73
(ii) CP/Corporate Bond	127.82	108.65	204.47	173.80
(iii) SLR Securities	2,631.24	2,104.99	2,586.00	2,068.80
(iv) Government securities	19.99	19.99	-	-
Cash Outflows				
Deposits	530.64	610.24	577.91	664.60
Unsecured wholesale funding	1,768.11	2,033.33	1,142.83	1,314.25
Secured wholesale funding	1,702.65	1,958.05	1,123.94	1,292.53
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,515.21	1,742.49	1,261.36	1,450.56
Other contingent funding obligations	162.37	186.73	175.48	201.80
Total Cash Outflows	5,678.98	6,530.84	4,281.52	4,923.74
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	969.02	726.77	941.50	706.13
Other cash inflows	11,504.52	8,628.39	11,917.31	8,937.98
Total Cash Inflows	12,473.54	9,355.16	12,858.81	9,644.11
	Total Adjusted Value			
Total HQLA		2,368.82		2,359.33
Total Net Cash Outflows		1,632.71		1,230.94
Liquidity Coverage Ratio (%)		145.09%		191.67%
Required LCR	in %	100.00%	in %	100.00%
	in ₹	1,632.71	in ₹	1,230.94

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Quarter ended September 2025		Quarter ended June 2025	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	3,043.10	2,479.36	3,137.89	2,560.50
(i) Cash in hand & Bank balance	117.33	117.33	103.82	103.82
(ii) CP/Corporate Bond	428.29	364.05	588.48	500.21
(iii) SLR Securities	2,497.48	1,997.98	2,445.59	1,956.47
(iv) Government securities	-	-	-	-
Cash Outflows				
Deposits	469.61	540.05	425.19	488.97
Unsecured wholesale funding	1,834.78	2,110.00	959.34	1,103.24
Secured wholesale funding	1,323.52	1,522.05	1,114.38	1,281.54
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,289.76	1,483.22	1,225.37	1,409.18
Other contingent funding obligations	177.17	203.75	162.45	186.82
Total Cash Outflows	5,094.84	5,859.07	3,886.73	4,469.75
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	941.81	706.36	940.34	705.26
Other cash inflows	10,246.15	7,684.61	9,279.24	6,959.43
Total Cash Inflows	11,187.96	8,390.97	10,219.58	7,664.69
Total Adjusted Value				
Total HQLA		2,479.36		2,560.50
Total Net Cash Outflows		1,464.77		1,117.44
Liquidity Coverage Ratio (%)		169.27%		229.14%
Required LCR	in %	100.00%	in %	100.00%
	in ₹	1,464.77	in ₹	1,117.44

(₹ in crore)

Particulars	Quarter ended March 2025		Quarter ended December 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	3,383.27	2,769.05	3,321.68	2,714.20
(i) Cash in hand & Bank balance	94.54	94.54	63.66	63.66
(ii) CP/Corporate Bond	870.41	739.85	882.58	750.19

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Quarter ended March 2025		Quarter ended December 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
(iii) SLR Securities	2,418.32	1,934.66	2,375.44	1,900.35
(iv) Government securities	-	-	-	-
Cash Outflows				
Deposits	411.56	473.29	576.19	662.62
Unsecured wholesale funding	850.56	978.14	1,632.61	1,877.50
Secured wholesale funding	1,618.97	1,861.82	1,249.05	1,436.41
Additional requirements, of which				
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,302.23	1,497.56	1,244.19	1,430.82
Other contingent funding obligations	145.32	167.12	189.12	217.49
Total Cash Outflows	4,328.64	4,977.93	4,891.16	5,624.84
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	924.35	693.26	915.62	686.72
Other cash inflows	10,918.85	8,189.14	10,986.64	8,239.98
Total Cash Inflows	11,843.20	8,882.40	11,902.26	8,926.70
	Total Adjusted Value			
Total HQLA		2,769.05		2,714.20
Total Net Cash Outflows		1,244.48		1,406.21
Liquidity Coverage Ratio (%)		222.51%		193.02%
Required LCR	in %	100.00%	in %	100.00%
	in ₹	1,244.48	in ₹	1,406.21

(₹ in crore)

Particulars	Quarter ended September 2024		Quarter ended June 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
High Quality Liquid Assets				
Total High Quality Liquid Assets (HQLA)	3,586.89	2,951.00	3,974.43	3,289.09
(i) Cash in hand & Bank balance	98.59	98.59	111.52	111.52
(ii) CP/Corporate Bond	1,235.52	1,050.19	1,471.39	1,250.68
(iii) SLR Securities	2,252.78	1,802.22	2,323.16	1,858.53
(iii) Government securities	-	-	68.36	68.36
Cash Outflows				
Deposits	552.73	635.64	475.23	546.51
Unsecured wholesale funding	1,502.72	1,728.13	1,446.98	1,664.03
Secured wholesale funding	1,761.89	2,026.17	1,247.91	1,435.10
Additional requirements, of which				

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

(₹ in crore)

Particulars	Quarter ended September 2024		Quarter ended June 2024	
	Total Unweighted** Value (average)	Total Weighted# Value (average)	Total Unweighted** Value (average)	Total Weighted# Value (average)
(i) Outflows related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflows related to loss of funding on debt products	-	-	-	-
(iii) Credit and liquidity facilities	-	-	-	-
Other contractual funding obligations	1,338.34	1,539.09	1,023.73	1,177.29
Other contingent funding obligations	169.22	194.60	155.54	178.87
Total Cash Outflows	5,324.90	6,123.63	4,349.39	5,001.80
Cash Inflows				
Secured lending	-	-	-	-
Inflows from fully performing exposures	865.07	648.80	867.59	650.69
Other cash inflows	8,381.01	6,285.76	9,573.11	7,179.83
Total Cash Inflows	9,246.08	6,934.56	10,440.70	7,830.52
	Total Adjusted Value			
Total HQLA		2,951.00		3,289.09
Total Net Cash Outflows		1,530.91		1,250.45
Liquidity Coverage Ratio (%)		192.76%		263.03%
Required LCR	in %	85.00%	in %	85.00%
	in ₹	1,301.27	in ₹	1,062.88

**Unweighted values are calculated as outstanding balances maturing or callable within 30 days (for inflows and outflows).

#Weighted values are calculated after the application of respective haircuts (for HQLA) and stress factors on inflow and outflow.

Note 36.34: Disclosure as per Annexure I of RBI directions:

(₹ in crore)

Particulars	Amount outstanding	Amount overdue
S. No Liabilities side		
1 Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a) Bonds/Debentures : Secured	7,443.11	-
: Unsecured	342.57	-
(other than falling within the meaning of public deposits)		
(b) Deferred Credits	-	-
(c) Term Loans	43,588.78	-
(d) Inter-corporate loans and borrowing	2,980.39	-
(e) Commercial Paper	2,068.87	-
(f) Public Deposits	15,075.05	-
(g) Other Loans (specify nature)	-	-
2 Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
(a) In the form of Unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	15,075.05	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Assets side		Amount outstanding
3	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:	
	(a) Secured	87,471.36
	(b) Unsecured	-
4	Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities	
	(i) Lease assets including lease rentals under sundry debtors	
	(a) Financial lease	-
	(b) Operating lease	-
	(ii) Stock on hire including hire charges under sundry debtors	
	(a) Assets on hire	-
	(b) Repossessed Assets	-
	(iii) Other loans counting towards asset financing activities	
	(a) Loans where assets have been repossessed (net of provision)	-
	(b) Loans other than (a) above	-
5	Break-up of Investments	
	Current Investments	
	1. Quoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	94.43
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (Security receipts in ACRE Trust)	-
	2. Unquoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others	-
	Long Term Investments	
	1. Quoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	2,682.19
	(v) Others (Security receipts in ACRE Trust)	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Assets side	Amount outstanding
2. Unquoted	
(i) Shares	
(a) Equity	0.30
(b) Preference	0.00
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (Security receipts)	0.00

	Amount net of provisions		
	Secured	Unsecured	Total
6 Borrower group-wise classification of assets financed as in (3) and (4) above: (Please see Note 2 below)			
Category			
1. Related Parties			
(a) Subsidiaries	-	-	-
(b) Companies in the same group	-	-	-
(c) Other related parties	0.92	-	0.92
2. Other than related parties	86,557.04	-	86,557.04
Total	86,557.96	-	86,557.96

	Market Value/ Break up or fair value or NAV	Total Book Value (net of provisions)
7 Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):		
1. Related Parties		
(a) Subsidiaries*	117.01	0.30
(b) Companies in the same group	-	-
(c) Other related parties	-	-
2. Other than related parties (including accrued interest)	2,774.49	2,776.62
Total	2,891.50	2,776.92

8 Other information

Particulars	Amount
1. Gross Non-Performing Assets	
(a) Related Parties	-
(b) Other than related parties	809.84
2. Net Non-Performing Assets	
(a) Related Parties	-
(b) Other than related parties	499.84
Assets acquired in satisfaction of debt	-

*Equity capital contributed by the Company has been considered as break up value for subsidiary formed under section 8 of the Company Act 2013 as the subsidiary is prohibited to give any right over its profits to any of its members.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.35: Breach of covenant of loans availed and debt securities issued

The Company's borrowings are subject to certain financial and non-financial covenants, including maintenance of capital adequacy ratio, asset quality ratios, and other financial metrics. During the current and previous year there is no breach of covenant of loans availed and debt securities issued.

Note 36.36: Principal business criteria for HFCs.

Details of principal business criteria as follows:

As at 31 st March 2026		As at 31 st March 2025	
% of total assets towards housing finance	% of total assets towards housing finance for individuals	% of total assets towards housing finance	% of total assets towards housing finance for individuals
63.67%	63.40%	66.86%	65.32%

Note 36.37: During the year the Company has reported six fraud cases in relation to loan advanced to the borrowers amounting to ₹238.31 crore (loss recognised in current year ₹0.88 crore and ₹237.43 crore in previous years) to NHB, (Previous year ₹2.00 crore (loss recognised ₹1.97 crore)).

Note 36.38: The comparison between provisions required under IRACP and impairment allowances made under Ind AS 109 is tabulated below:

(₹ in crore)

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross Carrying Amount as per Ind AS 109 (3)	Loss Allowances (Provisions) as required under Ind AS 109 (4)	Net Carrying Amount (5)=(3)-(4)	Provisions required as per IRACP norms (6)	Difference between Ind AS 109 provisions and IRACP norms (7) = (4)-(6)
Performing Assets						
Standard	Stage 1	85,054.45	290.40	84,764.05	264.74	25.66
	Stage 2	1,607.07	313.00	1,294.07	5.05	307.95
Subtotal		86,661.52	603.40	86,058.12	269.79	333.61
Non-Performing Assets (NPA)						
Substandard	Stage 3	349.21	67.86	281.35	72.23	(4.37)
Doubtful - up to 1 year	Stage 3	191.93	71.09	120.84	52.86	18.23
1 to 3 years	Stage 3	149.85	67.93	81.92	52.95	14.98
More than 3 years	Stage 3	118.85	103.12	15.73	86.01	17.11
Subtotal for doubtful		460.63	242.14	218.49	191.82	50.32
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		809.84	310.00	499.84	264.05	45.95
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	337.03	1.12	335.91	-	1.12
	Stage 2	-	-	-	-	-
	Stage 3	0.90	0.89	0.01	-	0.89
Subtotal		337.93	2.01	335.92	-	2.01
Total	Stage 1	85,391.48	291.52	85,099.96	264.74	26.78
	Stage 2	1,607.07	313.00	1,294.07	5.05	307.95
	Stage 3	810.74	310.89	499.85	264.05	46.84
Total		87,809.29	915.41	86,893.88	533.84	381.57

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 36.39: Divergence in assets classification and provisioning

(₹ in crore)

Particulars	Amounts
Gross NPAs as on March 31, 2023 as reported by the NBFC	2,271.36
Gross NPAs as on March 31, 2023 as assessed by the Reserve Bank of India/NHB	3,211.53
Divergence in Gross NPAs	940.17
Net NPAs as on March 31, 2023 as reported by the NBFC	1,617.97
Net NPAs as on March 31, 2023 as assessed by Reserve Bank of India/NHB	2,499.78
Divergence in Net NPAs	881.81
Provisions for NPAs as on March 31, 2023 as reported by the NBFC	653.39
Provisions for NPAs as on March 31, 2023 as assessed by Reserve Bank of India/NHB	711.75
Divergence in provisioning	58.36
Reported Profit before tax and impairment loss on financial instruments for the year ended March 31, 2023	2,058.05
Reported Net Profit after Tax (PAT) for the year ended March 31, 2023	1,056.27
Adjusted (notional) Net Profit after Tax (PAT) for the year ended March 31, 2023 after considering the divergence in provisioning	1,012.60

Note: As on 31st March 2026, out of two loans identified in divergence, one stands closed and other loan remained regular throughout its tenure post reduction in rate of interest. There is no financial impact on the Company with respect to the above divergence in assets classification and provisioning.

Note 36.40: Disclosure pertaining to Resolution Framework for COVID-19-related Stress and resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses to be read with Reserve Bank of India (Non Banking Financial Companies - Resolution of Stressed Assets) Directions, 2025, RB11DOR12025-261357 DOR.STR. REC.276121.04.048/2025-26, dated 28th November 2025.

For half-year ended 31st March 2026

(₹ in crore)

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) (\$)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year (B)
Personal Loans*	901.64	95.52	6.20	105.33	790.11
Corporate persons					
of which, MSMEs	-	-	-	-	-
Others^	-	-	-	-	-
Total	901.64	95.52	6.20	105.33	790.11

*Retail loans

\$Principal outstanding as on 30th September 2025.

@Principal outstanding (including capitalised interest) for live restructured accounts as on 31st March 2026.

^Corporate finance loans

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

For half-year ended 30th September 2025

(₹ in crore)

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) (\$)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year (B)
Personal Loans*	1,062.91	130.48	14.48	146.79	901.64
Corporate persons					
of which, MSMEs	-	-	-	-	-
Others^	-	-	-	-	-
Total	1,062.91	130.48	14.48	146.79	901.64

*Retail loans

\$Principal outstanding as on 31st March 2025.

@Principal outstanding (including capitalised interest) for live restructured accounts as on 30th September 2025.

^Corporate finance loans

Note 36.41: Disclosure related to project finance for the quarter and year ended 31st March 2026 pursuant to Reserve Bank of India (Non-Banking Financial Companies – Credit Facilities) Directions, 2025 dated 28th November, 2025, as amended from time to time, is given below:

(₹ in crore)

Sl. No.	Item Description	Number of accounts	Current year	Number of accounts	Previous year
1	Projects under implementation accounts at the beginning of the quarter	-	-	-	-
2	Projects under implementation accounts sanctioned during the quarter	1	220.53	-	-
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-	-	-
4	Projects under implementation accounts at the end of the quarter. (1+2-3)	1	220.53	-	-
5	Out of '4' – accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be, has been invoked.	-	-	-	-
5.1	Out of '5' – accounts in respect of which Resolution plan has been implemented.	-	-	-	-
5.2	Out of '5' – accounts in respect of which Resolution plan is under implementation	-	-	-	-
5.3	Out of '5' – accounts in respect of which Resolution plan has failed.	-	-	-	-
6	Out of '5', accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be, has been invoked due to change in scope and size of the project	-	-	-	-
7	Out of '5', account in respect of which cost overrun associated with extension in original/extended DCCO, as the case may be, was funded	-	-	-	-
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-	-	-
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-	-	-
8	Out of '4' – accounts in respect of which resolution process not involving extension in original/extended DCCO, as the case may be, has been invoked.	-	-	-	-
8.1	Out of '8' – accounts in respect of which Resolution plan has been implemented.	-	-	-	-
8.2	Out of '8' – accounts in respect of which Resolution plan is under implementation.	-	-	-	-
8.3	Out of '8' – accounts in respect of which Resolution plan has failed.	-	-	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 37 Leases

i) Movement of lease liability

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Lease liability as at the beginning of the year (a)	145.69	132.96
Additions (b)	60.62	43.13
Accretion of interest (c)	12.28	10.25
Payments (d)	38.97	37.60
Modification (e)	9.18	3.05
Lease liability as at the end of the year (a+b+c-d-e)	170.44	145.69

(ii) Maturity analysis of minimum undiscounted lease payments after the reporting period:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Less than one year	38.20	36.53
Later than one year but not later than five years	120.76	98.35
Later than five years	58.32	49.05
Total	217.28	183.93

(iii) Maturity analysis of minimum discounted lease payments after the reporting period:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Less than one year	26.26	26.58
Later than one year but not later than five years	91.48	75.21
Later than five years	52.70	43.90
Total	170.44	145.69

(iv) There are no gains or losses from sales and leaseback for the year ended 31st March 2026 and 31st March 2025.

(v) There are no variable lease payments for the year ended 31st March 2026 and 31st March 2025.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 38 Derivatives

The Company uses derivative financial instruments such as forwards and swaps to hedge its risks associated with foreign exchange fluctuation, price risk and interest rate movements. The fair values of all such derivative financial instruments are recognized as assets or liabilities at the balance sheet date.

a. The Asset and Liability position of various outstanding derivative financial instruments is given below:

(₹ in crore)

Particulars	Nature of Risk being Hedged	As at 31 st March 2026			As at 31 st March 2025		
		Assets	Liabilities	Net fair value	Assets	Liabilities	Net fair value
Cash flow hedges	Currency risk, Interest rate risk	270.36	4.14	266.22	65.63	115.75	(50.12)
Fair Value Hedge	Interest rate risk	0.05	-	0.05	-	-	-
Total		270.41	4.14	266.27	65.63	115.75	(50.12)

b. Outstanding position and fair value of various foreign exchange derivative financial instruments:

(₹ in crore)

Particulars	Currency Pair	As at 31 st March 2026*		As at 31 st March 2025*	
		Notional Value in foreign currency	Fair Value Gain/(Loss)	Notional Value in foreign currency	Fair Value Gain/(Loss)
Cash flow hedges					
Currency swap	USD_INR	5,442.62	392.05	3,637.21	(37.19)
Interest rate swap	USD_INR	-	-	-	
Foreign currency forwards	USD_INR	-	-	1,490.16	(49.15)
Fair value hedges					
Interest rate swap	INR_INR	3,943.55	0.05	1,000.00	

*During the year, the Company has received margin money from the counter party ₹125.83 crore. However previous year the Company had paid margin money to counter party bank ₹36.22 crore.

c. The following table presents details of amount held, effective portion of cash flow hedge and cost of hedging reserve and the period during which these are going to be released and affecting Statement of Profit and Loss.

(₹ in crore)

Effective Portion of Cash Flow Hedges	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Currency swap	-	392.05	392.05	14.38	(51.57)	(37.19)
Interest rate swap	-	0.05	0.05	-	-	-
Foreign currency forwards	-	-	-	(49.15)	-	(49.15)
Total	-	392.10	392.10	(34.77)	(51.57)	(86.34)
Deferred tax on above	-	98.68	98.68	(8.75)	(12.98)	(21.73)
Total	-	293.42	293.42	(26.02)	(38.59)	(64.61)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

- d. The following tables presents the amount of gain/(loss) recognized for effective portion of cash flow hedge and cost of hedging reserve and recycled during the financial year 2025-26 along with closing amount in hedging reserve:

(₹ in crore)

Effective Portion of Cash Flow Hedges	Opening Balance	Net Amount recognised OCI	Net Amount to P&L	Net Amount added to Non-Financial Assets	Margin money received/(paid)	Closing Balance
Currency swap	(37.19)	429.24		-	-	392.05
Interest rate swap	-	-	0.05	-	-	0.05
Foreign currency forwards	(49.15)	(49.15)	-	-	-	-

- e. The Company's hedging policy allows for effective hedge relationships to be established. The effective portion of hedge is recognised in OCI, while ineffective portion of hedge is recognised immediately in the Statement of Profit and Loss. For Cash flow hedges, the Company uses hypothetical derivative method to assess effectiveness based on "lower off" assessment.

Sources of Hedge ineffectiveness summarised by risk category are as follows:

Risk Category	Sources of Hedge Ineffectiveness	Type of Hedge
Price Risk	Critical terms Mismatch	Cash Flow and Fair Value Hedge
	Basis Risk	Fair Value Hedge
	Credit Risk Adjustment	Cash Flow and Fair Value Hedge
Exchange Risk	Credit Risk Adjustment	Cash Flow Hedge

Note 39 Segment Reporting

The Company's main business is to provide loans against/for purchase, construction, repairs & renovations of Houses/Flats/Commercial Properties etc. All other activities of the Company revolve around the main business. As such, there are no separate reportable segment, as per the Operating Segments (Ind AS 108), notified by the Companies (Accounting Standard) Rules, 2015. The Company operates within India and does not have operations in economic environments with different risks and returns, hence it is considered operating in single geographical segment.

The Company is not reliant on revenues from transactions with any single external customer and does not receive 10% or more of its revenues from transactions with any single external customer.

Note 40 Contingent Liabilities and Commitments

- Contingent liabilities in respect of Income-tax of ₹165.89 crore (Previous year ₹54.81 crore) is disputed and are under appeals/rectification filed before the assessing officer/under reassessment proceedings. The Company expects the demands to be set aside by the appellate authority/rectified by the assessing officer/nullified during reassessment proceedings, hence no additional provision is considered necessary.
- Contingent liabilities in respect of Goods and Service Tax of ₹54.50 crore (Previous year ₹43.70 crore) is disputed and appeals has been filed for ₹41.01 crore (Previous year ₹9.44 crore). Further, the Company in the process of filing of appeal for ₹5.73 crore (Previous year ₹34.26 crore). The Company expects the demands to be set aside by the appellate authority, hence no additional provision is considered necessary.
- Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) is ₹21.00 crore (Previous year ₹32.34 crore).
- Claims against the Company not acknowledged as debt is ₹15.36 crore (Previous year ₹0.48 crore).
- Company had issued corporate financial guarantee amounting to ₹0.25 crore (Previous year ₹0.25 crore) to "UNIQUE IDENTIFICATION AUTHORITY OF INDIA (UIDAI)" in relation to Aadhar Authentication Services.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 41 Disclosure in respect of Employee Benefits

In accordance with Indian Accounting Standards on “Employee Benefits” (Ind AS 19), the following disclosure have been made:

Defined Contribution Plans:

Note 41.1: The Company makes contributions towards provident fund to a defined contribution retirement benefit plan for qualifying employees. Under the plan, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit plan to fund the benefits. The contribution has been recognised in the Statement of Profit and Loss which are included under “Contribution to Provident Fund and Other Funds” in Note 31.

(₹ in crore)

Particulars	Current Year	Previous Year
Contribution to Provident Fund and Other Funds	26.70	23.17

Note 41.2: Defined Benefit Plans

The Company has a defined benefit gratuity plan. Every employee is entitled to the benefit equivalent to 15 days salary (last drawn) for each completed year of services rendered and is payable on termination of service, retirement and death, whichever is earlier. The benefit vests after five year of continuous service. The benefit to employee is as per the plan rules and as per the Code on Social Security 2020. The scheme is funded and the same is managed by Life Insurance Corporation of India and Kotak Mahindra Life Insurance Company Limited. The liability of Gratuity is recognised on the basis of actuarial valuation.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity were carried out as at 31st March 2026. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Risks associated with defined benefit plan

Interest rate risk: A fall in the discount rate, which is linked to the Government Securities rate, will increase the present value of the liability requiring higher provision. A fall in the discount rate generally increases the mark to market value of the assets depending on the duration of asset.

Salary Risk: The present value of the defined benefit plan liability is calculated by reference to the future salary of members. As such, an increase in the salary of the members more than assumed level may increase the plan's liability.

Mortality risk: Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

GRATUITY LIABILITY

Change in present value of obligation

(₹ in crore)

Particulars	Current Year	Previous Year
Present value of obligation as at the beginning of the year	23.43	17.68
Interest cost	1.73	1.23
Current service cost	7.73	5.77
Past service cost including curtailment gains/losses	5.81	(0.01)
Benefits paid	(1.20)	(1.84)
Actuarial (gain)/loss on obligation	(0.56)	0.60
Present value of obligation as at the end of year	36.94	23.43

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Change in fair value of plan assets*

(₹ in crore)

Particulars	Current Year	Previous Year
Fair Value of plan assets as at the beginning of the year	22.67	18.00
Actual return on plan assets	1.84	1.42
Employer Contributions	8.95	5.09
Benefits paid	(1.20)	(1.84)
Fair Value of plan assets as at the end of year	32.26	22.67
Funded status	(3.71)	(0.01)
Unfunded status	(0.97)	(0.75)

Expense recognised in the statement of Profit and Loss

(₹ in crore)

Particulars	Current Year	Previous Year
Service cost	13.54	5.76
Interest on net defined assets/liability	0.16	(0.01)
Expenses recognised in the statement of profit and loss	13.70	5.75

Expense recognised in Other Comprehensive Income

(₹ in crore)

Particulars	Current Year	Previous Year
Net cumulative unrecognized actuarial gain/(loss) opening	-	0.03
Actuarial gain/(loss) for the year on PBO	0.57	(0.63)
Actuarial gain/(loss) for the year on Asset	0.27	0.16
Remeasurement (loss)/gain in other comprehensive income	0.84	(0.44)

(₹ in crore)

Particulars	Current Year	Previous Year
Expected contribution for the next financial year	6.78	5.91

Assumptions

Particulars	Current Year	Previous Year
a) Discounting rate	7.15%-7.90%	6.70%-7.13%
b) Future salary increase	3.00%-9.00%	3.00%-8.00%
c) Retirement age (Years)	58-60 years	58-60 years
d) Mortality table	IALM (2012-14)	IALM (2012-14)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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Maturity profile of defined benefits obligation

(₹ in crore)

Particulars	Current Year	Previous Year
With in the next 12 months	3.44	2.06
Above 1 year and upto 5 years	11.52	8.01
Above 5 year	21.98	13.36

Sensitivity analysis of the defined benefit obligation**

(₹ in crore)

Particulars	Current Year			
	Discount Rate		Future salary increase	
Sensitivity level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(1.36)	1.44	1.18	(1.14)

(₹ in crore)

Particulars	Previous Year			
	Discount Rate		Future salary increase	
Sensitivity level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation	(0.97)	1.05	0.93	(0.89)

*100% of the plan assets are managed by the insurer for current as well as previous year for employees on the Company payroll. However, for contractual employees there are no plan assets.

**Sensitivities due to mortality and withdrawals are not material and hence impact of change due to these are not calculated. Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

Note 42 Expenditure in Foreign Currency

(₹ in crore)

Particulars	Current Year	Previous Year
Interest paid	124.22	96.53
Other expenses	16.33	16.58

Note 43 Derivative financial assets/liabilities

Derivative financial assets subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Derivative assets not subject to netting arrangements	Total derivative assets	Maximum exposure to risk
	Gross derivative assets before offset	Offset with gross derivative liabilities	Net derivative assets recognised on the balance sheet	Derivative liabilities	Collaterals received	Derivative assets after consideration of netting potential	Derivative Assets recognised on the balance sheet	Recognised in the balance sheet	After consideration of netting potential
Derivative assets									
At 31 March, 2026*	270.41	(4.14)	266.27	-	-	266.27	-	266.27	266.27
At 31 March, 2025*	65.63	(65.63)	-	-	-	-	-	-	-

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Derivative financial liabilities subject to offsetting, netting arrangements

(₹ in crore)

Particulars	Offsetting recognised on the balance sheet			Netting potential not recognised on the balance sheet			Derivative liabilities not subject to netting arrangements	Total derivative liabilities	Maximum exposure to risk
	Gross derivative liabilities before offset	Offset with gross derivative assets	Net derivative liabilities recognised on the balance sheet	Derivative Assets	Collaterals given	Derivative liabilities after consideration of netting potential	Derivative liabilities recognised on the balance sheet	Recognised in the balance sheet	After consideration of netting potential
Derivative liabilities									
At 31 March, 2026*	4.14	4.14	-	-	-	-	-	-	-
At 31 March, 2025*	115.75	65.63	50.12	-	-	50.12	-	50.12	50.12

*Net of margin money paid to counter party bank.

Note 44

Additional information, as required under Schedule III to the Companies Act 2013, of enterprise consolidated as Subsidiary/Associates/Joint Ventures

Name of the entity	Net Asset (Total assets - Total liabilities)		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net asset	Amount (₹ in crore)	As % of consolidated profit or (loss)	Amount (₹ in crore)	As % of consolidated other comprehensive income	Amount (₹ in crore)	As % of consolidated total comprehensive income	Amount (₹ in crore)
	31 st March 2026	31 st March 2026	31 st March 2026	31 st March 2026	31 st March 2026	31 st March 2026	31 st March 2026	31 st March 2026
Parent								
PNB Housing Finance Limited	100.04	19,225.80	101.60	2,327.88	99.63	145.97	101.48	2,473.85
Indian subsidiary								
PHFL Home Loans and Services Limited	0.61	118.15	0.68	15.69	0.37	0.54	0.67	16.23
Inter-Company elimination and other consolidated adjustments	(0.65)	(124.82)	(2.28)	(52.33)	-	-	(2.15)	(52.33)
Non controlling interest in subsidiaries	-	-	-	-	-	-	-	-
Total	100.00	19,219.13	100.00	2,291.24	100.00	146.51	100.00	2,437.75

Name of the entity	Net Asset (Total assets - Total liabilities)		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net asset	Amount (₹ in crore)	As % of consolidated profit or (loss)	Amount (₹ in crore)	As % of consolidated other comprehensive income	Amount (₹ in crore)	As % of consolidated total comprehensive income	Amount (₹ in crore)
	March 31, 2025	March 31, 2025	March 31, 2025	March 31, 2025	March 31, 2025	31 st March 2025	March 31, 2025	March 31, 2025
Parent								
PNB Housing Finance Limited	99.83	16,833.70	100.66	1,948.95	100.24	(69.83)	100.68	1,879.12

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Name of the entity	Net Asset (Total assets - Total liabilities)		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net asset	Amount (₹ in crore)	As % of consolidated profit or (loss)	Amount (₹ in crore)	As % of consolidated other comprehensive income	Amount (₹ in crore)	As % of consolidated total comprehensive income	Amount (₹ in crore)
	March 31, 2025	March 31, 2025	March 31, 2025	March 31, 2025	March 31, 2025	31 st March 2025	March 31, 2025	March 31, 2025
Indian subsidiary								
PHFL Home Loans and Services Limited	0.90	151.92	0.67	12.98	(0.24)	0.17	0.70	13.15
Inter-Company elimination and other consolidated adjustments	(0.73)	(122.49)	(1.33)	(25.79)	-	-	(1.38)	(25.79)
Non controlling interest in subsidiaries	-	-	-	-	-	-	-	-
Total	100.00	16,863.13	100.00	1,936.14	100.00	(69.66)	100.00	1,866.48

Note 44.1: Peהל foundation being the subsidiary of the Company is a charitable organisation under Section 8 of the Companies Act, 2013 and it is prohibited to give any right over its profits to any of its members. Since PNB Housing Finance Limited does not have any right over any kind of returns from Peהל Foundation hence it does not meet the criteria of consolidation of financial statements laid down under Ind AS 110.

Note 45 Change in liabilities arising from financing activities

(₹ in crore)

Particulars	As at 01 st April 2025	Cash flows (net)	Exchange difference	Others	As at 31 st March 2026
Debt securities & subordinated liabilities	5,914.03	1,615.00	-	2.14	7,531.17
Borrowings from bank and Financial Institutions	35,555.02	7,714.92	283.46	(10.23)	43,543.17
Deposits (net)	17,641.73	408.24	-	5.42	18,055.39
Commercial paper	3,199.01	(1,130.12)	-	(0.02)	2,068.87
Lease liabilities	145.69	(46.29)	-	71.04	170.44

(₹ in crore)

Particulars	As at 01 st April 2024	Cash flows (net)	Exchange difference	Others	As at 31 st March 2025
Debt securities & subordinated liabilities	5,286.72	625.01	-	2.30	5,914.03
Borrowings from bank and Financial Institutions	28,666.95	7,026.62	(127.61)	(10.94)	35,555.02
Deposits (net)	17,798.35	(161.83)	-	5.21	17,641.73
Commercial paper	3,304.70	(105.63)	-	(0.06)	3,199.01
Lease liabilities	132.97	(37.60)	-	50.32	145.69

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 45.1: The borrowings has been utilised for the purpose for which it has been taken from banks and financial institutions.

Note 45.2: The borrowings which has been repaid during the year whereby satisfaction is yet to be filed with Registrar of Companies (ROC):

(₹ in crore)

Lender Name	Amount	Location of registrar	Reason for delay
Bank of India	500.00	ROC- Delhi	Awaiting NOC from the lender
PNB Bank	1,000.00	ROC- Delhi	Awaiting NOC from the lender
Indian Bank	500.00	ROC- Delhi	Awaiting NOC from the lender
HDFC Bank	300.00	ROC- Delhi	Awaiting NOC from the lender

Note 45.3: Quarterly returns/statements of current assets filed with banks or financial institutions against the underlying borrowings are in agreement with the books of accounts (principal outstanding).

Note 45.4: The Company is generally regular in transferring the unclaimed deposit amount for more than seven years to the Investor Education and Protection Fund (IEPF). However, in some instance amounting to ₹0.23 crore which pertaining to matured deposit and Interest of matured deposits there was a delay in depositing the same to IEPF. Further, the Company has also transferred to Investor Education and Protection Fund (IEPF) amounting to ₹0.30 crore which are laying in sundry accounts.

Note 46 Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. However, with regard to loans and advances to customers and investments, the Company has used the contractual maturities for recovery/settlement. Borrowings (including debt securities and deposits) are reflected basis the contractual maturities.

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
ASSETS						
Financial assets						
Cash and cash equivalents	2,483.06	-	2,483.06	2,160.38	-	2,160.38
Bank balance other than cash and cash equivalents	856.15	-	856.15	1,439.75	-	1,439.75
Derivative financial instruments	-	270.41	270.41	-	-	-
Trade and other receivables	47.04	-	47.04	49.97	-	49.97
Loans	4,328.73	82,104.64	86,433.37	3,883.70	70,761.62	74,645.32
Investments	427.31	2,351.50	2,778.81	988.04	2,392.88	3,380.92
Other financial assets	63.52	225.20	288.72	72.03	274.52	346.55
Total (a)	8,205.81	84,951.75	93,157.56	8,593.87	73,429.02	82,022.89
Non-financial assets						
Current tax assets (net)	-	-	-	-	7.48	7.48
Deferred tax assets (net)	-	23.99	23.99	-	171.16	171.16
Investment property	-	0.51	0.51	-	0.51	0.51
Property, plant and equipment	-	83.39	83.39	-	81.84	81.84
Right of use assets	-	157.93	157.93	-	132.63	132.63
Capital work-in-progress	-	1.38	1.38	-	4.67	4.67
Intangible assets under development	-	4.65	4.65	-	11.47	11.47

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(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Other Intangible assets	-	32.24	32.24	-	24.20	24.20
Other non-financial assets	44.55	5.87	50.42	62.83	0.68	63.51
Total (b)	44.55	309.96	354.51	62.83	434.64	497.47
Total asset c = (a+b)	8,250.36	85,261.71	93,512.07	8,656.70	73,863.66	82,520.36
LIABILITIES						
Financial liabilities						
Derivative financial instruments	-	4.14	4.14	19.66	30.46	50.12
Trade Payables	14.53	-	14.53	17.54	-	17.54
Debt Securities	3,139.09	6,131.29	9,270.38	3,696.84	4,876.61	8,573.45
Borrowings (other than debt securities)	13,094.48	30,448.69	43,543.17	12,559.31	22,995.71	35,555.02
Deposits	6,596.01	11,459.38	18,055.39	5,947.68	11,693.87	17,641.55
Subordinated liabilities	289.99	39.67	329.66	209.92	329.67	539.59
Other financial liabilities	2,658.71	207.84	2,866.55	2,889.67	134.52	3,024.19
Total (d)	25,792.81	48,291.01	74,083.82	25,340.62	40,060.84	65,401.46
Non-financial liabilities						
Current tax liabilities (net)	7.68	-	7.68	-	-	-
Provisions	9.46	26.16	35.62	3.45	18.51	21.96
Other Non-financial liabilities	126.49	39.33	165.82	188.55	45.26	233.81
Total (e)	143.63	65.49	209.12	192.00	63.77	255.77
Total liabilities f = (d+e)	25,936.44	48,356.50	74,292.94	25,532.62	40,124.61	65,657.23
Net (c-f)			19,219.13			16,863.13

Note 47 Risk Management

The Company has formulated a comprehensive enterprise risk management policy to take care of major risks, such as credit risk, market risk, liquidity risk. The Company has an integrated risk management policy (IRM) in place, which communicates the risk management strategy, framework, and risk processes across the organisation, and has been approved by the Board. The risk management framework broadly includes governance, risk appetite approach, risk-specific guidelines, risk measurement, mitigation, monitoring reporting, and key risk indicators (KRIs). The Company has developed a clearly articulated risk appetite statement, functional policies, and KRIs to explicitly define the level and nature of risk that an organisation willing to take in order to pursue the articulated mission on behalf of various stakeholders. The Board has delegated the responsibility of risk management to its risk management committee (RMC), which reviews the efficacy of our risk management framework, provides important oversight, and assesses whether it is consistent with the risk tolerance levels laid down. The RMC gives directions to executive risk management committee (ERMC), comprising senior management.

Note 47.1: Credit Risk

The Company's asset base comprises of retail loans and corporate loans.

Retail loans mainly focusses on financing of acquisition or construction of houses that includes repair, upgradation, and development of plot of land. In retail loans category, the Company also provides loan against properties and loans for purchase & construction of non-residential premises.

Corporate finance loans are given mainly to developers for financing the construction of residential/commercial properties, i.e. construction finance loans, and for general corporate purpose loans. i.e. corporate term loans and lease rental discounting loans.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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Being in the lending domain, credit risk is one of the major risks in the business model of the Company. Credit risk stems from outright default due to inability or unwillingness of a customer or counterparty to meet the contractual commitments. The essence of credit risk management in the Company pivots around the early assessment of stress, both at a portfolio and account level, and taking appropriate measures.

Credit Risk Management

Credit risk of the Company is managed through a robust Credit Risk Management set-up at various levels. Given the pervasiveness of credit risk in the Company's line of business, the Board and the senior management consider credit risk management to be an integral part of the organisational strategy. The Board has constituted a Risk Management Committee (RMC) that owns the risk management framework. The RMC oversees the Risk Management practices and gives direction to the Executive Risk Management Committee (ERMC), comprising of the MD and CEO along with functional heads, in implementing the risk management framework and policy. The policies and procedures have been drafted in close consultation with process owners, ERMC and RMC.

The risk management function is led by the Chief Risk Officer who is independent and has direct access to the RMC.

The Company's Risk Framework for credit risk management is mentioned below:

1) Established an appropriate credit risk environment

The Company has developed credit risk strategy which reflects its risk tolerance and level of profitability it expects to achieve. The execution of strategy is done through policies, guidelines and processes supervised by team of experienced professionals in the mortgage business.

2) Ensure sound credit approval process

The Company's Target Operating Model (TOM) primarily comprises of Hub and Spoc structure, advanced technology platform, experienced and specialized professionals and mark to market policies and products. The Company's TOM allows to manage various type of risks in a better manner which in turn helps building a robust portfolio.

The Company has clear segregation of duties between transaction originators in the business function and approvers in the credit risk function. Spoc or branch act as the primary point of sale, undertake loan originations, collection, deposit sourcing and customer service. Hubs perform functions, such as loan processing, credit appraisal and monitoring through subject matter experts comprising team of underwriters, fraud control unit, legal counsels, and technical evaluators.

The credit sanction is done through a well-defined delegation matrix under four eye principle. All functions are subject to audit, undertaken by an independent team directly reporting to the Board.

Hubs and Spocs are supported by Central Support Office (CSO), Centralised Operations (COPS) and Central Processing Centre (CPC).

3) Maintains an appropriate credit administration, measurement and monitoring process

Policies and procedures have been developed for identifying, measuring, monitoring and mitigating credit risk. Portfolio monitoring allows a proactive approach to identify, at an early stage, credit quality deterioration. A system of independent, periodical reviews of the Company's credit risk management process is established and the results of such reviews are communicated across the levels for corrective actions as applicable. The excepted credit loss on financial instruments has been presented in respective note.

Adequate controls are in place to ensure that the credit approval function is being properly managed and that credit exposures are within levels consistent with prudential standards and internal limits.

Note 47.2: Derivative Financial Instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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Note 47.3: Analysis of risk concentration

(i) Risk concentrations on loans

An analysis of the Company's credit risk concentrations per product/sub product is provided in the below mentioned table:

(₹ in crore)

Particulars	As at 31 st March 2026	As at 31 st March 2025
Concentration by sector - Retail		
Housing loans	58,776.48	53,476.27
Non housing loans	28,169.79	21,325.86
Total (a)	86,946.27	74,802.13
Concentration by sector - Corporate		
Construction finance	67.95	947.89
Corporate term loan	332.55	14.66
Lease rental discounting	-	-
Total (b)	400.50	962.55
Total (a+b)	87,346.77	75,764.68

(ii) Risk concentrations on financial assets other than loans

(₹ in crore)

Particulars	Government	Financial Services	Corporate	Others	Total
As at 31st March 2026					
Cash and cash equivalents	-	2,482.02	-	1.04	2,483.06
Bank balance other than cash and cash equivalents	-	856.15	-	-	856.15
Trade and other receivables	-	-	46.92	0.12	47.04
Investments	2,682.19	2.14	94.18	0.30	2,778.81
Other financial assets	-	267.10	4.63	16.99	288.72
Total	2,682.19	3,607.41	145.73	18.45	6,453.78
As at 31st March 2025					
Cash and cash equivalents	-	2,158.95	-	1.43	2,160.38
Bank balance other than cash and cash equivalents	-	1,439.75	-	-	1,439.75
Derivative financial instruments	-	-	-	-	-
Trade and other receivables	-	-	49.95	0.02	49.97
Investments	2,427.78	0.41	952.73	-	3,380.92
Other financial assets	-	322.47	3.14	20.94	346.55
Total	2,427.78	3,921.58	1,005.82	22.39	7,377.57

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

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Note 47.4: Market Risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates and equity prices. The Company monitors such changes and presents to the management on a regular basis. It undertakes scenario analysis as well as other techniques like earnings at risk to quantify the expected impact upon the change of market variables. The Board approved investment policy defines the overall exposure limits and specific limits pertaining to the exposure to a particular entity/counterparty as well as type of securities.

Note 47.4.1 Total market risk exposure

Particulars	As at 31 st March 2026 (₹ in crore)	As at 31 st March 2025 (₹ in crore)	Primary risk sensitivity
	Carrying amount		
ASSETS			
Financial assets			
Cash and cash equivalents	2,483.06	2,160.38	-
Bank balance other than cash and cash equivalents	856.15	1,439.75	-
Derivative financial instruments	270.41	-	-
Trade and other receivables	47.04	49.97	-
Loans	86,433.37	74,645.32	Interest rate
Investments	2,778.81	3,380.92	Interest rate
Other financial assets	288.72	346.55	Interest rate
Total	93,157.56	82,022.89	
LIABILITIES			
Financial liabilities			
Derivative financial instruments	4.14	50.12	-
Trade payables	14.53	17.54	-
Debt securities	9,270.38	8,573.45	Interest rate
Borrowings (other than debt securities)	43,543.17	35,555.02	Interest rate/ Currency risk
Deposits	18,055.39	17,641.55	Interest rate
Subordinated liabilities	329.66	539.59	Interest rate
Other financial liabilities	2,866.55	3,024.19	-
Total	74,083.82	65,401.46	

47.4.2 Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments. The Board has established limits on interest rate sensitive assets and interest rate sensitive liabilities. The Company's policy is to monitor positions on a regular basis and hedging strategies are used to ensure positions are maintained within the established limits.

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The following tables assesses the sensitivity of the assets and liabilities over the profit and loss with change in interest rates.

(₹ in crore)

Areas	Financial year	Increase/(decrease) in basis points	Sensitivity of profit and (loss)
Loans	2025-26	100 bps/(100) bps	857.35/(857.35)
	2024-25	100 bps/(100) bps	743.42/(743.42)
Investments	2025-26	100 bps/(100) bps	0.34/(0.35)
	2024-25	100 bps/(100) bps	8.80/(9.11)
Other financial assets	2025-26	25 bps/(25) bps	0.72/(0.72)
	2024-25	25 bps/(25) bps	0.86/(0.86)
External Commercial Borrowing	2025-26	100 bps/(100) bps	-
	2024-25	100 bps/(100) bps	-
Debt securities, Borrowings (other than debt securities), Deposits and Subordinated liabilities	2025-26	100 bps/(100) bps	(477.87)/477.87
	2024-25	100 bps/(100) bps	(413.27)/413.27

47.4.3 Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Foreign currency risk arises majorly on account of foreign currency borrowings which are primarily in US Dollar (\$). The Company manages its foreign currency risk by entering into cross currency swaps and forward contracts. When a derivative is entered into for the purpose of being as hedge, the Company negotiates the terms of those derivatives to match with the terms of the hedge exposure.

Currently, the Company is exposed to currency risk by virtue of its ECBs. But, the Company has undertaken hedging and mitigate such risk.

The following table assesses the sensitivity of the assets and liabilities over the profit and loss and other comprehensive income with change in currency rates.

(₹ in crore)

Areas	Financial year	Increase/(decrease) in %	Sensitivity on profit and loss/other comprehensive income
External Commercial Borrowing	2025-26	10 %/(10) %	-
	2024-25	10 %/(10) %	-

Note 47.4.4: Equity price risk

The Company's investment in non-listed equity securities are accounted at cost in the financial statement net of impairment (if any). The expected cash flow from these entities are regularly monitored to identify impairment indicators.

Note 47.5: Liquidity risk and funding management

Liquidity risk is defined as the risk that the Company will encounter in meeting its obligations associated with financial liabilities as and when they fall due, without incurring unacceptable losses. Liquidity risk arises from mismatches in the timing of the cash inflows and outflows under both normal business conditions and stress scenarios including situations where funding required to support illiquid asset positions may not be available on acceptable terms. To mitigate liquidity risk, the management has arranged for diversified funding sources and a broad investor base in addition to its core deposit base, reducing reliance on any single source of funding. The Company continuously monitors its funding profile and seeks to maintain an optimal mix of short-term and long-term borrowings. Asset origination and investment decisions are also undertaken with due regard to their impact on the overall liquidity position. The Company also adopted a policy of managing assets with liquidity in mind and monitoring future cash flows and liquidity on a regular basis. The Company also keeps lines of credit and liquid investments that it can access to meet liquidity needs. The lines of credit are from various banks and institutions. The liquid investments

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

are made for shorter tenor and kept in instruments like debt mutual funds, fixed deposits, liquid bonds, certificate of deposit, government securities etc., limits of which are defined as per investment policy based on the type of security, rating of entity and instrument. In accordance with the Company's policy, the liquidity position is assessed under a variety of scenarios. The Company follows both stock and flow approaches to monitor and assess the liquidity position. Moreover, the Company keeps a track of the expected funds inflows and outflows along with the avenues of raising the funds. This incorporates an assessment of expected cash flows and the availability of high grade collateral which could be used to secure additional funding if required.

The Company has a Board approved Asset and Liability Management (ALM) policy. The policy has constituted an Asset and Liability Committee (ALCO) which meets at regular intervals to review the asset liability profile of the Company. The ALCO monitors structural liquidity mismatches across prescribed time buckets, both at individual time-bucket level as well as on a cumulative basis, and also reviews the interest rate risk profile of the Company. The policy also defines the limits on such monitored items and these are further presented to the Board for information and further action, if any. In addition to the regulatory prescribed tools, the Company has voluntarily instituted additional internal liquidity risk indicators and parameters are presented to the ALCO and further to the Board. Moreover, the position of liquidity is presented to the Risk Management Committee of the Board.

Note 47.5.1: Analysis of financial liabilities by remaining contractual maturities

The table below summarises the maturity profile of the undiscounted cash flows (including interest) of the Company's financial liabilities.

(₹ in crore)

Particulars	As at 31 st March 2026			As at 31 st March 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Financial liabilities						
Derivative financial instruments	-	4.14	4.14	19.66	30.46	50.12
Trade payables	14.53	-	14.53	17.54	-	17.54
Debt securities	3,139.09	6,131.29	9,270.38	3,696.84	4,876.61	8,573.45
Borrowings (other than debt securities)	13,094.48	30,448.69	43,543.17	12,559.31	22,995.71	35,555.02
Deposits	6,596.01	11,459.38	18,055.39	5,947.68	11,693.87	17,641.55
Subordinated liabilities	289.99	39.67	329.66	209.92	329.67	539.59
Interest on borrowings (including debt securities/deposits/subordinated liabilities)*	4,361.94	7,151.49	11,513.43	3,665.16	5,779.43	9,444.59
Other financial liabilities	2,358.59	207.84	2,566.43	2,487.74	134.52	2,622.26
Total	29,854.63	55,442.50	85,297.13	28,603.85	45,840.27	74,444.12

*Interest on borrowings includes undiscounted future interest.

The table below shows the contractual expiry by maturity of the Company's contingent liabilities and commitments.

(₹ in crore)

Particulars	Within 12 Months	After 12 Months	Total
As at 31st March 2026	6,160.34	2,878.90	9,039.24
Undrawn commitments relating to advances	-	0.25	0.25
Undrawn commitments relating to financial guarantee	8,230.00	-	8,230.00
Undrawn sanction relating to borrowings			
As at 31st March 2025	4,944.78	2,697.79	7,642.57
Undrawn commitments relating to advances	-	0.25	0.25
Undrawn commitments relating to financial guarantee	7,391.22	-	7,391.22
Undrawn sanction relating to borrowings			

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

Note 48 Fair value measurement

The principles and techniques of fair valuation measurement of both financial and non-financial instruments are as follows:

(a) Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

For determination of fair value, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

Level 1: Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2: Those where the inputs that are used for valuation are significant and are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument.

Level 3: Those that include one or more unobservable input that is significant to the measurement as whole.

(b) Valuation governance

The Company's fair value methodology and the governance over its models includes a number of controls and other procedures to ensure appropriate safeguards are in place to ensure its quality and adequacy. All new product initiatives and their valuations are subject to approvals by related functions of the Company.

(c) Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy.

As at 31st March 2026

(₹ in crore)

Particulars	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Assets measured at fair value through profit or loss				
Investments				
Mutual funds	2.14	-	-	2.14
Debt securities	-	94.43	-	94.43
Security Receipt in ACRE-122-Trust	-	-	0.00	0.00
Redeemable Preference Shares	-	-	0.00	0.00
Derivative financial instruments				
Currency swaps	-	270.36	-	270.36
Interest rate swaps	-	0.05	-	0.05
Total assets measured at fair value on a recurring basis (a)	2.14	364.84	0.00	366.98
Assets measured at fair value on a non recurring basis				
Other assets	-	-	-	-
Total assets measured at fair value on a non recurring basis (b)	-	-	-	-

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for the year ended March 31, 2026

(₹ in crore)

Particulars	Level 1	Level 2	Level 3	Total
Total assets measured at fair value (a)+(b)	2.14	364.84	0.00	366.98
Liabilities measured at fair value through profit or loss				
Derivative financial instruments				
Forward contracts and currency swaps	-	4.14	-	4.14
Total liabilities measured at fair value through profit or loss	-	4.14	-	4.14

As at 31st March 2025

(₹ in crore)

Particulars	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Assets measured at fair value through profit or loss				
Investments				
Mutual funds	0.41	-	-	0.41
Debt securities	-	952.68	-	952.68
Security Receipt in ACRE-122-Trust	-	-	0.00	0.00
Security Receipt in CFMARC-140-Trust	-	-	0.00	0.00
Redeemable Preference Shares	-	-	0.00	0.00
Derivative financial instruments				
Currency swaps	-	44.51	-	44.51
Interest rate swaps	-	21.12	-	21.12
Total assets measured at fair value on a recurring basis (a)	0.41	1,018.31	0.00	1,018.72
Assets measured at fair value on a non recurring basis				
Other assets	-	-	-	-
Total assets measured at fair value on a non recurring basis (b)	-	-	-	-
Total assets measured at fair value (a)+(b)	0.41	1,018.31	0.00	1,018.72
Liabilities measured at fair value through profit or loss				
Derivative financial instruments				
Forward contracts and currency swaps	-	115.75	-	115.75
Total liabilities measured at fair value through profit or loss	-	115.75	-	115.75

Valuation methodologies of financial instruments measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are recorded and measured at fair value in the Company's financial statements.

1. Mutual funds

Units held in mutual funds are valued based on their published Net asset value (NAV) and such instruments are classified under Level 1.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

2. Debt securities

The Company's debt instruments are standard fixed rate securities. The Company uses market prices whenever available, or other observable inputs to estimate the corresponding fair value. These Corporate bonds are generally Level 2 instruments.

3. Derivative financial instruments

Interest rate derivatives

For Interest rate derivatives, the Company has interest rate swaps and cross currency swaps. The valuation techniques are the mark to market positions with forward pricing on the swap models using present value calculations by estimating future cash flows and discounting them with the appropriate yield curves like the OIS yield curve. These contracts are generally Level 2 unless adjustments to yield curves or credit spreads are based on significant non-observable inputs, in which case, they are Level 3.

Foreign exchange contracts

Foreign exchange contracts include spot contracts, foreign exchange forward and swap contracts. However, the Company has not entered into any foreign exchange options. These instruments are valued by either observable foreign exchange rates, observable or calculated forward points and option valuation models. The Company classifies these foreign exchange contracts as level 2.

4. Security Receipt and Redeemable Preference Shares

The Company has invested in security receipt and Redeemable Preference Shares whereby the valuation is based on the underlying ratings of the security. The Company classifies these investments as Level 3.

(d) Fair value of financial instruments not measured at fair value

As at 31st March 2026

(₹ in crore)

Particulars	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at amortised cost					
Loans and advances to customers (net of ECL)	86,433.37	-	86,412.43	-	86,412.43
Investment [#]					
Government Securities (at amortised cost) & Equity (at cost)	2,682.24	-	2,680.11	-	2,680.11
Total financial assets	89,115.61	-	89,092.54	-	89,092.54
Financial liabilities					
Financial liabilities measured at amortised cost					
Debt securities (including interest accrued)	9,511.98	-	9,587.40	-	9,587.40
Deposits (including interest accrued)	18,055.44	-	-	18,724.91	18,724.91
Subordinated liabilities (including interest accrued)	342.57	-	664.08	-	664.08
Total financial liabilities	27,909.99	-	10,251.48	18,724.91	28,976.39

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

As at 31st March 2025

(₹ in crore)

Particulars	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial assets					
Financial assets measured at amortised cost					
Loans and advances to customers (net of ECL)	74,645.32	-	74,623.89	-	74,623.89
Investment [#]					
Government Securities (at amortised cost) & Equity (at cost)	2,427.83	-	2,470.16	-	2,470.16
Total financial assets	77,073.15	-	77,094.05	-	77,094.05
Financial liabilities					
Financial liabilities measured at amortised cost					
Debt securities (including interest accrued)	8,762.56	-	8,827.29	-	8,827.29
Deposits (including interest accrued)	17,641.97	-	-	17,659.83	17,659.83
Subordinated liabilities (including interest accrued)	561.51	-	564.85	-	564.85
Total financial liabilities	26,966.04	-	9,392.14	17,659.83	27,051.97

[#] fair value has been disclosed for those valued at amortised cost.

Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements.

1. Financial assets and liabilities (Short term)

Cash and cash equivalents, bank balances other than cash and cash equivalents, trade receivables, other financial assets, trade payables, commercial papers and other financial liabilities has been recognised at amortised cost in the financial statements.

In accordance with Ind AS 107.29(a), fair value is not required to be disclosed in relation to the financial instruments having short-term maturity (less than twelve months), where carrying amount (net of impairment) is a reasonable approximation of their fair value. Hence the fair value of cash and cash equivalents, bank balances other than cash and cash equivalents, trade receivables, other financial assets, trade payables, commercial papers and other financial liabilities has not been disclosed.

2. Financial assets

Loans and advances to customers

Substantial amount of the loans are based on floating rate of interest, carrying amount of which represents the fair value of these loans. Minuscule amount of loans are based on fixed to floating rate of interest, the fair values of these loans are computed by discounted cash flow models incorporating prevailing interest rate. The Company classifies these assets as Level 2.

Government debt securities

Government debt securities are financial instruments issued by sovereign governments and include both long- term bonds and short-term bills with fixed or floating rate interest payments. These instruments are generally liquid and traded in active markets resulting in a Level 1 classification. When active market prices are not available, the Company uses observable market inputs of similar instruments and bond prices to estimate future index levels and extrapolating yields outside the range of active market trading, in which instances the Company classifies those securities as Level 2. The Company does not have Level 3 government securities where valuation inputs would be unobservable.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

3. Financial liabilities

Debt securities and Subordinated liabilities

Debt securities and subordinated liabilities are generally liquid and traded in active markets resulting in a Level 1 classification. When active market prices are not available, the Company uses observable market inputs of similar instruments and bond prices to estimate future index levels and extrapolating yields outside the range of active market trading, in which instances the Company classifies those securities as Level 2.

Deposits

The fair values of deposits are computed by discounted cash flow models that incorporates prevailing interest rate. The Company classifies these liabilities as Level 3.

Financial assets or liabilities other than those mentioned above resembles the value approximate to their fair value.

(e) There have been no transfers among Level 1, Level 2 and Level 3, during the year ended 31st March 2026 and 31st March 2025.

Note 49 Other disclosures:

- (i) There is no income which is required to be recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ii) The Company has not been declared willful defaulter by any Banks/Financial Institutions.
- (iii) The Company has not traded or invested in Crypto currency or Virtual currency during the year.
- (iv) There are no proceedings which have been initiated or pending against the Company for holding any benami property under the Prohibition of Benami Properties Transactions Act, 1988 and the rules made thereunder.
- (v) Disclosure in relation to Struck off Companies:

(₹ in crore)

Name of struck off Company/LLP	Nature of transactions with struck-off Company	Balance outstanding as at 31 st March 2026	Balance outstanding as at 31 st March 2025	Relationship with the Struck off company/LLP
Step 2 Vihaari Financial Services Pvt. Ltd.	Business transaction related to commission	-	-	Vendor
Payal Financial Services Pvt. Ltd.	Business transaction related to commission	-	-	Vendor
Sharp Mindz Marketing Private Limited	Repayment of loan and payment of charges	-	-	Customer
Online Outdoor Media Services Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Vidhya Information System Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Indus Heritage India Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Online Outdoor Media Services	Repayment of loan and payment of charges	-	-	Customer
Sameeksha Infratel Private Limited	Repayment of loan and payment of charges	-	-	Customer
Cansa Construction Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
Iconnect Broadband Solutions Private Limited	Repayment of loan and payment of charges	-	-	Customer
Suraksha Gold Plaster Ltd.	Repayment of loan and payment of charges	-	-	Customer
Digital Check Lab Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
SBM Subha Udyog Private Limited	Repayment of loan and payment of charges	-	-	Customer
Bhusan Engineers And Contractors Pvt. Ltd.	Repayment of loan and payment of charges	-	-	Customer
MDB Land Developers Private Limited	Repayment of loan and payment of charges	-	-	Customer
Delizia Pharmaceutical Private Limited	Repayment of loan and payment of charges	-	-	Customer
Bhuwalka Vanijya Llp	Repayment of loan and payment of charges	-	-	Customer
Veestaar Marketing Private Limited	Repayment of loan and payment of charges	-	-	Customer
Aditya Gopal Exports Private Limited	Repayment of loan and payment of charges	-	-	Customer
Equinox Hotels & Leisure Orivate Limited	Repayment of loan and payment of charges	-	-	Customer

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

for the year ended March 31, 2026

- (vi) The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
- (vii) The Company has not received any funds from any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
- (viii) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and the Group has no CICs as part of the Group.
- (ix) The Company has not entered into Scheme of Arrangement in terms of Section 230 to 237 of the Company Act, 2013.

Note 50 Amendments issued but not yet effective

The Ministry of Corporate Affairs (MCA) notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2025, applicable from 1st April 2026 and onwards as below:

Ind AS 1- The amendments, effective in tranches from 1st April 2025 and 1st April 2026, clarifies that the Company must possess a substantive right to defer settlement at the reporting date, and only those covenants requiring compliance on or before the reporting date shall affect liability classification, while covenants tested after the reporting date require disclosure without affecting classification. The amendments also clarify the treatment of rollover rights and settlement via equity instruments, thereby aligning Ind AS more closely with the recent IFRS 1 improvements. The Company is evaluating the impact of these amendments, which are not expected to have a material effect on its financial position.

Ind AS 118 - Presentation and Disclosure in Financial Statements, formulated in alignment with IFRS 18 and proposed to be applicable for annual reporting periods beginning on or after 1st April 2027. Ind AS 118 will replace the existing Ind AS 1 and is expected to significantly enhance the structure and clarity of financial reporting by introducing five defined categories of income and expenses, new mandatory subtotals in the statement of profit or loss, and expanded requirements for aggregation, disaggregation, and disclosure of management-defined performance measures. The Company is evaluating the impact of new standard on its financial statement presentation.

In terms of our report of even date

For M M Nissim & Co LLP
Chartered Accountants
FR No.: 107122W/W100672

Navin Kumar Jain
Partner
M. No.: 090847
Place: Gurugram

For C N K & Associates LLP
Chartered Accountants
FR No.: 101961W/W100036

Hiren Shah
Partner
M. No.: 100052
Place: Gurugram

Date: 20th April 2026

For and on behalf of the Board of Directors

Ajai Kumar Shukla
Managing Director & CEO
DIN: 11358498
Place: Gurugram

Vinay Gupta
Chief Financial Officer
ACA: 500609
Place: Gurugram

Tejendra Mohan Bhasin
Director
DIN: 03091429
Place: New Delhi

Veena Kamath
Company Secretary
ACS: 23788
Place: Gurugram

POLICY ON RELATED PARTY TRANSACTIONS

I. Introduction

PNB Housing Finance Limited ('the Company') is a public limited company incorporated on November 11, 1988 under the Companies Act, 1956 (Corporate Identity Number L65922DL1988PLC033856). The Company is registered as a Housing Finance Company with the National Housing Bank (NHB) under the NHB Act, 1987.

The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") SEBI Master circular for compliance with the provisions of the SEBI Listing Regulations ("SEBI Master Circular"), as amended from time to time, and Reserve Bank of India (Housing Finance Companies) Directions, 2025, Reserve Bank of India (Non-Banking Financial Companies – Financial Statements Presentation and Disclosures) Directions, 2025, Reserve Bank of India (Non-Banking Financial Companies – Managing Risks in Outsourcing) Directions, 2025, Reserve Bank of India (Non-Banking Financial Companies – Credit Risk Management) – Amendment Directions, 2026, as amended from time to time (hereinafter referred to as RBI Master Directions) require the Company to adopt a policy on materiality of Related Party Transactions and on dealing with Related Party Transactions along with minimum information required for approval & underlying disclosures for such transactions.

In view of the above, the Board of Directors ("Board") of the Company has adopted the Policy on Related Party Transactions ("Policy").

II. Objective of the Policy

The objective of this Policy is to set out:

- a) Materiality of Related Party Transactions;
- b) Manner of dealing with the transactions between the Company and its Related Parties and other Related Party Transactions, as may be required, in accordance with the Companies Act, 2013, Regulation 23 of the SEBI Listing Regulations, SEBI Master Circular, any other circular, statute, law, standards, regulations and RBI Master Directions relating to Related Party Transactions; and
- c) Laying down the guiding principles and mechanism to ensure proper approval, disclosure and reporting of transactions as applicable in the best interest of the Company

III. Definitions

- a) **'Act'** means the Companies Act, 2013, as amended from time to time.
- b) **'Arm's Length Transaction'** means a transaction between the Company and its Related Party(ies) that is conducted as if they are unrelated, so that there is no conflict of interest.
- c) **'Audit Committee'** means Audit Committee of Board of Directors of the Company constituted under provisions of the Act and SEBI Listing Regulations.
- d) **'Board of Directors'** or **'Board'** means Board of Directors of the Company as constituted from time to time.
- e) **'Company'** means PNB Housing Finance Limited.
- f) **'Compliance Officer'** shall be a Company Secretary of the Company or any other person as may be authorized by the Board for this purpose.
- g) **"Material modification"** shall mean any modification made in the terms and conditions of any ongoing or proposed Related Party Transaction, as originally approved which, individually or taken together with previous modifications during a financial year, results in variation in the value of the Related Party Transaction, as tabulated in the Annexure (except for the specified transactions covered as per the Act) or has significant impact on the nature, tenure, exposure, as may be determined by the Audit Committee from time to time (Refer Annexure I).

Provided that a modification shall be material, if by such modification, the terms of the contract cease to be at arms' length.

Provided further that the following shall not be considered as material modification -

- » modifications which may be mandated pursuant to change in law;
- » modifications pursuant to and in accordance with the terms of the approved transaction/ contract apart from the above defined material modification;
- » modifications resulting from change in constitution of either of the parties pursuant to schemes of arrangement (e.g. merger, amalgamation, demerger, etc.) approved by appropriate authority;

- » modifications which are purely technical and do not result in substantive change or alteration of rights, interests, and obligations of any of the parties;
- » modifications uniformly affected for similar transactions with unrelated parties;

h) **‘Material Related Party Transaction’**

A. Under the SEBI Listing Regulations:

means transaction with a Related Party if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds 10% percent of the annual consolidated turnover of the Company as per the last audited financial statements of the Company (i.e. the threshold prescribed under Schedule XIII of the SEBI Listing Regulations, as amended from time to time).

B. Under the Act:

means transactions as defined under Section 188(1) of the Act with Related Parties as defined under Section 2(76) of the Act where the aggregate value of the transaction/transactions to be entered into individually or taken together with previous transactions during a financial year, exceeds the limits as prescribed under the Act from time to time. Rule 15 of Companies (Meeting of Board and its Power) Rules, 2014 prescribes the specified transactions and threshold limits as tabulated below:

Prescribed transaction categories Threshold Limits	
Sale, purchase or supply of any goods or material (directly or through an agent)	Amounting to 10 per cent or more of turnover of the Company
Selling or otherwise disposing of, or buying, property of any kind (directly or through an agent)	Amounting to 10 per cent or more of net worth of the Company
Leasing of property of any kind	Amounting 10 per cent or more of turnover of the Company
Availing or rendering of any services (directly or through an agent)	Amounting to 10 per cent or more of turnover of the Company
Related party's appointment to any office or place of profit in the company, subsidiary company or associate company	Remuneration exceeding Rs. 2.5 lacs per month of the Company
Underwriting the subscription of any securities or derivatives of the company	Remuneration exceeding one per cent of net worth of the Company

- i) **‘Related Party(ies)’** shall have the same meaning as defined under the Act, SEBI Listing Regulations

and Indian Accounting Standards (Ind AS), RBI Master Directions including all amendments and modifications thereof from time to time.

- j) **‘Related Party Transaction’** (“RPT”) means a transaction involving transfer of resources, services or obligations between the Company or any of its subsidiaries on one hand and a related party of the Company or any of its subsidiaries on the other hand; or any other person or entity on the other hand, the purpose and effect of which is to benefit a related party of the Company or any of its subsidiaries whether a price is charged or not.

A transaction with a Related Party shall be construed to include a single transaction or a group of transactions in a contract.

- k) **‘SEBI Listing Regulations’** mean the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including any amendments thereof.
- l) **“Specified Transaction”** means the transaction which has been specified in Section 188 of the Act as amended from time to time.
- m) **‘Stock Exchange’** means the stock exchange where equity shares of the Company are listed.
- n) **‘Turnover’** or **‘Net Worth’** shall be on the basis of the Audited Financial Statement of the preceding financial year.
- o) **‘RPT Industry Standards’** refers to Industry Standards formulated by Industry Standards Forum (“ISF”) comprising of representatives from ASSOCHAM, CII and FICCI, under the aegis of the Stock Exchanges and in consultation with SEBI on Minimum information to be provided for review (including ratification) of the audit committee and shareholders for approval of a related party transaction. The RPT Industry Standards shall not be applicable to:
1. Transactions exempted under Regulation 23(5) of the LODR Regulations
 2. Quarterly review of RPTs by the Audit Committee in terms of Regulation 23(3)(d) of the LODR Regulations.
 3. Transaction(s) with a related party to be entered into individually or taken together with previous transactions during a financial year (including which are approved by way of ratification) do not exceed Rs. One Crore.
 4. Transactions with a related party, whether individually or taken together with previous transaction(s) during a financial year (including transaction(s) which are approved by way of ratification), do not exceed 1% of annual consolidated turnover of the Company



as per the last audited financial statements of the Company or Rupees Ten Crore, whichever is lower.

- p) **'Relative'** means relative as defined under sub-section (77) of section 2 of the Companies Act, 2013 and rules prescribed there under.
- q) **'Committee on lending to related parties'** shall be Credit Committee of the Board of the Company entrusted with sanctioning of loans to related parties (including specified employees).
- r) **'Specified employees'** mean all employees of the Company who are positioned upto two levels below the Board and any employee designated as such as per credit policy on lending to related parties.
- s) **'Contract or arrangement'** for the purpose of lending to related parties (including specified employees) shall have the same meaning as specified in Section 188(1)(a) to (g) of the Companies Act, 2013.
- t) **'Lending'** in the context of a 'related party' (including specified employees) shall mean extending funded or/and non-fund-based credit facilities to related parties. Further, investments in debt instruments of related parties shall be covered for lending purpose, however equity investments shall be excluded.

Unless the contrary is apparent from context, words and expressions used and not defined in this Policy shall have the same meaning as contained in the Act read with rules made thereunder, the SEBI Listing Regulations or any other cognate statute.

IV. Manner of Dealing with Related Party Transaction

IV.1. Identification of Related Parties and Related Party Transactions:

- i. Every Director and/or Key Managerial Personnel of the Company shall disclose to the Compliance Officer in form MBP-1, at the time of his appointment, in beginning of every financial year and wherever there is any changes in the disclosures so made, about all persons, entities, firms, or other organizations in which he/she is interested along with unique identification number/ PAN, whether directly or indirectly.(including details of relatives etc.)
- ii. The Chief Financial Officer shall maintain a complete list of Related Parties and related persons (as per RBI Master Directions) and update the same periodically/as and when any change is necessitated. The list shall be disseminated to all business functionaries for their ready reference while undertaking any transaction.

- iii. Besides, the Chief Financial Officer shall also maintain a list of Related Parties of its subsidiaries, which may be sourced from respective subsidiaries on a periodic (quarterly) basis or as and when needed. Adequate systems must be in place to ensure that the RPTs in which the Company is not a party, but the subsidiary is a party, shall be brought to the information of the Company in a timely manner, for necessary approvals, wherever required.
- iv. The Chief Financial Officer will be responsible for providing prior notice to the Compliance Officer of any potential Related Party Transaction. He will also be responsible for providing additional information about the transaction that may be required, for placing before the Audit Committee, the Board or Shareholders, as the case may be.
- v. The Company shall comply with outsourcing and vendor management policy in relation to outsourcing within a Group/Conglomerate.
- vi. The Company shall comply with credit risk policy in relation to lending to related parties (including specified employees). The above shall be applicable from 01st April, 2026.
- vii. Chief Executive Officer/Managing Director/ Whole Time Director/Managing Director/Manager and Chief Financial Officer of the Company shall provide certificates to the Audit Committee that the terms of RPTs proposed to be entered into are in the interest of the Company.

Single certificate covering all the proposed RPTs can be provided, however the certificate shall be signed by CFO and one of the above-mentioned executives.
- viii. The suggested details and list of records and supporting documents which are required to be provided to the Audit Committee, Board and Shareholders of the Company for the proposed Related Party Transaction are provided in Annexure II to this Policy.
- ix. If required, the Company may refer any potential Related Party Transaction to any external legal consultant/expert for obtaining his/her opinion on any legal/regulatory issues involved in the potential Related Party Transaction and the outcome or opinion of such exercise shall be brought to the notice of the Audit Committee. The Audit Committee shall have the right to obtain external professional advice in relation to related party transactions.
- x. The Company being an insurance intermediary, shall not make payments (other than dividend) to related parties i.e. foreign investor (when shareholding is majorly held by foreign investors)

taken as a whole, beyond 10% of the total expenses of the Company in a financial year.

IV.2. Approval Mechanism for Related Party Transaction

IV.2.1. i. Approval by the Audit Committee

- i. All Related Party Transactions and Material Modification(s) thereto shall require prior approval of the Audit Committee irrespective of whether such transactions are in the ordinary course of business and/or at arm's length or not.
- ii. Prior approval of the Audit Committee of the Company shall also be required in case of a related party transaction above rupees one crore whether entered into individually or taken together with previous transactions during a financial year to which the subsidiary of the Company is a party but the Company is not a party, if the value of such transaction exceeds the lower of the following:
 - a) ten percent of the annual standalone turnover of the subsidiary as per the last audited financial statements of the subsidiary; or
 - b) the threshold for material related party transactions of the Company as specified under Schedule XIII of the SEBI Listing Regulations
- iii. However, such prior approval shall not be required for (a) a related party transaction wherein Regulation 23 is applicable to such subsidiary, since in that case prior approval of the audit committee of the subsidiary will be obtained; and (b) such other transactions which may be exempted under the Listing Regulations, from time to time.
- iv. Approval of the Audit Committee shall not be required for remuneration and sitting fees paid by the Company or its subsidiary to its director, key managerial personnel or senior management, except who is part of promoter or promoter group, provided that the same is not material in terms of the provisions specified under the SEBI Listing Regulations.
- v. Approval of the Audit Committee shall not be required for any transaction which has been entered into by the Company with its wholly owned subsidiary or transactions entered into between two wholly-owned subsidiaries of the Company, whose accounts are consolidated with the Company and placed before the General Meeting for Shareholder's approval. However, approval shall be required in case of Specified Transaction(s), between the Company and its wholly owned subsidiary company whose accounts are not required to be consolidated.
- vi. Transactions for which prior approval has been accorded by the Audit Committee, should be placed for review by the Audit Committee at such intervals, as

may be decided by the Audit Committee, but least on a quarterly basis.

- vii. Only those members of the Audit Committee who are independent directors, shall approve Related Party Transactions. Any member of the Audit Committee who has a potential interest in any Related Party Transaction will recuse himself and abstain from discussion and voting on the approval of the Related Party Transaction.

Omnibus approval of Related Party Transactions:

- i. In the case of repetitive transactions which are in the normal course of business of the Company, or its subsidiary the Audit Committee may grant omnibus approval keeping in mind repetitiveness and justification for the need for the omnibus approval.
- ii. While granting omnibus approval, the Audit Committee shall satisfy itself on the need for omnibus approval for transactions of repetitive nature and such approval shall be in the interest of the Company or its subsidiary (as applicable).

Criteria for making the omnibus approval:

- i. The Audit Committee shall, after obtaining approval of the Board of Directors, specify the criteria for making the omnibus approval which shall inter alia include the following, namely:
 - a) maximum value of the transactions, in aggregate, which can be allowed under the omnibus route in a year;
 - b) the maximum value per transaction which can be allowed;
 - c) extent and manner of disclosures to be made to the Audit Committee at the time of seeking omnibus approval;
 - d) review, at such intervals as the Audit Committee may deem fit, Related Party Transaction entered into by the Company pursuant to each of the omnibus approval made;
 - e) Transactions which cannot be subject to the omnibus approval by the Audit Committee.
- ii. The omnibus approval granted by the Audit Committee shall indicate the following :-
 - a. name of the Related Party(ies);
 - b. nature and duration of the transaction;
 - c. maximum amount of transaction that can be entered into;



- d. the indicative base price or current contracted price and the formula for variation in the price, if any;
 - e. the minimum information mandated as per RPT Industry Standards, SEBI Master Circular, SEBI Listing Regulations and other applicable guidelines and
 - f. any other information relevant or important for the Audit Committee to take a decision on the proposed transaction:
- iii. Where need of the Related Party Transaction cannot be foreseen and above details are not available, the Audit Committee may grant omnibus approval subject to the value per transaction shall not exceed by Rs.1,00,00,000/- (Rupees One Crore Only).
 - iv. The Audit Committee shall review, at least on a quarterly basis, the details of Related Party Transactions entered into by the Company or its subsidiary pursuant to each of the omnibus approvals given.
 - v. The omnibus approval provided by the Audit Committee shall be valid for a period not exceeding one financial year and shall require fresh approval after the expiry of such financial year.
 - vi. Such omnibus approval shall not be made by the Audit Committee for the transactions in respect of selling or disposing of the undertaking of the Company.
 - vii. The members of the audit committee, who are independent directors, may ratify related party transactions within three months from the date of the transaction or in the immediate next meeting of the audit committee, whichever is earlier, subject to the following conditions:
 - a) the value of the ratified transaction(s) with a related party, whether entered into individually or taken together, during a financial year shall not exceed rupees one crore
 - b) the transaction is not material in terms of the provisions specified under the SEBI Listing Regulations
 - c) rationale for inability to seek prior approval for the transaction shall be placed before the audit committee at the time of seeking ratification
 - d) the details of ratification shall be disclosed along with the disclosures of related party transactions
 - e) any other condition as specified by the audit committee:

Provided that failure to seek ratification of the audit committee shall render the transaction voidable at the option of the audit committee and if the transaction is with a related party to any director, or is authorised by any other director, the director(s) concerned shall indemnify the Company against any loss incurred by it.

IV.2.2. Approval by the Board

- i. Related Party Transaction shall require Board approval in the following cases:
 - a. If the Related Party Transaction is not in the ordinary course of business or not at Arm's Length Basis; or
 - b. the Audit Committee determines that a Related Party Transaction should be brought before the Board; or
 - c. the Board in any case elects to review any Related Party Transaction suo moto; or
 - d. the Related Party Transaction needs to be approved by the Board under any law for the time being in force.
- ii. Approval of the Board of Directors shall not be required for the transaction entered into by the Company with its wholly owned subsidiary or with any other party, if such transaction is in the ordinary course of business and on an arm's length basis.
- iii. The considerations set forth above in case of Audit Committee shall also apply to the Board's review and approval of the proposed Related Party Transaction with such modification as may be necessary or appropriate under the circumstances.
- iv. Any member of the Board who has a potential interest in any Related Party Transaction will recuse himself and abstain from discussion and voting on the approval of the Related Party Transaction.

IV.2.3. Approval by the Members/Shareholders

Unless exempted under the Act/SEBI Listing Regulations, as the case may be, all Material Related Party Transactions and Specified Transactions and subsequent Material Modifications shall require prior approval of the shareholders by way of an ordinary resolution. No Related Party(ies) shall vote to approve such resolutions whether the person/entity is a related party to the particular transaction or not.

Approval of the members shall not be required for any transaction which has been entered into by the Company with its wholly owned subsidiary or transactions entered into between two wholly-owned subsidiaries of the Company, whose accounts are consolidated with the Company and placed before the General Meeting for approval.

The notice sent to the shareholders seeking approval for any RPTs shall, in addition to the requirements under the Companies Act, 2013, and other applicable circulars/guidelines shall include:

- i. the information as part of the explanatory statement as specified in the RPT Industry Standards to the extent applicable.
- ii. web-link and QR Code, through which shareholders can access the valuation report or other reports of external party, if any, considered by Audit Committee while approving the RPT
- iii. Audit Committee and Board of Directors, in case affirm in their assessment for redaction of commercial secrets and such other information that would affect competitive position of Company, the redacted disclosures still provides all the necessary information to the public shareholders for informed decision making
- iv. Management disclosure that the Audit Committee has reviewed the certificates provided by the Chief Executive Officer/Managing Director/Whole Time Director/Manager and Chief Financial Officer of the Company as required under the RPT Industry standards.
- v. Management disclosure that material RPTs or any material modification thereto, has been approved by the Audit Committee and the Board of Directors recommends the proposed transaction to the shareholders for approval

The omnibus approval granted by the shareholders for material related party transactions in an annual general meeting shall be valid till the date of the next annual general meeting held within the timelines prescribed under Section 96 of the Companies Act, 2013 or rules, notifications, or circulars issued thereunder from time to time. However, in case of omnibus approvals for material related party transactions, granted by shareholders in general meetings other than annual general meeting, the validity of such omnibus approvals shall not exceed one year from the date of such approval.

Type Of RPT	Approving body		
	Audit Committee	Board	Shareholders
Material RPTs	●		●
Material modifications in RPTs, where RPT is material	●		●
Material modification in RPTs, where RPT is not material	●		
Not in ordinary course/arm's length & not material	●	●	
Not in ordinary course/arm's length & material	●	●	●

IV.3. Consideration by the Audit Committee/Board in approving the proposed transactions

The Audit Committee/Board shall take into account all relevant facts and circumstances including the terms of

the transaction, purpose of the transaction, benefits to the Company and benefit to the Related Party and any other relevant matters.

The Audit Committee/Board shall, inter-alia, consider the following factors to the extent relevant to the transaction:

- i. Whether the terms of the Related Party Transaction are in the ordinary course of the Company's business and are on an arm's length basis;
- ii. Whether there are any compelling business reasons for the Company to enter into the Related Party Transaction and the nature of alternative transactions, if any;
- iii. Whether the Related Party Transaction includes any potential reputational risks that may arise as a result of or in connection with the proposed transaction; and
- iv. Whether the Related Party Transaction would affect the independence or present a conflict of interest for any Director or Key Managerial Personnel of the Company.

V. Related Party Transactions not Previously Approved

In the event of any Director, Key Managerial Personnel or any other employee becoming aware of any Related Party Transaction(s) that the transaction has been omitted to be approved by the Audit Committee/Board/ Members, as the case may be, or is in deviation of this Policy, such person shall promptly inform to the Chief Financial Officer/Compliance Officer about such transaction and such transaction shall be placed before the Audit Committee, Board or Members, as may be required in accordance with this Policy for review and approval. The Audit Committee, Board or Members, as the case may be, shall consider all relevant facts and circumstances and may decide necessary actions as it may consider appropriate including ratification, revision, or termination of such transaction in accordance with the provisions of the Act/Listing Regulations.

VI. Disclosures and Reporting

The Company shall make all disclosures and reporting in accordance with the provisions of applicable laws, including the following -

- a) As required under section 188 of the Act read with the Rules made thereunder, all the Specified Transactions with related party(ies) as defined under the Act, which are not on arm's length basis or are material in nature, shall be disclosed in the Board's Report of the Company.
- b) The Annual Report and notes to the financial statements shall contain Related Party disclosure in accordance with all applicable laws including



accounting standards and RBI Master Directions/ circulars issued or amended from time to time.

- c) The Compliance Officer shall also make necessary entries in the Register of Contracts or Arrangement required to be maintained under the Act.
- d) Details of all Material Related Party Transactions with its Related Parties and 'Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount' shall be disclosed in the quarterly compliance report on corporate governance as per the provisions of SEBI Listing Regulations.
- e) The Company while disclosing its half yearly and annual standalone and consolidated financial results to the stock exchange, shall also submit disclosures of Related Party Transactions on a consolidated basis, in the format (as per Annexure provided in SEBI Master Circular) specified in the SEBI Listing Regulations as amended from time to time and publish the same on its website. However, remuneration and sitting fees paid by the Company or its subsidiary to its director, key managerial personnel or senior management, except who is part of promoter or promoter group, shall not require disclosure provided that the same is not material in terms of the provisions as specified under the SEBI Listing Regulations.
- f) The Company shall disclose the Policy on dealing with Related Party Transactions on its website and also in the Annual Report, in accordance with applicable regulations.
- g) The Company shall make such other disclosures to any statutory, regulatory or such other authority, as per the guidelines, directions or regulations, as may become applicable to the Company, in the form and manner, as may be prescribed, within the prescribed time.

VII. Non Applicability

Notwithstanding anything contained anywhere else in this Policy, following shall not be a related party transaction as per SEBI (LODR) Regulations:

- » The issue of specified securities on a preferential basis, subject to compliance of the requirements under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- » The following corporate actions by the Company which are uniformly applicable/offered to all shareholders in proportion to their shareholding:
 - payment of dividend;
 - subdivision or consolidation of securities;

- issuance of securities by way of rights issue or a bonus issue; and
- buy-back of securities;

- » Acceptance of fixed deposits (including interest thereon) by banks/the Company at the terms uniformly applicable/offered to all shareholders/public, subject to disclosure of the same along with the disclosure of Related Party Transactions every six months to the stock exchange(s), in the format as specified by the Securities and Exchange Board of India.
- » Retail purchases from any Company or its subsidiary by the directors or key managerial personnel of the Company or its subsidiary, and relatives of such directors or key managerial personnel, without establishing a business relationship and at the terms which are uniformly applicable/offered to all employees, directors, key managerial personnel and relatives of directors or key managerial personnel.
- » Acceptance of current account deposits and saving account (including interest thereon) by banks in compliance with the directions issued by the Reserve Bank of India or any other central bank in the relevant jurisdiction from time to time.

VIII Policy Review and Dissemination

This Policy shall be reviewed annually by the Board or at earlier intervals as deemed necessary. Consequent upon any change in the SEBI Listing Regulations/Act or any other applicable law/regulatory guidelines, if any, such change to the extent applicable to the Company, shall be deemed to be a part of this Policy.

The Company shall upload this Policy on its website and a web link of the same will be provided in the Annual Report.

IX Interpretation

Any ambiguities, interpretative issues, difficulties will be resolved by the Board of Directors of the Company in line with the broad intent of this Policy read with the applicable provisions of the Act, rules made thereunder, and the SEBI Listing Regulations.

In the event of any conflict between the provisions of this Policy and the Act or the SEBI Listing Regulations or any other statutory enactments or rules, the provisions of the SEBI Listing Regulations/the Act or statutory enactments, rules made thereunder shall prevail over to this Policy and the part(s) so repugnant shall be deemed to be severed from the Policy and the rest of the Policy shall remain in force.

ANNEXURE I

Material Modification on type of Related Party Transactions

Type of transaction	Variation in the value of transaction (%)	Variation in the nature	Variation in tenure (%)	Variation in exposure
Loans raised - External commercial borrowings - Non-Convertible debentures - Commercial Paper - Term Loans/working capital loans/Overdraft/cash credit - Fees/charges in relation to above	10	Secured converted to unsecured or vice versa	10	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Interest expense on the loan raised	NA	Secured converted to unsecured or vice versa	10	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Fixed deposit made	10	Premature withdrawal/ Variation in the basis of computation of deposit rates	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Fixed deposit accepted	10	Variation in the basis of computation of deposit rates	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Interest income/expense on fixed deposit made/accepted	NA	NA	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Assignment of loan including the servicing fees earned in relation to the assignment	10	NA	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Routine banking transactions in the current account maintained with bank in line with bank mandate (including collection or disbursement of loans and incidental bank charges)	NA	NA	NA	NA
Sale/purchase of government securities	10	NA	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.
Rent, maintenance and other fees/charges	10	NA	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.



Type of transaction	Variation in the value of transaction (%)	Variation in the nature	Variation in tenure (%)	Variation in exposure
Remuneration, sitting fees, commission etc. to Key Managerial/Management Personnel	NA	NA	NA	The underlying policy approved by the Board/Committee governing the policy.
Donation for CSR	NA	NA	NA	The underlying policy approved by the Board/Committee governing the policy.
Royalty for brand/logo	20	NA	NA	Likely to exceed the thresholds prescribed by the regulator or the underlying policy approved by the Board/Committee governing the policy.

Note: for material modification, the variation in value, nature, tenure and exposure is in respect of ongoing or proposed related party transaction, as originally approved (omnibus) which, individually or taken together with previous modifications during a financial year, results in variation.

ANNEXURE II

INFORMATION TO BE PROVIDED IN RELATION TO THE PROPOSED RELATED PARTY TRANSACTION (TO THE EXTENT RELEVANT TO THE TRANSACTION)

- i. For transaction with a related party, whether individually or taken together with previous transaction(s) during a financial year (including transaction(s) which are approved by way of ratification) exceeding 1% of annual consolidated turnover of the Company as per the last audited financial statements of the Company or Rupees Ten Crore, whichever is lower, the information shall be provided as mentioned in “RPT Industry Standards”

TYPE	PART A	PART B	PART C
Applicability	All RPTs	Only for specific types of RPTs, tabulated below and is in addition to Part A	Only for specific types of material RPTs as tabulated below and is in addition to Part A and B
Transactions	All transactions	(1): Sale, purchase or supply of goods or services or any other similar business transactions and trade advances (2): Loans and advances (other than trade advances) or inter- corporate deposits given by the Company or its subsidiary (3): Investment made by the Company or its subsidiary (4): Guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the Company or its subsidiary. (5): Borrowings by the Company or its subsidiary (6): Sale, lease or disposal of assets of subsidiary or of unit, division or undertaking of the Company or disposal of shares of subsidiary or associate (7): Transactions relating to payment of royalty	(1): Transactions relating to any loans and advances (other than trade advance) or inter-corporate deposits given by the Company or its subsidiary. (2): Investment made by the Company or its subsidiary. (3): Guarantee (including performance guarantee in nature of security/ contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the Company or its subsidiary. (4): Borrowings by the Company or its subsidiary. (5): Sale, lease or disposal of assets of subsidiary or of unit, division or undertaking of the Company or disposal of shares of subsidiary or associate. (6): Transactions relating to payment of royalty
Information to be provided (Refer Annexure II A for details)	In accordance with sub-para(s) (A1 to A5) of Para 4 of RPT Industry Standards	In accordance with sub- para(s) (B1 to B7) of Para 4 of RPT Industry Standards	In accordance with sub- para(s) (C1 to ₹6) of Para 4 of RPT Industry Standards

Note 1: Where a field is not applicable, it shall be indicated as ‘NA’, and the reason for non-applicability shall be disclosed to the Audit Committee, unless it is self-evident.

Note 2: If the audited financial statements of the related party are not available for immediately preceding financial year, it shall provide the financial extracts as relevant to/for the minimum information to be provided under the RPT Industry Standards, duly certified by the related party, as drawn from its books of accounts.

Note 3: When the related party follows a different financial year, such fact shall be disclosed. Copy of the valuation or other external party report shall be provided, if any such report has been relied upon

- ii. For transactions with a related party, whether individually or taken together with previous transaction(s) during a financial year (including transaction(s) which are approved by way of ratification), do not exceed 1% of annual consolidated turnover of the Company as per the last audited financial statements of the Company or Rupees Ten Crore, whichever is lower the information shall be provided as mentioned in “Annexure 13A of SEBI Master Circular”:
- Type, material terms and particulars of the proposed transaction
 - Name of the related party, PAN and its relationship with the Company or its subsidiary (including nature of its concern or interest (financial or otherwise)
 - Tenure of the proposed transaction d) Value of the proposed transaction
 - The percentage of the Company’s annual consolidated turnover for the immediately preceding financial year, that is represented by the value of the proposed transaction (and for a RPT involving a subsidiary, such percentage calculated on the basis of the subsidiary’s annual turnover on a standalone basis)



- f) If the transaction relates to any loans, inter-corporate deposits, advances or investments made or given by the Company or its subsidiary:
 - 1. applicable terms, including covenants, tenure, interest rate and repayment schedule, whether secured or unsecured; if secured, the nature of security
 - 2. the purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the RPT.
 - g) Justification as to why the RPT is in the interest of the Company
 - h) Copy of the valuation or other external party report, if any such report has been relied upon;
 - i) Percentage of the counter-party's annual consolidated turnover that is represented by the value of the proposed RPT on a voluntary basis
 - j) Justification as to the arm's length nature of the proposed transaction;
 - k) Declaration whether the transaction is in the ordinary course of business;
 - l) any other information relevant or important for the Audit Committee/Shareholders to take a decision on the proposed transaction
- iii. For transactions with a related party to be entered into individually or taken together with previous transactions during a financial year (including which are approved by way of ratification) which does not exceed Rs. One Crore below information shall be provided:
- a) Name, PAN of the Related Party and nature of relationship;
 - b) Nature and duration of the contract/transaction and particulars thereof;
 - c) Material terms of the contract or arrangement or transaction including the value, if any;
 - d) Justification as to the arm's length nature of the proposed transaction;
 - e) Declaration whether the transaction is in the ordinary course of business;
 - f) Any other information prescribed under applicable regulation or relevant for the Committee/Board to take a decision on the proposed transaction.