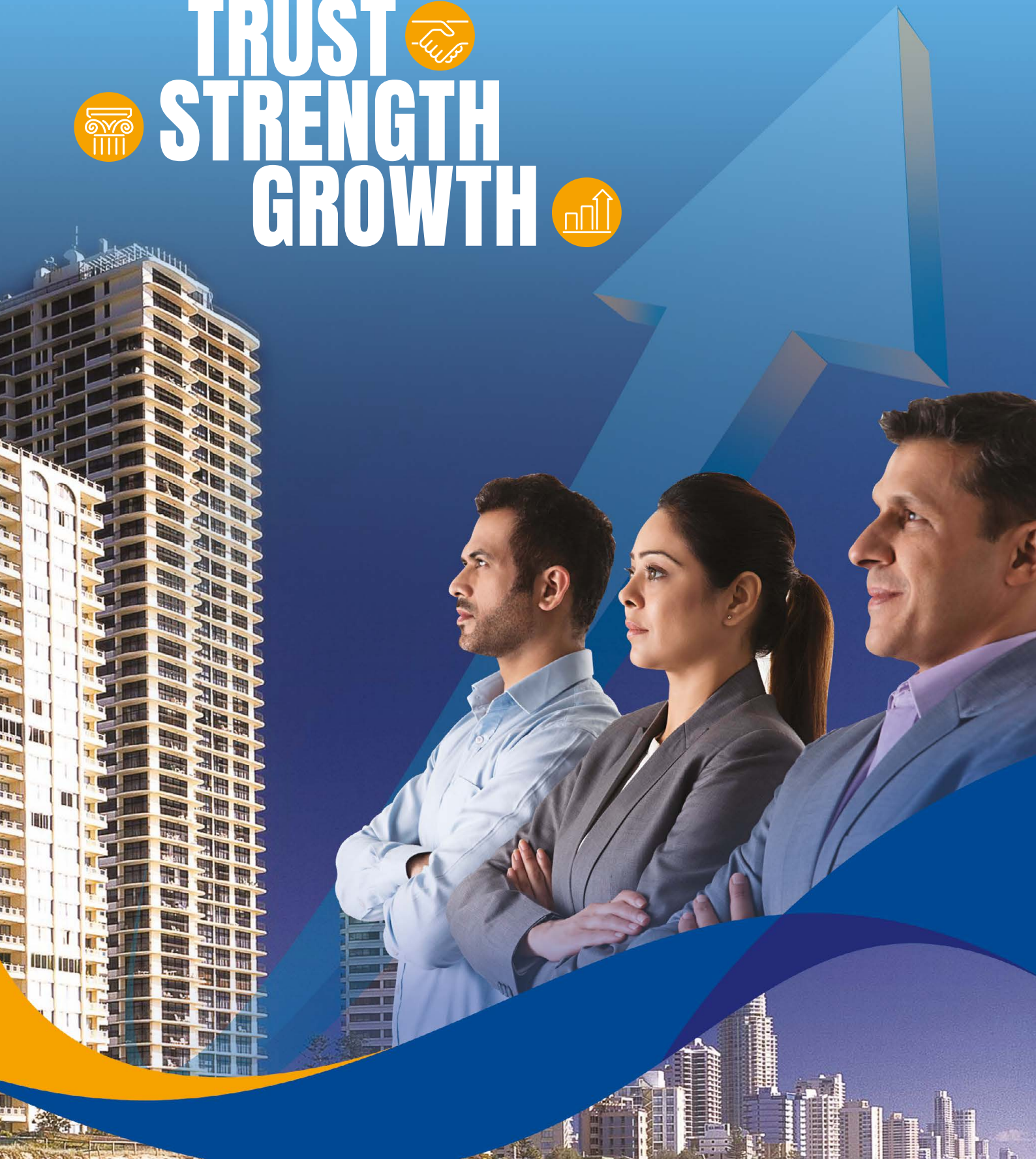
LIC HFL

LIC HOUSING FINANCE LTD

2025-26

Annual Report

A Synergy of TRUST STRENGTH GROWTH



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Turning Our Vision INTO GROWTH

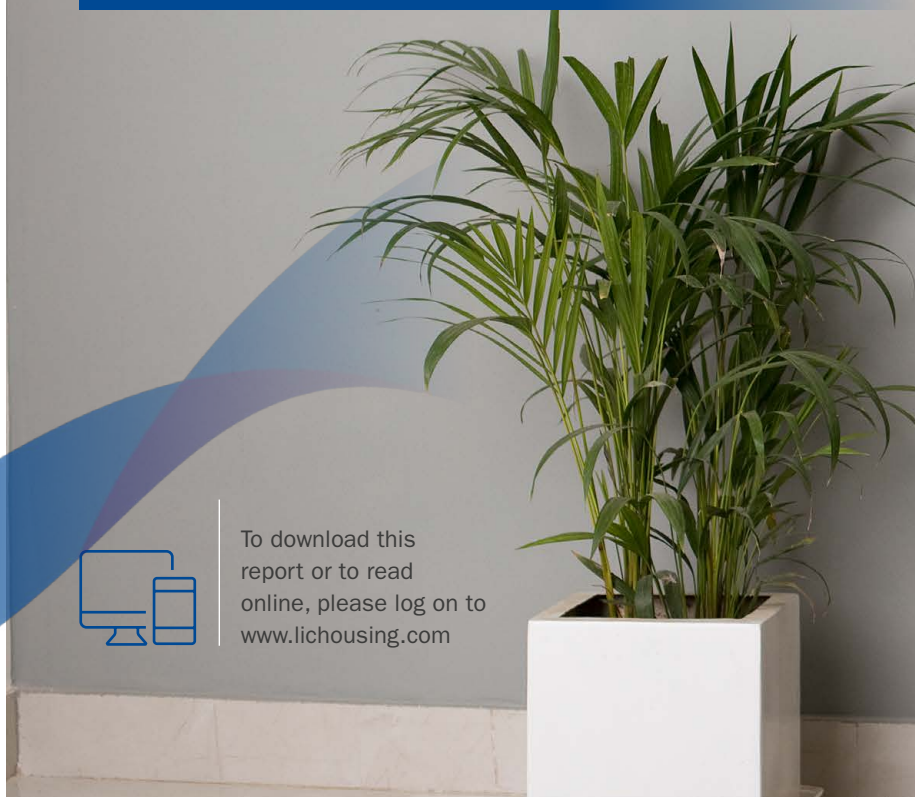
Built a loan book of
₹ 3,20,707 Crore

Strengthened our distribution with more than
10,000 hands

Made our presence felt through
303 Area Offices

Enhancing operational excellence with
Project RED

A cohesive family of
2,399 employees relentlessly striving towards a collective vision



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Towards increased profitability

₹ 41,325.54 Crore
Net Worth

₹ 5,595.15 Crore
PAT

₹ 101.72
Earnings Per Share

AAA
Credit Rating

₹ 30,242.46 Crore
Market Capitalisation

Gaining increased recognition

2015
- Best Housing Finance Company by BFSI Awards
- Best data quality in HFC by CIBIL

2016
- Outlook Money-Best Housing Finance Company
- Best Housing Finance Company by ABP News
- Asia Pacific Entrepreneurship Award
- Power Brands Awards by Franchise India

2017
- Outlook Money-Best Housing Finance Company
- Business Today BFSI Best CEO
- NSE for highest Debt Issuance

2019
- Voted as the 'Brand of the Decade 2019' by BARC Asia
- NSE for Best Issuer on EBP

2022
- "Best Organisation for Women 2022" Award by 'The Economic Times'
- "BEST CSR" Award in the 11th Edition of Global CSR Excellence & Leadership Awards

2023
- Winner of Indian Chamber of Commerce Social Impact Awards under "Empowering the Rural Population" category

2024
- Awarded the Best CSR Team of the Year and Best Use of CSR Practices in various sectors in UBS Forums 10th Edition CSR Summit and Awards 2024
- Winner of the "Corporate Bond Private Placement-Private Issuer of the Year" by Assocham

2025
- Awarded as the Best Housing Finance Company at the Excellence Awards 2024-25 (1st edition) by the National Housing Bank

2026
- Awarded as Best Housing Finance Company at NHB Excellence Awards - 2nd edition
- Excellence in Outstanding Contribution to the Housing Finance Sector at Radio City Business Titans Awards
- Excellence in Housing Finance at Mirchi Business Class – Bali 2026
- Special Jury Commendation Award in the Women Empowerment Category at FICCI CSR Summit & Awards
- Excellence in ESG & Sustainability Initiatives at Prithvi Awards by ESG Research Foundation
- Excellence in Waste Management initiative at India CSR Awards

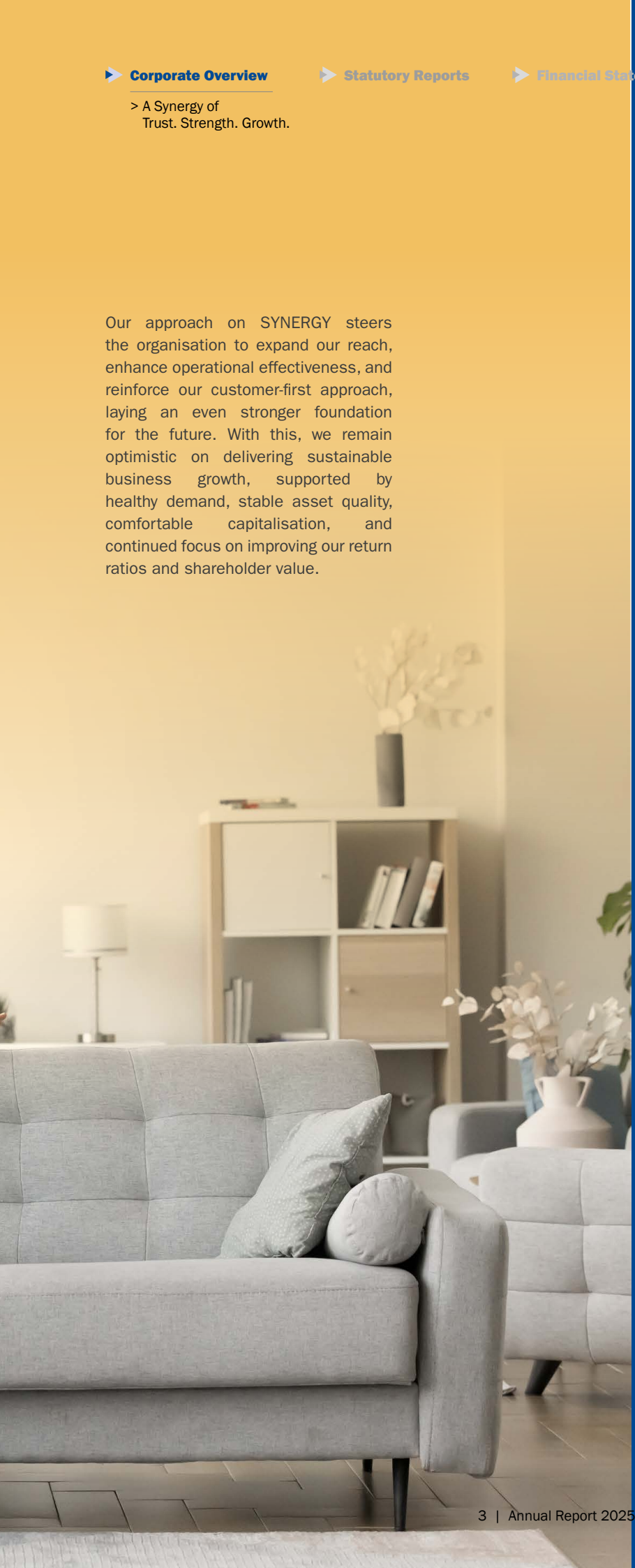
A Synergy Of
TRUST. STRENGTH. GROWTH.

At LIC Housing Finance, we marked our 37th Foundation Day celebrating our remarkable journey of trust, commitment, and excellence in India's housing finance sector. Since our inception in 1989, we have helped more than 35 lakh families realise their dream of home ownership, and today we proudly serve over 15 lakh active customers and homebuyers. We are playing an enduring role in helping millions of Indians realise their dream of home ownership.

Understanding the aspirations and emotions associated with owning a home, we are not just a housing finance provider, but a long-term partner and a trusted companion standing with our customers through one of the most important milestones of their lives. With robust distribution network, customer-centric approach, and trusted brand legacy, we continue to build enduring relationships and maintain a strong presence across urban, semi-urban, and emerging markets.

Financial Year 2025-26 was that of unlocking SYNERGY – Service Excellence, Yield Optimisation, New Business Innovation, Ever-best Performance, Retention and Relationships, Growing Through Connect, and Young and Agile Systems. SYNERGY represents our commitment to harness the collective strength of our people, processes, technology, partnerships, and customer relationships to achieve sustainable and profitable growth. By leveraging this synergy, we continue to earn customers' trust, build continued strength, and deliver scalable and sustainable growth.

Our approach on SYNERGY steers the organisation to expand our reach, enhance operational effectiveness, and reinforce our customer-first approach, laying an even stronger foundation for the future. With this, we remain optimistic on delivering sustainable business growth, supported by healthy demand, stable asset quality, comfortable capitalisation, and continued focus on improving our return ratios and shareholder value.



As we enter the 38th year of our operations, we are building a robust, future-ready housing finance business by focusing not just on growing the loan book, but doing so responsibly, ensuring long-term value creation. As one of India's leading housing finance institutions, our single-minded objective is to delight our customers, set new industry benchmarks, live up to our brand promise of helping dreams come true, and provide the opportunity of superior value creation consistently.

LIC Housing Finance Limited

Fuelling Aspirations of OWNING A DREAM HOME

With nearly a four-decade legacy and the trust of more than 35 lakh homeowners, LIC Housing Finance has been at the forefront of enabling home ownership across India. Backed by a strong business foundation, an extensive distribution network, and deep industry expertise, we have played a pivotal role in expanding access to housing finance while contributing to the country's economic and social development.

Over the past three decades, we have established ourselves as one of India's largest housing finance companies, providing long-term finance for the purchase and construction of residential properties. We cater to a broad spectrum of homebuyers across the country.

A growing distribution network

We have built one of the industry's most extensive distribution networks, with 303 Marketing Offices across the country. These are supported by home loan agents, direct sales agents, customer relationships associates, branches of LICHFL Financial Services, and complemented by Direct Marketing Executives who further strengthen our customer reach.

Our Representative Office in Dubai serves the needs of Non-Resident Indians, while our products are also distributed through the branch network of our subsidiary, LIC HFL Financial Services Limited, enabling us to expand our market presence across customer segments.

Strengthening our value proposition

With a key focus on strengthening our customer proposition, we offer competitive home loan interest rates making home ownership more accessible and affordable for our customers. We continue to leverage our trusted brand legacy, extensive distribution network, strong customer base, and dedicated workforce to drive portfolio growth.

Through continuous employee engagement, performance-driven incentive programs, and the introduction of innovative schemes, we ensure that our teams remain focused on business expansion and customer acquisition.

Our End-to-End Financing Solutions

We provide:

- Long-term finance to individuals for purchase or construction of house or flat for residential purpose
- Finance on existing property for business or personal needs
- Finance to builders and developers engaged in construction of houses or flats for residential purpose
- Loans to professionals for purchase or construction of clinics, nursing homes, diagnostic centres, or office space and for purchase of equipment

Our Vision

To be the best Housing Finance Company in India.

Our Values

- Fair and transparent business practices
- Transformation to a knowledge organisation
- Higher autonomy in operations
- Instilling a sense of ownership amongst employees

Our Mission

To provide secured housing finance at affordable cost, maximising shareholder value with higher customer sensitivity.

Our Passion and Commitment

To provide long-term finance to individuals.

Best-in-Class Credit Rating

We have received the highest rating from CRISIL and CARE, indicating the highest safety for our ability to repay the principal amount and service the interest.

Easing home ownership with extensive distribution network

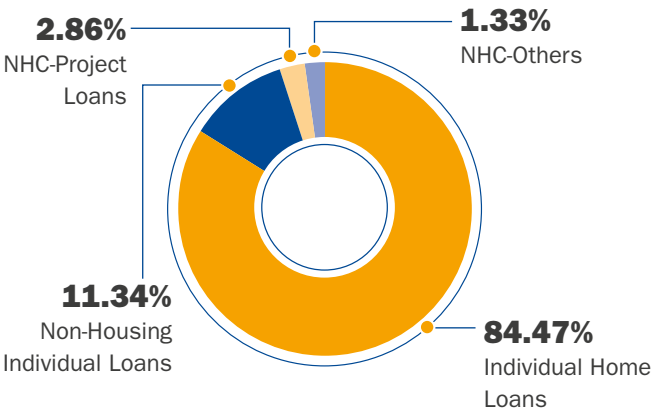
Widespread network of 303 Marketing Offices

FY 2025-26: Performance in Numbers

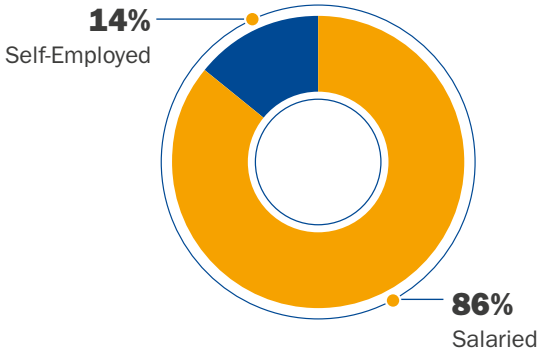
₹ 3,20,707 Crore Loan Portfolio	₹ 66,544 Crore Disbursement	₹ 5,595 Crore Profit After Tax
9.21% Yield on Advances Annualised	25.48% Capital Adequacy Ratio	~35 Lakh Number of customers
2.15% Gross NPA	7.27% Weighted Average Cost of Funds	2.68% Net Interest Margin

Composition of our Loan Book

Outstanding Portfolio: ₹ 3,20,707 Crore



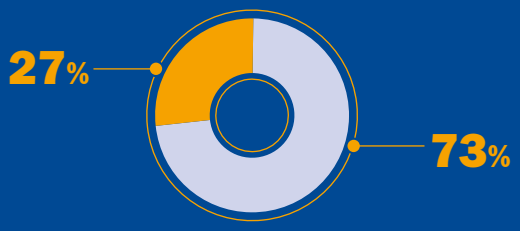
Our Customer Type



Increase in Incremental Ticket Size (₹ Lakh)

₹ 32 Lakh	₹ 31 Lakh
FY 2025-26	FY 2024-25

Break-Up of Offices



83 Offices are in Top 8 Cities

220 Offices are in Other Cities of India

End-to-end digitalisation

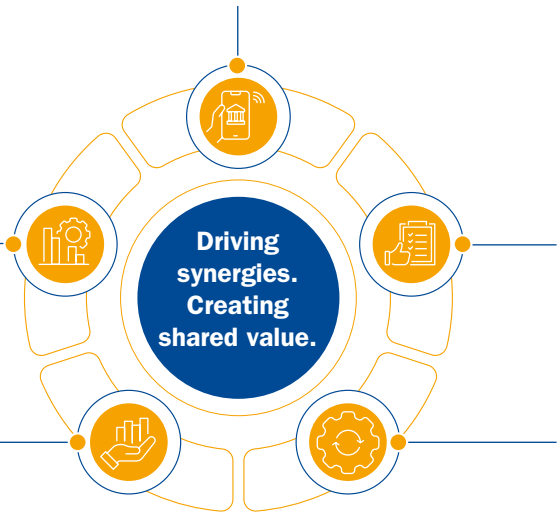
Focused on tech adoption by fine-tuning robust systems and procedures to enable outreach and higher business volumes

Enhancing reach

An expansive reach to address the home loan needs of prospective borrowers; Introduced Cluster-driven Hub-and-Spoke Model for faster TAT in loan disbursements; To open new Marketing Offices

Stable profit growth

Recorded all-time high disbursement and contributed better to business; at the cusp of long-term secular growth due to revival in residential real estate, favourable macros and improved profitability



Sustained asset quality

Reputed for having the best asset quality and better asset liability mix in India's housing finance space

Driving efficiency

Maintained high collection efficiency and significant recoveries by controlling delinquencies

Our Growth Mantra

SYNERGY

One Team. One Vision. Synergy in Action.

Service Excellence
For attaining customer delight

New Business Innovation
Goal-oriented strategy

Retention and Relationships
Building lasting relationships. Retaining trust. Creating value.

Young and Agile Systems
Building agile, technology-driven systems for a better tomorrow

S Y N E R G Y

Yield Optimisation
For improving our margins

Ever Best Performance
Striving for excellence every day

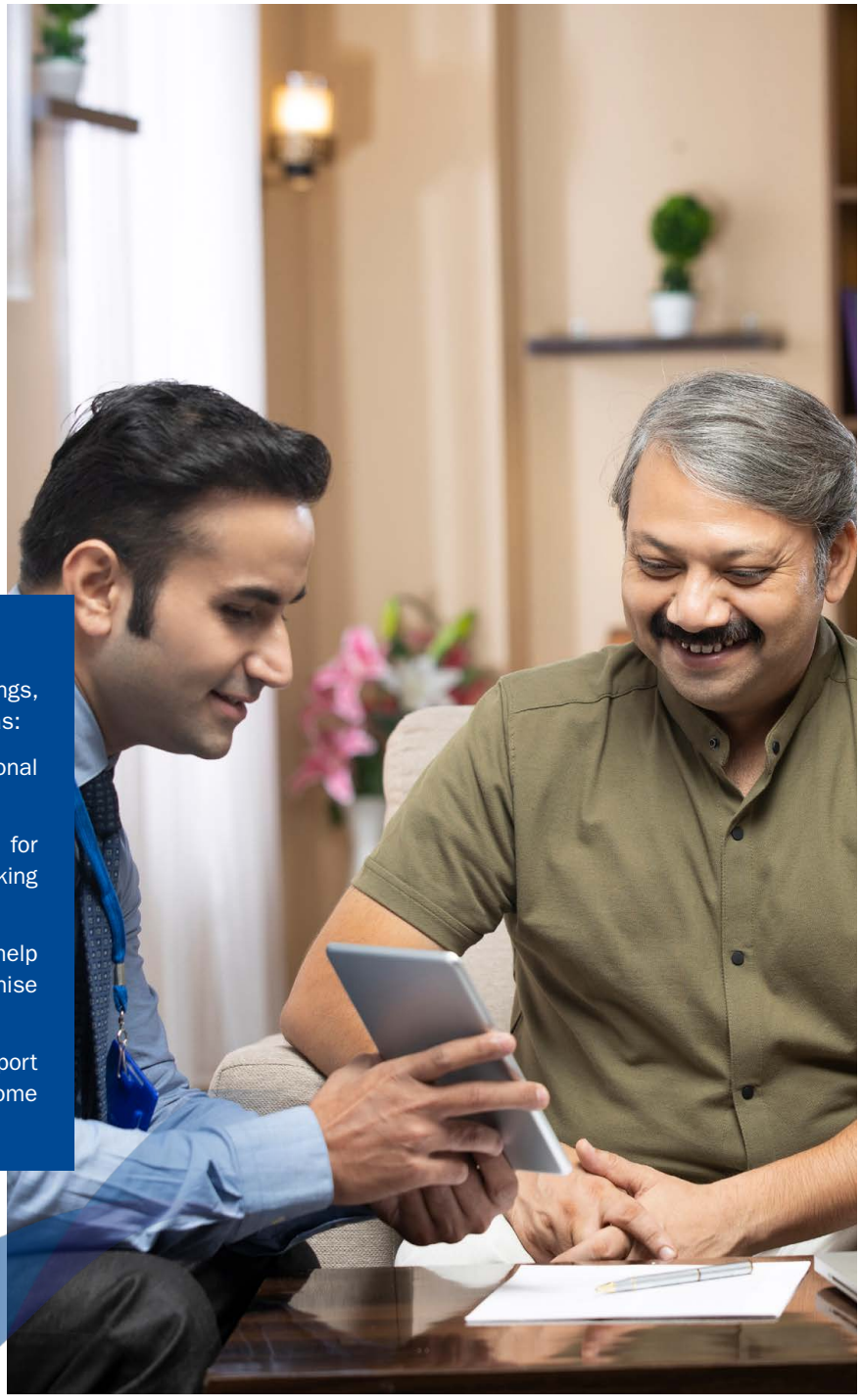
Growth Through Connect
Excellence in every interaction

A Sustainable and EFFICIENT BUSINESS MODEL

Our business model is built around a simple principle – putting the customer at the centre of everything we do. We combine the trust and legacy of our parent company with a customer-first approach that focuses on accessibility, affordability, and convenience.

Our product portfolio is designed to cater to a diverse range of customer needs, from home loans and affordable housing finance to loans against property and other retail lending solutions. We continuously strive to offer competitive interest rates, flexible repayment options, and customised solutions that suit different customer segments.

By offering a diverse portfolio of tailored financial solutions, backed by competitive pricing and superior service, we ensure that customers can find the right financing option for every milestone and aspiration in life.



Our offerings

In addition to our core Home Loan offerings, we provide specialised products such as:

- Loan Against Property (LAP) for personal and business requirements,
- My Office Loan Against Property for professionals and entrepreneurs looking to expand their workspace,
- Home Renovation Loans to help customers upgrade and modernise their homes, and
- Home Construction Loans to support those building their dream home from the ground up.

Towards sustainable growth

As part of our growth strategy, we have significantly strengthened our marketing function by enhancing our capabilities and manpower across key areas. Recognising the evolving nature of customer engagement, over and above our existing team, we are hiring professionals possessing expertise in Sales, Marketing and Customer Service.

Our aim is to increase the strength of our team by aiming to add around 120+ Assistant Sales Executive and 50+ Sales Management Trainees to have a more focused and dedicated approach towards increasing our overall portfolio.

Marketing Intermediaries (MIs) are a critical pillar of our sales ecosystem, helping us expand our reach, strengthen customer acquisition, and drive business growth. To further accelerate our growth ambitions, we plan to onboard over 5,000 new MIs, significantly enhancing our distribution network and market penetration across the country. In addition, we are also leveraging strategic PR and publicity initiatives to further strengthen our brand presence and improve brand recall.

A key milestone in our journey has been the launch of our new brand jingle, voiced by the legendary Bollywood playback singer Sonu Nigam. Supported by an integrated media and public relations campaign, the jingle has helped create a stronger emotional connection with audiences, while enhancing the visibility and brand recall for LIC Housing Finance.

Strengthening the Legacy.
SHAPING OUR FUTURE.

Our journey of over 37 years has been defined by sustained growth, strategic transformation, and a clear long-term vision. As we continue to evolve, we remain committed to learning, adapting, and building on our experience to drive future growth.

1989

- Year of incorporation
- Lending commences from first office in Delhi

1994

- Launched IPO of ₹ 120 Crore

2002

- Achieved credit rating of AAA
- Set up a representative office in Dubai, marking its first presence in the overseas market

2004

- Loan portfolio crossed ₹ 10,000 Crore
- Emerged as the first Housing Finance to come out with a USD 29 million GDR issue which was over-subscribed

2009

- Launched a QIP of USD 135 million, which was over-subscribed by six times

2012

- Received the award for being the best Housing Finance Company from CNBC-TV18
- Received the award “Best in Home Finance” from the construction industry

2014

- Received an award for being the Best Housing Finance Company from ABP News

2015

- Loan portfolio crossed ₹ 1 lakh Crore
- Won award for Best HFC by BFSI Awards
- Won an award for Best Data Quality in HFC by CIBIL

2016

- Received the Outlook Money Award for Best HFC
- Won the award for Best HFC by ABP News
- Won the Asia Pacific Entrepreneurship Award
- Won the Power Brands Award by Franchise India

2017

- Crossed Loan Portfolio of ₹ 1.5 lakh Crore
- Received the Outlook Money Award for Best HFC
- Won BFSI Best CEO Award from Business Today

2018

- Profiled in India's leading BFSI Companies 2018 by Dun & Bradstreet

2019

- Crossed Loan Portfolio of ₹ 2 lakh Crore
- Voted as Brand of the Decade 2019 by BARC Asia

2020

- Ranked as the Best Private Issuer 2019 on Electronic Bidding Platform by National Stock Exchange
- Received Data Quality Award by Transunion CIBIL in the Housing Finance Company category at the TU CIBIL Annual Conference 2019
- Awarded the 'Best Housing Finance Company' at the National Real Estate Congress Leadership & Awards, 2019
- Listed as 'The Outperforming Housing Finance Company 2019' by Outlook Business
- Featured amongst the Top 10 Most Consistent Wealth Creators according to the "Motilal Oswal 24th Annual Wealth Creation Study, 2019"

2022

- Won the Global CSR, Excellence & Leadership Award 2021-22
- Recognised as one of the "The Best Organisation for Women" by Economic Times
- Economic Times awarded LIC HFL as one of the "Best Brands for 2021"
- Recognised by Kendriya Sainik Board for valuable contribution in the past to Veer Naaris

2023

- Introduced Cluster-driven Hub-and-Spoke Model for faster TAT in loan disbursements

2024

- Restructured the marketing set-up by opening 46 new Marketing Offices and 44 new Cluster Offices and increasing our network to 450 centres from 314 centres in the previous financial year

2025

- Crossed ₹ 3 lakh Crore in Total Portfolio and ₹ 5,000 Crore in Net Profit

2026

- Loan Portfolio crossed ₹ 3.20 lakh Crore, while Net Profit crossed ₹ 5,500 Crore
- Awarded as the Best Housing Finance Company at the NHB Excellence Awards - 2nd Edition
- Excellence in outstanding contribution to Housing Finance Sector at Radio City Business Titans Awards
- Excellence in Housing Finance at Mirchi Business Class – Bali 2026

Expanding
OUR NATIONWIDE PRESENCE

With a strong presence, extensive and expanding pan-India network, and wide distribution reach, our operations span across cities, towns, and emerging markets, enabling millions of Indians to realise their dream of home ownership.

Our Organisational Structure

10
Regional Offices

23
Back Offices

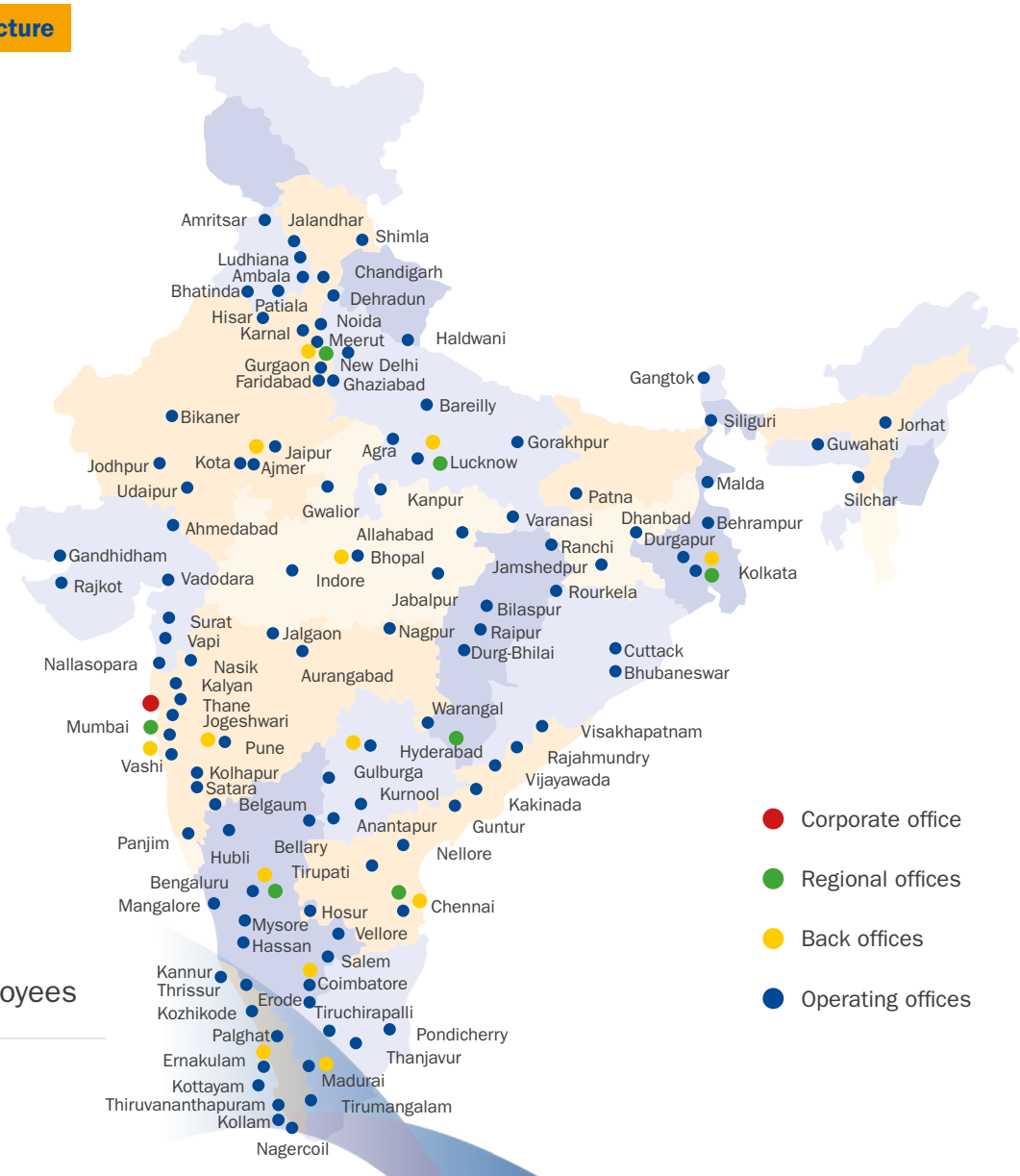
39
Cluster Offices

303
Area Offices

Representative Office in Dubai

Coverage of
450+ Centres

2,399
Total Number of Employees

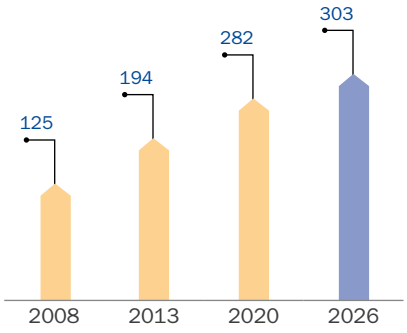


We have established a strong nationwide presence with an extensive network. This wide-reaching footprint enables us to serve our customers efficiently across the length and breadth of the country, while also catering to the needs of NRIs.

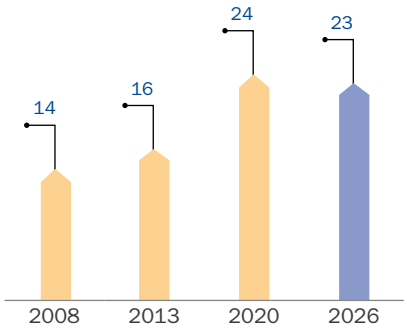
Our organisational structure encompasses 5-tiers. These include our Regional Offices, Back Offices, Cluster Offices, Area Offices and Representative Offices. We leverage our expanding distribution and marketing network to tap more customers and increase our disbursements.

A Widening and Broadening Footprint

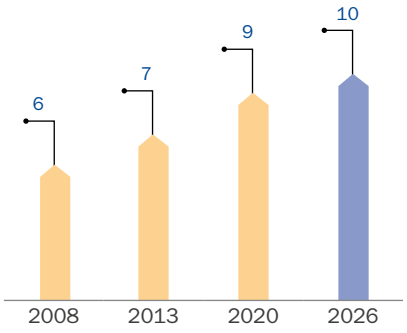
No. of Marketing Offices



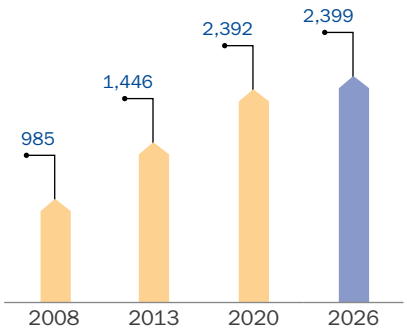
No. of Back Offices



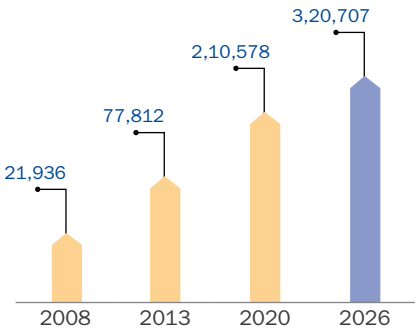
No. of Regional Offices



No. of Employees



Loan Portfolio



₹ 6,530 Crore
Online loan approvals in FY 2025-26

An Expanding Distribution Network

Home Loan Agents
Individual Agents of the Company

46 Branches of LICHFL Financial Services
100% Subsidiary of LICHFL

Direct Sales Agents
Small Firms and Companies

Letter from THE CHAIRMAN

Dear Valued Shareholders,

I take pleasure in reaching you through our Annual Report for Financial Year 2025-26, and sharing the significant milestones achieved during the year, which reinforces our confidence in the future. The year under review marked a period of resilience and renewed optimism, as the Company delivered strong performance despite navigating a challenging environment.

We understand that owning a home is one of life's most cherished aspirations. We are proud to partner with millions of aspiring Indians on this journey, helping transform their dreams into reality while advancing our vision of housing for all. Throughout the year, we remained steadfast in our commitment to empowering millions of aspiring Indians to achieve their dream of home ownership, while continuing to create long-term value for all our stakeholders.

Housing industry in FY 2025-26

The real estate sector continues to demonstrate remarkable resilience despite a challenging macroeconomic environment marked by geopolitical uncertainties and persistent inflationary pressures. The housing segment stood at the cusp of transformative growth, driven by innovation and opportunity. Higher disposable incomes, growth in affluent population, desire for sophisticated future-ready residences led to growth, and the industry continued to grow owing to strong demand, increasing input costs, and premiumisation trends. Rising incomes and increased participation fuelled demand for homes, with new launches expected to exceed 3,00,000 units.

The continued recovery in the real estate sector – characterised by stronger sales momentum, improving price realisations, and renewed homebuyer confidence – created a more conducive environment for the completion and revival of previously stressed or delayed residential projects. This positive shift has also accelerated the resolution of projects that were constrained by execution bottlenecks and liquidity challenges.

A growing housing finance industry

Rapid urbanisation, rising household incomes, an expanding aspirational middle class aimed at increasing home ownership and underpinning strong and sustained demand for housing finance. Formalisation of the economy and digitisation of credit assessment further expanded the addressable market. More and more HFCs are seeking to expand their market presence and product offerings, and capitalise on growth opportunities in India's housing finance market. The trend is expected to continue as companies seek to gain a competitive edge in the market.

Supporting government initiatives such as the Pradhan Mantri Awas Yojana (PMAY) offering subsidies and incentives fuel demand for housing finance. These initiatives aim to provide affordable housing to economically weaker sections, driving loan uptake and fostering market growth.

Also, with the Reserve Bank of India cutting interest rates by more than 100 bps in FY 2025-26, the mid-segment homebuyers were back in action. The repo rate cut is a welcome step towards easing financial pressure on households and is aimed at boosting consumer sentiments and stimulating housing demand. As interest rates decrease, borrowers find financing more accessible, stimulating demand for housing finance products and spurring market expansion.

As a housing finance company, we are well positioned to capitalise on these opportunities, supporting project revival while creating sustainable value for our stakeholders. We project growth to be driven by continued demand in Tier 2 and 3 cities and leveraging digital lending platforms for faster disbursements. We see disbursements further increasing over the next few years, supported by both primary housing demand and refinancing needs.

Solidifying our capabilities

At LIC Housing Finance, as we reiterate our commitment to expanding access to housing finance, we are continuing to serve our customers with an increasing retail mix, strong capital adequacy, comfortable liquidity position, a resilient operating model, we are poised for a positive and exciting journey ahead of us.

Sustainable growth, anchored in disciplined risk management, remains at the core of our strategy as we navigate an evolving interest rate and regulatory landscape. We continue to enhance collection efficiency through rigorous monitoring, data-driven interventions, and process improvements. At the same time, we are further strengthening asset quality by refining our underwriting framework and leveraging digital technologies to improve the speed, accuracy, and consistency of credit appraisal.

We are further strengthening our credit monitoring and receivables management frameworks to enhance portfolio quality and improve risk oversight. Our robust Early Warning System enables the proactive identification of emerging risks, facilitating timely intervention and resolution. Simultaneously, we continue to reinforce our internal control and audit mechanisms to detect potential stress at an early stage, minimise slippages, and ensure disciplined execution across the credit lifecycle.

Our collection efficiency also remained strong during the year, supported by disciplined recovery efforts, faster turnaround times, and a healthy improvement in asset quality, reflected in lower Gross NPAs. We continue to maintain a robust credit risk framework, underpinned by rigorous due diligence at the time of loan origination and effective receivables and delinquency management practices.

Building competitive advantages

Your Company is making significant investments in its IT infrastructure to transition towards a next-generation, scalable, and flexible technology architecture. This transformation is aimed at enhancing operational efficiency, improving customer convenience, and supporting sustained business growth. We also remain focused on driving higher productivity and returns, supported by robust due diligence and risk mitigation practices.

We will also remain focused on expanding our reach in Tier II and III cities, enhancing digital origination and collections, strengthening portfolio quality, and diversifying our liability base further. We aim to deliver double-digit AUM growth, while maintaining healthy ROA/ROE and stable asset quality. Among our priorities, we aim to strengthen the overall operational efficiency and performance, and increase business per branch and enhance per employee productivity.

Further, LICHFL is a people-centric and professionally managed organisation operating in a diverse, multicultural environment. To build sustainable competitive advantage and enable scalable growth, the Company has aligned its human capital capabilities with its strategic business priorities. This is being achieved through continuous upskilling, targeted training interventions, and initiatives aimed at strengthening behavioural competencies and leadership effectiveness.

Future Outlook

Future demand will be fuelled by stabilising economic conditions, continued urbanisation, infrastructure improvement, higher disposable incomes, and lower mortgage rates from the recent rate cuts that will enhance affordability and expand the buyer pool. Supply growth will maintain momentum with quality developments in prime locations, and the fact that affluent buyers are less sensitive to short-term economic fluctuations.

India's housing finance industry also has a strong growth outlook, driven by robust economic fundamentals, favourable demographics, and expanding credit access to Tier-2 and Tier-3 cities.

At LIC Housing Finance, we are projecting a resilient housing sector supported by strong structural demand for housing, and sustained and stable growth, even as geopolitical uncertainties persist. Our strong underwriting standards and robust collection mechanisms continue to support portfolio quality. We also remain focused on cost optimisation, with technology playing a key role in absorbing part of the ongoing cost pressures and improving operational efficiency.

In Conclusion

We are a forward-thinking and innovative company ready for future opportunities, while accelerating current growth momentum. We remain committed to our dream of building a roof for every Indian with a proactive approach on capitalising growth opportunities within the housing finance sector.

LICHFL shall also continue driving innovation in India's housing finance space to keep it standing firm as a respected leader in the business. We shall also maintain our growth trajectory in terms of customer category, region and an expanding product portfolio. A strong parentage and operational discipline makes us poised to navigate the macro-environment and sustain future growth.

We take this opportunity to thank all our stakeholders for their trust, support, guidance and good wishes. As we move forward, we look forward to your continued support in steering ahead on this journey of sustainable and profitable growth.

With Best Wishes,

Shri R Doraiswamy

Chairman & Non-Executive Director
LIC Housing Finance Limited

Letter from
THE MANAGING DIRECTOR AND CEO

Dear Shareholders,

With a deep sense of gratitude and optimism, I am happy to communicate with you through our Annual Report for FY 2025-26. We continue on our mission to provide housing finance for all at an affordable cost, while maximising shareholder value and also maintaining a strong focus on customer centricity. Being one of India's largest housing finance companies, we take pride in having served millions of customers over the past 37 years.

Year 2025-26 was all about unlocking SYNERGY – Service Excellence, Yield Optimisation, New Business Innovation, Ever-best Performance, Retention and Relationships, Growing Through Connect, and Young and Agile Systems. This is helping us lay an even strong foundation for the future by enabling us to expand our reach, enhance operational effectiveness, and reinforce our customer-first approach. It represents our commitment to harnessing the collective strength of our people, processes, technology, partnerships, and customer relationships to achieve sustainable and profitable growth.

Industry Overview

The housing market, particularly the mid-income and affordable segment, continued to witness strong demand, driven by urbanisation, rising incomes, and supportive government initiatives such as PMAY. This helped players in the housing finance ecosystem increase their assets under management (AUM) and profitability. The structural factors are fostering healthy credit growth, strengthening asset quality, and supporting sustained growth in housing finance.

In a key development, the Reserve Bank of India (RBI) cut its repo rate by 125 basis points, which resulted in a reduction in lending rates for the housing sector. Government support in the form of Pradhan Mantri Awas Yojana (PMAY) schemes also benefited the sector. In addition, PMAY 2.0 was launched to provide affordable housing to nearly 1 Crore citizens. These steps, along with other liquidity-enhancing measures, are expected to strengthen consumer sentiment and support housing demand. Your Company is strategically positioned to benefit from India's demographic dividend, which reflects the aspirations, consumption patterns, and rising purchasing power of its population.

Scorecard for FY 2025-26

During the year 2025-26, the Total Loan Portfolio was ₹ 3,20,707 Crore, as compared to ₹ 3,07,732 Crore in the earlier year. Total Loan Disbursements increased to ₹ 66,544 Crore from ₹ 64,022 Crore in the earlier fiscal year. Individual Home Loan (IHL) segment contributed about 83% to total disbursement at ₹ 54,503 Crore vis-à-vis ₹ 51,614 Crore, and nearly 85% of IHL business is interlinked to the salaried class. The Non-Housing Individual segment recorded a robust performance during the year, with disbursements increasing by 20% to ₹ 9,636 Crore from ₹ 8,060 Crore in the previous year.

Revenue from Operations increased to ₹ 28,765 Crore from ₹ 28,037 Crore, while Profit After Tax increased by 3% at ₹ 5,595 Crore from ₹ 5,429 Crore. Profit Before Tax increased 3.28% at ₹ 7,080 Crore from the earlier year. Profit per employee stood at ₹ 233.23 lakh vis-à-vis ₹ 213.57 lakh in the previous year.

Our average cost of funds was lower at 7.27% from 7.73% in the earlier year. We have maintained Net Interest Margin (NIM) at 2.68% from 2.73% earlier – which is well within our guidance. Gross NPAs were 2.15%, as against 2.47% in the previous year while Net NPAs stood at 1.08%, as against 1.22%. Cost to Income ratio declined from 76% in FY 2024-25 to 75% in FY 2025-26. The Board recommended a 500% dividend of ₹ 10 per share on ₹ 2 face value. A constant focus towards customer service, effective cost management and improvement in asset quality have contributed to stable margins and improved profitability. As we move into the

next fiscal, we remain optimistic about future growth and positive roadmap.

Navigating challenges

Two specific advantages that banks score over HFCs are – the regulatory provisions and the source of funds. As banks gain access to a good volume of funds through CASA deposits, their cost of funds is very competitive. We are taking key steps to protect margins. Firstly, we continue to diversify our borrowings from fixed rate to floating rate, that is linked to repo rate. From a ratio of 55:45 fixed vs floating, the mix changed to 50:50. We also worked towards diversifying our products into high-margin, high-yielding, high-spread businesses.

Gaining cost efficiency

We continued to take robust steps to change the liability mix and source further avenues of funding to grow margins and become even more cost-efficient. Besides banks, we sourced short-term borrowings such as non-convertible debentures (NCD) and commercial papers (CP). This year, nearly 82% of our borrowing was through Floating rate borrowings and 18% from Fixed rate borrowings. We also refinanced funds from the National Housing Bank (NHB) mainly for affordable housing, women borrowers, and borrowers from hilly terrains at concessional rates.

A key source of funds we accessed this year was Pass-Through-Credits (PTC) at ₹ ~1,000 Crore. Borrowings are balanced out such that we earn the advantage of repo rate revisions in a downtrend, and do not get adversely impacted in the event of a repo rate increase.

Credit risk assessment

We have a strong risk assessment system already. The major guiding factor on deciding the interest rate, apart from the risk profile, is the borrower's CIBIL score. The rate structure is designed such that we tend to reward borrowers with a strong credit profile. A good CIBIL score implies a good credit history. Hence, borrowers with a good credit history and a decent CIBIL score earn a lower rate of interest. However, rather than being dependent on CIBIL only, we are coming up with a new credit risk assessment module for Retail and Project Finance, to assess the actual lending risk, rather than basing it only on CIBIL score. Other factors are also considered to decide the risk involved and pricing will be risk-based. Besides the CIBIL score, the module also takes into account other parameters to decide the interest rate.

Towards a promising future

We are developing strong capabilities in measuring, managing, and allocating risk in the home loan business, which remains central to our operations. Going forward, we aim to scale in a calibrated manner, supported by stronger risk assessment, disciplined expansion, and continuous employee upskilling. Our efficient operating model, prudent risk management, and strong asset-liability management contribute to healthy return on equity. This sustained profitability reinforces long-term business viability and enhances our ability to raise funds at competitive terms. Our strong technology-driven platform, a wide range of products and a pan-India reach differentiates LICHFL superbly for value creation.

People and culture

Culture remains central at our organisation. Our people strategy continues to be anchored in building a performance-driven, collectively entrepreneurial organisation – one where ownership, accountability, and agility are deeply embedded in the way we work. We continue to make focused investments in strengthening our frontline capabilities. At the same time, we reinforced a strong risk and credit culture across the organisation, ensuring that as we scale higher, prudent decision-making and disciplined execution remain central to our approach.

Setting pace for a sustainable future

Despite near-term challenges in credit growth, we remain cautiously optimistic on the medium- to long-term outlook, supported by strong structural demand for housing in India, particularly in the affordable and mid-income segments. This demand is underpinned by urbanisation, a young demographic profile, and government initiatives such as PMAY, interest subsidies, and infrastructure status for housing. In a key strategic priority, we are focusing on building a strong Affordable Housing segment base. We are working towards strengthening our capabilities in the Affordable Housing segment – by creating the right skill-sets, domain knowledge and insights on credit appraisal of the customer in the segment.

Vote of thanks

I express sincere gratitude to all our stakeholders – customers, employees, business partners, lenders, and shareholders – for their continued trust, encouragement, support and persistent confidence in our resilience and vision throughout this remarkable journey.

On behalf of the management and our Board of Directors, I wish to thank the entire team and our valued shareholders for their invaluable and continued support and commitment.

With concerted efforts from all of us, we shall keep exceeding the benchmarks we set for ourselves and shall remain dedicated towards continued success.

We look forward taking your Company on this momentous journey of sustainable and profitable growth.

Warm Regards,

Tribhuwan Adhikari

Managing Director and CEO
LIC Housing Finance Limited

Optimising Funding.
BECOMING COST-EFFICIENT.

Lowering our cost of funds and maintaining superior asset quality are two key strategic priorities to protect margins, as these directly influence our profitability and long-term sustainability. Our focus remains on achieving sustainable growth without compromising credit quality, protecting shareholder value, and continuing to meet the housing finance needs of the customers.

Diversifying our funding profile

Diversification of our funding profile remains a key strategic priority at LIC Housing Finance. Our key objective is to maintain a well-diversified funding mix that reduces concentration risk, enhances liquidity, improves tenor matching, and ensures competitive funding costs across interest rate cycles.

Bank borrowings, Non-Convertible Debentures (NCDs), Commercial Papers (CPs), and refinancing from National Housing Bank (NHB) continue to be our core funding sources. Nearly 46% of our borrowings were through NCDs, while CPs comprises 2-3%.

We are actively exploring additional avenues to broaden the liability franchise and optimise the cost of funds. These include securitisation of loan portfolios, external commercial borrowings (wherever appropriate and cost effective), long-term funding from multilateral and development finance institutions. Pass-Through-Credits (PTCs) is a new funding source at LICHFL, which allows offering of loans as security.

The strong parentage of LIC Housing Finance continues to be a significant competitive advantage, as it enables the Company to access diversified funding sources at competitive costs. The trust associated with our brand, strong market standing, and prudent asset-liability management framework support our ability to maintain a stable and cost-effective liability profile.

Lowering cost of funds

On the liability side, we are focused on diversifying our funding sources by increasing our access to bank borrowings, NHB refinance, market borrowings, securitisation, and other long-term funding avenues. We actively optimise the borrowing mix across tenors and lenders, strengthen relationships with existing lenders, and leverage our improving credit profile to negotiate more competitive borrowing rates. We also maintain a prudent asset-liability management framework to manage interest rate and liquidity risks effectively.

On the asset quality front, our approach begins with disciplined underwriting. We maintain robust credit appraisal standards, prudent loan-to-value ratios, comprehensive income assessment, and careful selection of borrowers. This is complemented by technology-driven credit evaluation, regular portfolio monitoring, early warning systems, proactive collection mechanisms, and timely resolution of stressed accounts.

From fixed to floating

During the year, we focused on diversifying our borrowings from fixed interest rates to floating interest rates. Fixed borrowing rate comprises non-convertible deposits where the rate will remain fixed for the entire tenure, unlike floating rates that are linked to repo rates. In the event of a fall in interest rates, we earn the benefit of slightly lower rate of interest in the case of floating rate borrowings.

While the fixed-to-floating ratio was 55:45 at the year's start, it gradually changed to 50:50 by the end of the year with an aim to move more towards floating rate borrowings. We are

balancing our borrowings such that we earn the benefit of repo rate revisions in a downward repo rate trend. At the same time, we are not adversely impacted in the event of an increase in repo rates.

Growing spreads by diversifying products

The Company makes a conscious effort to diversify into high-margin, high-yielding, high-spread businesses. In addition to Individual Home Loans (IHL), we also focused on loan against properties and loan rental discounting. This year, nearly 36% of the business was generated from the high-yielding and high-spread accruing business which grew by 14% vs 3.5% growth recorded by the IHL segment.

Improving the operating leverage

The ongoing housing upcycles, coupled with a favourable interest rate environment, is expected to support healthy credit growth. We remain focused on balancing growth, asset quality, and profitability, while maintaining disciplined underwriting standards. Our emphasis will continue to be on gaining market share in retail housing loans, improving operational efficiency, and enhancing customer experience through digital initiatives.

Improving our Return on Assets (RoA) is a key strategic objective, and we expect this to be driven by a combination of higher productivity, operational efficiency, and disciplined risk management rather than by taking higher credit risk. As the loan book scales, we expect to benefit from operating leverage, enabling us to spread fixed costs over a larger asset base. At the same time, we are leveraging digital technologies and process automation to improve our turnaround times, enhance employee productivity, and reduce operating expenses.

On the revenue side, our focus remains on optimising the funding costs, maintaining healthy spreads, and growing our portfolio in profitable customer segments. We continue to prioritise strong underwriting standards and proactive portfolio monitoring to maintain healthy asset quality and keep credit costs under control. By combining efficient operations, prudent cost management, sustainable loan growth, and robust asset quality, we remain well positioned to progressively improve our Return on Assets (RoA), while creating long-term value for our stakeholders.

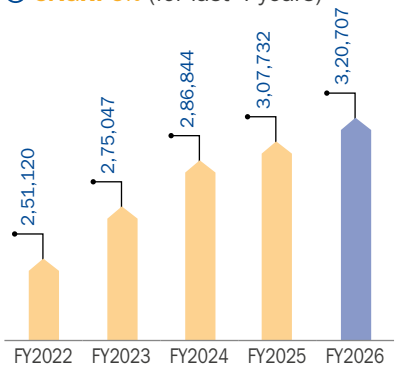
Driving MEASURABLE RESULTS

Fiscal year 2025-26 marked a year of significant progress, with notable improvements across all key profitability indicators and asset quality, achieved alongside the successful implementation of transformational initiatives.

(₹ Crore)

Outstanding Loan Portfolio

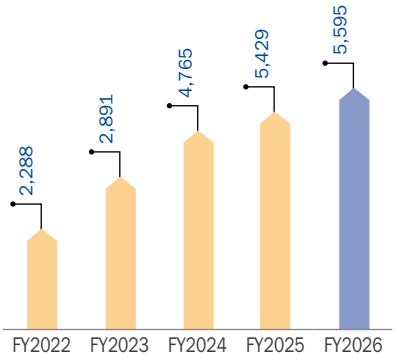
CAGR: 6% (for last 4 years)



(₹ Crore)

Profit After Tax

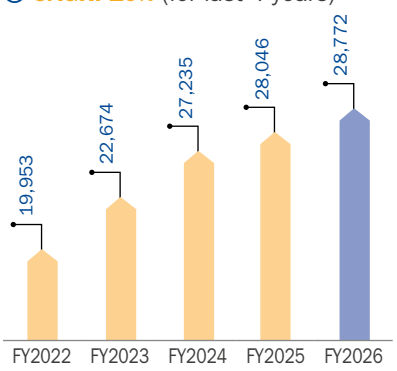
CAGR: 25% (for last 4 years)



(₹ Crore)

Income

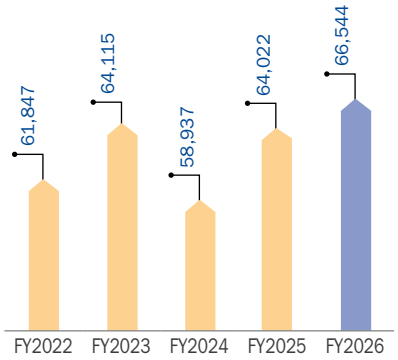
CAGR: 10% (for last 4 years)



(₹ Crore)

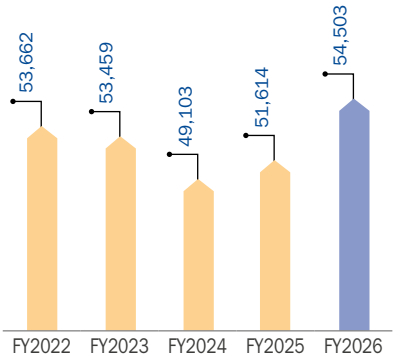
Disbursement

CAGR: 2% (for last 4 years)



(₹ Crore)

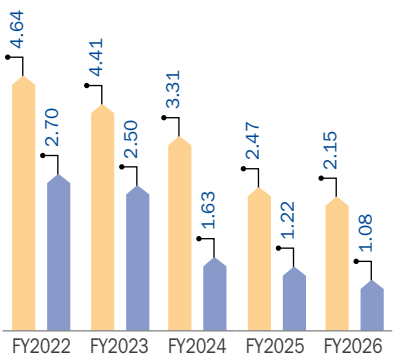
Individual Home Loan Disbursement



(%)

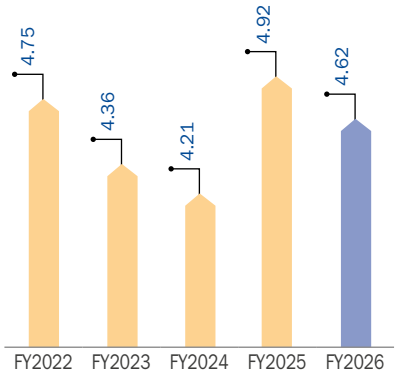
Gross NPAs and Net NPAs

Gross NPA Net NPA



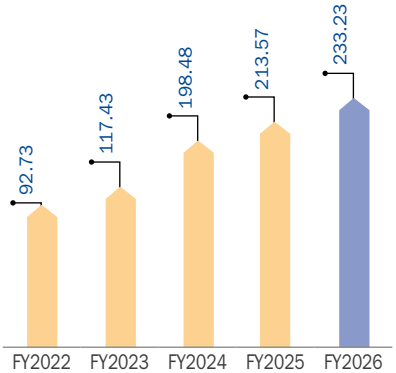
(%)

Operating Expense to Total Income



(₹ Lakh)

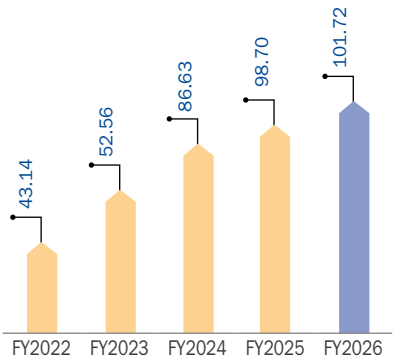
Profit Per Employee



(₹)

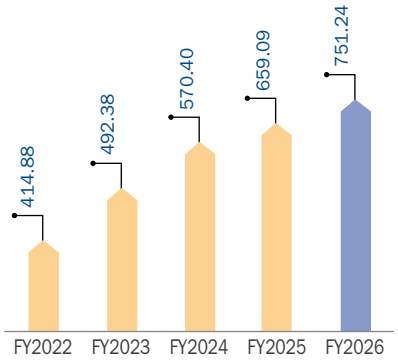
Earnings Per Share

Paid-up Capital: ₹ 2 Per Share



Book Value Per Share

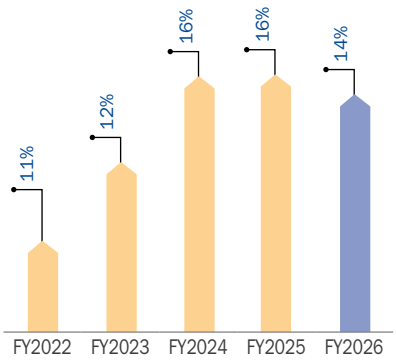
Paid-up Capital: ₹ 2 Per Share



Return on Average Equity

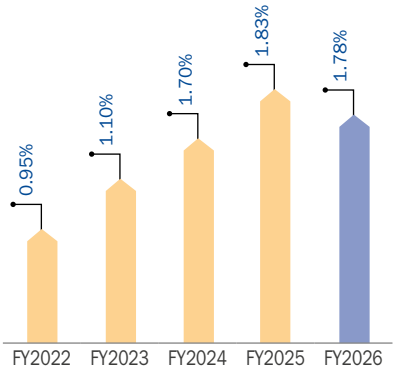
(%)

Paid-up Capital: ₹ 2 Per Share



Return on Average Loan Assets

(%)



Simplifying Systems.
STRENGTHENING PROCESSES.

Technology is at the core of how we operate and grow. We continuously invest in digital capabilities that empower our people, strengthen collaboration, and provide our customers with secure, timely, and intuitive access to information. Through data-driven insights and business intelligence, we enhance decision-making and deliver greater value across our operations.

Digital transformation is reshaping the way we operate and serve our customers at LICHFL. Our core processes, including customer acquisition, credit appraisal, and Know Your Customer (KYC) verification, have been digitised to enhance speed, accuracy, and operational efficiency.

We continue to expand the use of digital documentation across the organisation, significantly reducing paper-based processes. Electronic documentation is now integrated into key operational activities, including subsequent loan disbursements, enabling faster processing, improved compliance, and greater efficiency.

Our digital initiatives also extend to internal functions such as procurement and operational servicing, streamlining workflows and enhancing productivity. By equipping our teams with technology-enabled tools and data-driven insights, we empower faster decision-making, reduce turnaround times, and maintain a high-quality portfolio.

Customer experience remains central to our digital strategy. Through our customer portal, borrowers can conveniently access services and make payments through a fully digitised platform. Today, more than 75% of our monthly collections are received through digital and auto-debit payment channels, reflecting strong customer adoption and reinforcing our commitment to delivering secure, seamless, and efficient financial services.

Transitioning from Traditional to Digital

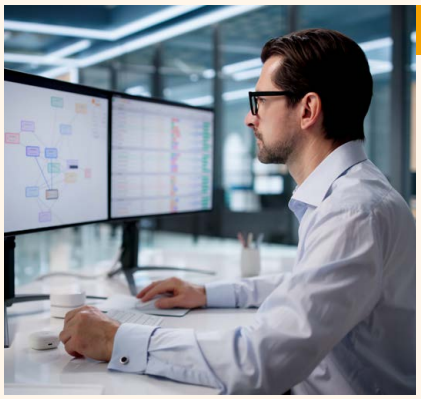
Over the past few years, LICHFL has made significant investments in technology to accelerate its digital transformation journey. Our objective has been to enhance employee productivity while delivering a seamless, convenient, and increasingly digital experience for our customers. To achieve this, we have integrated a range of fintech solutions across the customer lifecycle, from identity verification and credit assessment to collateral validation, enabling faster, more efficient, and reliable processes.

A key focus has been the digitisation of customer records and documentation, reducing reliance on physical files while ensuring secure, anytime access to information. This transition has improved operational efficiency, strengthened document management, and enhanced service delivery across the organisation.

As our digital maturity has evolved, our technology investments have shifted beyond infrastructure towards intelligent platforms, automation, and process innovation. We continue to adopt flexible technology models, including cloud-based services and operating expenditure (OpEx) solutions, enabling faster deployment, greater scalability, and improved cost efficiency.

Across all our technology initiatives, our priority remains clear: to implement secure, agile, and user-friendly solutions that accelerate innovation, simplify operations, and create lasting value for our employees, customers, and stakeholders.

Key initiatives of FY 2025-26

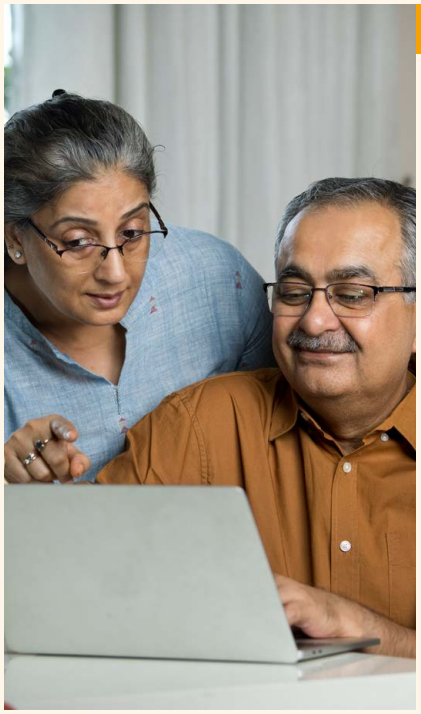


Fintech integration

The Company has undertaken several tech-based initiatives in the past couple of years with the key focus on process automation and fintech integration to make the entire loan journey faster and avoid manual intervention. We initiated automated underwriting for the salaried segment of customers. In a brief period around four months, 15-20% of the cases are done through automated underwriting in this segment. Apart from this, certain integrations such as Digilocker for KYC and e-stamping to remove physical approvals helped in attaining faster TAT. We were able to provide online rewriting to more than one and half lakh loan accounts without any intervention from offices through the self-service portal.

Aligning with India's vision by enabling digital IT spends

Our focus continues to be on technological innovation to foster growth and our investments in technology are directed more towards fintech integrations. Over the last year, we have enabled around 5-6 integrations at various stages of the lending journey – KYC, proptech, customer segmentation, legal documentation and stamping. As these services are mostly cloud-based, we augmented our network and security infrastructure to ensure uninterrupted services. We also making significant investments to create redundancy of these services, and also improved our data security with enhanced backup infrastructure.



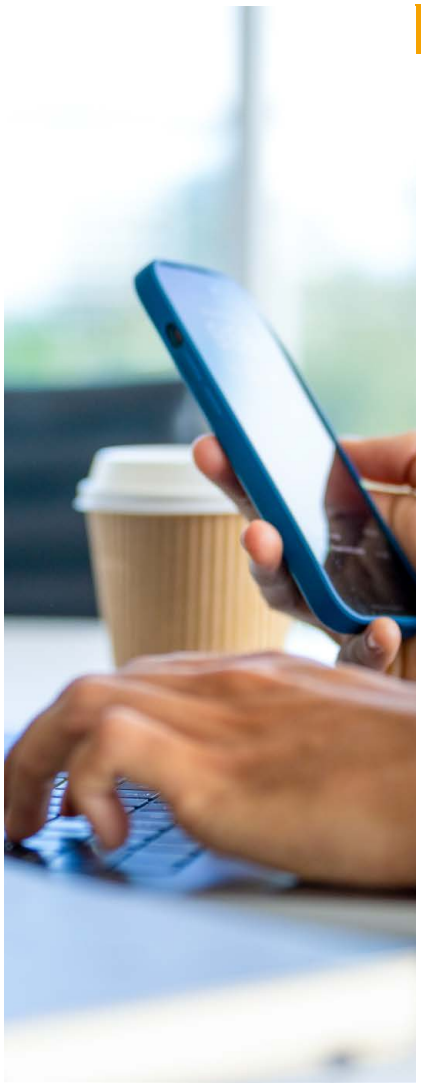
Augmenting customer service

We are improving efficiencies and automating every facet of customer interaction, strengthening processes and bringing about transformational changes. Every customer touchpoint is given greater emphasis on a regular basis. With the Company's digital footprint expanding rapidly, multiple touchpoints like HOMY, customer portal social media platforms and the corporate website have been augmented keeping the customers in mind. Some of our key initiatives for customers include:

- Upgraded our online presence and provided multilingual service on our website;
- Started online lumpsum payment facility; overall online collections have touched ₹ 100 Crore annually;
- Self-service options like annual certificates, online rewriting helped in improving employee efficiency, while reducing customer grievances;
- HOMY continues to be at the forefront for customer onboarding and customer servicing, while also adding the deposits journey;
- Enabling end-to-end digital deposits journey on portal ensured no manual intervention, no paper trail for deposits. The initiative has garnered required momentum in the first year of its inception.

Emphasis on process engineering

Overall, there has been a constant emphasis on the process engineering and providing digital and technology-led inputs in to it. Many of the internal processes and workflows are being automated and digitised to have a better control. Collaboration using new-age technologies and cloud-based services are being increasingly used across functions. However, for certain complex and high-judgement processes, we still have the human-in-the-loop strategy, while automation can orchestrate the repetitive tasks. We are also continuously monitoring our manpower and upskilling them with latest technologies whenever required, which helps in aligning the KPIs with our business goals.



HOMY – our customer onboarding platform

We have significantly enhanced customer experience through our digital platform, HOMY. The app simplifies and digitises the traditionally cumbersome processes of documentation, application tracking, and loan sanctioning, ensuring greater convenience and transparency. Coupled with our commitment to quick processing, prompt service delivery, and customer-centric support, we strive to provide a seamless and hassle-free home loan journey for every customer we interact with.

Today, the HOMY app continues to play a pivotal role in LICHFL's digital ecosystem, serving as a comprehensive customer onboarding platform for both home loan and deposit customers. The performance of HOMY has been encouraging in the year under review, with robust growth of more than 60% over last across application, sanctions and disbursements. This reflects that the customer, agents and offices have shown greater inclination for an overall adoption towards digital led growth.

Over the past year, the app has significantly strengthened the digital origination capabilities, with the share of home loan business sourced through HOMY increasing from 5.80% in FY 2024-25 to 9.72% in FY 2025-26. Beyond onboarding, HOMY has evolved into a robust self-service platform, enabling customers to conveniently access a range of services, including repayment certificates and other account-related requests, thereby enhancing convenience while reducing service turnaround times.

To further improve customer experience and operational efficiency, we have enhanced the HOMY platform with an integrated lead management solution. This capability enables us to seamlessly capture and manage leads from multiple channels, facilitate timely customer engagement, and better understand individual financing requirements. The result is a faster, more responsive loan origination process that delivers improved turnaround times and a superior customer experience.

Improving performance of HOMY

Particulars	FY 2025-26	FY 2024-25	Growth (%)
No. of Logins	34,966	20,885	67.4
Login Amount (₹ Crore)	11,334.13	6,053.32	87.2
No. of Sanctions	20,585	12,903	59.5
Sanction Amount (₹ Crore)	6,529.83	3,718.48	75.6
No. of Disbursements	20,577	12,853	60.1
Disbursement Amount (₹ Crore)	6,283.44	3,496.79	79.7

Building Resilience
THROUGH RISK MANAGEMENT

A robust governance and risk management framework remains central to our operations. We have strengthened our internal controls and audit processes to proactively identify potential risks, minimise operational slippages, and enable timely corrective action. At the same time, we are enhancing our underwriting standards by leveraging digital technologies to support loan appraisal, enabling more consistent credit assessment, faster decision-making, and improved portfolio quality.

At LICHFL, we are aware of potential credit and interest rate risks, and actively managing them through conservative underwriting, diversified funding, and portfolio quality. In nutshell, we are growing, but not at the cost of risk.

We have set up strong Standard Operating Procedures in place to ensure asset quality underwriting of proposals. We are reviewing the SOP regularly on the basis of feedback received from internal audit system, statutory and regulatory inspections, which is leading to significant improvement in our asset quality. We also place emphasis on improving our collection efficiency through continuous monitoring and system improvements.

Reinforcing credit assessment

We have developed a robust credit risk assessment module which is back tested on our loan data. Credit risk of each proposal will be assessed by analysing a wide range of parameters. The credit risk rating will support the appraisal team to take risk-based decisions.

Our inhouse appraisal process for high value proposals involve review by Risk Management team. The review and further discussions are helping us to take care of the risk factors at the appraisal stage itself. The appraisal team is also getting valuable guidance from the members of Risk Management Committee which supports further strengthening of the system.

We haven't compromised with our underwriting guidelines even during the challenging times. We are ensuring that proper appraisal guidelines are in place for all new loan schemes and products that we are introducing.

Building a stronger recovery framework

We continue to enhance our recovery framework through proactive planning, data-driven monitoring, and timely intervention. The introduction of an Early Warning System has strengthened our ability to identify emerging stress at an early stage, enabling prompt corrective action and improving recovery outcomes. Our recovery efforts are supported by the timely initiation of appropriate legal remedies under the SARFAESI Act, the Insolvency and Bankruptcy Code (IBC), and other applicable legal frameworks. By combining preventive monitoring with structured recovery strategies, we are reinforcing portfolio quality and improving asset resolution.

The recovery vertical is focused on maximising recoveries through a structured, technology-driven approach. We are also planning to introduced Artificial Intelligence enabled solution for maximising the recovery and we have recently introduced a DRA Saathi application for increasing the efficiency of DRAs and we are also strengthening our Recovery team by recruiting more DRAs, which helps improve recovery rates and further strengthen the overall asset quality.

We are intensifying our recovery efforts by strengthening our collection strategy, expanding digital engagement channels, enhancing early intervention for delinquent accounts, and optimizing field recovery operations. This enables faster resolutions, higher recovery rates, and continued improvement in overall asset quality.

Going forward, we will continue to strengthen these initiatives through enhanced analytics, technology-enabled monitoring, and disciplined execution. We expect these measures to contribute to a further reduction in Gross Non-Performing Assets (GNPA), supporting stronger asset quality, improved profitability, and sustained margin performance.

Our Risk Management team collaborates with the appraisal and monitoring teams at various levels of operations. Regular interactions help in improving the quality of assets to a great extent. In the case of affordable housing, we are utilising digital analytical tools for verifying customer profile and loan eligibility. We are further utilising the mortgage guarantee facility for mitigating the risk in this category.

Establishing dedicated recovery teams

We are focusing on strengthening the underwriting, using technology and Artificial Intelligence in collection and continuous portfolio monitoring. We are also working for alternative recovery sources, for example, the ARC sale.

We have established dedicated Special Task Forces and NPA Warriors, comprising employees selected for their expertise in managing stressed assets. These teams are entrusted with the focused monitoring and resolution of non-performing assets (NPAs) and customer defaults.

The Task Force plays a critical role in tracking high-risk and early-stage delinquent accounts to prevent their migration into NPAs. The team also actively engages with delinquent borrowers from the early stages of default, ensuring timely follow-ups, improved resolution, and minimisation of asset slippage. These specialised personnel have contributed meaningfully to strengthening our recovery efforts and improving overall portfolio quality.

Corporate INFORMATION

BOARD OF DIRECTORS

Shri R Doraiswamy
Chairperson
(Nominee Director from LIC of India)

Shri Ratnakar Patnaik
Non-Executive Director
(Nominee Director from LIC of India)

Shri P Koteswara Rao
Non-Executive & Non-Independent Director

Shri Akshay Rout
Non-Executive & Non-Independent Director

Shri Kashi Prasad Khandelwal
Independent Director

Shri Sanjay Kumar Khemani
Independent Director

Smt Jagennath Jayanthi
Independent Director (Women)

Shri Ravi Krishan Takkar
Independent Director

Shri Ramesh Lakshman Adige
Independent Director

Shri Anil Kaul
Independent Director

Shri Masil Jeya Mohan
Independent Director

Shri T. C. Suseel Kumar
Independent Director

Shri Tribhuwan Adhikari
Managing Director & CEO

CHIEF FINANCIAL OFFICER

Mr. Lokesh Mundhra

COMPANY SECRETARY & COMPLIANCE OFFICER

Ms. Varsha Hardasani

SENIOR EXECUTIVES

Mr. Sandeep Kumar
Chief Operating Officer

Mr. P Ramakrishna
General Manager
(Office Services, Estate and Subsidiary Monitoring)

Ms. Taruna Malick
General Manager (Marketing-Retail, Lead Management and PR & Publicity)

Mr. Sudipto Sil
General Manager
(Project Finance- Marketing)

Mr. H J Panchariya
General Manager (Accounts & Treasury)

Mr. Vikas Chaturvedi
General Manager
(HR, Staff Discipline and Legal)

Mr. Manish Kumar
General Manager (Credit Appraisal, Credit Management, CRM, Document Management and Portfolio Retention)

Ms. Neeta Menghani
General Manager (Recovery)

Mr. J Sangameswar
Chief Risk Officer

Mr. I Sreedhar
Joint General Manager – Marketing Project (Additional)

Mr. Hitesh B Talreja
Joint General Manager – IT

Ms. P S Anitha Kumari
Joint General Manager (CSR & ESG)

Mr. R Murali
Chief Compliance Officer

Ms. Aruna H Doke
Joint General Manager (Audit)

Mr. Jimit Narendra Shah
Chief Information Security Officer

Mr. Roby Joseph Valolickel
Deputy General Manager (Taxation)

REGIONAL MANAGERS

Mr. Prajod Viswanathan
Central Region

Mr. Vineet Sharan
East Central Region

Mr. Sankar Parida
East Coast Region

Mr. Satyendr Mohan Naithani
Eastern Region

Mr. Roshan Lal Jariyal
North Central Region

Mr. Kumar Kuntal
Northern Region

Mr. Ramakrishna G A
South Central Region

Mr. Sukram Pal
South Central Region

Mr. P Suryanarayana Rao
South Eastern Region

Mr. N Subramani
Southern Region

Mr. Vikash Awasthi
Western Region

AUDITORS

Joint Statutory Auditors (JSAs)*
M/s Shah Gupta & Co.
Chartered Accountants, Mumbai

M/s Batliboi & Purohit
Chartered Accountants, Mumbai

BANKERS

Axis Bank
Bank of Baroda
Bank of India
Bank of Maharashtra
Canara Bank
DBS Bank
Federal Bank
HDFC Bank
HSBC
Indian Bank
Karnataka Bank Ltd
ICICI Bank
Punjab and Sind Bank
Punjab National Bank
IDBI Bank
State Bank of India
The Jammu and Kashmir Bank
UCO Bank
Union Bank of India

REGISTRAR & TRANSFER AGENT

MUFG Intime India Pvt. Ltd.
(formerly known as Link Intime India Pvt. Ltd.)
C-101, Embassy Park,
247, L.B.S. Marg,
Vikhroli (West), Mumbai - 400 083

Phones: 8108116767

Fax: (022) 22641349

Email: rnt.helpdesk@in.mpms.mufg.com

Website: www.in.mpms.mufg.com

REGISTERED & CORPORATE OFFICE

131 Maker Tower, "F" Premises,
13th Floor, Cuffe Parade,
Mumbai – 400 005.
Phones: 022-22178600,
22178700 & 22178610
Fax: (022) 22178777
CIN: L65922MH1989PLC052257
Email: lichousing@lichousing.com/
secretarial@lichousing.com
Website: www.lichousing.com

DEBENTURE TRUSTEE

Vistra ITCL (India) Limited
The Qube, 2nd Floor, A Wing,
Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri (E),
Mumbai- 400059

Phone: 022-2659 3535

Email: VistraITCL.Support@vistra.com

Website: www.vistraitcl.com

Axis Trustee Services Ltd.
The Ruby, 2nd Floor, SW, 29
Senapati Bapat Marg, Dadar (West),
Mumbai- 400 028

Phone: 022-62300436

Fax: 022-24254200

Email: debenturetrustee@axistrustee.com

Website: www.axistrustee.com

SBICAP Trustee Company Ltd.
Mistry Bhavan, 4th Floor,
122 Dinshaw Vachha Road,
Churchgate, Mumbai – 400 020.

Phone: 022 4302 5500/5566

Fax: 022-22040465

Email: dt@sbicaptrustee.com

Catalyst Trusteeship Limited
Unit No. 901, 9th Floor, Tower-B,
Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W),
Mumbai- 400 013

Phone: 022-249220555

Website: www.catalysttrustee.com

Email: ComplianceCTL-Mumbai@ctltrustee.com

IDBI Trusteeship Services Limited
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Fort, Mumbai- 400001,

Website: www.idbitrustee.com

Email: compliance@idbitrustee.com

APPEAL TO MEMBERS

The Ministry of Corporate Affairs has taken a "Green Initiative in the Corporate Governance" by allowing paperless compliances by the companies through electronic mode. The companies can now send various notices / documents to its shareholders through electronic mode to the registered e-mail addresses of shareholders. To support this green initiative of the Government in full measure, shareholders are requested to register their e-mail addresses at enotices@linkintime.co.in, in respect of holdings in dematerialised mode with the Depository through their concerned Depository Participants. Those holding shares in physical forms are requested to send their e-mail address directly to the Company or to Registrar & Transfer Agent where various notices / documents can be sent through electronic mode.

Date of Annual General Meeting: Friday, 28th August, 2026

Time: 3:30 PM onwards

Venue: Through Video Conference ('VC')/Other Audio Visual Means ('OAVMs') in compliance with the applicable provisions of the Companies Act, 2013 read with relevant MCA Circulars.

Date of Remote E-voting:

Start Date: Tuesday, 25th August, 2026 (9:00 AM IST onwards)

End Date: Thursday, 27th August, 2026 (Up to 5:00 PM IST)

Board Of DIRECTORS

Shri R Doraiswamy

Chairman

Shri R Doraiswamy took charge as CEO & MD of Life Insurance Corporation of India on 14th July 2025. Prior to this, he was the Managing Director of the Corporation.

He is a Direct Recruit officer of 17th Batch with 40 years of rich and diverse experience in operations, Marketing, Technology and Academics.

As the head of India's premier Life Insurer and second-largest public sector enterprise by market capitalisation, he provides strategic and governance oversight to a nationwide and international network spanning 8 zones, 2,048 branches, 1584 satellite offices, 1250 various other offices and operations across 8 domestic and 8 international entities. His leadership is defined by a "Phygital" transformation strategy; balancing a robust agency ecosystem with technology-enabled platforms. Under his stewardship, LIC has intensified its focus on product diversification with a strong focus on growing Non-Par business, launching targeted risk cover solutions for youth and niche segments, implementing "Green Offices" and enhancing ESG (Environmental, Social and Governance) standards. He has initiated multiple high-impact initiatives through the Golden Jubilee Fund too.

As Managing Director, Shri R Doraiswamy headed the Marketing vertical of Bancassurance as well as that of Group Business. He also headed Customer relations, Finance & Compliance functions. He has held various leadership positions within the Organisation as Executive Director (Information Technology/ Software Development) at the corporate level, Regional Manager (Marketing / Chief Life Insurance Advisor Scheme), Regional Manager (Pension & Group Schemes) at Southern Zonal Office, Senior Divisional Manager of Kottayam Division and Marketing Manager of Chennai-I, Thanjavur and Pune divisions.

He spearheaded the modernisation of IT infrastructure and Business Applications of LIC's Individual Business as Chief & Executive Director of IT. He achieved tremendous growth and productivity improvement in the areas of Group Insurance Marketing in Southern Zone, during his stint as Regional Manager.

As Research Associate at National Insurance Academy, Pune, he worked on multiple projects on Micro Insurance, Insurance Law and Regulations, Product Development and Content development for Post Graduate Programmes in Insurance Management & Chartered Financial Planning.

Shri R Doraiswamy is a Graduate in Mathematics from Madurai Kamaraj University, Fellow Member of Insurance Institute of India and a student member of Institute of Actuaries of India.

Shri Ratnakar Patnaik

Non-Executive Director (Nominee Director from LIC of India)

Shri Ratnakar Patnaik started his career in Life Insurance Corporation of India in the year 1990, as an Assistant Administrative Officer. He has worked both in Marketing and Administration in places spread across Four Zones of the Corporation.

During his long stint of 22 years in conventional marketing, he served the Corporation in various leadership positions such as Senior Divisional Manager (In-Charge) of Indore and Jamshedpur Divisions, Regional Manager-Marketing (Chief Life Insurance Advisor), Eastern Zone.

He has also served as Chief (Investment - Front Office), Executive Director (Investment - Front Office) & Chief Investment Officer (KMP) of the Corporation.

A graduate in Physics (Honours) and a post graduate in Public Administration, he is also a Fellow of Insurance Institute of India and a Diploma holder in Health Insurance. His hobbies include reading, sports.

Shri P Koteswara Rao

Non-Executive Director

Shri P Koteswara Rao is a Fellow member of Institute of Chartered Accountants of India with Bachelor's Degree in Commerce from Sri Venkateswara University, Tirupati (AP). He has experience in the area of Accounts, Finance, Fund Management, Portfolio Management, Office Services, etc. He is also NSE Certified Market Professional. Shri P Koteswara Rao joined LIC of India as Direct Recruit Officer (CA Batch) in the year 1986. He has held various responsible positions in senior cadres throughout his career spanning 30 years in various capacities in LIC of India and always added value to his job role. He worked as Marketing Manager and Senior Divisional Manager of Machilipatnam Division of LIC of India in Andhra Pradesh. He also worked as Regional Manager (OS) in the Western Zonal Office, Mumbai, as Regional Manager (F&A) in Southern Zone, Chennai and also as Regional Manager (F&A) in Northern Zone, Delhi. For a brief period of one year Shri P Koteswara Rao was General Manager in LIC Housing Finance Limited in charge of Credit Appraisal and Project Finance before moving to LIC of India as Chief (Investment/Operations), Central Office, Mumbai.

He had served in the Board of SKS Trust (private) Ltd. as nominee Director for more than three years.

His hobbies include reading books.

He has attended a programme on Strategic leadership at Indian School of Business, Hyderabad.

Global exposure: Shri P Koteswara Rao participated in training programme on Fixed Income Instruments at Asian Institute of Management, Manila, Philippines.

He was one of the speakers in the seminar conducted by Insurance Institute of India on ERM in June 2019 on Risk Management. After retiring from the services of LIC of India as Chief (Investment) in 2016, he has joined Insurance Institute of India, Mumbai, as Faculty (life) and continues to be faculty member. He has given faculty support on Insurance subjects, including Insurance Regulatory matters, Investment, Risk Management, etc.

He has visited Bhutan and Armenia on academic assignments.

Shri Akshay Kumar Rout

Non-Executive Director

Shri Akshay Rout is a leader in development management, institution building, training, academic and capacity development, social mobilisation, communication, WASH (water, sanitation and hygiene), and electoral democratic processes, with 36 years of senior civil service (IIS) experience. Besides his Board-level roles with LIC Housing Finance Limited, he is Director on the Board of Odisha Industrial Infrastructure Development Corporation (IDCO), is Lead Advisor with KPMG, and is an Advisor to the Union Public Service Commission and member of its interview boards.

He was Senior Fellow at NITI Aayog in 2022–2023, Senior Adviser with UNICEF on Covid response in schools, a member of the National Focus Group on Adult and Lifelong Education for the Ministry of Education, Visiting Professor at Central University of Odisha, and Senior Adviser to IREDA.

As Director General in Swachh Bharat Mission, Mr. Akshay Rout contributed to strategy, implementation, communication, and consolidation of the world's largest sanitation programme, helping drive behaviour change and the achievement of Open Defecation Free India. He worked with UNICEF and UNOPS to support India and other governments in scaling up safe water and sanitation, and till recently provided strategic support to urban water and sanitation missions in the Government of India.

From 2009 to 2014, as Director General in the Election Commission of India, Mr. Akshay Rout led initiatives that increased voter enrolment and turnout, was associated with SVEEP and National Voters' Day, helped found India International Institute of Democracy and Election Management (IIIDEM) and served as its first Director General, observed elections in Mexico, Tanzania, Russia, Australia, and South Korea, served as Special Observer and national resource in several Indian elections, and supported the Election Commission as Principal Advisor during the 2024 national and subsequent state elections.

Shri Akshay Rout also contributed to mass media development and broadcast reforms through leadership roles as I/C Director General and Addl. Director General in Doordarshan News and represented AIR and DD in Southeast Asia and Bangladesh.

A triple master's in English Literature, Economics and Management, and Public Policy and Sustainable Development, Akshay Rout has served on interview boards for state Public Service Commissions and senior-level promotions in LIC India, contributed to the Oxford–World Bank–Gates Foundation evaluation of India's PRAGATI platform, and continues as a writer, broadcaster, speaker, and mentor on development, governance, leadership, elections, democracy, communication, youth services, careers, and WASH.

Shri Sanjay Kumar Khemani

Independent Director

Shri Sanjay Kumar Khemani is Practicing Chartered Accountant and Senior Partner of M M Nissim & Co LLP and possesses more than 33 years of post-qualification experience in rendering professional services to Banking, Insurance and Other Financial Services sector entities and advising on Corporate & Tax Law. He has rich experience of conducting Statutory Audit of reputed private sector banks, public sector banks, foreign banks, NBFCs, Insurance Companies, Mutual Funds, Schemes of National Pension Fund, Banking Correspondents and Stockbrokers. He also has rich experience of conducting internal audit of Stock Exchange, Regulators, Primary Dealers, Custodians, Portfolio Managers, Depository Participants etc. He has been advising large Banks on direct and indirect taxation matters and also has experience of conducting investigative/forensic audits.

He was on the Board of Asset Reconstruction Company of India Limited as an independent director for 6 years. Presently, he is serving on the Board of Yes Bank Limited as an Independent Director. He is / has been associated with various NGOs for Social Service and is a member of Institute of Social Auditors and Institute of Company Secretaries of India.

Shri Kashi Prasad Khandelwal

Independent Director

Shri Kashi Prasad Khandelwal, a distinguished Fellow member of The Institute of Chartered Accountants of India, brings 49 years of profound experience as a Practicing Chartered Accountant. He holds a Bachelor of Commerce (Honors) and a Law degree from Calcutta University. His professional qualifications are further augmented by a Diploma in Information System Audit (DISA) and Computerised Accounting & Auditing Techniques (CAAT) from the ICAI. He also holds an Independent Director's Certificate from the Institute of Corporate Affairs under the Ministry of Corporate Affairs.

Mr. Khandelwal's global recognition in financial audits was solidified by his appointment as a visiting Financial Audit Consultant by the World Bank, Washington, USA, for the Emergency Monrovia Urban Sanitation (EMUS) Project in Liberia in August 2010.

In corporate governance, Mr. Khandelwal currently serves as an Independent Director at LIC Housing Finance Ltd, GPT Infraprojects Ltd, GPT Healthcare Ltd, and Kiran Vyapar Ltd,- all SEBI-listed companies. He is also a Director at Cygnet Industries Ltd, a wholly-owned subsidiary of Kesoram Industries Ltd, Maharaja Shree Umed Mills Ltd and Fusion CX Ltd. He chairs the Audit Committees of LICHFL and GPT Infraprojects Ltd. and Kiran Vyapar Ltd. Previously, he was an Independent Director at Balasore Alloys Ltd., Kesoram Industries Ltd., and Birla Tyres Ltd.

Mr. Khandelwal's leadership prowess was evident during his tenure as an elected Member of the Central Council of the Institute of Chartered Accountants of India during 1998-2001, 2004-2007, and 2007-2010, where he served as Chairman and Vice-Chairman of various ICAI Standing and Non-standing committees. He was appointed by Government of India member of the first Quality Review Board of ICAI for a full term of three years. He held significant positions in the Eastern India Regional Council of the ICAI from 1985 to 1992. He was Chairman of Eastern India Regional Council of The Institute of Chartered Accountants of India during the year 1988-89.

Mr. Khandelwal has presided over the Association of Corporate Advisors and Executives, the Institute of Internal Auditors (Kolkata Chapter), the Direct Taxes Professionals Association, and Avantika, demonstrating his leadership in professional communities as President. Additionally, he has held key auditing roles in prominent organisations and institutions like UCO Bank, LIC of India, Indian Oil Corporation Ltd. Steel Authority of India.

As an accomplished speaker, Mr. Khandelwal has been a faculty member for various training programs organised by the Indian Ministries of Textiles, Company Affairs, and Power. His expertise spans critical topics such as Union Budget, Service Tax, Corporate Laws, and Income Tax.

Beyond his professional endeavours, Mr. Khandelwal is actively involved in social initiatives. He has been recognised with the Samaj Bhushan award by Khandelwal Vaisya Mahasabha, Lifetime Achievement Award by Lions International, DIST.322 B and has held leadership roles in the Lions Club of Kolkata and Friends of Tribals Society.

Mr. Khandelwal's contributions across professional and social spectrums are a testament to his multifaceted expertise and his commitment to service and governance.

Smt J. Jayanthi

Independent Director

Smt J Jayanthi is a Post Graduate in Commerce from University of Madras, ICWAI (Inter) and Fellow of Insurance Institute of India.

She started her career as direct recruit officer with The New India Assurance Co Ltd, in the year 1985. She has risen to the rank of General Manager and superannuated in November 2020. In her career spanning 35 years she worked in various places across the country. She was heading a Division as Senior Divisional Manager & as Chief Regional Manager in charge of Large Corporate and Broker Office, Chennai she handled corporate as well as retail customers besides Brokers. As Deputy General Manager she was in charge of Chennai Regional Office, one of the leading flagship offices of her organisation and on her promotion as General Manager she was posted to Head Office Mumbai and in charge of various technical departments like Fire, Engineering, Motor, Crop Insurance (PMFBY).

During her voyage of over three decades and a half in her career, she handled challenging scenarios and environments, associating with people within and outside the organisation in which she worked with diverse capabilities and culture. Her working style, people orientation, quick decision-making and sound Technical knowledge has resulted in success in each of her assignments.

She has qualified for the post of Independent Director in the examination conducted by IICA. Smt J Jayanthi is also an Independent Director in Policybazaar Insurance Brokers Private Ltd since June 2021.

Shri Ravi Krishan Takkar

Independent Director

Shri Ravi Krishan Takkar is a commerce graduate from Shri Ram College of Commerce, New Delhi and obtained a law degree from Delhi University. He started his banking career with Oriental Bank of Commerce (now amalgamated with Punjab National Bank) in 1979. Worked in various capacities as branch head, Regional Manager and Administrative Head of various departments in Head Office. He has wide and varied experience in operations, credit, merchant banking. He was promoted to General Manager in November 2010. Shri Takkar was appointed as Executive Director of Dena Bank (now amalgamated with Bank of Baroda) by MOF, Govt of India on February 1, 2014. He was elevated as MD & CEO of UCO Bank w.e.f. November 2, 2015 and superannuated from UCO Bank on November 01, 2018.

Shri Takkar has attended various seminars and conferences in India and abroad including Advanced Leadership Programme of CAFRAL, Leadership Development for corporate excellence of Kellogg and NIBM, SIBOS, IMF & World Bank Spring meeting. He has frequently featured on financial channels and newspapers and been a panelist member/speaker in various conferences.

Shri Takkar during his tenure as MD & CEO of UCO Bank was also appointed as director on the board of National Insurance Company Limited, member of governing body of NIBM, IIBM, SIBSTC, INPS, IBA, Chairman of governing body of IBPS and Chairman of negotiating committee for wage revision and HR committee of IBA, member Apex RBI Committee on MSMEs.

He is presently the member of Board of Supervision, NABARD and member of Sa Dhan SRO Committee, as well as an Independent Director at Park Medi World Private Limited. He is also a working partner in M/s. R and R Associates, a firm providing advisory services on legal and corporate matters.

Shri Ramesh Adige

Independent Director

Shri Ramesh Lakshman Adige, Non-Executive Independent Director is a B.E (Hons) from BITS Pilani & has a Post Graduate degree from the Faculty of Management Studies, University of Delhi. He has almost five decades of wide & in-depth experience, in the areas of Banking & Insurance, Marketing, Branding, Consumer durables, Automotive industry, Pharma, Global Corp Comm and Healthcare. In addition, Ramesh is adept at EHS and MDG/ESG administration, CSR, Sustainability reporting, Intellectual property policy, Public affairs, Public Policy, & Higher Education. He was Ind Dir on the Board of Syndicate Bank & SUD Life and Fortis Healthcare. Ramesh was member of the BOG of the Indian Institute of Corporate Affairs. He was Executive Director on the Board of Fiat India, and Ranbaxy. He was Chairman of the PHD Rural Development Foundation. He was President of the Governing Council of ARAI, Pune, the premier institute for validation, homologation & certification of all automotive and allied industries. Ramesh was also a member of the Governing Council of TA Pai Management Institute Manipal for 15 years. He was a Member of the National Pharmacopeia Commission & National Formulary of India. After finishing his terms on various boards, he continues to be on the Board of LIC Housing Finance Ltd and Union Bank of India Services Ltd. He is also Founder Member of the Biodiversity Foundation of NCT of Delhi chaired by the Lt Governor of Delhi. Ramesh has worked, in leadership roles in highly regulated & complex industries, and in challenging geographies such as India, USA, Europe and Africa, with a successful track record of building and managing the Brand and company reputation. The focus always being on value creation and positive outcome for stakeholders. His other interests are - Natural history, Ornithology & Tree Planting.

Shri Anil Kaul

Independent Director

Shri Anil is an independent Director with over 3 decades of deep financial services (BFSI) expertise spanning retail banking, housing finance, risk management, and digital transformation. He is highly experienced in institutional governance, scaling complex operations, and guiding corporate turnarounds.

As the former Managing Director of Tata Capital Housing Finance and a senior leader across marquee organisations like ICICI Bank, Citibank, and Standard Chartered, he brings a wealth of experience in managing large-scale operations, implementing robust risk frameworks, and navigating complex regulatory environments.

Anil earned a first-place finish in his MBA- Finance after graduating with (B.Sc.) in Physics. He has also completed the Leadership Perspectives Program at the University of Pennsylvania's Wharton School and Emerging Leader Development Program from Columbia University .

Currently he serves on the board of LIC Housing Finance Ltd, LICHFL AMC Ltd and Hiranandani Financial Services Ltd. He also provides advisory services to various private equity and consulting firms. He enjoys mentoring start-up founders and the next the younger generation of leaders.

Shri Masil Jeya Mohan

Independent Director

Shri Masil Jeya Mohan has had an extensive and distinguished career with the Life Insurance Corporation of India (LIC), spanning various key roles. His assignments have included positions such as Assistant Branch Manager, Deputy Manager at LIC Housing Finance, Manager (New Business & Actuarial), Regional Manager (Human Resources), and Regional Manager (Estates). Notably, he served for seven years in senior positions within LIC's Investment Department, including roles as Fund Manager of the Pension & Group Scheme Fund, Chief of ULIP Funds, and Executive Director (Investment). He has also held the position of Chief Investment Officer at LIC.

Beyond his tenure at LIC, Mr. Masil Jeya Mohan has contributed his expertise to various organisations. He has served as a Trustee on the Board of NPS trust and has been Investment Consultant for the Tamilnadu Power Finance Corporation. At present he is in the Board of Centrico Insurance Repository Ltd and TamiNadu Infrastructure Fund Management Corporation Ltd .

Shri T C Suseel Kumar

Independent Director

Shri T.C. Suseel Kumar retired as the Managing Director of Life Insurance Corporation of India (LIC) in January 2021. During his career spanning close to 4 decades, Mr. Kumar held various distinguished positions in LIC, in India and abroad. Other than holding senior positions of Managing Director, Executive Director, and Zonal Manager, Mr. Kumar has had the distinction of managing all major departments of LIC including Marketing, CRM, HR, Finance, Audit, Corporate Governance and Investments, besides heading the foreign operations of LIC in Mauritius.

With his rich experience and expertise in the field of insurance and finance, Mr. Kumar has held positions on the Board of many important companies including, Life Insurance Corporation of India and its various Indian and Overseas subsidiaries, Axis Bank Limited, Bombay Stock Exchange Limited, Lakshmi Machine Works and National Mutual Fund (Mauritius).

Apart from that Mr. Kumar continues to be an Independent Director on the board of Phillips Carbon Black Limited, First Source Solutions Limited and TVS Credit Services.

Shri T Adhikari

Managing Director & CEO

Sri Tribhuwan Adhikari, is a Direct Recruit of the 17th Batch joined LIC of India in September 1989. During his career in LIC, spanning more than 3 decades he has worked all over the country and has been posted in West Bengal, Bihar, Uttar Pradesh, Uttarakhand, & Maharashtra. He has mostly worked in Marketing and has held important positions in LIC of India as Branch Manager In-charge of various Branches, Chief Manager in Branch 925 of Mumbai Division-4, Marketing Manager in two Divisions viz. Nanded in Maharashtra and Dehradun in Uttarakhand. He has had the privilege of holding independent charge of two Divisions of LIC i.e., Dehradun in Uttarakhand and Kanpur in Uttar Pradesh.

In his last assignment, prior to joining LICHFL, he was the Head of Marketing Operations in the Eastern Zone of LIC of India.

On the administrative side he has held positions like Manager Information Technology of Dehradun & Kanpur Divisions, Regional Manager New Business & Actuarial and Regional Manager Information Technology of North Central Zone Kanpur.

Working in different streams of Life Insurance management viz., administrative & marketing has given him the twin advantages of enriched knowledge and clarity on processes and procedures in the life insurance industry.

Shri Adhikari joined LICHFL as the Chief Operating Officer on June 3, 2023 and took charge as Managing Director & Chief Executive Officer of LICHFL on August 3, 2023.

Key Management PERSONNEL

Shri Lokesh Mundhra

Chief Financial Officer

Shri Lokesh Mundhra is a Chartered Accountant and Commerce graduate from the University of Rajasthan, Jaipur, where he achieved First Merit at the university level during the second year of B.Com. He began his professional journey with LIC of India in 1993 as a Direct Recruit Officer (Assistant Administrative Officer - CA). Over an illustrious career spanning more than 33 years, Shri Mundhra has held several key positions across departments such as Finance, Accounts, Audit, Personnel, Estate, and Investments.

His broad experience across these areas has given him a well-rounded perspective on regulatory compliance and strategic financial management. Shri Mundhra's leadership has been instrumental in driving advancements in investment strategies, financial accounting, industrial relations and estate management.

In LIC's investment operations, Shri Mundhra has served as Fund Manager for the equity and debt portfolios of the P&GS Funds, overseeing Assets under Management exceeding ₹ 11.50 lakh Crore. Under his stewardship, the fund achieved one of the industry's top performances. He also led major enhancements in equity research and implemented innovative measures to address credit-rating developments in the debt portfolio.

Shri Mundhra's deep expertise in insurance and finance underpins his role as Chief Financial Officer, reflecting the company's focus on experienced leadership to support growth, strengthen fiscal discipline and maintain high governance standards. He also serves as a nominee director at LIC HFL Trustee Company Private Limited.

Ms. Varsha Hardasani

Company Secretary & Compliance Officer

Ms. Varsha Hardasani is a seasoned professional with over 15 years of diverse experience in secretarial and regulatory compliance, including listing regulations, IPOs, Banking, and Insurance sector regulations (RBI and IRDAI), corporate social responsibility (CSR), and environmental, social, and governance (ESG) frameworks.

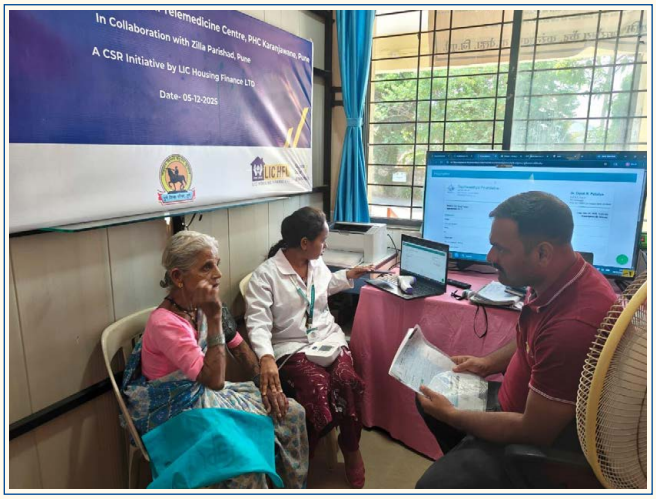
She is a qualified Company Secretary and a member of the Institute of Company Secretaries of India (ICSI). In addition, she holds a bachelor's degree in law from the University of Mumbai and a Master's degree in Accounting and Finance.

Ms. Hardasani brings extensive expertise in corporate governance, legal and secretarial practices, regulatory compliance, investor relations, fund-raising, and due diligence. Her professional background includes key roles at reputed organisations such as Aditya Birla Sun Life Insurance Company Limited, Metropolis Healthcare Limited, Utkarsh Small Finance Bank and Cargotec India Private Limited.

She is currently the Head – Company Secretary & Compliance Officer of the Company and plays a strategic role in ensuring regulatory compliance and strengthening the governance framework within the organisation.

Awards and Recognition

CSR
Snapshot



SANJEEVANI

LIC HFL

LIC HFL
NABARD
IRMA
SEC
PARIVARTAN
Turning Capital into Change

LIC HFL SANJEEVANI
LIC HFL

SOLAR TRICYCLE
LIC HOUSING FINANCE Ltd.

FLOOD STORAGE SHED CUM SHELTER HOUSE

MANAGEMENT DISCUSSION & ANALYSIS

Indian Economy

FY 2025-26 was a challenging year from a global economic perspective, shaped by shifting tariff regimes that reshaped global trade dynamics and geopolitical tensions that disrupted supply chains and the key energy transit route, the Strait of Hormuz. These developments heightened concerns around inflation, rising input costs, and financial stability. Another significant development during the year was the accelerated adoption of AI across industries, which drove substantial investments in technology infrastructure and digital capabilities.

Against this backdrop, India continued to demonstrate strong macroeconomic resilience and remained among the world's fastest-growing major economies, with GDP growth rising to 7.7% in FY 2025-26 from 7.1% in FY 2024-25, reflecting the strength of domestic demand, public expenditure, and investment activity. Real Gross Value Added (GVA) increased to ₹ 294.91 lakh Crore from ₹ 273.36 lakh Crore in the previous year, registering a growth rate of 7.9%, higher than 7.3% in FY 2024-25.

Domestic demand remained the primary engine of growth during the year. Both Private Final Consumption Expenditure (PFCE) and Gross Fixed Capital Formation (GFCF) recorded growth of over 7.5%, indicating sustained household spending and continued investment momentum. Strong public capital expenditure, improving private sector confidence, and favourable financing conditions supported overall economic activity.

On the supply side, manufacturing emerged as a key growth driver, expanding by 10.7% in FY 2025-26. The services sector continued to be the principal contributor to economic growth, with trade, repair, hotels, transport, communication, and broadcasting services growing by 11.0%, while financial services, real estate, professional services, and information technology activities expanded by 10.4%. The agriculture and allied sector recorded a moderate growth of 3.0% during the year.

India's external sector remained resilient despite a challenging global trade environment. Total exports of merchandise and services rose to USD 860.09 billion in FY 2025-26, compared with USD 825.26 billion in the previous year, reflecting a growth of 4.22%. Merchandise exports increased marginally to USD 441.78 billion from USD 437.70 billion in FY 2024-25. India attracted USD 58.85 billion in foreign direct investment (FDI) inflows during the year, compared to USD 80.61 billion in FY 2024-25, reflecting a growth of 18%, underscoring continued investor confidence in the country's long-term growth prospects. The current account deficit stood at USD 25.2 billion, equivalent to 0.6% of GDP, broadly stable compared with the previous year.

India's retail lending market remained resilient in FY 2025-26, with total retail loans outstanding reaching ₹ 170.2 lakh Crore as of March 2026, registering a growth of 16.6% YoY. Consumption loans stood at ₹ 118.6 lakh Crore, reflecting a growth of 15.3%, according to CRIF High Mark. The expansion was driven by broad-based growth across both secured and unsecured credit segments, increasing loan ticket sizes, and improving asset quality trends.

Growth remained broad-based across lending categories, led by gold loans, which expanded by 50.4% to ₹ 18.6 lakh Crore. Home loans continued to witness steady traction, with credit outstanding reaching ₹ 44.4 lakh Crore, up 9.4% YoY. Vehicle finance also remained resilient, with auto loans and two-wheeler loans recording portfolio growth of 13.9% and 15.1%, respectively.

India's digital economy continued to deepen, led by the rapid adoption of the Unified Payments Interface (UPI). Annual transaction volumes increased from 2 Crore transactions in FY 2016-17 to over 24,162 Crore transactions in FY 2025-26, while transaction value expanded from ₹ 0.07 lakh Crore to approximately ₹ 314 lakh Crore over the same period. The scale and reach of UPI have significantly strengthened digital payments adoption and financial inclusion across the country.

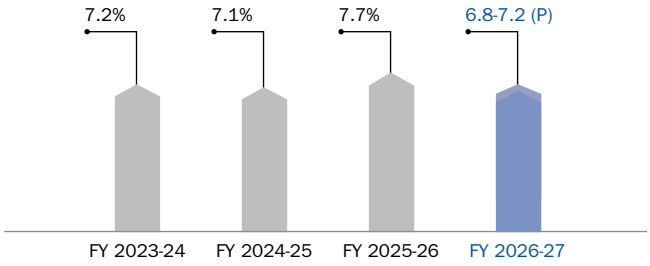
Inflation dynamics were also favourable in this year, with headline CPI moderating sharply from 4.6% to around 2.0%, largely driven by sustained food deflation. On the external policy front, India made steady progress in strengthening trade linkages, including deeper engagement with key partners such as the UK and the US, alongside multiple free trade agreements that support export competitiveness and supply chain diversification.

The RBI adopted an accommodative monetary policy stance during the year, with cumulative repo rate cuts of 125 bps bringing the repo rate down to 5.25%, alongside sustained liquidity injections and regulatory easing. This was complemented by fiscal measures from the government, including reductions in income tax and GST rates, aimed at supporting consumption and aiding the economic recovery.

Outlook

Following a year marked by major structural reforms, particularly in labour laws and the GST framework, India steps into 2026 with renewed optimism and on a more confident growth path. A diversified domestic consumption base, sustained government capex growth, resilient services, and support to the manufacturing ecosystem are expected to support the realisation of a potential growth rate of around 6.8-7.2% in FY 2026-27, as outlined in the Economic Survey 2025-26.

Real GDP (% Y/Y)



Source: MoSPI, Economic Survey 2025-26; P: Projected

Industry Overview

Real Estate and Housing Sector

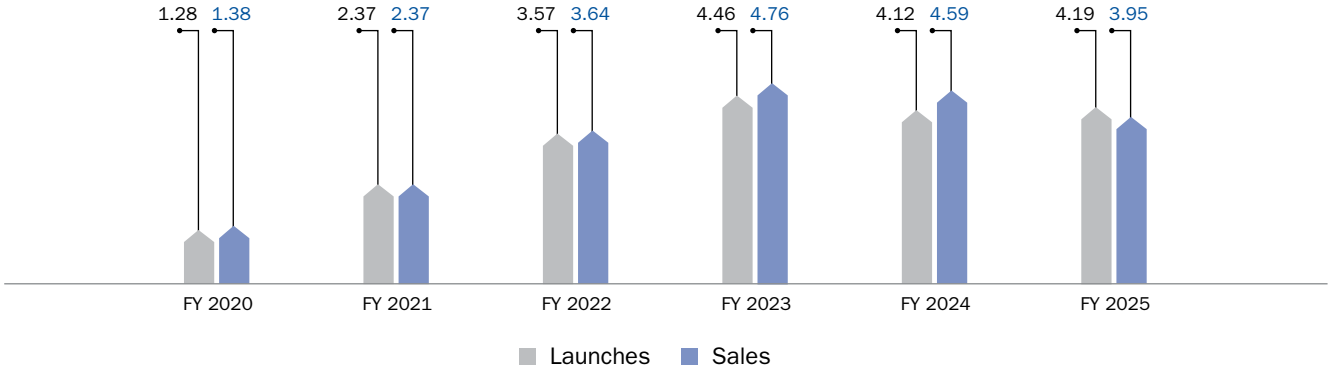
The year 2025 (Jan-Dec 2025) has been a period of significant recalibration for the Indian real estate and housing sector, characterised by unprecedented events, including geopolitical conflicts, tariff tensions and sector-specific challenges such as layoffs in the IT industry. Despite navigating a landscape of headwinds, the sector has demonstrated a remarkable structural maturity.

The supply side has witnessed a calculated optimism during the year. Across the top 7 cities – National Capital Region (NCR), Mumbai Metropolitan Region (MMR), Bengaluru, Pune, Hyderabad, Chennai and Kolkata - approximately 4.19 lakh new units were launched in FY 2025-26, a modest 2% YoY increase from 4.12 lakh units in FY 2024-25, according to The Indian Residential Real Estate Annual Report 2025 by ANAROCK. This measured growth reflects a deliberate effort to align supply with current absorption realities, moving away from the peak levels of 4.46 lakh units recorded in 2023.

The demand side has experienced a significant volume correction in 2025. Housing sales across the top 7 cities reached approximately 3.95 lakh units, marking a 14% decline from 4.59 lakh units in 2024, and a 17% moderation from the 2023 peak of 4.77 lakh units.

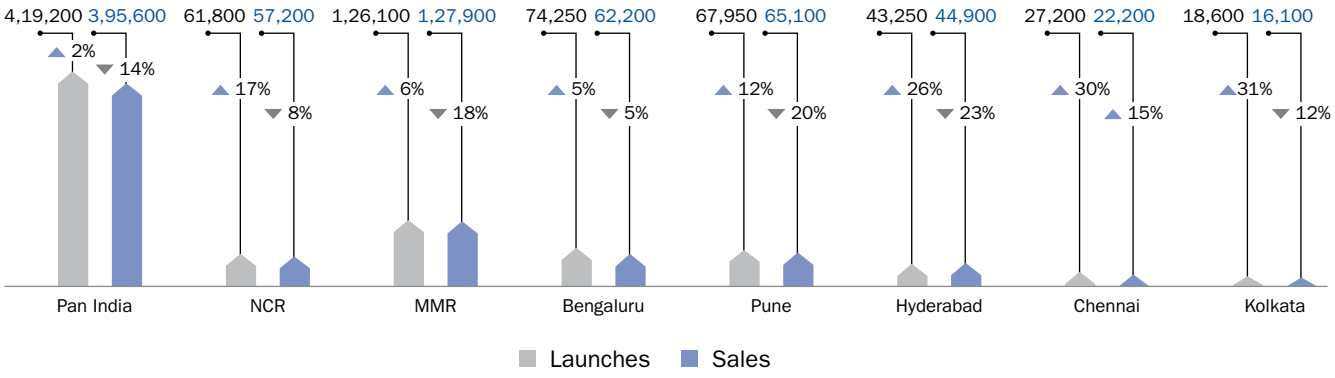
In 2025, reached approximately 3.95 lakh units, marking a 14% YoY decline from 2024's 4.59 lakh units. This represents the steepest annual contraction in recent years. The decline becomes more evident when compared to 2023's peak performance of 4.77 lakh units, representing a 17% drop from that high-water mark.

Total Launches vs Sales (in lakh Units)*



Source: ANAROCK Indian Residential Real Estate Annual Report 2025; Data represents for top 7 Cities in India

City-Wise Launches vs Sales in 2025 (in thousand Unit)* - YoY Movement (%)



Source: ANAROCK Indian Residential Real Estate Annual Report 2025

Ticket-Size Distribution of Residential Launches

Pan-India Budget Segmentation

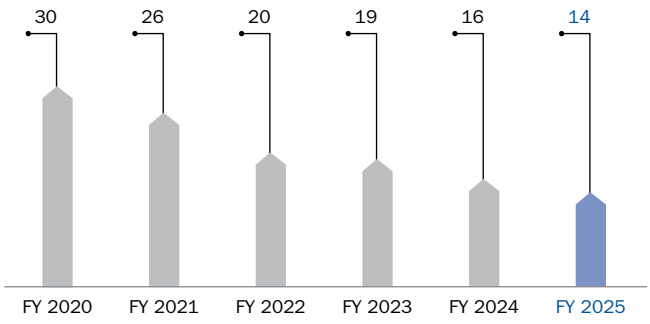
India's residential market has moved up to the value curve over the past five years. The mix of new launches between 2020 and 2025 shows a steady shift toward higher-value properties. In 2025, units priced above ₹ 2.5 Crore and ₹ 1.5 Crore – ₹ 2.5 Crore have collectively commanded a lion's share of 42% of total launches, compared to their combined share of 9% in 2020. This upward trajectory shows a market recalibration where developers are increasingly targeting high-income demographics and investor-driven demand, reflecting a premiumisation trend that has accelerated over the last five years.

Conversely, mid-segment housing units priced at below ₹ 40 lakh and ₹ 40 lakh - ₹ 80 lakh have experienced a significant decline in their market dominance. The share of launches priced below ₹ 40 lakh has more than halved, plummeting from 30% in 2020 to just 14% in 2025. Similarly, the ₹ 40 lakh – ₹ 80 lakh category, which was the market mainstay with a 40% share in 2020, has seen its contribution drop to 20% by 2025. The decline of the lower budget tiers highlights the dual impact of rising input costs and a shift in buyer profiles, as the market moves away from volume-driven affordable housing toward value-driven premium developments.

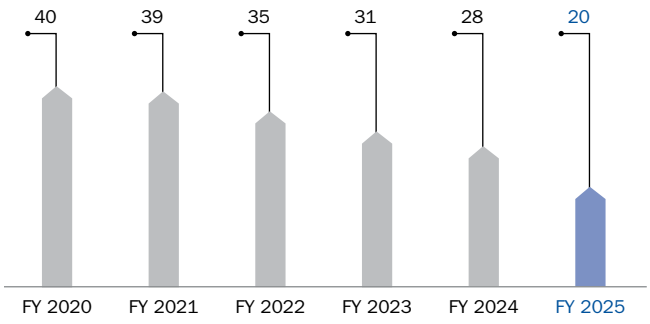
The units priced between ₹ 80 lakh - ₹ 1.5 Crore segment has remained steady over the years, rising slightly from 21% in 2020 to 24% in 2025. This suggests sustained demand from upper middle-income households, even as the broader market gravitates toward premium housing.

Pan India Launches – Budget Segmentation (in %)

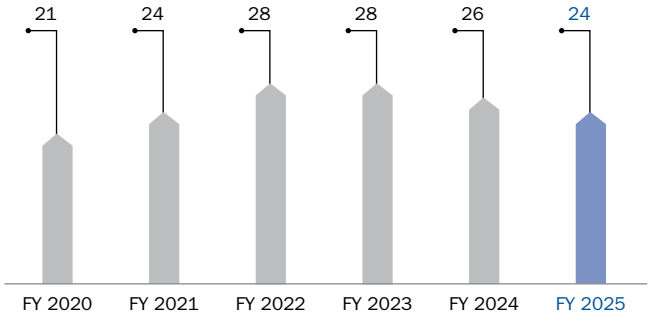
< ₹ 40 lakh



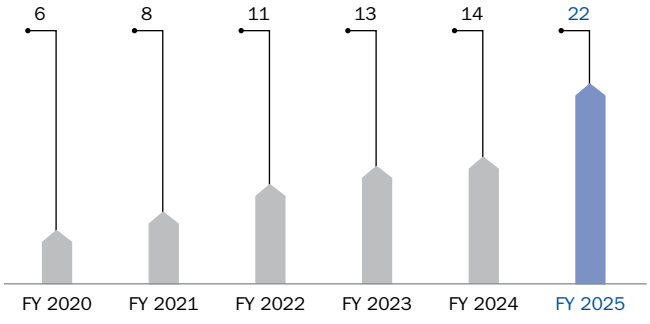
₹ 40 lakh – ₹ 80 lakh



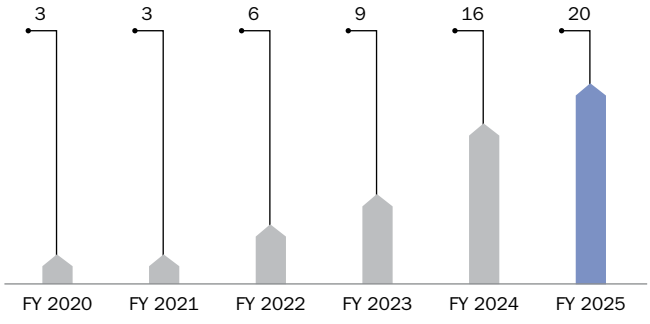
₹ 80 lakh – ₹ 1.5 Crore



₹ 1.5 Crore – ₹ 2.5 Crore



> ₹ 2.5 Crore



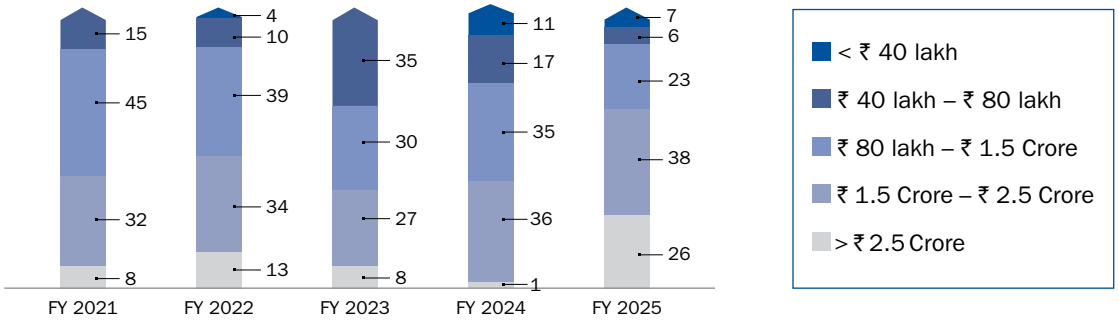
Source: ANAROCK Indian Residential Real Estate Annual Report 2025

Budget Segmentation City-wise

In 2025, new launches across the top 7 cities reveal a distinct trend of high-value supply in 3 of the 7 cities. The National Capital Region (NCR) leads with a notable 55% of new launches priced above ₹ 2.5 Crore, and a further 25% in the ₹ 1.5 Crore – ₹ 2.5 Crore price bracket. Hyderabad follows a similar pattern, as units above ₹ 1.5 Crore collectively comprise 65% of the city's total launches. In Bengaluru, the market remains heavily weighted toward the ₹ 1.5 Crore – ₹ 2.5 Crore bracket, which represents 45% of its new launches.

Conversely, cities such as Kolkata and Chennai remain focused on affordability and mid-market segments. Kolkata shows a balanced price distribution, with 26% of its supply below ₹ 40 lakh and 38% in the ₹ 40 lakh – ₹ 80 lakh range, indicating a strong presence in the affordable and mid-range segments. Pune and Chennai follow this trend, with 73% and 71% of their launches, respectively, in the ₹ 40 lakh – ₹ 1.5 Crore range, highlighting a focus on mid-market buyers. The Mumbai Metropolitan Region (MMR), distinct from these patterns, remains the most active market for launches below ₹ 40 lakh at 34%, but it also maintains a consistent 14% share in each of the three higher price brackets above ₹ 80 lakh.

City Wise Launches – Budget Segmentation (in %) in 2025



Source: ANAROCK Indian Residential Real Estate Annual Report 2025

Key Emerging Growth Drivers

- **Infrastructure & Connectivity-Led Growth**

  Connectivity-led infrastructure development, such as expressway networks, dedicated freight corridors and airport expansions, is now unlocking large-scale townships that were previously peripheral or inaccessible. Growth is increasingly being shaped by connectivity-led expansion rather than traditional city-centre dynamics.

  Micro markets positioned near operational metro corridors and transit-oriented development (TOD) zones are now witnessing significant real estate activity, characterised by high demand and price appreciation. Simultaneously, logistics parks, data centres and warehousing clusters in emerging suburban belts are generating new employment hubs within, creating a new wave of residential demand.

- **The Premium Shift in Consumer Behaviour**

  Homebuyers are increasingly opting for larger configurations, better amenities and future-ready living environments rather than focusing solely on traditional affordability. Wellness-oriented design, integrated townships and amenity-rich communities are becoming mainstream expectations rather than luxury add-ons.

  Cross-border design collaborations and branded residences are elevating quality benchmarks in the premium and luxury segments. Homebuyers are becoming more value-oriented rather than price-sensitive, prioritising quality and better lifestyle ecosystems over entry-level pricing.

- **Structural Maturity & Urban Renewal**

  India's residential landscape is entering a phase of structural maturity marked by disciplined capital allocation and urban reinvention. Redevelopment across land-constrained metropolitan cores is accelerating, supported by enhanced floor space index (FSI) norms that enable vertical expansion and modern reconstruction. This is not merely a replacement supply; it is value unlocking within established micro-markets.

  At the same time, the industry is witnessing consolidation. Financially stronger, organised developers are acquiring stressed or stalled assets, reinforcing execution credibility and strengthening balance sheets. This ongoing 'flight to quality' is fostering a more stable, institutionally driven real estate ecosystem.

  At the same time, the rise of Tier-2 and Tier-3 cities, supported by digital infrastructure and reverse migration trends, is sustaining housing demand beyond traditional metro boundaries. The residential story is becoming geographically diversified.

- **Technology and Execution Efficiency:**

  Construction innovation is gaining momentum to sustain the economies of housing projects. The adoption of modular and prefabricated construction techniques is becoming commercially viable to combat labour shortages and drastically reduce project timelines while maintaining high quality.

  Emerging technologies are being rapidly integrated into residential project planning and development. AI-led design tools and predictive analytics are improving cost management, minimising structural conflicts, and enhancing capital efficiency across the project lifecycle.

Source: ANAROCK Indian Residential Real Estate Annual Report 2025 (https://websitemedia.anarock.com/media/Indian_Residential_Real_Estate_Sector_Annual_Report_2025_ce7aedb05f.pdf)

Housing Finance Sector

The housing finance sector in India plays a vital role in enabling millions to achieve home ownership and providing financial assistance to individuals and developers for the purchase, construction, renovation, or improvement of residential properties. The sector has witnessed substantial growth in recent years, driven by rising income levels, rapid urbanisation, supportive government initiatives, and evolving consumer preferences.

As of March 2026, the outstanding housing loan portfolio stood at ₹ 44.4 lakh Crore, registering a 9.4% YoY growth. The number of active housing loan accounts increased to 235.7 lakh, reflecting continued expansion in mortgage penetration across the country, according to CRIF HighMark.

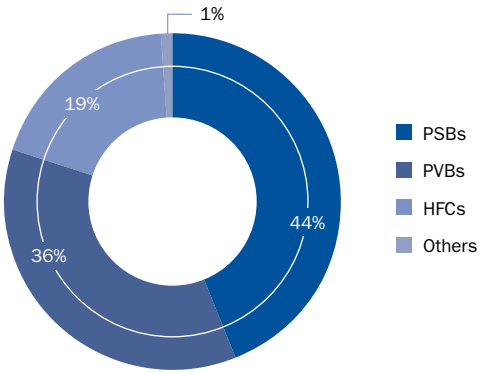
	As of March 2025	As of March 2026	Growth (%)
Portfolio Outstanding (₹ lakh Crore)	40.6	44.4	9.4%
Active Loans (lakh)	229.9	235.7	2.5%

Source: CRIF HighMark

As of March 2025, HFCs accounted for 19% of the individual housing loan (IHL) market, while Public Sector Banks (PSBs) and Private Sector Banks (PVBs) held 44% and 36%, respectively, according to the NHB Annual Report 2024-25.

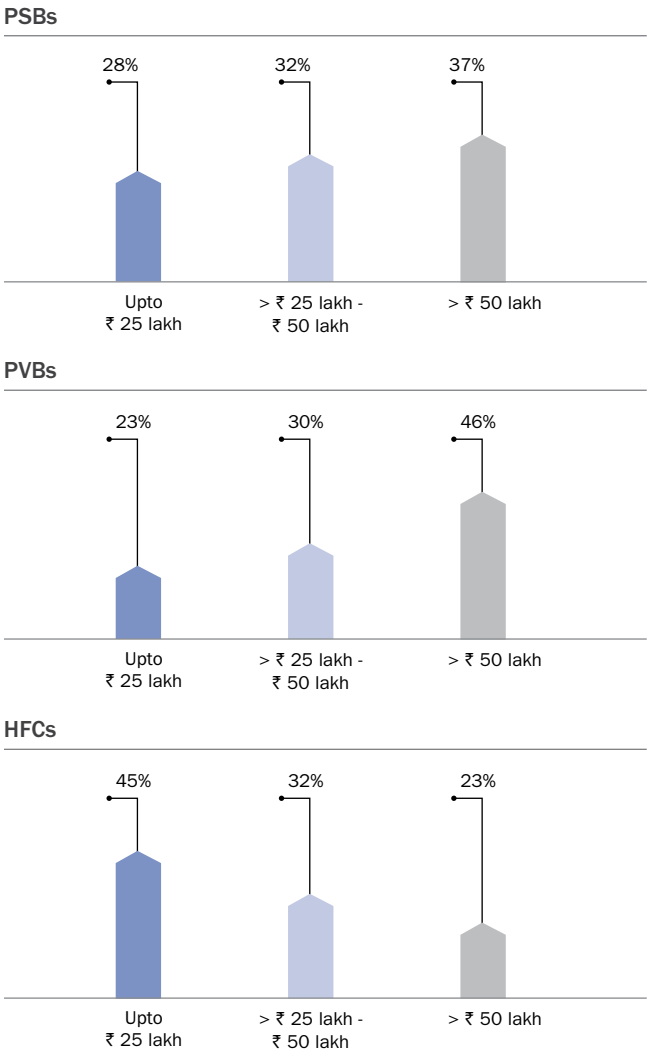
HFCs demonstrate a distinct positioning in the lower and mid-ticket housing segments. As of March 2025, approximately 45% of HFCs' housing loan portfolios are concentrated in ticket sizes of up to ₹ 25 lakh, compared with 28% for PSBs and 23% for PVBs. In terms of outstanding IHL, PSBs reported ₹ 15,91,377 Crore, PVBs ₹ 12,97,730 Crore, and HFCs ₹ 6,72,170 Crore as of March 2025.

Market Share - IHL (%)



Source: NHB Annual Report 2024-25

Share of Ticket-wise IHL (%)



Source: NHB Annual Report 2024-25

During FY 2024-25, the overall growth in individual housing loans by Primary Lending Institutions (PLIs) remained steady. Outstanding housing loans grew by 11.76% year-on-year, reaching ₹ 36,07,533 Crore as of March 2025. Disbursement growth, however, remained subdued at 0.23%, reflecting a moderation in incremental demand following the strong post-pandemic recovery phase.

Outstanding and Disbursement of IHL by PLIs (In ₹ Crore)

PLIs	Outstanding		Growth (%)	Disbursement		Growth (%)
	As on March 2024	As on March 2025		FY 2023-24	FY 2024-25	
HFCs	5,96,247	6,72,170	12.73	1,83,239	1,92,586	5.10
PSBs	13,80,617	15,91,377	15.27	3,42,298	3,84,813	12.42
PVBs	12,10,871	12,97,730	7.17	3,39,635	2,89,659	-14.71
Others	40,200	46,257	15.07	9,871	10,002	1.33
Total	**32,27,935**	**36,07,533**	**11.76**	**8,75,044**	**8,77,060**	**0.23**

Government Initiatives

1. Pradhan Mantri Awas Yojana

The Government of India's flagship housing programme, Pradhan Mantri Awas Yojana (PMAY), covering both Urban (PMAY-U) and Rural (PMAY-G) segments, continues to play a central role in expanding access to affordable housing and strengthening home ownership across the country.

Launched in 2015, PMAY-Urban (PMAY-U) has sanctioned around 1.18 Crore houses, of which approximately 96 lakh houses have been completed, as of Dec 2025. To continue progress, the Government introduced PMAY-U 2.0 in 2024 with a target to support 1 Crore additional urban households. The revised framework places greater emphasis on structural reforms, including linking scheme benefits with the notification of Affordable Housing Policies by State Governments. The Union Budget 2026-27 has increased the allocation to ₹ 18,625 Crore from ₹ 7,500 Crore in the previous year, indicating continued policy focus on urban housing.

PMAY-Gramin (PMAY-G), launched in 2016, aims to achieve the objective of Housing for All by 2029 by providing pucca houses with basic amenities to eligible rural households. Against a total target of 4.95 Crore houses, 4.14 Crore units have been allocated to States and Union Territories, of which 3.86 Crore have been sanctioned and 2.93 Crore completed as of February 2026. Budgetary support has been significantly enhanced, with allocation rising to ₹ 54,917 Crore in FY 2026-27 from ₹ 32,500 Crore in FY 2025-26.

Sources: (NITI Aayog) https://pmay-urban.gov.in/PHQ/A_Comprehensive_Framework_to_Promote_Affordable_Housing.pdf

https://www.pib.gov.in/PressReleasePage.aspx?PRID=2227484&reg=3&lang=1

2. Credit Risk Guarantee Fund Trust for Low-Income Housing (CRGFTLIH)

The Government of India has restructured the Credit Risk Guarantee Fund Trust for Low-Income Housing (CRGFTLIH) to strengthen credit access for Economically Weaker Sections (EWS) and Low-Income Group (LIG) households. The scheme provides credit guarantees on housing loans extended by Scheduled Commercial Banks and Housing Finance Companies, thereby improving creditworthiness and reducing lender risk.

Aligned with the objectives of PMAY-Urban 2.0, the scheme facilitates access to affordable housing finance for eligible beneficiaries, enabling the timely completion of homes and supporting broader housing inclusion goals.

Since its relaunch in 2025, the scheme has gained traction, with 6,205 housing loans guaranteed, aggregating to ₹ 614.76 Crore as of January 2026. In addition, the Department of Financial Services, in collaboration with banks, is developing customised home loan products for beneficiaries from the informal sector. States and Union Territories are also facilitating credit access through tripartite arrangements between beneficiaries, lenders, and implementing agencies, further strengthening last-mile delivery under PMAY-U 2.0.

Sources: https://www.pib.gov.in/PressReleasePage.aspx?PRID=2225505&reg=3&lang=1

3. SWAMIH Fund

The Special Window for Affordable and Mid-Income Housing (SWAMIH), launched in 2019, has emerged as a key policy intervention to address stalled residential projects through last-mile financing.

The Fund's portfolio spans over 146 residential projects across 20 cities and 12 States, making it one of the largest residential stress-resolution platforms in the country. As of March 2026, over 58,596 homes have been completed, with the Fund expected to enable the delivery of more than 1 lakh homes, benefiting over 2.38 lakh homebuyers.

Building on the progress achieved, the Government has announced SWAMIH Fund 2, structured as a blended finance facility with participation from the Government, banks, and private investors. With a proposed corpus of ₹ 15,000 Crore, the fund aims to expedite the completion of an additional 1 lakh housing units, further strengthening supply-side recovery in the residential sector.

Source: https://www.pib.gov.in/PressNoteDetails.aspx?id=157795&NoteId=157795&ModuleId=3&reg=3&lang=2v

4. **Infrastructure-led Growth and Budgetary Support**

The Union Budget 2026-27 reinforces the Government's continued focus on infrastructure-led growth, creating a supportive macro environment for the housing sector. Infrastructure outlay has been increased to ₹ 12.2 lakh Crore for FY 2026-27 from ₹ 11.2 lakh Crore in FY 2025-26. The continued investment for enhancing transport networks and urban infrastructure is likely to unlock the housing sector, particularly beyond the traditional metro markets.

The proposed creation of City Economic Regions (CERs) across Tier-2 and Tier-3 cities, supported by investments of ₹ 5,000 Crore per region over five years, is likely to accelerate their emergence as regional economic hubs and drive incremental housing demand.

The proposed development of seven high-speed rail corridors, spanning approximately 4,000 km, is expected to enhance inter-city connectivity, promote urban expansion into peripheral areas, and stimulate residential demand across emerging micro-markets.

The proposed Infrastructure Risk Guarantee Fund and continued monetisation of public sector assets through REIT structures are expected to improve private sector participation and capital flows, further strengthening the housing ecosystem.

Source: https://www.pib.gov.in/PressNoteDetails.aspx?NoteId=157846&ModuleId=3&reg=3&lang=2

Tax Incentives on Home Loans

An individual can claim a home loan tax exemption for the following principal repayments and interest payments made on a home loan:

- Up to ₹ 1.5 lakh u/s 80C for principal repayments
- ₹ 2 lakh worth of housing loan tax benefit u/s 24(b) of the Income Tax Act

To facilitate the efficient flow of credit, promote financial inclusion and promote financial stability, the National Financial Information Registry is to be set up to serve as the central repository of financial and ancillary information. A new legislative framework is to govern this credit for public infrastructure and will be designed in consultation with the RBI. The deduction from capital gains on investment in residential houses under sections 54 and 54F to be capped at ₹ 10 Crore for better targeting of tax concessions and exemptions.

Benefits of Buying Property

Significant Appreciation & ROI

Residential real estate has historically delivered steady capital appreciation, enabling homeowners to build long-term wealth. Rising property values enhance equity, which can be leveraged for future financial needs such as education, business expansion, or retirement planning.

Stability and Financial Security

Owning a home provides stability and reduces exposure to rental volatility. It offers greater control over living conditions and long-term financial predictability, making it a preferred choice for individuals and families.

Tax Benefits

Home ownership offers tax advantages through deductions on principal repayment and interest on housing loans. These benefits reduce the effective cost of borrowing and improve overall financial efficiency.

Income Generation Potential

Residential property can serve as a source of steady rental income, supporting cash flows and enabling diversification of income streams. This enhances the investment appeal of housing as an asset class.

Lifestyle and Personalisation

Home ownership allows individuals to customise their living spaces according to their preferences and evolving needs. This flexibility contributes to improved quality of life and long-term satisfaction.

Challenges

The residential housing sector, while resilient, faces a mix of structural and cyclical challenges that may moderate near-term growth. Geopolitical uncertainties have led to elevated energy and input costs, increasing construction expenses and impacting project viability. At the same time, regulatory complexities, including land acquisition challenges and approval delays, continue to affect project execution timelines. Rising property prices and interest rates have further stretched affordability, particularly for mid- and lower-income homebuyers, while developers continue to face margin pressures amid volatile raw material costs.

1. **Geopolitical Issues**

Ongoing geopolitical tensions have led to volatility in global commodity and energy prices. This has led to

higher construction material costs and intermittent supply chain disruptions, affecting project execution timelines and overall cost structures.

2. **Affordability Pressure**

Sustained increase in property prices, particularly in the premium and luxury segments, has widened the affordability gap for middle- and lower-income households. This may constrain demand in the affordable segment, which remains sensitive to price and interest rate movements.

3. **Elevated Input Costs and Inventory Build-Up**

Rising costs of key construction materials such as steel and cement, along with higher energy costs, continue to exert pressure on developer margins. In select markets and segments, supply additions have outpaced demand, leading to a build-up of unsold inventory and necessitating more calibrated project launches.

4. **Regulatory Compliance and Clearances**

Complex land acquisition processes and multi-layered regulatory approvals continue to pose execution challenges. Delays in project clearances not only extend development timelines but also increase holding costs, affecting project viability, particularly in the affordable housing segment.

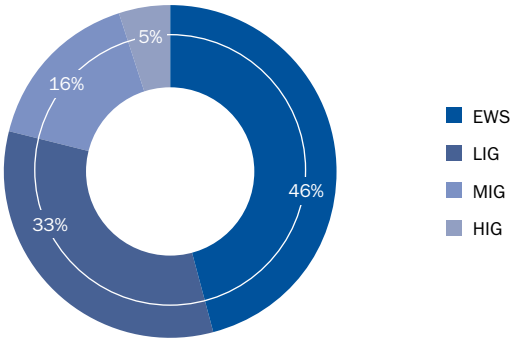
Affordable Housing and Affordable Housing Finance

India's affordable housing finance segment is entering a structurally favourable growth phase, supported by low mortgage penetration, improving income formalisation, and sustained policy support. Structural drivers, including urbanisation, rising income levels, financial formalisation, and continued government support through schemes such as Pradhan Mantri Awas Yojana (PMAY) are expected to underpin housing demand. Assets under management (AUM) of affordable housing finance companies (AHFCs) stood at approximately ₹ 17 lakh Crore as of September 2025, accounting for around 15% of the total HFC loan book, according to a report by ICRA.

Despite sustained policy support, a significant demand–supply gap persists in India's affordable housing segment, particularly in urban centres. As of June 2025, the urban housing shortage is estimated at 9.4 million units, underscoring the structural deficit amid accelerating urbanisation, according to the India Affordable Housing Report 2025 by Knight Frank.

Looking ahead, India is expected to require an additional 22.2 million housing units between 2025 and 2030, with nearly 79% of this demand (17.5 million units) concentrated in the Economically Weaker Sections (EWS) and Low-Income Group (LIG) segments. Including the existing shortfall, the cumulative housing demand across EWS, LIG, and MIG categories is projected to reach approximately 30 million units by 2030. This structural demand gap presents a significant opportunity for affordable housing finance institutions to deepen credit penetration, support first-time homebuyers, and play a critical role in expanding access to housing across underserved segments.

Housing Demand across All Income Groups by 2030



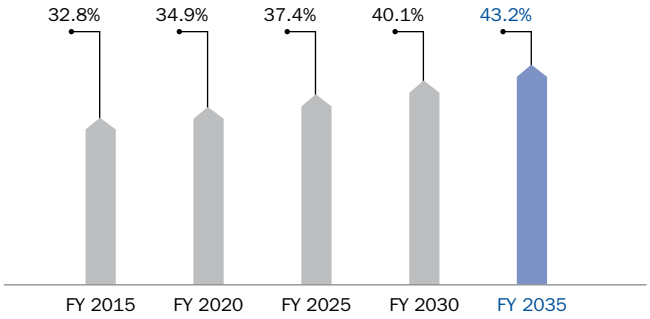
Source: Knight Frank Research

Growth Factors

Urbanisation – Structural Demand Driver

Urbanisation continues to act as a structural anchor for demand in India's affordable housing segment. As of 2025, nearly 37% of India's population resides in urban areas, which is projected to increase to around 43% by 2035, according to UN's World Urbanisation Prospects 2025. This urban concentration has supported sustained expansion in manufacturing, services and technology sectors and is expected to drive incremental demand for urban residential housing. As employment and income opportunities continue to concentrate in urban clusters and peripheral city regions, housing formation in these areas is likely to remain structurally supported.

Urban Population as % of Total Population



Source: World Urbanization Prospects 2025

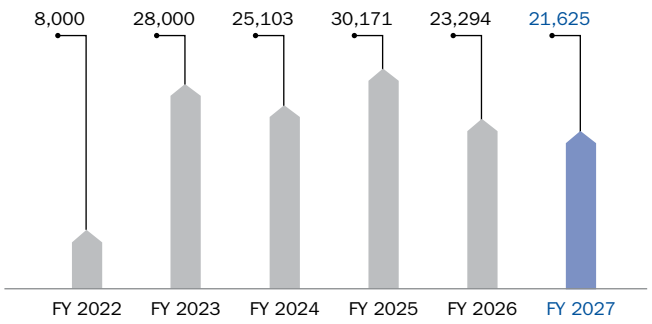
Government Policy

Government policy has played a quantifiable role in supporting affordable housing demand and credit formation. The Pradhan Mantri Awas Yojana (PMAY) has been central to this effort, with a cumulative affordable housing shortage estimated at 31.2 million units by FY 2029-30, translating into a market size of approximately ₹ 67.2 trillion and an estimated financing opportunity of approximately ₹ 44-45 trillion, assuming ~77% loan dependency, according to the India Affordable Housing Report 2025 by Knight Frank.

The Credit Linked Subsidy Scheme (CLSS) under PMAY-Urban has been instrumental in improving affordability and expanding access to formal housing finance. Interest subsidies of up to ₹ 0.3 million per beneficiary in the ₹ 0.6-1.5 million loan bracket have enabled approximately 3.0 million EWS/ LIG and 1.3 million MIG households to access formal credit, supporting cumulative disbursements of around ₹ 2.1 trillion.

Budgetary allocations under PMAY-Urban have remained substantial over recent years, peaking in FY 2024-25 before moderating under PMAY 2.0. This continued fiscal support underscores the Government's sustained focus on affordable housing as a key component of capital formation and inclusive growth.

PMAY–U Budget Allocations (₹ Crore)



Source: Budget, IDBI Capital Research

HFCs' Core Strengths

Housing Finance Companies (HFCs) have built a distinct space within the financial sector by focusing exclusively on housing finance and understanding the nuances of this segment. Their role goes beyond lending, as they enable access to home ownership for a wide spectrum of borrowers, including those who may not always fit into standard banking frameworks.

One of the key strengths of HFCs is their ability to work with diverse income profiles. Whether it is salaried individuals, self-employed borrowers or customers from the informal sector, HFCs have developed practical approaches to assess repayment capacity and structure loans accordingly. This flexibility allows them to serve segments that are often underserved by traditional lenders.

Their operating model is also relatively agile. With streamlined processes and decentralised decision-making, HFCs are able to respond faster to customer requirements, which is important in a time-sensitive market such as housing. This improves the overall borrowing experience and supports quicker conversion from application to disbursement.

Another important aspect is their strong presence in regional and semi-urban markets. Over time, HFCs have developed a deep understanding of local demand patterns, property dynamics and customer behaviour. This familiarity helps in better risk assessment and in designing products that are aligned with local affordability levels and preferences.

HFCs also play a meaningful role in expanding access to housing finance. By catering to low- and middle-income segments, they support broader financial inclusion while contributing to steady demand in the housing market. Their ability to combine local insight with practical lending approaches continues to strengthen their relevance within the overall housing finance ecosystem.

Company Overview

Segment-wise Reporting

The segments have been identified in accordance with the Accounting Standard for segment reporting, taking into account the Company's organisational structure as well as the distinct risks and returns associated with each segment. LIC Housing Finance Ltd. (hereafter referred to as "the Company" or "LICHFL") operates primarily within the Housing Finance industry, which constitutes its principal source of revenue.

Risks and Concerns

The Company has embedded risk management as a core element of its operating philosophy, supported by a well-defined framework covering risk identification, assessment, monitoring, and governance. This framework is anchored by a clearly defined risk appetite, supported by functional policies and key risk indicators (KRIs) that guide decision-making within acceptable risk thresholds. The Company's Board of Directors has entrusted the Risk Management Committee (RMC) to ensure that risk practices remain aligned with the Company's strategic priorities and evolving business environment.

The Company adopts a disciplined and forward-looking approach to risk management, focused on early identification of risks, effective mitigation and continuous monitoring to strengthen resilience. Its position as a leading housing finance company (HFC) is supported by a robust and evolving risk management framework.

Given the nature of its business, the Company is exposed to key risks including credit risk, interest rate and market risk, liquidity risk, and operational risk. To manage these exposures, it has deployed a range of analytical and monitoring tools, including time-bucketed liquidity statements, duration gap analysis, and foreign exchange exposure assessments. These tools enable timely evaluation and management of risks arising from liquidity mismatches, interest rate movements, and currency fluctuations.

The Company continues to strengthen its asset-liability management (ALM) framework to effectively manage balance sheet risks. Through prudent ALM practices and active monitoring, it seeks to mitigate the impact of volatility in interest rates, liquidity conditions, and foreign exchange movements, thereby safeguarding its Net Interest Income (NII) and overall financial stability.

Significant Risks and Mitigation Strategies

Credit Risk

Credit risk arises from the possibility of a borrower failing to meet repayment obligations, including principal and interest, which may result in asset quality deterioration. In line with regulatory norms, loans are classified as Non-Performing Assets (NPAs) if payments remain overdue beyond 90 days.

The Company follows a structured credit appraisal framework that evaluates borrower creditworthiness through a combination of quantitative and qualitative parameters. Loan disbursements are aligned with defined milestones and repaid through Equated Monthly Instalments (EMIs). The Company also leverages both dynamic and static portfolio analysis to identify emerging risk trends and initiate timely interventions. A comprehensive Standard Operating Procedure (SOP), covering credit assessment, legal and technical due diligence, valuation, and documentation, ensures consistency and rigour in underwriting practices and is periodically updated to reflect evolving requirements.

Market Risk

Market risk refers to the potential impact of changes in interest rates, credit spreads, and other market variables on the Company's financial position. Key exposures arise from floating-rate loan assets, market-linked borrowings, and financial instruments such as Non-Convertible Debentures and foreign currency borrowings.

- **Interest Rate Risk:** Interest rate risk arises from potential fluctuations in the Company's net interest income and the valuation of its assets and liabilities due to changes in interest rates, whether driven by market dynamics or regulatory actions. An upward movement in rates can increase the cost of funds, while a downward shift may impact asset yields, particularly in the presence of repricing mismatches. Given the inherent nature of lending operations, such exposures require continuous oversight. The Company manages this risk through active monitoring of asset and liability profiles, supported by periodic reviews by the Asset Liability Committee (ALCO), which evaluates interest rate trends and guides timely adjustments to maintain balance sheet stability.

- **Liquidity Risk:** Liquidity risk relates to the Company's ability to meet its financial obligations as they fall due, including funding requirements, regulatory commitments, and operational needs. For a housing finance company, maintaining adequate liquidity is critical to ensuring business continuity and supporting disbursement activity. External factors such as an increase in the Cash Reserve Ratio (CRR), heightened government borrowing, or advance tax payments can also impact the Company's liquidity position. Conversely, holding excessive liquidity can negatively affect business efficiency. Drawing on years of market experience, the Company carefully manages its cash flow, assets and liabilities. The management establishes policies to ensure adequate liquidity for immediate requirements. The Company's borrowing strategy is structured to remain flexible amid shifting liquidity conditions and business requirements, leveraging a diversified funding base to balance short- and long-term debt while effectively managing liquidity risks.

Operational Risk

Operational risk represents the potential for loss arising from deficiencies in internal processes, systems, human resources, or external events. Such risks may result in financial losses, business disruptions, or reputational impact, thereby affecting the Company's overall performance and growth trajectory.

The Company mitigates these risks through a robust internal control framework, supported by continuous monitoring, process standardisation, and periodic reviews to ensure operational efficiency and resilience.

- **Compliance Risk / Regulatory Risk:** The Company operates within a highly regulated environment, subject to oversight from multiple authorities and evolving regulatory requirements. Non-compliance with applicable laws and regulations may adversely impact business continuity and financial performance.

  The regulatory framework governing the Company includes oversight by the Reserve Bank of India (RBI) as the principal regulator, with supervisory functions vested in the National Housing Bank (NHB). As a listed entity, the Company is also subject to regulations prescribed by the Securities and Exchange Board of India (SEBI), along with compliance requirements under the Companies Act and oversight by the Registrar of Companies (RoC), with its equity shares listed on the BSE and NSE.

  To address these requirements, the Company has established a comprehensive compliance architecture. The Chief Compliance Officer oversees regulatory compliance across key jurisdictions, including RBI, NHB, and FIU-IND regulations, while the Company Secretary & Compliance Officer ensures adherence to corporate and capital market regulations. These functions are supported by dedicated teams that undertake continuous monitoring and periodic assessments to ensure timely compliance.

  Further strengthening its compliance capabilities, the Company implemented an automated compliance management system in April 2025, enabling real-time tracking, reporting, and escalation of regulatory obligations, thereby enhancing governance and reducing compliance risk.

- **Legal Risk:** Legal risk arises from potential deficiencies in legal due diligence, documentation, or title verification, particularly in property-backed lending. Such risks may lead to litigation, financial exposure, or reputational impact.

The Company mitigates legal risk through stringent due diligence processes, including detailed title verification, documentation review, and adherence to defined legal protocols. Dedicated legal and technical teams oversee these processes, supported by standardised procedures and strong customer service practices, aimed at minimising disputes and ensuring transactional integrity.

Strategic Risk

Strategic risk refers to the potential impact on the Company's earnings and capital arising from sub-optimal business decisions, execution gaps, or an inability to adapt to evolving industry dynamics. The housing finance sector, characterised by strong growth potential and increasing competition, presents ongoing challenges to market share and profitability. The entry of new players, supported by favourable macroeconomic factors such as sustained economic growth, rapid urbanisation, policy support, rising credit penetration, and changing demographic patterns, has intensified competitive pressures within the sector.

In this dynamic environment, the Company has built a strong industry reputation, supported by a robust track record in Asset-Liability Management (ALM) and declining non-performing assets (NPA). To mitigate competitive pressures, LICHFL emphasises customer-centricity, leverages advanced infrastructure, including robust Information Technology (IT) systems and implements effective marketing strategies. The Company also capitalises on its established market position and agile cross-functional teams to maintain a leadership edge by offering high-quality products, competitive pricing and exceptional customer service.

Asset Liability Management

The Company follows the regulatory framework prescribed under 'The Asset-Liability Management System for Housing Finance Companies' issued by the National Housing Bank (NHB). Its ALM policy, approved by the Board, defines prudential gap limits, risk tolerance levels, and a structured reporting mechanism to effectively manage balance sheet risks.

The policy is periodically reviewed to align with evolving regulatory requirements and changes in the macroeconomic environment. Oversight of the ALM function is undertaken by the Asset Liability Committee (ALCO), which regularly reviews key ALM metrics and provides updates to the Board, ensuring informed decision-making and effective risk management.

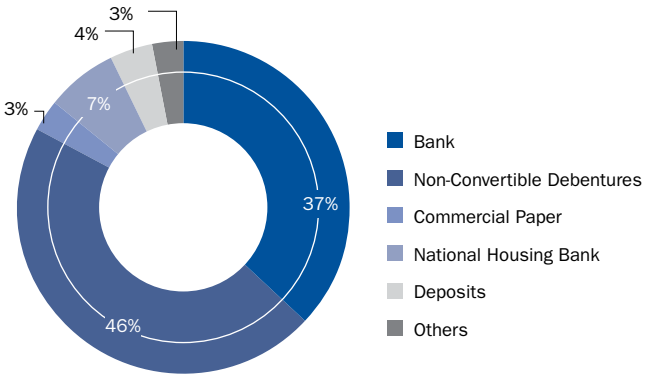
Internal Control Systems and their Adequacy

Internal controls play a vital role in promptly identifying and addressing operational irregularities while ensuring a consistent and accurate representation of the organisation's overall performance. An effective internal controls framework ensures that transactions are properly authorised, accurately recorded, and fairly reported, while safeguarding assets against unauthorised use or disposal. LICHFL has established an internal control framework tailored to its scale and operational complexity. The Company adheres to well-defined policies, procedures, systems, and processes to ensure the accuracy and integrity of financial data, safeguard assets, prevention of fraud and errors, maintain complete and reliable accounting records, facilitate the timely preparation of financial information and ensure compliance with all applicable laws, regulations, and internal policies. Regular internal audits and inspections are conducted to assess the effectiveness of internal controls and verify adherence to policies and procedures. The management reviews audit findings and implements appropriate corrective actions and continuously strengthens the internal control environment. The summaries of the internal audit reports are presented to the Audit Committee of the Board, which reviews the observations and provides guidance to ensure continuous improvement in the Company's governance and control processes.

Financial Performance with Respect to Operational Performance Financial/Fund Management

LICHFL adopts a prudent approach to fund management, considering ALM gaps, interest rate movements, and prevailing market conditions while shaping its borrowing strategy. The Company maintains strong credit ratings from CRISIL, CARE, and ICRA across its borrowings, including bank loans, non-convertible debentures, commercial paper, and public deposits, enabling access to funds at competitive rates. It periodically reviews and adjusts its prime lending rate to ensure appropriate asset pricing. In addition, the Company closely monitors its cash position and deploys surplus funds in fixed deposits and overnight or liquid mutual fund schemes, in line with Board-approved policies, to optimise liquidity and minimise idle cash costs.

Outstanding Borrowing – ₹ 2,77,423 Crore



For FY 2025-26, Incremental Cost of funds was **6.94%**

Statement of Compliance

The Standalone Financial Statements of the Company have been prepared on a historical cost basis, except for certain financial instruments measured at fair value. These statements comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, the Statement of Cash Flows, and the Statement of Changes in Equity for the year ended on that date, along with the relevant accounting policies and explanatory notes (collectively referred to as the "Standalone Financial Statements" or "Financial Statements").

Fair value represents the price that would be received on the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Where market prices are not directly observable, fair value is determined using appropriate valuation techniques, taking into account the characteristics of the asset or liability.

Additionally, for financial reporting, fair value measurements are categorised into Level 1, Level 2, or Level 3 based on the degree of observability and the overall significance of the inputs used.

The categories are defined as follows:

- Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access on the measurement date;
- Level 2 inputs include observable inputs other than the Level 1 quoted prices, which may be either directly or indirectly related to the asset or liability;
- Level 3 inputs are unobservable inputs used for the asset or liability.

The financial statements are presented exclusively in Indian Rupees (₹), and unless otherwise noted, all amounts are rounded to the nearest Crore.

Performance/Operation Highlights

Total disbursements during FY 2025-26 comprised four key segments: Individual Housing Loans (IHL), Non-Housing Individual (NHI) loans, Non-Housing Corporate (NHC) loans, and Project Finance (PF). Total disbursements grew by 4% to ₹ 66,544 Crore from ₹ 64,022 Crore in the previous year, driven by a 6% increase in Individual Housing Loan disbursements to ₹ 54,503 Crore and a 20% rise in Non-Housing Individual loans to ₹ 9,636 Crore. Non-Housing Commercial loan disbursements declined by 23% to ₹ 441 Crore, while Project Finance disbursements stood at ₹ 1,964 Crore, compared with ₹ 3,776 Crore in the previous year.

The total outstanding loan portfolio increased by 4% year-on-year to ₹ 3.21 lakh Crore, compared to ₹ 3.08 lakh Crore in the previous year. Growth was primarily driven by the Retail loan portfolio, which expanded to ₹ 3,11,517 Crore from ₹ 2,98,519 Crore, reflecting sustained momentum in both housing and non-housing individual lending. The Project Finance portfolio remained largely stable at ₹ 9,190 Crore, as against ₹ 9,213 Crore in the previous year.

Revenue from operations increased by 3% to ₹ 28,764 Crore in FY 2025-26, from ₹ 28,037 Crore in FY 2024-25. Net profit after tax rose by 3% to ₹ 5,595 Crore, compared with ₹ 5,429 Crore in the previous year, reflecting sustained earnings growth. Net Interest Income (NII) grew by 4% to ₹ 8,425 Crore from ₹ 8,126 Crore in FY 2024-25. Net Interest Margin (NIM) moderated marginally to 2.68% from 2.73%. Meanwhile, tax expense increased to ₹ 1,485 Crore from ₹ 1,427 Crore in the prior year. The Board recommended a 500% dividend, equivalent to ₹ 10 per equity share, maintaining the payout at the same level as the previous year.

During the year, both the outstanding loan portfolio and disbursement volumes recorded steady growth, while asset quality remained stable. The Company also undertook initiatives such as optimisation of its marketing office network and system integrations to enhance operational efficiency.

Percentage Share of Outstanding Loans (%)

Segment	FY 2024-25	FY 2025-26
Individual Housing Loan	85.00%	84.47%
Non-Housing Individual	10.35%	11.34%
Non-Housing Corporate	1.66%	1.33%
Project Finance	2.99%	2.86%

Impairment Assessment

The Company applies the Ind AS 109 general approach for ECL impairment. The assessment considers reasonable and supportable information, including historical experience, current conditions, and forward-looking factors.

The Company classifies a financial instrument as defaulted when the borrower is more than 90 days past due on contractual payments. Once defaulted, such instruments are designated as credit impaired for the purpose of Expected Credit Loss (ECL) calculations. The company categorises loan assets into stages based on the Days Past Due status as the key quantitative indicator, together with other approved behavioural triggers for determining significant increase in credit risk and credit impairment.

- Stage 1: Assets with no significant increase in credit risk since origination and are not credit impaired. For assets less than 30 days past due, the Company recognises 12-month Expected Credit Losses using a one-year probability of default.
- Stage 2: Assets with a significant increase in credit risk since origination but not credit impaired. For assets with 31–90 days past due, the Company recognises lifetime Expected Credit Losses.
- Stage 3: Assets classified as credit-impaired, including those more than 90 days past due or with other objective evidence of impairment. In line with Ind AS 109 and the Company's ECL methodology, lifetime Expected Credit Losses (ECL) are recognised based on collective and individual assessments.

Recovery actions are undertaken for Stage 3 Assets in accordance with applicable legal frameworks, including the SARFAESI Act. Legislation such as the SARFAESI Act provides the Company with access to one of the most effective mechanisms for the recovery of non-performing assets (NPAs) within its category. While identifying significant increases in credit risk prior to a loan becoming overdue can be challenging

for certain financial instruments, individual housing loans benefit from a substantial security margin, which helps mitigate associated risks. The Company undertakes a collective assessment of credit risk for these loans by analysing data that signals significant credit deterioration across similar categories of financial instruments.

ECL Methodology and Estimation

Based on historical experience, the Company estimates the probability of default (PD) by tracking the migration of accounts across delinquency stages over time. Accounts typically progress sequentially from Regular to 30 days past due, 60 days past due, and subsequent delinquency buckets before reaching Default; they do not move directly from Regular to Default. At advanced stages of delinquency, foreclosure proceedings may be initiated and collateral realised to recover outstanding dues.

a. Probability of Default -

Probability of Default (PD) represents the likelihood that a loan will default over a specified time horizon based on the Company's historical credit experience and ECL methodology. A 12-month PD reflects the probability of such migration over the next 12 months, while lifetime PD captures the probability of default over the remaining contractual life of the loan. These estimates are used in measuring expected credit losses under the impairment requirements of Ind AS 109.

b. Exposure at default

Exposure at Default (EAD) represents the expected outstanding exposure at the time of default and serves as a key input for ECL measurement. The Company estimates EAD based on the contractual repayment profile of the loan, adjusted for expected behavioural cash flows and the anticipated outstanding balance over the asset's expected life, in accordance with its approved ECL methodology.

c. Loss given default

Loss Given Default (LGD) represents the proportion of an exposure that the Company expects to lose upon default, after considering recoveries from collateral, repayments, and other recovery actions. LGD is estimated using historical recovery experience by comparing the present value of expected post-default recoveries with the Exposure at Default (EAD), in accordance with the Company's approved ECL methodology.

The impairment loss allowance decreased to ₹ 4,569 Crore in FY 2025-26 from ₹ 4,899 Crore in the previous year, indicating an improvement in the overall credit risk profile of the portfolio.

Credit Quality Analysis – Classification on the basis of risk pattern (Collective and Individual Basis)

Parameter	Stage 1		Stage 2		Stage 3		Total	
	Outstanding Balance	Impairment Loss	Outstanding Balance	Impairment Loss	Outstanding Balance	Impairment Loss	Outstanding Balance	Impairment Loss
As at March 31, 2026	3,04,905.39	641.36	8,898.74	449.69	6,902.79	3,462.41	3,20,706.92	4,553.46
As at March 31, 2025	2,89,597.11	583.33	10,536.19	421.74	7,598.35	3,893.93	3,07,731.65	4,899.00
As at March 31, 2024	2,65,401.77	625.46	11,959.22	768.35	9,483.39	4,876.26	2,86,844.39	6,270.06

Lending Vertical	PD				
	Stage 1	Stage 2	Stage 3	EAD	LGD
Home Loans	Historical data is utilised to calculate the probability of default (PD), while forecasted PD is derived using a multivariate regression methodology.	100%	100%	Exposure at Default (EAD) represents the net present value of the contractual cash flows, discounted using the effective interest rate and corresponds to the principal outstanding at the time of exposure. Undrawn loan commitments are also included as part of the EAD calculation.	Loss Given Default (LGD) is calculated as (1 minus the Recovery Rate). The Recovery Rate is determined by dividing the present value of the collateral by the Exposure at Default (EAD). The collateral value for each loan is assessed individually.
Loan Against Property					
Lease Rental Discounting					
Developer Loans					
Other Loans					

Individual Housing Loans

During FY 2025-26, the main thrust continued on individual housing loans. The Company has sanctioned 1,71,902 Individual Housing Loans (IHL) amounting to ₹ 55,666 Crore and disbursed 1,73,131 loans aggregating to ₹ 54,503 Crore during FY 2025-26, showing an increase from ₹ 51,614 Crore in the same period of the previous year. IHL constitute 81.91% of the total disbursements for the FY 2025-26.

The gross IHL portfolio grew by 3.57% from ₹ 2,61,562 Crore as on March 31, 2025 to ₹ 2,70,893 Crore as on March 31, 2026.

Non-Housing Individual Loans

The company has sanctioned 31,319 Non-Housing Individual Loan (NHI) amounting to ₹ 9,848 Crore and disbursed 31,092 loans amounting to ₹ 9,636 Crore during the FY 2025-26, an increase from ₹ 8060 Crore in the same period of the previous year. NHI constitute 14.48% of the total disbursement for the FY 2025-26.

The gross NHI portfolio grew by 14.19% from ₹ 31,854 Crore as on March 31, 2025 to ₹ 36,364 Crore as on March 31, 2026.

Non-Housing Commercial Loans

The company has sanctioned 73 Non-Housing Corporate Loan (NHC) amounting to ₹ 431 Crore and disbursed 68 loans amounting to ₹ 441 Crore during the FY 2025-26, a slight decline from ₹ 572 Crore in FY 2024-25. NHC constitute 0.66% of the total disbursement for the FY 2025-26.

The gross NHC portfolio decreased by 16.52% from ₹ 5,103 Crore as on March 31, 2025 to ₹ 4,260 Crore as on March 31, 2026.

Project Loans

The Project Finance business maintained a healthy yield profile, with the yield on disbursements improving to 10.86% during FY 2025-26 as against 10.38 in FY 2024-25.

The segment generated an interest income of ₹ 782 Crore during the year, registering a growth of 8.76% over the previous financial year.

Marketing

LICHFL has reinforced its position as a market leader with one of the largest marketing networks in India. In FY 2025-26, the Company introduced a Straight Through Process (STP) for loan processing, resulting in a reduction in turnaround time (TAT), improved operational efficiency, and a seamless customer experience. The Company successfully launched a pilot implementation of e-documentation (e-Stamping and e-Signing) through the Legality platform, marking a significant step towards the digital transformation of the loan documentation process. The initiative is aimed at enhancing operational efficiency while providing customers with a faster, seamless, and more convenient documentation experience. Business sourced through the Lead Management platform registered a robust growth of 83.47%, increasing from ₹ 835 Crore in FY 2024-25 to ₹ 1,532 Crore in FY 2025-26. This alternate sourcing channel contributed 2.36% to the Company's overall business during the year, reflecting its continued emphasis on digital sourcing initiatives, customer acquisition, and business expansion. As of March 31, 2026, LICHFL's network comprises 10 Regional Offices, 303 Marketing Offices, 23 Back Offices, 39 Cluster Offices. The Company also maintains an international presence through its representative office in Dubai. Focused on expanding its reach and improving service delivery, LICHFL continues to strengthen its distribution network through a dedicated team of Marketing Intermediaries. Additionally, the Company actively promoted its products across India through various media platforms, enhancing its visibility and customer engagement.

Recovery Management

As of March 31, 2026, LICHFL's asset quality strengthened further, with Gross Non-Performing Assets (GNPA) declining to ₹ 6,903 Crore, representing 2.15% of the loan portfolio, compared to ₹ 7,598 Crore (2.47%) as of March 31, 2025. Net Non-Performing Assets (NNPA) also improved, reducing to ₹ 3,440 Crore, or 1.08% of the loan portfolio, from ₹ 3,704 Crore (1.22%) in the previous year.

In accordance with Ind AS 109, the Company's Expected Credit Loss (ECL) provision stood at ₹ 4,569 Crore as of March 31, 2026, compared to ₹ 4,899 Crore a year earlier, reflecting the improved credit quality of the portfolio. Stage 3 Exposure at Default (EAD) similarly declined to 2.15% from 2.47% year-on-year, underscoring the Company's disciplined underwriting standards, effective risk management practices, and continued focus on maintaining a high-quality loan book.

During FY 2025-26, the Company continued to strengthen its recovery framework through established channels such as legal action, settlements, and restructuring initiatives. In addition, the Company explored alternative resolution strategies, including the sale of stressed assets to Asset Reconstruction Companies (ARCs), in accordance with the regulatory framework prescribed by the Reserve Bank of India (RBI). As part of this initiative, the Company successfully completed the sale of one loan asset to an ARC during the year, marking a significant milestone in diversifying its recovery mechanisms and enhancing the efficiency of stressed asset resolution. This strategic step is expected to support faster recovery timelines and further strengthen overall asset quality management.

Human Capital and Resource Management

LIC Housing Finance Limited (LICHFL) recognises its human capital as a critical driver of sustained growth and long-term success. The Human Resources (HR) department plays a vital role in aligning employee objectives with the organisation's goals, ensuring seamless operations and efficient resource utilisation.

At LICHFL, people remain central to execution and growth. The Company's approach to human capital is anchored in building capability, driving accountability and creating an environment that supports consistent performance.

LICHFL is committed to fostering an inclusive, safe, and performance-driven workplace that supports employee well-being and professional development. The Company has instituted a range of structured initiatives, including:

- Structured performance appraisal systems and incentive scheme
- Talent management programs
- Digital and in person wellness sessions
- Training sessions facilitated by internal and external subject matter experts

These efforts contribute to building a motivated workforce, aiding retention, and sustaining a high-performance culture.

The Company also undertakes periodic reviews of its HR policies and practices to ensure alignment with evolving business requirements and industry benchmarks.

As of March 31, 2026, the Company had a total staff strength of 2,399 with employees at various officer and non-officer cadres. Key productivity metrics include:

- Loan assets per employee: ₹ 133.70 Crore
- Net profit per employee: ₹ 2.33 Crore

Disclaimer

This report contains "forward-looking statements" within the meaning of relevant laws, rules and regulations. These statements describe the Company's goals, plans, estimates and expectations. The Company disclaims all liability if actual results differ considerably from those projected due to changes in internal or external causes. These statements are based on various assumptions about anticipated future events.

BOARD'S REPORT

To the Members of LIC Housing Finance Limited

Your Director's are pleased to present the Thirty Seventh Annual Report together with the Audited Financial Statements (Standalone and Consolidated) for the year ended 31st March, 2026 of LIC Housing Finance Limited **('the Company').**

Financial Highlights

(₹ in Crore)

Particulars	For the year ended 31st March, 2026	For the year ended 31st March, 2025
Profit before Tax	7,080.62	6,855.81
Tax Expense	(1,485.47)	(1,426.79)
Profit after Tax	5,595.15	5,429.02
Other Comprehensive Income	23.67	(71.81)
Total Comprehensive Income	**5,618.82**	**5,357.21**
Appropriations:		
Transfer to Special Reserve in terms of 36 (i) (viii) of IT Act, 1961 and Statutory Reserve (u/s 29C of NHB Act,1987)	1,400.00	1,300.00
Transfer to General Reserve	1,000.00	1,000.00
Dividend	550.06	495.06
Balance carried forward	2,668.76	2,562.15

The above figures are extracted from the financial statements prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards, prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The detailed Audited Financial Statements are presented as separate section of this Annual Report.

APPROPRIATION

Transfer to Reserves:

The Company has transferred an amount of ₹ 1,400 Crore to Special Reserve in terms of 36 (i) (viii) of IT Act, 1961 and Statutory Reserve maintained (u/s 29C of NHB Act,1987) and an amount of ₹ 1000 Crore to General Reserves.

DIVIDEND:

The Company has established a comprehensive Dividend Distribution Policy in compliance with the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Policy is designed to facilitate a balanced and prudent approach towards dividend distribution, ensuring an equitable allocation of profits to shareholders while retaining sufficient resources to support the Company's strategic growth initiatives and long-term objectives. Prior to recommending any dividend to the Members of the Company, the Board of Directors carefully evaluates various relevant financial and operational parameters.

Performance and Dividend Recommendation for FY 2025-2026:

During the financial year 2025–2026, the Board of Directors of the Company undertook a comprehensive evaluation of the Company's performance. While maintaining a prudent approach towards capital conservation, the Board remained committed to delivering value to shareholders.

In consideration of the Company's Dividend Distribution Policy and the Reserve Bank of India (Non-Banking Financial Companies–Prudential Norms on Declaration of Dividends) Directions, 2025, the Board has recommended a dividend of ₹ 10/- (Rupees Ten Only) per equity share of face value ₹ 2/- each for the financial year ended 31st March, 2026, representing 500% of the face value.

Subject to the approval of the Members at the ensuing 37th Annual General Meeting, the total dividend payout would amount to ₹ 550.06 Crore. The final dividend, if approved by the Members, shall be be in compliance with the Dividend Distribution Policy of the Company and paid in accordance with the applicable provisions of law.

The Dividend Distribution Policy is available on the website of the Company at https://www.lichousing.com/investors/policy-codes.

CHANGE IN NATURE OF BUSINESS

During the year under review, there was no change in the nature of the Company's business activities.

INDIAN ACCOUNTING STANDARDS

The Company has prepared its financial statements in compliance with the applicable Indian Accounting Standards (Ind AS) notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013. These financial statements have also been prepared in accordance with the requirements of Division III–Schedule III to the Companies Act, 2013.

PERFORMANCE

Income and profit

The Company earned total income of ₹ 28,771.66 Crore during FY 2025-26, as compared to ₹ 28,046.13 Crore in

FY 2024-25, reflecting a year-on-year growth of 2.59%. On a standalone basis, the Company recorded a Profit Before Tax (PBT) of ₹ 7,080.62 Crore and a Profit After Tax (PAT) of ₹ 5,595.15 Crore for FY 2025-26, compared to ₹ 6,855.81 Crore and ₹ 5,429.02 Crore, respectively, in the previous financial year. This represents an increase of 3.28% in PBT and 3.06% in PAT over the previous year. The improvement in profitability was primarily driven by the growth in total income during the year.

Lending operations

The Company is a Housing Finance Company (HFC) registered with the National Housing Bank (NHB) and is primarily engaged in providing housing finance to individuals for the purchase, construction, extension, and renovation of residential properties. The Company also extends project finance to real estate developers for residential housing projects.

In addition to its core housing finance business, the Company offers Loan Against Property (LAP), Lease Rental Discounting (LRD), and other related lending products and financial services. All such activities are ancillary to and support the Company's principal business of housing finance, contributing to the overall growth and diversification of its lending portfolio.

The Company maintains a diversified portfolio of financial products tailored to meet the varied financing needs of its customers. Individual Home Loans continue to be the cornerstone of the Company's business, accounting for 84.47% of the total loan portfolio and catering to both salaried and self-employed borrowers.

As at 31 March 2026, the Company's loan portfolio, in accordance with Ind AS, comprised 84.47% Individual Housing Loans, 11.34% Non-Housing Loans to Individuals (NHI), 1.33% Non-Housing Loans to Corporates, and 2.86% Project Finance Loans. This diversified portfolio structure reflects the Company's continued focus on retail housing finance while maintaining a prudent presence across complementary lending segments to support portfolio diversification and sustainable growth.

Detailed information on the lending operations is covered in the Management Discussion and Analysis.

Marketing and Distribution

During the year under review, the Company continued to focus on optimizing its marketing office operations and further strengthening its distribution network. As of the year-end, the Company's distribution network comprised 303 Marketing Offices. In addition, the network includes 46 territory offices of LICHFL Financial Services Ltd., a wholly-owned subsidiary engaged in the distribution of various financial products, including housing loans. The Company also maintains representative offices in Dubai.

Digital Transformation – Launch of e-Documentation

As part of its continued digital transformation journey, the Company launched e-Documentation for select retail loan products during the financial year in association with Legality as the technology service provider and the National e-Governance Services Limited (NeSL) as the Digital Document Execution platform. The initiative enables end-to-end digital execution of loan documentation through Aadhaar-based e-Sign and e-Stamping, eliminating the need for physical documentation while ensuring legal enforceability under the applicable laws. The digital documentation process enhances customer convenience, reduces turnaround time, strengthens operational efficiency and provides a secure, auditable and paperless documentation framework, thereby reinforcing the Company's commitment to technology-driven innovation and superior customer experience.

Customer Service Initiatives

The Company remains committed to delivering exceptional customer service through multiple service channels and customer-centric initiatives that ensure convenience, accessibility, transparency, and timely resolution of customer concerns. Recognizing the diverse needs and preferences of its customers, the Company has established a comprehensive service ecosystem comprising call centre, dedicated grievance redressal officers, digital self-service platforms, online customer portal, email support etc.

Customer Self-Service Portal

The Company has established a dedicated Customer Portal accessible through the Company's website. Customers can register Service request / grievances through a simple registration process.

Registered customers can avail themselves of various online services, including:

I. Loan related information
II. Statement of Account
III. Repayment Details
IV. Change ROI–Rewriting
V. Online Loan Prepayment
VI. Payment for Due Instalments
VII. Repayment Certificate
VIII. KYC Updation
IX. NACH Mandate Registration and Cancellation

The portal enables customers to access services conveniently, thereby reducing turnaround time and enhancing customer satisfaction through digital self-service capabilities.

Grievance Redressal Mechanism

The Company has implemented a robust Grievance Redressal Mechanism to ensure that customer complaints and service requests are addressed efficiently, fairly, and within defined turnaround timelines. Complaints received through internal

channels as well as external regulatory portals are centrally monitored to ensure prompt action, effective resolution, and continuous improvement in service delivery standards.

Step I
The customer may raise the complaint or service request through HOMY app /website. The customer can call or write a mail to our Grievance Redressal Officers (GROs) at Back offices.

Step II
If the customer is not satisfied with the resolution provided, the customer may write to the Grievance Redressal Officers at the Regional Office for further redressal of the grievance.

Step III
In case the customer remains dissatisfied with the resolution provided by the Grievance Redressal Officers, the customer may appeal through gm_crm@lichousing.com

Step IV
If the customer remains dissatisfied with the resolution, the customer may approach the Complaint Redressal Cell of the "National Housing Bank".

Other Customer Touchpoints

Customers can also register complaints and service requests through other channels like:

I. WhatsApp
II. Chatbot
III. HOMY Mobile Application
IV. Call centre

During the financial year, the Company received 3,073 complaints against 3,494 of previous financial year, representing a 12.04% reduction compared to the previous financial year. This reflects continuous improvement in service quality and grievance resolution processes.

As part of its commitment to service excellence, the Company has established a dedicated Call Centre to strengthen customer support capabilities and improve operational efficiency.

Customers can contact Call Centre through the toll-free number 1800 209 1989. Service Hours: 09:30 a.m. to 06:30 p.m. (Monday to Saturday, excluding Sundays and Public Holidays)

The Call Centre represents a strategic initiative aimed at enhancing customer engagement and delivering superior service experiences.

Repayments

During the F.Y. 2025-26, ₹ 53,152.04 crores were received by way of scheduled repayment of principal through monthly instalments as well as prepayment of principal ahead of schedule, as compared to ₹ 41,961.49 Crore received in the previous year.

Non-Performing Assets and Provisions

The amount of gross Non-Performing Assets (NPAs) as of 31st March, 2026 is ₹ 6,902.79 Crore, which is 2.15 percent of the loan portfolio of the Company, as against ₹ 7,598.35 Crore i.e., 2.47 percent of the loan portfolio as of 31st March, 2025. The net NPA as of March 31, 2026 was ₹ 3,440.38 Crore i.e. 1.08 percent of the loan portfolio vis-à-vis ₹ 3,704.42 Crore i.e. 1.22 percent of the loan portfolio as at 31st March, 2025. The total cumulative provision towards housing loan portfolio including provision for standard assets as at 31st March, 2026 is ₹ 2,352.25 Crore as against ₹ 2,525.48 Crore in the previous year.

Company has written off ₹ 902.00 Crore during the FY 2025-26 which included a technical write-off of ₹ 861.18 Crore. This is in comparison to the amount of ₹ 1,632.17 Crore of the previous year.

Resource Mobilisation

During the year, the Company mobilised funds aggregating to ₹ 1,05,625.19 Crore by way of the Non-Convertible Debentures (NCD), Term Loans / Line of Credit (LoC) / Working Capital Demand Loan (WCDL) from Banks, NHB refinance, Commercial Paper, Pass through Certificates (PTC) and Public Deposits. The Company has availed refinance of ₹ 11300 Crore from NHB. The following is a brief about the various sources of funds mobilised during FY 2025-26:

Non-Convertible Debentures (NCD)

During the year, the Company issued Non-Convertible Debentures (NCDs) aggregating to ₹ 9060 Crore on a private placement basis, which were subsequently listed on the Wholesale Debt Segment of the National Stock Exchange of India Ltd. The NCDs have been assigned the highest credit ratings of 'CRISIL AAA/Stable' by CRISIL and 'CARE AAA/ Stable' by CARE Ratings. As on 31st March, 2026, outstanding NCDs stood at ₹ 1,28,882.96 Crore. The Company has consistently met its obligations towards timely payment of interest and repayment of principal on the NCDs.

As of 31st March, 2026, there were no Non-Convertible Debentures (NCDs) remaining unclaimed by investors or unpaid by the Company subsequent to their respective redemption due dates. Accordingly, the outstanding amount of NCDs that remained unclaimed or unpaid beyond the due date is Nil.

Tier II Bonds

As of 31st March, 2026, the outstanding Tier II Bonds amounted to ₹ 1,797.27 Crore. Based on the remaining residual maturity as on 31st March, 2026, the entire book value of ₹ 1,796.86 Crore has been considered as Tier II Capital in accordance with the Capital Adequacy Guidelines issued by NHB.

Term Loans from Bank/ LOC / WCDL, Refinance from NHB / Commercial Paper

The total Term / LOC outstanding from the Banks as on 31st March, 2026 were ₹ 1,08,869.69 Crore as compared to ₹ 86,595.03 Crore as on 31st March, 2025. The Refinance from NHB as on 31st March, 2026 stood at ₹ 18,467.22 Crore as against ₹ 12,330.95 Crore as on 31st March, 2025. During the year, the Company has availed ₹ 11,300 Crore Refinance from NHB under various refinance schemes. As on 31st March, 2026, Commercial Paper amounting to ₹ 7,131.82 Crore were outstanding as compared to ₹ 12,849.86 Crore for corresponding previous year. During the year 2025-26, the Company issued Commercial Paper amounting to ₹ 9,580.34 Crore from market as compared to ₹ 16,394.30 Crore for the previous year.

The Company's long term loan facilities have been assigned the highest rating of 'CRISIL AAA/STABLE' and short-term loan has been assigned rating of 'CRISIL A1+ & ICRA A1+' signifying highest safety for timely servicing of debt obligations.

Fixed deposits (Including public deposit)

As on March 31, 2026, the outstanding amount on account of Public Deposits was ₹ 5,522.56 Crore as against ₹ 4,899.08 Crore in the previous year and outstanding amount on account of Corporate Deposits was ₹ 5,866.88 Crore as against ₹ 3,343.84 Crore in the previous year. During F.Y. 2025-26, the number of depositors from the public were 21936 as against 21981 in the previous year and for Corporate Deposits the same number increased from 1020 in FY 2025-26 as against 869 in the previous year.

₹ 1,480.79 Crore (P.Y. ₹ 2,226.84 Crore) has been collected as Public Deposits while ₹ 4,672.13 Crore (P.Y. ₹ 2,145.08 Crore) was collected as Corporate Deposits. Total aggregate amount collected was ₹ 6,152.92 Crore (P.Y. ₹ 4,371.92 Crore).

CRISIL has for the Nineteenth consecutive year, re-affirmed a rating of "CRISIL AAA/Stable" for the Company's deposits which indicates highest degree of safety regarding timely servicing of financial obligations and carries the lowest credit risk.

The support of the agents and their commitment to the Company has been vital in mobilization of deposits and making the product a preferred investment avenue for individual households and others. The Company introduced digital on boarding for Public Deposits by Individuals, enabling customers to invest in public deposits through a seamless online process. The initiative offers a convenient, secure and efficient digital experience, simplifies the customer on boarding journey and broadens the accessibility of the Company's public deposit products.

Successful Launch of Securitisation Programme

Pursuant to its liability diversification strategy, the Company successfully launched its inaugural securitisation programme during FY 2025–26 through the securitisation of a portfolio of housing loans. The transaction enabled the Company to raise an aggregate amount of ₹1,000 Crores, thereby broadening its funding avenues.

Further strengthening the milestone, the Pass Through Certificates (PTCs) issued under the transaction were listed on the National Stock Exchange of India Limited (NSE) on May 5, 2026. The successful execution and listing of the Company's maiden securitisation transaction marks a significant step towards balance sheet optimisation, diversification of funding sources, and greater reliance on market-based instruments. This achievement reinforces LIC Housing Finance Limited's commitment to maintaining a resilient and well-diversified liability profile while supporting its long-term sustainable growth strategy.

Transfer of Unclaimed Dividend / Deposits and Shares to Investor Education & Protection Fund (IEPF)

Pursuant to the provisions of Sections 124 and 125 of the Companies Act, 2013, rules made thereunder and Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 read with the relevant circulars and amendments thereto, the amount of dividend / deposits remaining unclaimed for a period of seven years from the date of transfer to unpaid dividend account are required to be transferred to IEPF as constituted by the Central Government. Further, as per the provisions of Section 124(6) of the Companies Act, 2013 read with the Investor Education & Protection Fund Authority (Accounting, Audit, Transfer & Refund) Rules 2016, the shares in respect of which the dividend has not been claimed for seven consecutive years are required to be transferred by the Company to the designated demat account of the IEPF Authority. The details of the unclaimed dividend/deposits and the shares transferred to the IEPF, are uploaded on the website of the Company, as per the requirements. Link for the same is https://www.lichousing.com/investors/dividend.

Unpaid/Unclaimed Dividend

During the financial year under review, after giving due notice to the members, your Company has transferred unclaimed dividend of ₹ 94,66,220/- pertaining to the financial year 2017-18 to the IEPF, upon expiry of seven years from the date of transfer to unpaid dividend account.

Transfer of Shares to IEPF

Pursuant to the provisions of Section 124(6) of the Companies Act, 2013 and the Rules made thereunder, the Company has transferred in aggregate 64,627 equity shares of ₹ 2/- each to IEPF in respect of which the dividend remained unclaimed for a period of seven consecutive years i.e. from 2017-18 till the due date of 30th September, 2025 in respect of which, individual notices had also been sent to concerned shareholders.

Unclaimed Deposits

A total of 203 Nos. of Fixed deposits amounting to ₹ 16.40 Crore (out of which 190 are public deposits amounting to ₹ 4.31 Crore) which were due for repayment on or before

31st March, 2026 were not claimed by the depositors. Since then, 32 depositors have claimed or renewed deposits of ₹ 9.52 Crore (out of which 30 are public deposits amounting to ₹ 1.57 Crore) as on 31st May, 2026. Depositors were appropriately intimated for renewal / claim of their deposits. Further, adequate follow-up is initiated in respect of those cases where Fixed deposits are lying unclaimed.

As per the provisions of Section 125 of the Companies Act, 2013, deposits and interest thereon remaining unclaimed for a period of seven years from the date they became due for payment have to be transferred to the Investor Education and Protection Fund (IEPF) established by the Central Government. Accordingly, as on 31st May, 2026 ₹ 22.66 lakhs against unclaimed Principal and ₹ 31.68 lakhs against unclaimed interest on deposits has been transferred to IEPF. Concerned depositors can claim their refunds from the IEPF authority.

As the Company is a housing finance company registered with the National Housing Bank under the provisions of the National Housing Bank Act, 1987, the disclosure requirements prescribed under Rule 8(5)(v) and (vi) of the Companies (Accounts) Rules, 2014, read with Sections 73 and 74 of the Companies Act, 2013, are not applicable to the Company.

Any person who is entitled to claim unclaimed dividend or deposits etc. which have been transferred to IEPF, can claim the same by making an application directly to IEPF in the prescribed form under the IEPF Rules which is available on the website of IEPF i.e., www.iepf.gov.in.

Regulatory Compliance

Pursuant to the amendments introduced under the Finance Act, 2019, and the subsequent notification issued by the Reserve Bank of India (RBI) in August 2019, Housing Finance Companies (HFCs) have been classified as Non-Banking Financial Companies (NBFCs) for regulatory purposes and are consequently brought under the direct regulatory purview of the RBI. Nevertheless, the National Housing Bank (NHB) continues to exercise supervisory oversight over HFCs. In line with this regulatory framework, the Master Direction titled "Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021" was issued on February 17, 2021, thereby superseding the regulations and directions previously prescribed under Chapter XVII.

The Company diligently complies with the guidelines, circulars, and directions issued by the RBI/NHB from time to time. The Company has ensured full compliance with the following regulatory frameworks:

- Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2025;
- Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2025

Additionally, the Company has complied with all directions and guidelines issued by the Reserve Bank of India (RBI). These include, inter alia, regulations relating to acceptance of deposits, accounting standards, prudential norms, capital adequacy requirements, credit ratings, corporate governance practices, liquidity management, information technology framework, fair practices code, fraud monitoring mechanisms, concentration of investments, risk management systems, capital market exposure norms, Know Your Customer (KYC) requirements, maintenance of the Liquidity Coverage Ratio (LCR), and anti-money laundering (AML) measures.

Your Company has been maintaining capital adequacy ratio as prescribed by the RBI. The capital adequacy ratio was 25.48 percent as on 31st March, 2026, as against 23.20 percent as on 31st March, 2025 (as against the regulatory minimum of 15 percent).

The Company has consistently complied with the directions, guidelines, and circulars issued by the Securities and Exchange Board of India (SEBI), Ministry of Corporate Affairs (MCA), National Housing Bank (NHB), and Reserve Bank of India (RBI), as applicable to a listed entity and an Upper Layer Non-Banking Financial Company (Housing Finance Company). Regulatory and statutory updates are periodically placed before the Board, and the Company has implemented robust systems and processes to ensure ongoing compliance with all applicable requirements.

In accordance with the requirements of the Reserve Bank of India's Scale Based Regulations, the Company has implemented the Internal Capital Adequacy Assessment Process (ICAAP). The ICAAP Policy was approved by the Board of Directors on 7th March, 2024, and the implementation of the ICAAP framework has been completed on 2nd August, 2024.

The Reserve Bank of India (RBI), through Circular No. RBI/2023-24/117 dated January 31, 2024, as extended thereafter, has mandated all regulated entities (REs) to implement streamlined internal compliance monitoring functions leveraging technology by April 30, 2025. The circular emphasizes the adoption of a comprehensive, integrated, enterprise-wide, and workflow-based compliance management system to enhance monitoring efficiency and minimize manual intervention. In line with these regulatory expectations, adherence to this regulatory requirement, the Company has developed a Compliance Testing Tool designed to track all applicable regulatory and legal compliances, thereby improving oversight and reducing dependency on manual processes. This tool is in its initial phase of adoption and is evolving within the organisation with the increasing awareness amongst the employees who are being trained to effectively integrate this tool into their compliance routines.

Shri R. Murali acts as the Chief Compliance Officer of the Company pursuant to RBI Circular No. DOS.CO.PPG/SEC.01/11.01.005/2022-23 dated 11th April, 2022.

Policies and Codes

During the year, the Company has reviewed all its policies and modifications therein as required in terms of provisions of the Act, RBI Directions, Listing Regulations and Insider Trading Regulations issued by the SEBI and placed all the statutory policies on its website at https://www.lichousing.com/investors/policy-codes/

Disclosure under Housing Finance Companies for issuance of Non-Convertible Debentures on Private Placement Basis (NHB) Directions, 2014 read with Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.

During the financial year under review, all Non-Convertible Debentures issued by the Company on a private placement basis were duly repaid/redeemed on their respective due dates. Further, there were no instances of any Non-Convertible Debentures remaining unclaimed by investors or unpaid by the Company after becoming due for redemption.

Auditors, Audit Reports and Observations

Statutory Audit

In terms of the provisions of Sections 139 and 142 of the Act read with the Companies (Audit and Auditors) Rules, 2014 and the RBI Guidelines, M/s. Shah Gupta & Co., Chartered Accountants (Firm Registration No. 109574W) and M/s. Batliboi and Purohit, Chartered Accountants (Firm Registration No.: 101048W), were appointed by the Members as the joint statutory auditor of the Company, at the Annual General Meeting ('AGM') held on 29th August, 2025 for a term of 3 (three) consecutive years to hold office until the conclusion of the 39th AGM of the Company to be held in the calendar year 2028.

The Joint Statutory Auditors had furnished a certificate of their eligibility and consent under Sections 139(1) and 141 of the Act and the Rules framed thereunder for their continuance as Statutory Auditors of the Company for the financial year 2025-26.

The Auditors' Report for FY 2025-26 does not contain any qualification, reservation or adverse remark on the financial statements for the year ended 31st March, 2026. The notes on financial statements referred to in the Auditors' Report are self-explanatory and do not call for any further comments. The Joint Statutory Auditors' Report dated 13th May, 2026 for the financial year 2025-26 is enclosed with the financial statements in this Annual Report.

Internal Audit

Internal Audit, Auditor and Audit Report

The Reserve Bank of India (RBI), vide Circular No. RBI/2021-22/53-DoS.CO.PPG.SEC/03/11.01.005/2021-22 dated June 11, 2021, mandated the implementation of the Risk-Based Internal Audit (RBIA) Framework for the Company. In compliance with the requirements of the said circular, the Company was required to establish the RBIA framework by June 30, 2022. The Company is pleased to confirm that an RBIA Policy has been duly implemented in line with the provisions of the aforesaid circular.

Internal Audit of Back Offices

The Company has established a comprehensive in-house mechanism for conducting internal audits across all back offices, which serve as critical centers for accounting, sanctioning, and disbursement operations. These audits are carried out by specialized teams within the Internal Audit Department. To maintain consistency, accuracy, and comprehensiveness in the audit process, the Company employs a detailed and periodically updated audit checklist/questionnaire.

Each internal audit team is required to submit quarterly audit reports for the back offices under their purview. These reports are reviewed periodically by the Internal Audit Committee at the Corporate Office, which functions as a management-level oversight body. Significant findings and observations arising from the audits are deliberated in detail and subsequently presented to the Audit Committee of the Board for its review, guidance, and strategic oversight.

As part of the Company's digitalisation initiatives, an in-house audit portal has been implemented to enable real-time monitoring, reporting, and closure of audit observations. This strengthens the internal control framework while enhancing audit efficiency, transparency, and accountability across departments.

Internal Audit of Corporate Office

The Company has established a robust in-house framework for conducting internal audits at the Corporate Office. Effective from the financial year 2024–25, the internal audits are predominantly undertaken by the Internal Audit Department. However, in areas requiring specialized expertise, the Company engages external professionals. Accordingly, with the approval of the Audit Committee, M/s. Chhajed & Doshi, Chartered Accountants, and M/s. CNK & Associates, Chartered Accountants, were appointed to provide professional support in such specialized areas.

Secretarial Audit

In accordance with the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 204 of the Companies Act, 2013, the Company appointed M/s. BNP & Associates, Practicing Company Secretaries (Peer Reviewed Firm), as the Secretarial Auditors of the Company for a term of five consecutive financial years commencing from FY 2025–26 to FY 2029–30. The said appointment was duly approved by the shareholders at the Annual General Meeting held on 29th August, 2025.

M/s. BNP & Associates conducted the Secretarial Audit for the financial year under review with due diligence and professionalism. The Company is pleased to state that the Secretarial Audit Report for FY 2025–26 does not contain any qualifications, reservations, adverse remarks, or disclaimers.

The Secretarial Audit Report in Form MR-3 forms part of this Annual Report and is annexed herewith as Annexure-5.

Cost Records and Cost Audit:

Maintenance of cost records and requirement of cost audit as prescribed under the provisions of Section 148(1) of the Companies Act, 2013 are not applicable in relation to the business activities carried out by the Company.

Corporate Governance

The Company remains steadfast in its commitment to upholding the highest standards of Corporate Governance. The Board of Directors continues to reinforce its dedication to the fundamental principles of transparency, accountability, and ethical conduct. A detailed Corporate Governance Report forms an integral part of this Annual Report, providing a comprehensive overview of the Company's governance framework. The report highlights key aspects including the governance code, composition of the Board, appointment procedures, membership criteria, declarations received from Independent Directors, Board performance evaluation processes, familiarization programmes, vigil mechanism, and other governance practices.

A certificate from M/s. BNP & Associates, Practicing Company Secretaries, Mumbai (UDIN: F005578H000751708), regarding compliance of the conditions of Corporate Governance as stipulated under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached to the Corporate Governance Report and the same does not contain any qualification, reservation or adverse remarks.

Management Discussion and Analysis Report

The Management Discussion and Analysis Report for the year under review, pursuant to the requirements of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is provided in a separate section and forms an integral part of this Annual Report.

Business Responsibility and Sustainability Reporting by listed entities

The Company has assigned the oversight of the implementation of its Business Responsibility and Sustainability Report (BRSR) principles and policies to the Board's ESG Committee. The CSR–ESG Committee has been vested with the requisite authority to undertake all necessary actions to ensure effective implementation. The BRSR for the reporting year, prepared in compliance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, forms part of a separate section in this Annual Report.

The BRSR outlines the Company's performance in alignment with the principles of the National Guidelines on Responsible Business Conduct and the Company's related BRSR policies. It provides members with valuable insights into the Company's Environmental, Social, and Governance (ESG) initiatives.

Depository system

The Company has entered into agreements with both Central Depository Services (India) Ltd. (CDSL) and National Securities Depository Ltd. (NSDL) to facilitate trading of its equity shares in dematerialised form. Shareholders may choose a Depository Participant of their preference for holding shares in electronic mode. As on 31st March, 2026, 3,054 shareholders continue to hold shares in physical form. Pursuant to SEBI regulations, transfer of shares is permitted only in dematerialised form. Accordingly, shareholders holding physical share certificates are advised to dematerialise their holdings at the earliest. Members requiring any assistance in this regard may contact the Company's Registrar and Transfer Agent. Further, shareholders may note that NSDL has been designated as the depository for compliance with various SEBI requirements.

Outlook for FY 2026-27

Going forward, the Company's focus, resources and strategic priorities during FY 2026-27 will be directed towards the following:

- Continuing to fulfil the housing aspirations of individuals while contributing to the Government's vision of 'Housing for All'.
- Expanding the retail loan portfolio, with continued emphasis on individual housing loans and increasing the share of higher-yielding non-housing retail products.
- Strengthening market presence by expanding marketing intermediaries, developer connectors, distribution partnerships network to enhance customer acquisition.
- Deepening penetration across Tier II, Tier III and emerging urban markets through focused business development and marketing initiatives.
- Simplifying customer acquisition and loan servicing by strengthening digital processes, improving turnaround time and enhancing customer experience.
- Accelerating digital transformation under Project RED by:
    a. Strengthening e-appraisal and digital loan origination processes.
    b. Enhancing the HomY application to simplify customer on boarding and servicing.
    c. Increasing digital onboarding to more than 15% (including HomY).
    d. Leveraging data analytics for targeted customer acquisition and portfolio growth.
    e. Modernising technology infrastructure to support business scalability and automation.
- Maintaining disciplined growth while achieving 10% loan book growth and delivering low double-digit growth in Assets Under Management (AUM).

- Developing customised products for niche customer segments, including HNIs, Millennials and Gen Z borrowers.
- Expanding strategic alliances, strengthening digital engagement and enhancing brand visibility through focused customer outreach programmes.
- Maintaining prudent underwriting standards and balancing risk and return to deliver sustainable profitability.

Management perspective about future of the Company

Over the past decade, India's housing finance market has expanded steadily, supported by sustained housing demand, improving affordability and a favourable policy environment. Rising aspirations for home ownership, expanding urban centres and greater access to formal credit continue to strengthen the sector's long-term fundamentals.

Valued at approximately ₹ 44.4 trillion as of March 2026, India's housing finance market is well positioned for sustained long-term expansion, supported by structural growth drivers such as rapid urbanisation, rising household incomes, favourable demographics, increasing formalisation of credit and continued government support for housing.

Against this backdrop, the Company continues to strengthen its position in the housing finance sector through disciplined portfolio growth, improved asset quality and stable Net Interest Margins. Leveraging its extensive branch network, a strong agency force of over 8,500 marketing intermediaries, developer connectors and strategic partnerships, the Company is widening its reach across Tier II and Tier III markets while reinforcing its retail franchise. Continued emphasis on recovery, delinquency management and portfolio monitoring remains central to preserving asset quality.

Technology continues to be a key enabler of the Company's long-term strategy. Through Project RED, the Company is modernising its operating model by strengthening digital loan origination, customer onboarding, servicing and analytics-led decision-making. Continuous enhancements to the HomY application, greater adoption of digital onboarding, process automation and improved turnaround times are expected to enhance customer experience while improving operational efficiency and scalability.

Going forward, the Company will continue to expand its retail portfolio with greater emphasis on higher-yielding products while broadening its presence across emerging customer segments. It also remains committed to supporting affordable housing through the Pradhan Mantri Awas Yojana (PMAY) and developing solutions aligned with the evolving financing requirements of salaried, self-employed and first-time homebuyers.

Alongside growth, the Company will continue to optimise its borrowing profile to maintain a competitive cost of funds, strengthen Net Interest Margins and improve overall profitability. Robust underwriting standards, prudent treasury management, continuous portfolio surveillance and proactive recovery mechanisms under the SARFAESI Act and other statutory frameworks will remain integral to the Company's risk management approach.

Supported by a trusted brand, one of the industry's widest distribution networks, strong parentage and a technology-enabled operating platform, the Company remains well-positioned to capitalise on the long-term opportunities in India's expanding housing finance market while creating sustainable value for all stakeholders.

Compliance under Companies Act, 2013

Pursuant to section 134 of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014, the Company has diligently fulfilled its compliance requirements. The specific details of compliances under Companies Act, 2013 are as follows:

Annual Return:

In accordance with Section 92(3) read with Section 134(3)(a) of the Companies Act, 2013, the Annual Return as on 31st March, 2026 is available on the website of the Company in the following link (Please download the document and then try to view): https://www.lichousing.com/investors/annual-report-companies-act.

Reporting of frauds by Auditors:

During the year under review, the Joint Statutory Auditors and the Secretarial Auditors did not report any instances of fraud involving the Company's officers, employees, or external parties. Had any such cases arisen, they would have been disclosed in the Board's report in accordance with Section 143(12) of the Companies Act, 2013.

Secretarial Standards:

During the year under review, your Company has complied with all the applicable mandatory Secretarial Standards issued by the Institute of Company Secretaries of India.

Rating Rationale:

Your Company's financial discipline and prudence is reflected in the strong credit ratings ascribed by rating agencies. The details of credit rating are disclosed in the Corporate Governance Report, which forms part of this Integrated Annual Report.

Board Meetings held during the year:

During the year under review, **Seven (7) Board meetings** were convened. Detailed information on these Board meetings as well as meetings of several Committees set up by the Board, their composition and attendance record of the members of respective Committees is included in the Report on Corporate Governance which forms integral part of this Annual Report.

Directors' Responsibility Statement:

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) on an accrual basis and under the historical cost convention, except for certain financial instruments that are measured at fair value. The Company complies with the requirements of the Companies Act, 2013 (as amended), the regulations and guidelines issued by the Securities and Exchange Board of India (SEBI), and the directions and guidelines issued by the National Housing Bank (NHB) and the Reserve Bank of India (RBI), collectively referred to as the Previous GAAP, in the preparation of these financial statements.

The Indian Accounting Standards (Ind AS) are notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, together with other generally accepted accounting principles in India. The accounting policies have been applied on a consistent basis. Where applicable, newly issued or revised accounting standards have been appropriately incorporated into the existing accounting framework.

In accordance with the provisions of Section 134(3)(c) and 134(5) of the Companies Act, 2013, and based on the information provided by the management, your Directors state that:

(a) in the preparation of the annual accounts, the applicable accounting standards had been followed and there are no material departures;

(b) the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2026 and of the profit of the Company for the year ended on that period;

(c) the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) the Directors had prepared the annual accounts on a going concern basis;

(e) the Directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively. Note on internal financial control is attached as Annexure 1 to this Report and

(f) the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, and considering the work carried out by the internal auditors, statutory auditors, secretarial auditors, and external consultants—including the statutory audit of internal financial controls over financial reporting and the reviews undertaken by management and relevant Board Committees, including the Audit Committee, the Board is of the view that the Company's internal financial controls remained adequate and effective during the financial year 2025–26.

Statement on Declaration from Independent Directors:

The Company has obtained the required declarations from each Independent Director as per Section 149(7) of the Companies Act, 2013. These declarations affirm that the directors satisfy the independence criteria specified in Section 149(6) of the Companies Act, 2013, and Regulation 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Company's policy on Directors' appointment and remuneration including criteria:

The Company endeavours to have an appropriate mix of executive, non-executive and independent directors to maintain the independence of the Board and separate its functions of governance and management. As of 31st March, 2026, the Board comprises of Thirteen (13) members as under:

One (1) Executive Director, being the Managing Director & CEO and two (2) Non-Executive Nominee Directors nominated by LIC of India ('The Promoter'), the Chairman and the Non-Executive Director, Two (2) Non-Executive and Non-Independent Directors. Eight (8) Non-Executive Independent Directors, including one Independent woman director.

The Nomination and Remuneration Committee has established criteria for assessing the qualifications, positive attributes, and independence of Directors, as well as for determining the remuneration of Directors and Key Managerial Personnel. It has also defined the evaluation criteria and process for Directors, the Chairperson, Non-Executive Directors, and the Board as a whole.

The performance of the members of the Board, and the Board as a whole were evaluated at the meeting of Independent Directors held on 11th December, 2025 and 25th March, 2026.

We affirm that except Nominee Directors (Chairman, LIC Nominee Director and Managing Director & CEO), sitting fees is paid to all the other Directors for Board and Committee Meetings attended by them. However, the Managing Director & CEO is being paid remuneration as applicable to an Officer in the cadre of Zonal Manager (Selection Scale) of LIC of India and PLI as per the terms laid out in the Nomination and Remuneration Policy of the Company. The remuneration payable to them has been duly approved by the Board as also by the shareholders of the Company.

Qualification, reservation or adverse remark or disclaimer made by Joint Statutory Auditors and Secretarial Auditor:

There are no observations, qualifications, reservations or adverse remarks in the Joint Statutory Auditors' Report dated 13th May, 2026 for the financial year 2025-26.

The management accepts responsibility for establishing and maintaining internal controls and has evaluated the effectiveness of the internal control system of the Company details of which have been disclosed to the Auditors and the Audit Committee, the deficiencies, of which the management is aware of, in the design or operation of the internal control systems and has accordingly taken the steps to rectify these deficiencies.

Particulars of loans, guarantees or investments:

Pursuant to Section 186(11) of the Companies Act, 2013, details of loans made, guarantee given, or security provided by the HFC in the ordinary course of its business are exempted from disclosure in the Annual Report to the members.

Particulars of contracts or arrangements with related parties referred to in Section 188(1) of the Companies Act, 2013 read with Rule 8(2) of Companies (Accounts) Rules, 2014:

Given the nature of the industry in which the Company operates, all Related Party Transactions undertaken during the financial year were carried out in the ordinary course of business and on an arm's length basis. The Company did not enter into any materially significant related party transactions with its Promoters, Directors, Key Managerial Personnel, or other related parties that may have had a potential conflict with the interests of the Company. All Related Party Transactions are subject to review and approval by the Audit Committee and the Board of Directors, wherever applicable. Further, in accordance with the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, prior omnibus approval of the Audit Committee is obtained for repetitive transactions and transactions undertaken in the ordinary course of business.

The Related Party Transactions Policy and Procedures, as amended from time to time, as reviewed by the Audit Committee and approved by Board of Directors is uploaded on the website of the Company at https://www.lichousing.com/investors/policy-codes.

The particulars of contracts or arrangements with the 'Related Parties' referred to in sub-section (1) of Section 188 of the Act, are furnished in **Note No. 42** of the Notes forming part of the **Standalone Financial Statements** and **the Consolidated Financial Statements** for FY 2025-26, forming a part of the Annual Report. This apart, the same is also referred to in **Annexure—3** which forms an integral part of the Board's Report.

Form AOC-2 pursuant to clause (h) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014 is annexed as **Annexure- 2** to this report.

Material changes and commitments, if any, affecting the financial position of the company:

There are no material changes and commitments affecting the financial position of the Company which have occurred between the end of the financial year of the Company i.e. 31st March, 2026 and the date of the Board's Report i.e. 6th July, 2026

Conservation of energy, technology absorption, foreign exchange earnings and outgo:

Since the Company is engaged in financial services activities, its operations are not energy intensive nor does it require adoption of specific technology and hence information in terms of Section 134(3)(m) of the Act read with the Companies (Accounts) Rules, 2014 is not provided in this Board's Report.

A. Technology absorption –

(i) The Company has demonstrated strong technology absorption by embedding advanced digital solutions across its operations, resulting in seamless, automated, and compliant workflows.

CKYC integration and compliance validation capabilities have been fully institutionalized within internal systems, processes, and teams. This enables end-to-end automation, significantly enhancing the efficiency and accuracy of due diligence while ensuring a completely paperless process. The adoption of DigiLocker for Aadhaar-based e-KYC verification has further minimized dependence on physical documentation, strengthening digital on boarding practices.

Additionally, the integration of Legality's Aadhaar OTP-based e-Sign within the SANCHAY WEB portal facilitates a 100% paperless, remote, and instant on boarding experience. This has substantially reduced turnaround time, lowered operational costs, strengthened regulatory compliance, and contributed to the Company's sustainability goals.

From an infrastructure standpoint, the Company has implemented an Infrastructure-as-a-Service (IaaS) model to enable scalable and efficient application management. This transition has optimized resource utilization, minimized reliance on physical servers, and enhanced overall workload management. Additionally, the platform facilitates real-time monitoring of energy consumption, delivering measurable sustainability benefits. These include a reduced manufacturing footprint, lower operational carbon emissions, approximately 27% reduction in annual energy usage per server,

and up to 53% decrease in overall infrastructure energy consumption.

(ii) The benefits derived from the technology absorption and initiatives undertaken for technological updation and further integrations are mainly towards:

- Paperless Due Diligence through fully digital workflows;
- Enhanced Regulatory Compliance & Accuracy via automated validation systems;
- Cost Optimization driven by reduced infrastructure and operational overheads;
- Improved Data Security & Reliability through centralized and controlled digital systems;
- Minimized Data Rework and Duplication with integrated data flows;
- Efficient Utilization of Infrastructure enabled by scalable cloud-based solutions;
- Efficient energy usage across IT lifecycle.

(iii) There was no imported technology acquired by the Company in the last three years reckoned from the beginning of this financial year;

(iv) The expenditure incurred on Research and Development – Not applicable.

B. Foreign Exchange Earnings and Outgo-

The foreign exchange earned in terms of actual inflows during the year and the foreign exchange outgo during the year in terms of actual outflows.

During the year ended March 31, 2026, the Company does not have any foreign exchange earnings.

The total foreign exchange outgo during the year was ₹ 1.65 Crore, which was incurred towards the operating expenses of the Company's Overseas Area Offices.

The above transactions do not include foreign currency cash flows in derivatives and foreign currency exchange transactions.

Risk Management Policy of the Company:

The Board of Directors has established a Risk Management Committee responsible for framing, implementing, monitoring and reviewing the Enterprise Risk Management Policy. The committee also assesses the current status of risk limits specified in the policy and reports to the Board. Under the risk management mechanism, the Company identifies and evaluates risks it faces. For each identified risk, corresponding controls are assessed, and policies and procedures are in place for ongoing monitoring, mitigation, and reporting.

The Board affirms that none of the risks faced by the Company pose a threat to its existence. Additionally, the Company has appointed Mr. J Sangameswar as the Chief Risk Officer, effective from 1st May 2023, replacing Mr. K Ramesh.

The Company maintains a robust Enterprise Risk Management Policy. During the financial year under review, the Board of Directors reviewed the Policy, which was subsequently approved during the Board Meeting held on 1st August 2025.

Remuneration Policy

The Company has framed the Remuneration Policy in order to align itself with various provisions under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and RBI Circular DOR.GOV.REC.No.29/18.10.002/2022-23 dated 29th April, 2022.

The Remuneration policy relating to the remuneration of Directors, Key Managerial Personnel and other employees is as below:

Remuneration to Non-Executive Directors:

The Non-Executive Directors shall be entitled to receive sitting fees for attending meetings of the Board and its Committees, as may be determined by the Board from time to time. Other than such sitting fees, no remuneration, commission, or any other form of compensation shall be payable to them.

In the event the Company proposes to pay remuneration and/or commission to the Non-Executive Independent Directors in the future, such payment shall be made in accordance with the applicable provisions of the Companies Act, 2013 and Regulation 17(6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, and subject to such approvals as may be required.

Remuneration to Non-Executive Nominee Directors:

The Non-Executive Nominee Directors shall not be entitled to any sitting fees for attending meetings of the Board or its Committees. Further, the Company does not provide any salary, remuneration, compensation, or other benefits to the Non-Executive Nominee Directors.

Remuneration to Managing Director & CEO:

The Managing Director & Chief Executive Officer receives remuneration in accordance with the compensation structure applicable to officers in the cadre of Zonal Officer (Selection Scale) of LIC of India. In addition, he is eligible to receive Performance-Linked Incentive (PLI) in accordance with the criteria approved by the Nomination and Remuneration Committee of the Board and duly approved by the shareholders.

Any revision in the pay scales of the Managing Director & CEO, as determined by the Charter/policy prescribed by LIC of India from time to time, shall be correspondingly applicable to the Managing Director & CEO of the Company, in line with the compensation structure applicable to officials in the equivalent cadre. Furthermore, the tenure, terms, and conditions of appointment of the Managing Director & CEO shall be governed by the directives and decisions of LIC of India, as amended from time to time, and shall be subject to the approval of the Board of Directors of the Company.

Notwithstanding the foregoing, the remuneration payable to the Managing Director & Chief Executive Officer shall, at all times, remain within the limits prescribed under the Companies Act, 2013 and Regulation 17(6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, modified, or re-enacted from time to time.

Remuneration to Key Managerial Personnel (other than MD & CEO) and other employees:

In the current organizational structure of the Company, the Key Managerial Personnel ("KMP"), other than the Managing Director & CEO, comprise the Company Secretary and the Chief Financial Officer. The remuneration payable to the Company Secretary, Chief Financial Officer, and other employees is determined by the Board of Directors in accordance with the applicable Service Terms and Conduct Rules, 1990, as amended from time to time, and based on the recommendations of the Nomination and Remuneration Committee. Further, the Company has adopted a Compensation Policy for Key Managerial Personnel and Senior Management, which is aligned with the requirements prescribed under the Reserve Bank of India circular dated 29 April 2022 on "Guidelines on Compensation of Key Managerial Personnel and Senior Management in NBFCs.

Except for the Managing Director & CEO, who serves as a Whole-Time Executive Director, none of the other Directors of the Company receives any remuneration other than the sitting fees mentioned above. No additional remuneration or components of a remuneration package, including salary, benefits, bonuses, stock options, pension, performance-linked incentives, or any other perquisites, are paid to them.

Corporate Social Responsibility (CSR) Policy:

Pursuant to the provisions of Section 135 of the Companies Act, 2013, read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, as amended from time to time, the Company has constituted a Corporate Social Responsibility (CSR) Committee of the Board. The details of the CSR Committee, along with the Annual Report on CSR activities, are provided in Annexure-4 forming part of this Report.

Composition of the Corporate Social Responsibility Committee is as follows:

Shri Akshay Kumar Rout	Chairman	Non-Executive Non-Independent Director
Smt. J. Jayanthi	Member	Non –Executive Independent Director
Shri Ramesh Adige	Member	Non –Executive Independent Director
Shri T Adhikari	Member	Managing Director & CEO

Annual evaluation made by the Board of its own performance:

The Nomination and Remuneration Committee had formulated and recommended the evaluation criteria and process for the Directors, Chairperson, Non-Executive Directors, Board-level committees, and the Board as a whole.

The Board of Directors, including the Independent Directors, conducted an annual performance evaluation in compliance with the provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The evaluation was undertaken through a circulation process, with the Board's performance being assessed based on feedback received from all Directors. The evaluation criteria encompassed, inter alia, the Board's composition and structure, effectiveness of Board processes and functioning, quality of disclosures and communication, and the availability of timely, accurate, and relevant information to facilitate informed decision-making.

The Board evaluated the performance of its various Committees based on feedback received from the respective committee members. The evaluation criteria included the composition of the Committees, the effectiveness of their meetings, and their overall functioning.

The Board also evaluated the performance of individual Directors based on various parameters, including their participation and contribution at Board and Committee Meetings, preparedness for deliberations, quality and constructiveness of inputs provided, and ability to articulate views effectively and persuasively. In addition, the performance of the Chairman was assessed with reference to the key responsibilities and expectations associated with his role.

The Independent Directors held a meeting on 11th December, 2025 and 25th March, 2026 to evaluate the performance of Non-Independent Directors, the Board as a whole, and the Chairman.

Report on the performance and financial position of each of the subsidiaries, associates and joint venture companies included in the Consolidated Financial Statement:

Pursuant to the provisions of Section 129 of the Companies Act, 2013, the Company has prepared the Consolidated Financial Statements comprising the financial statements of the Company, its subsidiaries, and associates, in the same form and manner as that of the Company. These Consolidated Financial Statements, together with the Standalone Financial Statements prepared under Section 129(2) of the Act, shall be placed before the ensuing Thirty-Seventh Annual General Meeting of the Company. Further, in compliance with the requirements of Indian Accounting Standard (Ind AS) 110 – Consolidated Financial Statements, notified under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014, as issued by the Ministry of Corporate Affairs, the Consolidated Financial Statements of the Company along with its subsidiaries and associates for the financial year ended 31 March 2026 form an integral part of this Annual Report.

In accordance with the provisions of Section 136 of the Companies Act, 2013, the Annual Report of the Company, the Annual Financial Statements and the related documents of the Company's subsidiary and associate companies are hosted on the website of the Company.

Directors:

As on 31st March, 2026, the Board has Thirteen members, including two (2) Non-executive Non-Independent Directors and one (1) Executive Director nominated by the promoter, Life Insurance Corporation of India. The promoter nominees on the Board are Shri R Doraiswamy#, the Non-Executive Director and Chairman; Shri Ratnakar Patnaik$, Non-Executive Director, and Shri T. Adhikari, the Managing Director & CEO.

In addition to the aforementioned two (2) Non-Executive Nominee Directors, the Board includes two (2) other Non-Executive Non-Independent Directors — Shri P. Koteswara Rao and Shri Akshay Kumar Rout.

Other eight (8) members of the Board are Independent Directors including one Independent Woman Director — Smt. Jagennath Jayanthi. The other Independent Directors are viz., Shri Kashi Prasad Khandelwal, Shri Sanjay Kumar Khemani, Shri Ravi Krishan Takkar, Shri Ramesh Lakshman Adige, Shri Anil Kaul, Shri T C Suseel Kumar*, and Shri Masil Jeya Mohan*.

Note:

(#) Shri R Doraiswamy was appointed as Non-Executive Director and Chairman w.e.f. 16th October, 2025;

($) Shri Ratnakar Patnaik was appointed as Non-Executive Director w.e.f. 13th June, 2025;

(*) Shri T C Suseel Kumar and Shri Masil Jeya Mohan were appointed as an Independent Directors w.e.f. 2nd June, 2025.

Succession Planning:

In furtherance of the Company's commitment to business continuity, leadership stability, and the effective execution of its long-term strategic objectives, the Board has established a structured succession planning framework for senior leadership positions. To ensure a smooth and seamless leadership transition with minimal operational disruption, the Board has resolved that the incoming Managing Director & Chief Executive Officer (MD & CEO) shall be appointed well in advance, preferably 4 to 6 months prior to formally assuming office.

Pursuant to Article 138(b) of the Articles of Association of the Company, LIC of India is entitled to nominate up to one-third of the total strength of the Board of Directors of the Company. Accordingly, the Board, after due consideration, approved the deputation of a senior official from LIC of India as its Nominee for the position of Chief Operating Officer (COO) as part of the succession planning process for the office of the Managing Director & CEO. This initiative is aimed at ensuring continuity, organizational stability, and effective implementation of the Company's long-term business strategies within a reasonable transition period, generally ranging from four to six months prior to the cessation of the incumbent Managing Director & CEO.

In accordance with the said policy and in view of the impending superannuation of Shri T Adhikari the Managing Director & Chief Executive Officer of the Company from the services of LIC of India, the Board had, during the year, appointed Dr. Sanjay Dayal as the Chief Operating Officer to facilitate a smooth leadership transition in line with the Company's succession framework. However, following his sad and untimely demise on May 9, 2026, he ceased to hold the office of Chief Operating Officer. Thereafter, pursuant to the deputation by Life Insurance Corporation of India and based on the recommendation of the Nomination and Remuneration Committee, the Board approved the appointment of Shri Sandeep Kumar as the Chief Operating Officer. His appointment forms an integral part of the Company's succession planning framework and is intended to ensure continuity of leadership, operational stability and seamless transition in the management of the affairs of the Company.

Further, in terms of the Regulation 17 (4) of the SEBI (LODR), 2015 the Company has adopted a succession planning policy for its Key Managerial and senior management personnel which has been hosted on the website of the Company on the below mentioned link:

https://www.lichousing.com/investors/policy-codes

Appointments / Resignations of Directors:

Appointments:

Shri Masil Jeya Mohan (DIN: 08502007)

As per the recommendation of the Nomination and Remuneration Committee, which undertook process of due diligence, and considered the candidature to be suitable and eligible based on evaluation, qualification, expertise, track record, integrity and 'fit and proper' criteria, the Board at its meeting held on 2nd June 2025 approved the appointment of Shri Masil Jeya Mohan as an Additional Director (Non-Executive Independent) for a period of five consecutive years, not liable to retire by rotation and the same was approved by the shareholders in the 36th Annual General Meeting of the Company held on 29th August, 2025

Shri T C Suseel Kumar (DIN: 06453310)

As per the recommendation of the Nomination and Remuneration Committee, which undertook process of due diligence, and considered the candidature to be suitable and eligible based on evaluation, qualification, expertise, track record, integrity and 'fit and proper' criteria, the Board at its meeting held on 2nd June 2025 approved the appointment of Shri T C Suseel Kumar as an Additional Director (Non-Executive Independent) for a period of five consecutive years, not liable to retire by rotation and the same was approved by the shareholders in the 36th Annual General Meeting of the Company held on 29th August, 2025.

Shri Ratnakar Patnaik (DIN: 10283908)

The Company received nomination from LIC of India for appointment of Shri Ratnakar Patnaik on the Board of the Company. The Nomination and Remuneration Committee undertook process of due diligence, and considering the candidature to be suitable and eligible based on evaluation, qualification, expertise, track record, integrity and 'fit and proper' criteria recommended the appointment of Shri Ratnakar Patnaik and based on which the Board through resolution by circulation dated 13th June, 2025 approved the appointment of Shri Ratnakar Patnaik as Additional Non-Executive Director, liable to retire by rotation and the same was approved by the shareholders in the 36th Annual General Meeting of the Company held on 29th August, 2025. The appointment was accorded post facto approval by the Reserve Bank of India.

Shri R Doraiswamy (DIN: 1035884)

On the cessation of Shri Siddhartha Mohanty (DIN: 08058830) from the Chairmanship of the Board of the Company, the Nomination and Remuneration Committee in terms of 'Fit and Proper' criteria adopted by the Board, after having undertaken process of due diligence, and after considering Shri R Doraiswamy (DIN: 1035884) suitable and eligible based on evaluation, qualification, expertise, track record, integrity and 'fit and proper' criteria, had recommended his appointment to the Board and the Board appointed him as Chairman, Non-Executive Director in the capacity of Nominee Director of the Company with effect from 16th October, 2025. The Reserve Bank of India subsequently accorded its approval to his appointment as Chairman of the Company. Subsequent to being appointed as an Additional Director under Articles 143 of the Articles of Association of the Company pursuant to the provisions of Section 152, 161 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules made thereunder, SEBI Listing Regulations, Master Direction - the Reserve Bank of India (Housing Finance Companies) Directions, 2025 and Circulars issued thereunder from time to time – including any amendment, modification, variation or re-enactment thereof, for the time being in force and in terms of Articles 141, 143 of the Articles of Association of the Company, the appointment of Shri R Doraiswamy as the Chairman and Director, was approved by the shareholders vide Postal Ballot concluded on Thursday, 8th January, 2026 (being the last day to vote).

Reappointment of Independent Director for Second Term

(a) **Smt Jagennath Jayanthi (DIN: 09053493)**

Smt Jagennath Jayanthi being eligible for reappointment for second term of five consecutive years, was reappointed as the Director (Independent Category) by the Board with effect from 5th February, 2026 for second term of five consecutive years up to 4th February, 2031 and her reappointment as the Independent Director was approved by the members vide Postal Ballot concluded on Friday, 13th March, 2026 (being the last day of Voting).

Cessations:

1. **Shri Jagganath Mukkavali (DIN: 10090437)**

   Shri Jagganath Mukkavali ceased to be the Non-Executive Director with effect from 30th May, 2025 on account of his superannuation from the services of LIC of India.

2. **Shri Siddharth Mohanty (DIN: 08058830)**

   Shri Siddharth Mohanty ceased to be the Non-Executive Director and Chairman on the Board of the Company with effect from 7th June, 2025 on account of his superannuation from the services of LIC of India.

3. **Shri V K Kukreja (DIN: 01185834)**

   Shri V K Kukreja ceased to act as the Non-Executive Independent Director of the Company with effect from 30th June, 2025 due to completion of his second term of consecutive five years as an Independent Director.

4. **Shri Ameet N. Patel (DIN: 00726197)**

   Shri Ameet N. Patel ceased to act as the Non-Executive Independent Director of the Company with effect from 18th August, 2025 due to completion of his second term of consecutive five years as an Independent Director.

Director retiring by rotation:

Shri Koteswara Rao Pottimutyala (DIN: 06389741) who has been longest in office would be retiring by rotation at the ensuing Annual General Meeting and is eligible for re-appointment.

Appointments / Resignation of the Key Managerial Personnel:

Shri Tribhuwan Adhikari, Managing Director & CEO, Mr. Lokesh Mundhra, Chief Financial Officer and Ms. Varsha Hardasani, Company Secretary & Compliance Officer, are the Key Managerial Personnel (KMP) as per the provisions of the Companies Act, 2013.

The following changes took place in the positions of the KMPs:

Cessation of Shri Sudipto Sil as Chief Financial Officer

Shri Sudipto Sil ceased to be the Chief Financial Officer of the Company with effect from 17th April 2025 on account of his transfer and redesignation as the Senior Deputy Regional Manager, Marketing at the Western Regional Office of the Company. He currently serves as General Manager (Project Finance–Marketing) at the Corporate Office.

Appointment of Shri Lokesh Mundhra

Shri Lokesh Mundhra was appointed as the Chief Financial Officer (CFO) of the Company with the approval of the Board of Directors in their Board Meeting held on 17th April 2025.

Committees of the Board:

The Company has various Committees which have been constituted as a part of the best corporate governance practices and in compliance with the requirements of the relevant provisions of applicable laws and statutes.

The Company has the following Committees of the Board:

I) Audit Committee
II) Stakeholders Relationship Committee
III) Nomination and Remuneration Committee
IV) CSR Committee
V) Risk Management Committee
VI) Executive Committee
VII) Debenture Allotment Committee
VIII) Strategic Investment Committee
IX) IT Strategy Committee
X) Preferential Allotment Committee***
XI) Investment Committee**
XII) Committee for approval of issuance of Duplicate Share Certificate(s)*
XIII) ESG Committee
XIV) Fraud Monitoring Committee
XV) Settlement Committee

***Note: The Preferential Allotment Committee is an event based Committee which had been constituted for the limited purpose of allotment of the Equity Shares on private placement basis to the promoters on 8th September, 2021.

**Note: The Investment Committee is an event based Committee which has been constituted to meet only in case any investment proposals needs to be considered.

*Note: Committee for approval of issuance of Duplicate Share Certificate(s) has only been constituted to sign and approve the request for issuance of Duplicate Share Certificate(s). The approval takes place through circulation of the relevant documents to the signing authorities based on their availability. No physical meeting of the said Committee is generally held.

Composition of Audit Committee is as follows:

Shri Kashi Prasad Khandelwal	Chairman	Non-Executive – Independent Director
Shri V K Kukreja$	Member	Non-Executive – Independent Director
Smt Jagennath Jayanti	Member	Non-Executive – Independent Director
Shri Anil Kaul	Member	Non-Executive – Independent Director
Shri Masil Jeya Mohan*	Member	Non-Executive – Independent Director

$ Shri V K Kukreja ceased to act as an Independent Director of the Company, due to completion of his 2nd consecutive term of 5 years each on the close of business hours of 29th June, 2025.

*Shri Masil Jeya Mohan has been appointed as an Independent Director of the Company, for a term of 5 years w.e.f. 2nd June, 2025

There is no instance, during the financial year, when the recommendations of Audit Committee have not been accepted by the Board.

The details with respect to the compositions, powers, roles, terms of reference etc. of relevant committees are given in detail in the Report on Corporate Governance which forms part of this Report.

Subsidiaries and group companies

As on 31st March, 2026, the Company has four Subsidiaries namely, LICHFL Care Homes Limited, LICHFL Asset Management Company Limited, LICHFL Trustee Company Private Limited and LICHFL Financial Services Limited. The Consolidated financial statements incorporating the results of all the subsidiaries of the Company for the year ended 31st March, 2026, are attached along with the statement pursuant to Section 129 of the Companies Act, 2013, with respect to the said subsidiaries. Brief write up including performance and financial position of each of the subsidiaries are provided as under:

1. LICHFL Care Homes Limited

LICHFL Care Homes Limited, a wholly owned subsidiary of LIC Housing Finance Limited, was incorporated on 11th September, 2001. The basic purpose of incorporating the Company was to establish and operate 'assisted living community centres' for the senior citizens.

During the FY 2025-26, the Company reported Losses before Tax of ₹ 6.04 Crore and Losses after Tax stood at ₹ 6.04 Crore.

The Company has successfully completed a project at Bangalore in two Phases and Jeevan Anand Project at Bhubaneswar.

2. LICHFL Asset Management Company Limited

The Company was incorporated on 14th February 2008. The Company is in the business of managing, advising, administering Private Equity Funds including Venture Capital Fund (VCF) and Alternate Investment Fund (AIF).

LICHFL Urban Development Fund have total of 9 portfolio investments of ₹ 461.30 Crore Against total of 9 portfolio investments of ₹ 461.30 Crore, portfolio level IRR of 17.04%; achieved on basis of cash received of ₹ 689.81 Crore from 7 complete exits and 1 partial exit. This excludes amounts to be received from 2 subsisting portfolio companies. The Fund expects to generate overall Portfolio level return of 17.78% IRR after exit from the balance two portfolio companies.

This Fund has Corpus of ₹ 765 Crore out of which Fund has made cumulative drawdown call and received ₹ 764.23 Crore The Fund has Invested ₹ 697.26 Crore across 7 portfolio companies (10 projects) out of which Fund has exited 3 portfolio companies (6 projects). As on March 31, 2026, Fund has received ₹ 595.49 Crore from return from Portfolio Companies and Mutual Funds (including ₹ 38.11 Crore as management fees and ₹ 2.10 Crore as other fee income). Distributed ₹ 557.10 Crore to the investors. On basis of investments made, distribution received and valuation, the Fund is poised to achieve a Portfolio level IRR of 20.23%.

The Company has also launched another fund which was registered with SEBI–LICHFL Real Estate Debt Opportunities Fund – I on 30th March 2021 under AIF Category II of SEBI Alternate Investment Fund Regulations 2012 (AIF). The Fund is having a target corpus of ₹ 3,000

Crore (Base corpus of ₹2,000 Crore plus ₹1,000 Crore as green shoe option). The Fund is envisaged to be raised from both Domestic and Overseas Investors. The focus sector of the Fund is Housing. The Fund has received commitment of 300 Crore from LIC of India, 450 Crore from LIC Housing Finance Limited, 65 Crore from Indian Bank and IDBI Bank.

During the FY 2025-26, the Company earned a Profit before Tax (PBT) of ₹15.21 Crores and Profit after Tax (PAT) stood at ₹10.57 Crores. The Company has recommended dividend @ 50% for FY 2025-26 on It's paid-up share capital.

3. LICHFL Trustee Company Private Limited

The Company was incorporated on 5th March, 2008. The Company is undertaking the business of trusteeship services for Venture Capital Funds (VCFs) and Alternative Investment Funds (AIFs).

The Company was appointed as Trustee in 2010 for LICHFL Fund and further appointed LICHFL Asset Management Company Limited (LICHFL AMC) as Investment Manager for the Fund. In 2010 the Company had registered LICHFL Fund with SEBI as Venture Capital Fund (VCF) under the SEBI (Venture Capital Funds) Regulations, 1996. LICHFL Urban Development Fund achieved its financial closure with ₹529.35 Crore on 30th March, 2013.

The Company was appointed as Trustee in 2017 for LICHFL Housing & Infrastructure Trust (LHIT) and further appointed LICHFL AMC Ltd. as Investment Manager for LICHFL Housing and Infrastructure Fund (LHIF). The Company had received registration for LHIF on October 2017 from SEBI under Alternative Investment Fund Regulations, 2012 as Category–I Infrastructure. LICHFL AMC launched LICHFL Housing & Infrastructure Fund (LHIF) in October 2017 and achieved initial closing on March 31, 2018. The Fund announced its final closing on March 31, 2021.

The Company was appointed as Trustee on 30th March 2021 for a New Fund registered with SEBI–LICHFL Real Estate Debt Opportunities Fund – I on 30th March 2021 and appointed LICHFL AMC Ltd. as Investment Manager for the Fund.

During the FY 2025-26, the Company earned a Profit before Tax (PBT) of ₹0.37 Crores and Profit after Tax (PAT) stood at ₹0.31 Crores.

4. LICHFL Financial Services Limited

LICHFL Financial Services Limited, a wholly owned subsidiary of LIC Housing Finance Limited, was incorporated on 31st October, 2007, for marketing of housing loan, insurance products (Life and General Insurance), mutual funds, fixed deposits, credit cards. It became operational in March, 2008 and at present has 48 offices spread across the country.

The vision of the Company is "SARVESHAM POORNAM BHAVATU" – to provide complete financial solutions" to secure not only the present but also the future of the customer and his family. In this endeavour, the marketing officials assist at every step – right from financial planning to manage every aspect of investment, both for the short & long term.

At present, the Company distributes Life Insurance products of LIC of India, Home Loans & Fixed Deposits of LIC Housing Finance Limited, Mutual Funds of various fund houses, General Insurance products of United India Insurance Company Limited, Tata AIG General Insurance Company Limited and HDFC ERGO General Insurance Company Ltd., Health Insurance products of Aditya Birla Health Insurance Co. Ltd. and Star Health and Allied Insurance Co. Ltd., Credit Cards of LIC Cards Services Limited and Point of Presence for National Pension System (NPS). More business verticals will be added depending on market opportunities and customer needs.

The Company has earned a Profit before Tax (PBT) of ₹26.46 Crores and Profit after Tax (PAT) stood at ₹ 18.17 Crores for the FY 2025-26 and recommended dividend @ 30% for FY 2025-26 on paid up share capital of ₹ 9.50 Crores.

The Company is striving to improve its Performance across all Business verticals in the coming years.

Name/s of Company/ies which have ceased / become subsidiary/joint venture/associate: None

As on 31st March, 2026, the Company has two associate companies namely LIC Mutual Fund Asset Management Company Limited and LIC Mutual Fund Trustee Company Private Limited.

The Company does not have any material Subsidiary within the meaning of the term under Regulation 24 of the SEBI (LODR)Regulations.

The Annual Report which consists of the financial statements of the Company on standalone as well as consolidated financial statements of the group for the year ended March 31, 2026, has been sent to all the members of the Company. It does not contain Annual Reports of Company's subsidiaries. The Company will provide Annual Report of all subsidiaries upon receipt of request by any member of the Company. These Annual Reports are also available on Company's website viz www.lichousing.com.

No significant and material orders were passed by the regulators or courts or tribunals impacting the going concern status as also the operations of the Subsidiary Companies in future.

1. LIC Mutual Fund Asset Management Company Limited (LICMFAMC)

LIC Mutual Fund was incorporated on 20th April 1994. LIC Housing Finance Limited holds 30.33 % equity in this entity. Being an associate company of India's

premier and most trusted brand, LIC Mutual Fund is one of the well-known players in the asset management sphere. With a systematic investment discipline coupled with a high standard of financial ethics and corporate governance, LIC Mutual Fund is emerging as a preferred Investment Manager amongst the investor fraternity.

LIC Mutual Fund endeavours to create value for its investors by adopting innovative and robust investment strategies, catering to all segments of investors. LIC Mutual Fund believes in providing delight to its customers and partners by way of superior investment experience and unparalleled service thereby truly bring them Khushiyaan, Zindagi Ki.

During the FY 2025-26, the Company earned a Profit before Tax (PBT) of ₹ 10.53 Crores and Profit after Tax (PAT) stood at ₹ 10.53 Crores.

2. LIC Mutual Fund Trustee Company Private Limited

LIC Mutual Fund Trustee Private Limited (Trustee Company) is the Trustee to the Mutual Fund, LICMFAMC. LIC Housing Finance Limited holds 35.30 % equity in this entity. LIC of India is the Sponsor of the Mutual Fund. The AMC either directly or through third party service providers engaged by the AMC (Service Providers) such as the Registrar and Transfer agents collects, receives, possesses, stores, deals or handles information received from investors/client/customers whether existing or prospective.

The Company has earned a Profit before Tax (PBT) of ₹ 31.19 lakhs and Profit after Tax (PAT) stood at ₹ 24.02 lakhs for the FY 2025-26.

Financial details of subsidiaries

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013 ('the Act'), a statement containing salient features of the financial statements of subsidiaries, joint venture and associate companies in Form AOC-1 is attached as Annexure 6. The separate financial statements of the subsidiaries are available on the website of the Company and can be accessed at https://www.lichousing.com/subsidiary-financials

Internal Financial Control Systems and their Adequacy:

The Company has implemented a comprehensive internal financial control framework that is commensurate with the nature, scale, and complexity of its operations. These controls are considered adequate and have been operating effectively throughout the period.

The Board of Directors confirms that the Company has established a robust internal control framework commensurate with the scale and complexity of its operations. Detailed Standard Operating Procedures (SOPs) and Risk Control Matrices have been implemented to provide reasonable assurance over the accuracy and reliability of financial reporting, as well as compliance with applicable statutory and regulatory requirements. These controls are continuously monitored and periodically reviewed to ensure their ongoing adequacy, effectiveness, and alignment with evolving business needs.

To further strengthen its internal control framework, the Company periodically engages independent external experts to perform objective evaluations of its control systems. The recommendations and best practices arising from these assessments are thoroughly reviewed by the Management and the Audit Committee, and are systematically implemented to support continuous improvement and enhance operational effectiveness.

A detailed note on Internal Financial Controls is provided as Annexure 1 to this report.

Vigil Mechanism / Whistle Blower Policy:

The Company has established a comprehensive Whistle Blower Policy that provides employees and other stakeholders with a formal channel to report concerns pertaining to matters covered under the policy. The policy promotes the reporting of genuine concerns and grievances while ensuring adequate protection against any form of retaliation or victimization of whistle blowers. Additionally, it provides direct access to the Chairman of the Audit Committee, thereby strengthening transparency, accountability, and the integrity of the reporting process.

The Whistle Blower Policy, forming an integral part of the Company's Vigil Mechanism, is reviewed periodically on an annual basis or in line with applicable regulatory changes, as required. During the year, the Board reviewed and approved certain amendments to the policy. The revised policy aims to further enhance the existing framework by promoting a secure and transparent environment that encourages individuals to report concerns in confidence, while ensuring adequate safeguards against victimisation.

During the period under review no concerns or grievances were reported under Vigil Mechanism/ Whistle Blower Policy.

Employee stock option:

The company does not have any Employee stock option scheme.

Employee Remuneration:

Disclosure pertaining to remuneration and other details as required under Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are given below:

a. The ratio of the remuneration of each director to the median remuneration of the employees of the Company for the financial year:

Non-Executive Directors (including Independent Directors)*	% increase in remuneration in the financial year
Nil	N.A.

*Remuneration is not paid to Non-Executive Directors (including

Independent Directors) other than by way of sitting fees for attending meetings of the Board and Committees of the Board.

Executive Director MD & CEO	Ratio to median remuneration
Shri Tribhuwan Adhikari	5:1

b. The percentage increase in remuneration of each director, Chief Executive Officer, Chief Financial Officer, Company Secretary in the financial year:

Non-Executive Directors (including Independent Directors)*	% increase in remuneration in the financial year
Nil	N.A.

*No remuneration is paid to Non-Executive Directors (including Independent Directors) other than sitting fees for attending meetings of the Board and Committees of the Board.

KMP	% increase in remuneration in the financial year
Managing Director & CEO*	7.60%
Chief Financial Officer**	-2.71%
Company Secretary**	-15.70%

*Remuneration paid to Managing Director & CEO includes the salary for F.Y. 2025-26 and PLLI for FY 2024-25.

**The remuneration of the Chief Financial Officer and the Company Secretary comprises salary for FY 2025-26 and Performance Linked Incentive (PLLI) pertaining to FY 2024-25. The decrease in remuneration of the Chief Financial Officer and the Company Secretary during FY 2025-26 is primarily attributable to the one-time payment of wage revision arrears (effective from August 2022), which was paid during FY 2024-25 and consequently formed part of the remuneration for that year.

c. The percentage increase in the median remuneration of employees in the financial year:

-6.92%*

*The decline in the median remuneration of employees in FY 2025-26 as compared to FY 2024-25 was on account of one-time payment of wage revision arrears (effective from August 2022), which was paid during FY 2024-25.

d. The number of permanent employees on the rolls of the Company:

2399

e. Average percentile increase already made in the salaries of employees other than managerial personnel in the financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:

Increase in managerial remuneration for the year was 8.12%. The average annual increase in the salaries of the employees other than managerial personnel during the year was 19.35%.

f. Affirmation that remuneration is as per the Remuneration Policy of the Company:

The Company affirms that the remuneration payable is as per the Remuneration Policy of the Company.

During the year the Company has not engaged any employee drawing remuneration exceeding the limit specified under Section 197(12) read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

In terms of Section 136(1) of the Companies Act, 2013 read with the Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board's Report is being sent to all the shareholders of the Company excluding the annexure containing names of the top ten employees in terms of remuneration drawn. Any shareholder interested in obtaining a copy of the said annexure may write to the Company at: The Company Secretary, LIC Housing Finance Limited, Registered Office, 131 Maker Towers, 'F' Premises, 13th Floor, Cuffe Parade, Mumbai – 400 005.

Compliance under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

Pursuant to the amendments introduced under the Companies (Accounts) Second Amendment Rules, 2025 vide MCA Circular dated May 30, 2025, and in compliance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the Company has adopted a comprehensive Policy on Prevention, Prohibition and Redressal of Sexual Harassment at the Workplace and has established a robust mechanism for addressing and resolving complaints reported thereunder. Further, the Company has constituted Internal Committees at its 10 Regional Offices as well as at the Corporate Office. These Committees comprise both internal and external members possessing adequate experience and expertise in the relevant field.

The Committee comprises of minimum 4 members of which 3 are internal members (2 female and 1 male) and 1 external member.

The Company is committed to fostering and maintaining a safe, healthy, and inclusive work environment for all employees, free from any form of discrimination. To reinforce this commitment, the Company regularly conducts awareness initiatives, training sessions, and workshops aimed at sensitizing employees on the prevention of sexual harassment in the workplace.

Pursuant to the provisions of Section 22 of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the complaints received thereunder and the details relating thereto are as follows:

(a) Number of complaints received in the year: Nil

(b) Number of complaints disposed of during the year: One

(c) Number of cases pending more than ninety days: Nil

(d) Number of workshops or awareness programme against sexual harassment carried out: 11

(e) Nature of action taken by the employer or district officer: Nil

It may be noted that the Company has Zero tolerance towards any action on the part of any executive / staff which may fall under the ambit of 'Sexual Harassment' at workplace and is fully committed to uphold and maintain the dignity of every woman working in the Company.

Compliance under the Maternity Benefit Act, 1961:

Pursuant to the amendment introduced under the Companies (Accounts) Second Amendment Rules, 2025 vide MCA Circular dated May 30, 2025, the Company hereby confirms its compliance with the applicable provisions of the Maternity Benefit Act, 1961. All eligible women employees have been provided benefits in accordance with the requirements prescribed under the Act. The Company remains committed to fostering a supportive, equitable, and gender-inclusive work environment, with continued emphasis on the welfare and well-being of working mothers.

Significant and Material Orders Passed by Regulators/ Exchanges

During the year, no significant or material orders were passed by the regulators or courts or tribunals that would impact the going concern status or operations of the Company in future.

Human resources

High-performing and productive employees play a crucial role in the Company's overall success. The organization strives to align its HR practices with business objectives, enhance workforce productivity by strengthening employees' knowledge and skills, and create a supportive work environment that fosters a sense of ownership. HR processes were reviewed during the year to identify opportunities for further improvement.

The Company recognizes and values the dedication and contributions of its employees toward its performance over the year. It undertook recruitment for multiple roles and promoted employees to assume greater responsibilities. In addition to fixed compensation, benefits, and perquisites, the Company offers performance-based incentives to reward employees who achieve specified targets and demonstrate exceptional performance. As part of its commitment to nurturing and retaining top talent, the Company organized and sponsored various training programs, seminars, and conferences aimed at enhancing skills and knowledge across different operational areas. Furthermore, a Talent Management Program was introduced to identify and develop a pipeline of future leaders capable of taking on strategic roles within the organization.

Cyber Security

The Company has established a Board-approved Cyber Security Policy that defines the overarching framework for cyber risk management and resilience, in alignment with applicable regulatory guidelines issued by the Reserve Bank of India (RBI). The policy is supported by detailed internal standards, procedures, and control frameworks designed to ensure consistent implementation and governance across the organization.

The Company has adopted a risk-based approach to cyber security and has implemented industry-aligned technologies and controls to support its digital initiatives. These controls are integrated with well-defined processes to safeguard the confidentiality, integrity, and availability of information assets, and to protect the Company's network, endpoints, and data from unauthorized access and cyber threats.

A multi-layered security architecture has been deployed, incorporating preventive, detective, and responsive controls. This includes the use of advanced threat intelligence platforms to enable proactive identification, monitoring, and mitigation of both internal and external threats. The Company has further implemented security solutions such as next-generation firewalls, endpoint detection and response (EDR), security monitoring systems, and deception technologies, which collectively enhance its cyber defence capabilities.

The Company has also established continuous monitoring, incident response, and vulnerability management practices to ensure timely detection and mitigation of cyber risks. Regular security assessments, including vulnerability assessments and penetration testing, are conducted to evaluate the effectiveness of controls and to address emerging threats. Cyber resilience is integrated with the Company's Business Continuity and Disaster Recovery frameworks to ensure operational continuity in the event of cyber incidents.

To strengthen the human element of cyber security, the Company conducts periodic cyber security awareness programs for employees and stakeholders. In addition, the technology and information security teams undergo ongoing training and capability-building initiatives to stay abreast of evolving threat landscapes, regulatory expectations, and industry best practices.

Details of Application made or any Proceedings pending under the Insolvency and Bankruptcy Code, 2016 (31 Of 2016) during the year along with their status as at the end of the Financial Year

There is no application made or pending against the Company under the Insolvency and Bankruptcy Code, 2016 (31 of 2016).

Awards and Recognitions:

During the financial year 2025-26, the Company was honoured with the following awards in recognition of its excellence and significant contribution to the housing finance sector:

1. **NHB Excellence Awards-1st Edition** – Best Housing Finance Company.
2. **Radio City Business Titans Awards** – Excellence in Outstanding Contribution to Housing Finance Sector.

3. **Mirchi Business Class – Bali 2026** – Excellence in Housing Finance.

These recognitions reflect the Company's unwavering commitment to operational excellence, customer-centricity and its continued contribution to the growth of the housing finance sector.

CSR and ESG Awards

1. **FICCI CSR Summit & Awards 2025** – Special Jury Commendation Award in the Women Empowerment category.
2. **Pritvi Awards 2025** by the **ESG Research Foundation** – Excellence in ESG & Sustainability Initiatives.
3. **India CSR Awards 2025** – Excellence in Waste Management Initiative.
4. **8th ICC Social Impact Awards 2026** – Runner-up in the Gender Equality and Empowerment category.

These recognitions reflect the Company's unwavering commitment to business excellence, customer-centricity, sustainable development and responsible corporate citizenship, while reaffirming its continued contribution to the housing finance sector and the communities it serves.

Acknowledgments

The Board of Directors places on record its sincere appreciation for the valuable guidance, support, and cooperation extended by the Life Insurance Corporation of India, the National Housing Bank, the Reserve Bank of India, and the Company's banking partners. The Board also conveys its heartfelt gratitude to the Company's customers, lenders, investors, and members for their continued trust, confidence, and patronage. Further, the Board acknowledges and highly appreciates the commitment, dedication, and invaluable contributions of the employees, whose efforts have played a significant role in the Company's sustained growth and success.

For and on behalf of the Board

Shri R Doraiswamy
Chairman
DIN: 10358884

Date: 6th July, 2026
Place: Mumbai

ANNEXURE 1 TO THE BOARD'S REPORT.

NOTE ON INTERNAL FINANCIAL CONTROL

1. **Background:** As per the Section 134(5)(e) of the Companies Act 2013, the Directors' Responsibility Statement referred to in sub-section (3)(c) shall state that "the directors, in the case of a listed company, had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively."

   Explanation: For the purposes of this clause, the term "internal financial controls" means the policies and procedures adopted by the company 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.

2. **Policies and Procedures:** The Company has laid down relevant policies and procedures. As part of the Internal Control Framework (ICF), the Company has in place standard operating procedures (SOP) covering the key activities / functions / processes (Retail Loans, Project Loans, Borrowings, Treasury, Accounting etc.)

3. **Compliance Reporting:** The Company has in place process to ensure compliance with the provisions of all applicable laws and the same is reported in the form of quarterly compliance reports by the process owners to the MD & CEO as well as to the Board.

4. **Risk Management System:** The Company has in place an Enterprise Risk Management Policy which provides a framework to address the risk faced by the Company on a sustainable basis. The risk management function within the Company is responsible for review of existing risks and identifying potential risks and risk mitigation measures. There is a system of quarterly reporting to the Risk Management Committee, Audit Committee and the Board. Apart from the Enterprise Risk Management Policy, the company also maintains IFC documentation in the form of Risk Control Matrix (RCM), Entity Level Controls (ELC) and Financial Closure and Reporting process (FCRP) which forms the basis of IFC Testing.

5. **Internal Audit System:** The Internal Audit process determines the existence, adequacy, effectiveness and adherence to the Company's internal controls, besides review of processes, adherence to SOP and compliance with statutory provisions/ regulatory guidelines. The Internal Audit Department conducts the internal audit of the Back Offices and Corporate Office, except for certain specific areas within the Corporate Office audit that require specialized domain expertise. In this regard, two independent firms of Chartered Accountants were engaged as experts with the approval of the Audit Committee.

6. **Adequacy and Effectiveness of Internal Financial Control:** The SOP, Compliance Reporting, Risk Management System and Internal Audit System adopted by the Company facilitate 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. All these ensure that Internal Financial Controls within the Company, are adequate and operating effectively.

   Further, the management accepts responsibility for establishing and maintaining internal controls and has evaluated the effectiveness of some internal control system of the Company which have been disclosed to the auditors and the Audit Committee, the deficiencies, of which the management is aware of, in the design or operation of the internal control systems and have taken the steps to rectify these deficiencies.

ANNEXURE 2
TO THE BOARD'S REPORT

FORM No. AOC-2

[Pursuant to clause (h) of sub-section (3) of Section 134 of the Act, and Rule 8(2) of the Companies (Accounts) Rules, 2014]

Form for disclosure of particulars of contracts / arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transaction under third proviso thereto:

1. Details of contracts or arrangements or transactions not at arm's length basis: Nil

   a) Name(s) of the related party and nature of relationship: N.A.

   b) Nature of contracts/arrangements/transactions: N.A.

   c) Duration of the contracts / arrangements / transactions: N.A.

   d) Salient terms of the contracts or arrangements or transactions including the value if any: N.A

   e) Justification for entering into such contracts or arrangements or transactions: N.A

   f) Date(s) of approval by the Board: N.A

   g) Amount paid as advance, if any: N.A

   h) Date on which the special resolution was passed in general meeting as required under first proviso to Section 188: N.A.

2. Details of material contracts or arrangements or transactions at arm's length basis:

   a) Name(s) of the related party and nature of relationship: Annexure 3 (e) to this report

   b) Nature of transactions: As per Annexure 3 (e) to this report.

   c) Duration of the transactions: On-going basis

   d) Salient terms of the contracts or arrangements or transactions including the value if any: For basis of Transactions please refer Annexure-3.

   e) Date of approval by the Board: 13th May, 2026

   f) Amount paid as advance, if any: Nil

For and on behalf of the Board of Directors

Date: 6th July, 2026
Place: Mumbai

Shri R Doraiswamy
Chairman

ANNEXURE 3
TO THE BOARD'S REPORT

Related Party Disclosure

Following are the Related Parties and Related Party Transactions for the year ended 31st March, 2026.

a) Enterprise having Significant Influence on the Company:-

Name of the Related Party	% of shares held by LIC
Life Insurance Corporation of India	45.24%

b) Enterprises over which Control exists:-

Name of the Related Party	Nature of Relationship	% of shares held by LICHFL
LICHFL Care Homes Limited	Wholly Owned Subsidiary	100.00%
LICHFL Financial Services Limited	Wholly Owned Subsidiary	100.00%
LICHFL Asset Management Co. Ltd.	Subsidiary	94.62%
LICHFL Trustee Company Pvt. Ltd.	Wholly Owned Subsidiary	100.00%

c) Associates of the Company:-

Name of the Related Party	Nature of Relationship	% of shares held by LICHFL
LIC Mutual Fund Asset Management Co. Ltd	Associate	30.33%
LIC Mutual Fund Trustee Co. Ltd.	Associate	35.30%

d) Details of Key Management Personnel and Directors (Executive or Otherwise):-

Name of the Related Party	Nature of Relationship	
	For year ended March 31, 2026	For year ended March 31, 2025
Key Management Personnel		
Shri Tribhuwan Adhikari	Managing Director & CEO	Managing Director & CEO
Smt. Varsha Hardasani	Company Secretary	Company Secretary
Shri Lokesh Mundhra	Chief Financial Officer	Chief Financial Officer
Directors (Executive or Otherwise)		
Shri R Doraiswamy	Chairman (From 16.10.2025)	Chairman (From 16.10.2025)
Shri Siddhartha Mohanty	Chairman (Till 06.06.2025)	Chairman
Shri Jagannath Mukkavilli	Non-Executive Nominee Director (Till 31.05.2025)	Non-Executive Nominee Director
Shri V. K. Kukreja	Independent Director (Till 30.06.2025)	Independent Director
Shri Ratnakar Patnaik	Non-Executive Nominee Director (From 13.06.2025)	—
Shri Ameet Patel	Independent Director (Till 18.08.2025)	Independent Director
Shri P Koteswara Rao	Non-Independent Director	Non-Independent Director
Shri Kashi Prasad Khandelwal	Independent Director	Independent Director
Shri Sanjay Kumar Khemani	Independent Director	Independent Director
Shri Akshay Rout	Non-Independent Director	Non-Independent Director
Smt. Jagennath Jayanthi	Independent Director	Independent Director
Shri Ravi Krishan Takkar	Independent Director	Independent Director

Name of the Related Party	Nature of Relationship	
	For year ended March 31, 2026	For year ended March 31, 2025
Shri Ramesh Adige	Independent Director	Independent Director
Shri Anil Kaul	Independent Director	Independent Director (From 15.05.2024)
Shri T. C. Suseel Kumar	Independent Director (From 02.06.2025)	—
Shri Masil Jeya Mohan	Independent Director (From 02.06.2025)	—

e) Details of transactions with Related Party:

(₹ In Crore)

Related Party	Nature of transaction	For year ended March 31, 2026	For year ended March 31, 2025	Basis Of Transaction
Life Insurance Corporation of India	Repayment of Non-Convertible Debentures	5,750.00	2,000.00	-
Life Insurance Corporation of India	Interest expenses on Secured and Unsecured loans/Debt Securities	615.37	866.79	As per coupon of the instrument as on the date of the contract which was as per then prevailing market rate.
	Dividend Payment	248.84	223.96	Dividend paid based on the percentage of holding and the Dividend rate approved by the Shareholders
	Rent, Rates and Taxes	14.61	14.97	
	Payment of Electricity Expenses	0.53	0.66	
	Payment for Staff training, Conference, etc.	-	0.06	
	Reimbursement of Gratuity, Mediclaim, GSLI and Pension Fund for staff posted from LIC	2.25	2.92	
	Contribution towards Gratuity premium for employees, renewal of group term Insurance and other payments related to employees.	93.69	51.47	
	Balance as at year-end towards Non-Convertible Debentures (Credit)	1,800.00	7,550.00	-
	Balance as at year-end towards Interest Accrued on Non-Convertible Debentures (Credit)	46.37	200.71	-

ANNEXURE 4
TO THE BOARD'S REPORT

ANNUAL CSR REPORT 2025-26

(Pursuant to Section 135 of the Companies Act, 2013 read with Companies (Corporate Social Responsibility Policy) Rules, 2014 as amended)

1. Brief outline on the CSR Policy of the Company:

The primary objective of the Company is to build self-reliant communities through diverse social initiatives in areas such as Education, Skill Training, Sustainable Livelihood Enhancement, Health Care, Environmental Sustainability, and Rural Development. These initiatives are carried out in line with the Company's approved CSR Policy, under the oversight of the Board of Directors, and in compliance with Section 135 of the Companies Act, 2013. A dedicated Board-level committee closely monitors the progress and impact of all CSR projects and programs.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation/ Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Shri Akshay Kumar Rout	Non-Independent Director	15	15
2	Smt. J. Jayanthi	Independent Director	15	13
3	Shri Ramesh Lakshman Adige	Independent Director	15	13
4	Shri Tribhuwan Adhikari	MD & CEO (Nominee Director)	15	14

3. Provide the web-link(s) where Composition of CSR Committee, CSR Policy, and CSR projects approved by the board are disclosed on the website of the Company:

- CSR Committee – CSR–Corporate Social Responsibility | LIC HFL
- CSR Policy – Corporate Social RespoNsibility (CSR)policy 2025-26
- CSR Approved Projects – https://cdn.lichousing.com/2026/05/LIC-HFL-Projects-Approved-FY2025-26.pdf

4. Provide the executive summary along with web-link(s) of the Impact Assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8, if applicable:

Kindly refer Annexure 2A for the executive summary of Impact Assessments undertaken during the year and embedded weblink for the same – https://cdn.lichousing.com/2026/05/LIC-HFL-Impact-Assessment-Report-FY2025-26.pdf

5.

a)	**Average net profit of the company as per sub-section (5) of section 135.**	: ₹ 5480.69 Crore
b)	**Two percent of average net profit of the company as per sub-section (5) of section 135.**	: ₹ 109.61 Crore
c)	**Surplus arising out of the CSR projects or programs or activities of the previous financial years.**	: NIL
d)	**Amount required to be set off for the financial year, if any**	: Not Applicable
e)	**Total CSR obligation for the financial year [(b)+(c) -(d)]**	: ₹ 109.61 Crore

6.

a)	**Amount spent on CSR Projects (both Ongoing Project and Other than Ongoing Project)**	: ₹ 41.60 Crore
b)	**Amount spent in Administrative Overheads**	: ₹ 2.66 Crore
c)	**Amount spent on Impact Assessment, if applicable**	: ₹ 0.58 Crore
d)	**Total amount spent for the Financial Year [(a)+(b) +(c)]**	: ₹ 44.84 Crore
e)	**CSR amount spent or unspent for the financial year:**	

Total Amount Spent for the Financial Year (in ₹)	Amount Unspent (in ₹ Crore)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135.		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
₹ 44.84 Crore	₹ 64.85 Crore	28th April 2026	NA	NIL	NA

f) **Excess amount for set-off, if any:**

Sl. No.	Particular	Amount (in ₹ Crore)
(1)	(2)	(3)
(i)	Two percent of average net profit of the company as per sub-section (5) of section 135	109.61
(ii)	Total amount spent for the Financial Year	44.84
(iii)	Excess amount spent for the Financial Year [(ii)-(I)]	Not Applicable
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	Nil
(v)	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	Nil

7. Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:

(in ₹ Crore)

(1)	(2)	(3)	(4)	(5)	(6)		(7)	(8)
Sl. No.	Preceding Financial Year(s)	Amount transferred to Unspent CSR Account under sub-section (6) of section 135	Balance amount in Unspent CSR account under sub-section (6) of section 135	Amount spent in the Financial Year 2025-26	Amount transferred to a Fund as specified under Schedule VII as per second proviso to sub-section (5) of section 135, if any		Amount remaining to be spent in succeeding Financial Years	Deficiency, if any
					Amount	Date of Transfer		
1	FY22-23	53.28	05.30	05.30	0.00	NA	00.00	Nil
2	FY23-24	51.17	10.27	04.79	0.00	NA	5.48	Nil
3	FY24-25	52.41	52.41	40.44	0.00	NA	11.97	Nil

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

☑ Yes ☐ No

If yes, enter the number of Capital assets created/acquired: 79

Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

1	2	3	4	5	6		
Sl. No.	Short Particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/authority/beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered Address
1	1. Medical Equipment & Diagnostic Devices- 41 2. Hospital Furniture & Patient Handling- 39 3. Cold Chain & Storage Equipment- 02 4. Utility & Hygiene Equipment-17 5. IT & Office Equipment- 04 6. Partition and Signboards- 04 7. Basic Medical Tools & Accessories- 32 8. Lab & Clinical Setup-01	411014	October 2025 - December 2025	0.17	CSR00000769	Spherule Foundation	Ghorpadi and Wanwadi PHC, Pune, Maharashtra
2	Sewing Machines–75	364710	September 2025 - November 2025	0.18	CSR00033627	Parth Yuva Mandal	75 PWD Beneficaries from Botad, Gujarat

1	2	3	4	5	6		
Sl. No.	Short Particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/authority/beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered Address
3	Solar Operated Tricycle- 54	410502	May 2025	0.33	CSR00029690	Decent Foundation	54 PWD Beneficaries from Junnar, Maharashtra
4	Tata White Winger FL AMB 35S/Medcial Equipment for Ambulance-01	515591	December 2025	0.46	CSR00058037	RURAL AGRICULTURAL DEVELOPMENT SOCIETY	RURAL AGRICULTURAL DEVELOPMENT SOCIETY, D.NO 14-225-4G, VYSYABANK COLONY, BEHIND JUDGE QUARTERS, KADIRI (POST & MANDAL), SRI SATHYASAI DISTRICT, ANANTAPUR 37 Andhra Pradesh–515591
5	Smart TVs with Routers- 30	400072	November 2025	0.34	CSR00016860	Ennoble Social Innovation Foundation	Sangli, Maharashtra
6	Agricultural Tools - (Spade,Hoe, Soil- 25 Drip Irrigation Pipes-55 Solar Pump-1 Project Display Board-1	412211	November 2025 to March 2026	0.12	CSR00006693	Saad Foundation, Chinchani Gramapanchayat	Chinchni Village, Block Shirur, Dist-Pune R.No 05,Building No:-11A, Sharad CHS Ltd,Kapus Kamgar Nagar, Kurla (East), Mumbai, Maharashtra
7	Laptop-2 TV Screen-2 Printer Digital Medical Equipment-2 Physical Infrastructure-2	412213 & 410505	October 2025	0.04	CSR00016240	Digiswasthya Foundation, PHC, and Rajguru nagar	1)Aayushman Aarogya Mandir, Karanjawane, Velhe, Pune, Maharashtra, 412213 2)Aayushman Aarogya Mandir, Rajgurunagar, Rajgurunagar, Khed, Pune, Maharashtra, 410505
8	Traction Bed, Traction Machine, Ultrasound Machine, Interferential Therapy (IFT), Manual Treadmill, Resistance Bands, Weight Cuffs (1 Kg to 5 Kg), Stepper, Beds, Heat and Cold Therapy Equipment, Moist Heat Packs, Cold Packs, Walker, Respi Flow, Crutches, X-ray Machine	400608	September 2025	0.12	CSR00002684	Khushiyaan Foundation	A 603, Sukur Enclave, GB Road, Thane west
9	Grinder Machine, Mixer Machine, Dana Cutter Machine, Polyvinyl Chloride Machine, Baler, Shredder, Weighing Scale, Water Tank	400050	August 2025	0.16	CSR00055560	Aasra welfare Association	Bandra west, Mumbai
10	Boilers' for (cooking food), Kitchen Equipments, 12 Metal Lockers, 2 Solar water Heater	401606	January 2026 to March 2026	0.29	CSR00011947	Girivanvasi Educational Trust (GVET)	Fazalbhoy Building, 3rd floor,,45-47. Mahatma Gandhi Road, Fort, Mumbai, MH18, MH-400001
11	Fully equipped mobile dermatology clinic van	400022	November 2025	0.33	CSR00003576	Lok Seva Sangam	D-1, Eastern Express Hwy, Lalbaug, Everard Nagar, Sion, Mumbai, Maharashtra 400022
12	Waste incinerator machine–1, Construction of Ramp in Sanitation Park–1	307026	April 2025 December 2025	0.04	CSR00004049	Feedback Foundation Charitable Trust	Municipality of Abu Road, Sirohi, Rajasthan

1	2	3	4	5	6		
Sl. No.	Short Particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/authority/beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered Address
13	Azolla Unit – 90 School renovation – 2 Renovation of Anganwadi – 2 Soak Pit-12 Materials for enterprise development– 22 Library setup – 6	123303	April 2025 March 2026	0.60	CSR00000314	End Poverty	Beneficiaries of Gadhi, Bisoha, Lookhi, Jharoda, Nehru Garh, Gujarwas villages of Nahar Block, Rewari, Haryana
14	Household sanitation unit–12, Renovation of school–3, Digital classrooms–2, School Library setup–3, Goat shed construction–20, Vermi compost unit–28, Solar light–40, LDPE tanks–24, Community water tank–1, Rooftop rainwater harvesting structures–16	173001	April 2025 March 2026	0.46	CSR00000392	Appropriate Technology India	Beneficiaries of 10 villages of Nahan Block, Sirmaur, Himachal Pradesh
15	Maize Processing Machine–5	176320	April 2025 December 2025	0.04	CSR00000283	Society for Action in Community Health	Beneficiaries of Phagrog, Lunot, Barwari, Bhinga and Diur villages of Salooni Block, Chamba, Himachal Pradesh
16	Solar Street Lights–129, Embroidery Centre development–2, Girls' Common Room Set up–2, Renovation of Anganwadis–4, Open gym setup in schools–2, Smart Classroom Setup–6, Stitching Centre–1, Community Informatin Centre–3	345021	April 2025 February . 2026	0.38	CSR00000546	URMUL Rural Health Research and Development Trust	Beneficiaries of Modardi, Naiguddi, Guddi, Dalpatpura, Jaswantpura, Pratpgarh, Nananyai, Kishanpura, Darash Nagar, Suanpura villages of Pokaran Block, Jaisalmer
17	100 KW Solar Power Plant–1	141010	June 2025	0.70	CSR00058329	Sri Guru Amar Das Hospital, Ludhiana	Sri Guru Amar Das Hospital, Ludhiana
18	Smart Boards-10, Desktop-20, Printer-20, Inverter-20, Water tank-30, Water filter-15, Solar Light-24, Sanitary Pad Machine-6, Sanitary Pad Incinerator-8	263138	July 2025	0.57	CSR00012180	Aarohi Society	20 government schools of Nainital and Almora districts of Uttarakhand
19	Tata Winger Vehicle fabricated with sewing machines, TV, AC and gen set–1	110075	July – September 2025	0.50	CSR00009156	Society for the promotion of women and child welfare (SPOWAC)	5002, Ashoka Enclave, Plot No 8A, Sector 11, Dwarka, New Delhi–110075
20	Farm tools for Mushroom Units–30	176316	January 2026	0.06	CSR00003946	The Hans Foundation	30 beneficiaries of 15 villages of Tissa Block, Chamba, Himachal Pradesh
21	Motor Boat–1	143416	September 2025	0.04	CSR00000332	Shramik Bharti	Beneficiaries of Jalloke village, Tehsil Patti, Tarn Taran, Punjab
22	Irrigation Pipe system–84	328022	October . 2025– March 2026	0.09	CSR00000505	Tarun Bharat Sangh	Beneficiaries of Khanpura, Bansrai, Nayapura Radhol, Baoripura and Dhaur villages of Baseri Block, Dholpur, Rajasthan

1	2	3	4	5	6		
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					CSR Registration Number, if applicable	Name	Registered Address
23	Solar Street Lights–24, Farm Machinery Bank–7	173029	January . 2026	0.10	CSR00014602	Centre for Business and Entrepreneurial Development (CBED)	Beneficiaries of Nadi, Kandon, Salag Saddi, Dadhyat, Malgi, Chhichheti, Sarah villages of Paonta Sahib Block, Sirmaur, Himachal Pradesh
24	Weight Machine–15, Infantometer–15, Stadiometer–15	354027	March 2026	0.02	CSR00001548	Action Against Hunger Foundation	10 Anganwadi centres of Chelak Bijota, Rama, Bhakrani, Fatehgarh 1, Devikot, Sangad, Mandai, Modda, Rewdi, and Tejmalta villages of Fatehgrah Block, Jaisalmer, Rajasthan
25	Vermicompost – 48 Smart Class – 4 Solar Panel 5KW – 2 Solar Street Light – 30	123303	January 2026	0.38	CSR00000314	End Poverty	Beneficiaries of Gadhi, Bisoha, Lookhi, Jharoda, Nehru Garh, Gujarwas villages of Nahar Block, Rewari, Haryana
26	Haematology Analyzer Machine–1	121001	December 2025–. January 2026	0.30	CSR00002788	Medihelp Foundation	B.K. Civil Hospital, Faridabad, Haryana
27	Audio visual Aid/Tablets for Centres–10	110001	January 2026	0.02	CSR00002238	School Health Annual Report Programme (SHARP)	Children of 10 remedial centres of Delhi
28	Sprayer Machine-10 Pruner Scratcher -250 Lopper Spanco-250 Saw-Spanco-250 Grafting Tape Roll-500	194106	February 2026	0.05	CSR00000081	Himmotthan Society	Beneficiaries of Skindyang, Tia, Tingmosgam, Nurla and Gyeramangu villages of Leh district, Ladakh.
29	Solar Street Light Installed-40 School Furniture-1 Drip-40 An OX to extact to oil Raw materials-1 Livelihood Sheeps Goats-8 Livelihood Hotel business-2 Livelihood Pettyshop Business–2 Livelihood Milch Cattle-116	506169	February -26	0.71	CSR00003740	Rural Development Trust	Amudalapalli-2, Chatarapalapalli-4, Deekshakunta- 3, Dudekulapalli- 5, Gorlaveedu-5, Gorlaveedu Thanda- 4, Gudadapalli- 4, Peddapur-4, Subbakapalli- 4, Kamlapur- 5
30	Honey Processing Unit-1 Breed Farm Enterprises-1 HH Night Shelters-1 Solar-mobile pumps on carts-3HP-1 Solar-mobile pumps on carts-0.5HP-1 Bio Resource Centre CHC (SVK)-1. Hand made agricultural tools Renovation of KedaKandir Shed for the post processing hub-1 Farm Ponds Solar Water Collective Groups	504297	April 2025 March 2026	0.31	CSR00001453	Aadhimalai Pazhangudiyinar Producer company ltd	Kolavar Tene Sangham, Tiryani, KB Asifabad Dist., Telangana

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31	Groundnut Decoticator Turmeric Polisher Mini Godown	531029	November 2025	0.13	CSR00011351	CENTRE FOR SUSTAINABLE AGRICULTURE	H. No. 12-13-568, Street No. 14, Lane-10, Nagarjuna Nagar, Tarnaka, Secunderabad-500017
32	TURMERIC BOILERS–2 TURMERIC POLISHERS–2 WEIGHING MACHINES–5	531111	March 2026	0.04	CSR00001597	Bhandari Shankar Industries, Nizambad	Vijayashree FPG; Gadaparai-1 FPG
33	Haemodialysis Machine Model 4008S Next Generation(Without NIBP)–4 No's	688005	January 2026	0.32	CSR00046131	T.D MEDICAL COLLEGE VANDANAM, ALAPPUZHA	T.D MEDICAL COLLEGE VANDANAM, ALAPPUZHA
34	Desktop-01 Laptop 01 Printer 01 UPS 01 Fogging Equipment-4 Secondary Sorting Conveyor-1 Weighing Scale-2 Single Box Baler-1 Pallet Truck-2 Semi Electric Stacker-1 Fire Extinguisher-4 Barricade Cones & Signage Boards-10	571121	July 2025	0.25	CSR00001643	Executive Director, Myrada Kaveri Pradeshika Samsthe (MYKAPS)	Sargur Road, Handpost, H.D.Kote Taluk, Mysore District
35	Sewing Machine-10, Pico fall Machine-1,Laptop & Projector,Fans-7, Tables & chairs for office	584101	March 2026	0.03	CSR00002215	Need Enterprise & Yuvin Technologies	Need Enterprise, Opp:Shobha, Near Mahaveer Circle Raichur, Asian Furnitures Raichur,Yuvin Technologies, Mysuru
36	10000 litres Ferocement Rain water harvesting tanks with filters and necessary piping-210 nos	688001	April 2025 -March 2026	1.26	CSR00004694.	NA	NA
37	Mahila Sanman Ghar-03Mahila Solar Based Safe drinking water unit-04 Community Dug well Village Information & Resource Centre-04 Water filter and Cooler-01 unit. Table 01 unit	759015 759013 759020	March 2026	0.01	CSR00000637	Foundation For Ecological Security	Bimbol Kauchinali, Madhusahupatna, Dhenkanal, Pin-759020 Gohirakhal, Bhaliabol Kateni, Dhenkanal, Pin-759013
38	Furniture and Fixture-05 Equipment of trade Electrician-01 Computer setup-15	723102	March 2025 August 2025	0.19	CSR00001055	Raghunathpur Nari Kalyan Samity	Government ITI Purulia-1 Vill.-Chakda, P.O.- Kotlui, Dist.-Purulia, Pin-723102 (WB)
39	Installation of Hand Pump with Platform & Soakpit-12 Development of ICDS Centre Colour, Floring Mat & Furniture Providing TLM for ICDS Centre: 12	743347	April 2025 to January 2026	0.49	CSR00001189	South Sundarban Janakalyan Sangha	Durbachati Grampanchayat, Block–Patharpratima, Dist.–South 24 Parganas, Pin–743347, West Bengal.
40	Installation of Hand Pump-05 Construction of Raised Platform-05	743357	May 2025 – October 2025	0.14	CSR00004667	Purbadur Durgapur Welfare Society	Shibrampur Grampanchayat, P. S–Namkhana, Dist.–South 24 parganas, West Bengal, Pin–743357

1	2	3	4	5	6		
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					CSR Registration Number, if applicable	Name	Registered Address
41	Digital Unipole-01 Incineration Machine- 02 Battery Operated Tripper (BOT)-01 Agglomerator Machine-1 Manure Crusher cum Vibrator Sieving Machine-1 Installation Solar Light-10	734009	April 2025	0.13	CSR00004091	BITAN Institute For Training Awareness and Networking	GP Sukna, Sukna Bazar, Shivanagar, P.O- Sukna, Dist- Darjeeling
42	Installation Solar Light- 08	734009	March 2026	0.01	CSR00004091	BITAN Institute For Training Awareness and Networking	Kurseong Community Development Block, Kurseong, Dist- Darjeeling Matigara SWM Unit Matigara hut P.O+P.S Matigara, Dist- Darjeeling
43	Purchase of REMI Blood Bank Refrigerated Centrifuge KBM-80 Plus TFT and REMI Rotor K751e/ K753 and other accessories-01	700054	December 2025	0.12	CSR00000481	Indian Association of Blood Cancer & Allied Diseases	Indian Association of Blood Cancer & Allied Diseases, 81C, Narkeldanga Main Road, Kolkata-700054, West Bengal, India
44	Conveyor Belt-01 Outer Boundary +Ground preparation (89ft X180ft (16000Sqft) Existing Care Taker Room + Toilet & Water Storge Renovation additional with 1 new bore well of 200 ft. depth including moter and accessories Greenery and Biodiverrsity around plant-01 Plastic Recycling Unit (70ft X 40ft (2800Sqft)-01 Micro Composting Shed (50ft X 3ft (1500 Sqft)-01 PLASTIC BAILING MACHINE-01 TWIN SHAFT SHREDDER MACHINE-01 SEGRIGATION CONVEYOR BELT 2HP 6MTR x0.9MTR X1.1MTR-01 Coconut fibre processing Machine-01	752108	December 2025	0.73	CSR00001160	Centre For Youth Development Activites	Block Development Office- Kakatpur, Balara, Baniamala, Gp-Kontapara, Block- Kakatpur
45	1KG AUTOMATIC POUCH PACKING MACHINE-01 MINI RICE MILL M/C 6INCH(3 LAYER GRADER)-01 HARVESTO DIGITAL SOIL TESTING MINI LAB(WITH REAGENTS OF 14 PARAMETERS FOR 50 SAMPLES-01 THARMAL PRINTER-01 SOLAR PANELS-01 SOLAR PUMP SYSTEM-5HP PUMP WITH HYBRID CONTROLLER-01 SOLAR PUMP SYSTEM-5HP PUMP WITH HYBRID CONTROLLER-01	735202	February 2026 - March 2026	0.16	CSR00016050	Rajarhat PRASARI	ANG-II SWIKRITI WOMEN SHG CO- OPERATIVE SOCIETY LTD Vill+P.O.- ANGRABHASA, P.S.- BANARHAT, DIST- JALPAIGURI. Bidhan Nagar BipashaMahila S.H.G. Co- Operative Society Ltd. Bidhan Nagar G.P., P.O. Mathachulka, P.S. Matiali, Dist. Jalpaiguri(W.B.)

1	2	3	4	5	6		
Sl. No.	Short Particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/authority/beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered Address
46	Buniyaad Reeling Machine Solar Electric–10 Spinning Machine Solar Power-10 Semi Automatic Paddle Loom 56 inch -2 Spendal Bobbin Machine with Motor-1 Wrapping Drum 3M/72"full set-1 Buniyaad Reeling Machine Solar Electric -3 Spinning Machine Solar Power–2	814156	September 2025	0.02	CSR00011328	Badlao Foundation	Panchyet Ghatiyari, Block-Sundarpahari, Godda, Pin-814156 Tesobathan, Sundarpahari, Godda, Pin-814157
47	Farm Field School-1 Solar Irrigation System (SBGI)-1 unit piggery farming enterprise-women led–32 Soak pits place -25 Sattu & Masala Production unit -3 Seattig arrangement for school-02 (RO filter) inschool–2 school Playing Kits in school 2 primary schools 2 cabin women bathroom Oal cultivation (Elephant foot yam) 2 Mushroom cultivation -2 unit Promotion of Goatry 2 Duck Farming and fish farming in 16 ponds	816116	December 2025	0.26	CSR00008272	NIRDESH	At–Jamalpur, Mahasingpur
48	Solar Fencing(23.94 Acres & 38 farmers)	764061	August 2025	0.04	CSR00001106	Harsha Trust	At-Jhadsemla, Po-BmSemla,Gp-BmSemla,Block-Kosagumuda,Dist-Nabrangpur
49	Solar Water Pump for Irrigation -07 unit Distribution of Farm Implements-100 unit Computer Setup with printer- 2 PC and 1 printer Toilet–02 unit Installation of Seven Pad Banks-07 unit	723130	August 2025	0.45	CSR00002051	The Energy and Resources Institute	Durgacharan Kisku, Rampur, Rakhera, Hura Block, Purulia, West Bengal Sameer Kumar Mahato, Bishpuria, Hura Block, Purulia, West Bengal
50	Vitrectomy Machine Retina Surgical Microscope OCT Machine	766001	July 2025	0.32	CSR00006853	Vision India Foundation	At–Shree Jagannath Netralaya, Infront of Balaji Temple, Pradeshipada, Bhawanipatna–766001 At -

1	2	3	4	5	6		
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51	Toilet Construcation -08 Smart School-06 Beauty Parlour-3 Dairy -2 Drinking water facility-08 Farm Pond-2 Flour mill-04 Jaivik Unit-02 Kirana shop-01 Manihari-05 Mother poultry unit-01 Poultry Unit-20 Papd Unit-01 Seed Bank-03 SHG Tent-01 Solar street light-85 Stop Dam-02	470880	October 2023	1.14	CSR00000826	Arpan Sewa Sansthan	Bamori panji Ramdehi Budela Dukarsata Nijam Tipni
52	Processing unit of turmeric-03 BRC Unit-03 Farm Pond- 07 Tubewell-01	485661	Augst 2025	0.16	CSR00012498	Gram Sudhar Samiti	C/o Puran Pd Yadav, Vill-Bhargawan Majhgawan, Majhgawan, Satna, Nagod, Madhya Pradesh, India, 485331
53	10 G- 24 Port Manageable by Switch	313001	March 2026	0.00	CSR00000288	Seva Mandir	Old Fatehpura, Udaipur, Rajasthan, India 313001
54	Backyard Goat rearing-24 Irrigation Pipeline-112 Water Harvesting structure (Check dam/ENB)-03	313803	June 2025	0.44	CSR00000518	Aravali Agro Agencies	Vill- Khetiyala, Gram Panchayat -Jhuthri, Block–Kherwara, Dist.- Udaipur Vill- Banibor, Gram Panchyat–Suberi, Block–Kherwara, Dist.–Udiapur
55	Desk, Bench and white board-15 Hand Washing Station-07 BRC–Sewing Machine, Weighing Machine Diesel water Pump-15	442705	March 2026	0.00	CSR00004183	Amhi Amachya Arogyasadhi	Khandala Gram Panchyat of Aheri Block in Gadchiroli DistrictZ P School of Raygatta and Khandala
56	Solar Street Light – 90 Solar Lift Irrigation System – 3 Solar Jal Minar – 4 School Furniture- 2	854304	February 2026	0.64	CSR00000159	Krishi Gram Vikas Kendra	Village-Rukka, PO-Neori Vikas, Ranchi – 835217, Jharkhand
57	Agri-Tool Bank – 5 Machineries to Anganwadi Centre – 2 Library Setup in School – 2 Water Cooler – 2 Digital Classroom -2 Solar Street Light-10 Smokeless Stove – 200	272208	January 2026	0.19	CSR00001677	Indo-Global Social Service Society	28, Institutional Area, Lodi Road, New Delhi-110003
58	Library Setup – 5	231216	December 2025	0.02	CSR00000829	Society for Development Alternatives	B-32, Tara Crescent, Qutub Institutional Area, New Delhi -110016
59	Heart Lung Machine–1	492101	May 2025	1.57	CSR00001048	Sri Sathya Sai Health & Education Trust	303, Tara Apartment, 132 Infantry Road, Bangalore 560001 Karnataka

1	2	3	4	5	6		
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					CSR Registration Number, if applicable	Name	Registered Address
60	Mobile Health Unit-1 Hand Cart -5	400022	June 2025	0.33	CSR00003576	Lok Seva Sangam	D-1, Eastern Express Hwy, Lalbaug, Everard Nagar, Sion, Mumbai, Maharashtra 400022
61	Solar Smart Classroom–50	457661	October 2025	0.66	CSR00000016	Third Planet Foundation	369, The Centrum, First Floor, Mehrauli-Gurgaon Rd, Sultanpur, New Delhi, Delhi 110030
62	Candle Making Unit Setup	805110	September 2025	0.32	CSR00029330	Gramin Evam Nagar Vikas Parishad	West of Mahavir, Vatsalya Hospital, 204, Ram Sakhi khaderan complex, L.C.T. Ghat, Mainpura, Patna, Bihar 800001
63	Water Drinking Facility- 2 TLM In Anganwadi Centre – 7 Sanitation Unit -4 Sports Kit Distribution – 7 Smart Classroom Setup -4 Solar Street Light–96	847224	March 2026	0.30	CSR00002619	NIDAN	A-1/12, New Patliputra Colony, Patna, Bihar- 800013
64	56 Smart Class Room along with Solar Panel	813102	Jan 2026	0.62	CSR00001501	Bhartiya Jan Utthan Parishad	Quamruddinganj, Bihar Sharif, Nalanda, Bihar 803101
65	Agri-Tool Bank -2 Solar Street Light-105 Mini Solar Light-105	210209	Feb 2026	0.30	CSR00000044	Aroh Foundation	F-52, Sector -8, NOIDA – 201301, UP
66	Bus -2	841219	March 2026	0.56	CSR00000858	Yugrishi Shriram Sharma Acharya Charitable Trust	Shrirameshpuram, Mastichak, Saran, Bihar-841219, India
67	School Bus-1 Smart Classroom-1	244715	March 2026	0.25	CSR00007358	USR Indu Samiti	PEERUMADARA, RAMNAGAR, Basai, Uttarakhand 244715
68	1st floor Construction of Ananda Nilaya Senior Citizen Home–A unit of RAWA Academy	751022	March 2026	1.50	CSR00002778	Adruta Children Home, a unit of RAWA Academy	Bhagabatipur, Bhubaneswar, Odisha, India
69	Sitting Benches, Dustbins, Pergola With Flowering Plants, Arch Trellies Along Pathways	500034	June 2025	0.02	CSR00006715	Heartfulness Institute	SRCM Heartfulness Institute, Kanha Village, Nandigama, Telangana 509328
70	Vadi Valu Pond, Odiyasar Pond, Khari Nadi Pond, Dhabada Dam, Khander Nadi, Jillar Pond, Dhuva Valu Pond, Vadari Dam, Dungariya Pond, Tim Bora Valo Volado, Shanvai Nadi, Khada Pond, Rabari Pond, Rindasari Pond, Nagasari Pond, Village Pond, Drip, Horticulture Plants And Plastic Drum, Goatery, Drip & Plastic Drum	370165	March 2026	0.67	CSR00000832	AGRI DEVLOPMENT CENTER	AGRI DEVLOPMENT CENTER, RAPAR, DIST-KUTCH
71	Construction of Tribal Girls Hostel	834003	January 2026	0.27	CSR00055255	Satyendra Narayan Sinha Education Trust (SNSET)	Lower Hatia Road NH 75 Road Number 6, Birsa Chowk, Hawai Nagar, Ranchi, Jharkhand 834003

1	2	3	4	5	6		
Sl. No.	Short Particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/authority/beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered Address
72	Construction of 5th Floor of Hospital	411048	September 2025	2.65	CSR00011600	Pune Vaidyakiya Seva va Sanshodhan Pratishthan	Survey 59, Aditya Park Appartment Shatrunjay Mandir road, Gangadham–Shatrunjay Rd, Kondhwa Budruk, Pune, Maharashtra 411048
73	Eicher Pro 3015 Truck–1 No	500006	September 2025	0.23	CSR00025068	Sri Kalpavruksha Kamadhenu Welfare Trust	13-3-476/1, Shri Narayan Ashram, Jiyaguda, Puranapul, Hyderabad
74	1. Phototherapy Machine–1 2. Demonstration of Micro Irrigation (Drip Irrigation)–50 3. Promotion of Safe Drinking Water (Jal Minar)–7 4. Support to Dairy Farmers (Sheds)–155 5. Support to Poultry Farmers (Poultry Shed)–229 6. Promotion of Machan Farming–30 7. SHG Enterprice–3 8. Biogas Units–20 9. Solar Jhatka Machines–125 10. Vermi Compost Beds–237	391120	March 2026	0.90	CSR00000353	Deepak Foundation	Nijanand Ashram Premises, Adjoining L & T Knowledge City, Near Laxmi Studio, On NH – 48, Tal. & Dist. Vadodara – 390019 Gujarat, India
75	1. Multi Paramonitor–1No 2. Laproscopy Set-1No 3. High Performance Liquid Chromatography [Radio Tlc]–1No 4. Spyglass–1No 5. Efa-In-G Scope-Buddy-1No 6. Well 2–Automatic Endoscope Washer & Disinfector–1No 7. Evis -X1 Video Processor-1No 8. Pediatric Bronchoscope–1No 9. Edof Video Gastroscope (Compatible With X1 Video Processor)–2Nos	600036	December 2025	2.53	CSR00007235	Cancer Institute (WI.A) NO.1, East Canal Bank Road Adyar, Chennai – 600020	Cancer Institute (WI.A) NO.1, East Canal Bank Road Adyar, Chennai–600020
76	Skitter–1 Debrider–1 NPL Scope–1 Stroboscope–1	422013	March 2026	0.42	CSR00000181	Dr. Babasaheb Ambedkar Vaidyakiya Pratishthan's Shri Guruji Rugnalaya	Anandwalli Chowk, Gangapur Road, Nashik–422013
77	Force Traveller T1 SCB 3050 School Minibus–1 No	390020	December 2025	0.18	CSR00064870	Apnatva Charitable Trust	Avani Terrace, 4/ Koya cottage, Vasna Rd, Sahkar Nagar, Tandalja, Vadodara, Gujarat 390020
78	Mobile Health Unit–01	389151	December 2025	0.32	CSR00002187	Dr. Uday Tilawat–Chief District Health Officer	District Panchayat, Dahod, Gujarat, 389151
79	Procurement and operationalize one fully equipped ambulance	394163	March 2026	0.25	CSR00010013	Divyajyoti Trust	Divyajyoti Trust–Tejas Eye Hospital, Mandvi-Kim Road, At. Amalsadi, Ta. Mandvi, Dist. Surat, Gujarat, India.

9. **Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per sub-section (5) of section 135:**

The Company is committed to supporting impactful projects and partners exclusively with credible implementation agencies that possess a strong track record. CSR initiatives are carried out through a structured disbursement process, which includes rigorous monitoring and verification to ensure the efficient use of funds by implementation partners. Under this tranche-based system, partial payments have been released, with the remaining funds scheduled for disbursement as per the approved project work plans. This method ensures the effective execution of CSR projects sanctioned by LIC HFL CSR, fostering sustainable community development and upholding the organization's core values. In the financial year 2025–26, the Company undertook thorough evaluation and processing of received contribution requests and remains committed to optimizing the impact of its CSR funds.

Sd/-	Sd/-	Sd/-
[Chief Executive Officer or Managing Director or Director]	[Chairman of CSR Committee]	[Person specified under clause (d) of sub-section (1) of section 380] (Wherever applicable)

ANNEXURE 4a TO THE BOARD'S REPORT

EXECUTIVE SUMMARY OF CSR IMPACT ASSESSMENT REPORTS

CHAPTER 1 INTRODUCTION

LIC Housing Finance Limited (LICHFL), incorporated in 1989, is one of India's largest and most trusted housing finance companies, dedicated to enabling affordable home ownership and improving access to housing finance across the country. With the core objective of providing long-term financial assistance for the purchase and construction of residential houses and flats, the company has played a significant role in supporting individuals and families in achieving housing security and financial stability.

Over the years, LICHFL has expanded its portfolio beyond housing loans to include loans against existing property for business and personal requirements. The company also provides financial assistance to professionals for the establishment and expansion of clinics, nursing homes, diagnostic centres, office spaces, and the procurement of equipment. In addition, LICHFL extends project finance support to builders and developers engaged in the construction of residential housing projects, thereby contributing to the growth of the housing sector in India.

The company went public in 1994, and its shares have since been actively listed and traded on the NSE and BSE. Backed by a strong institutional foundation, extensive distribution network, customer-centric approach, and proven industry expertise, LICHFL has established itself as a respected and reliable financial services institution. As one of the pioneers in India's housing finance sector, the company takes pride in having served over 25 lakh prudent homeowners, contributing significantly to inclusive growth, improved living standards, and socio-economic development across urban and rural communities.

CHAPTER 2 RESEARCH METHODOLOGY

LIC Housing Finance Ltd. commissioned Inclusive India Foundation to undertake an impact assessment study aimed at evaluating both the short-term outcomes and long-term sustainability of its CSR initiatives during FY 2025–26.

OBJECTIVES OF THE STUDY

- To assess the immediate as well as sustained impact generated through the CSR initiatives implemented by LIC Housing Finance Ltd.
- To evaluate the extent to which the program has achieved its planned objectives and desired outcomes.
- To examine the short-term and long-term direct, indirect, and unintended effects of the intervention on beneficiaries and communities.
- To identify key strengths, implementation gaps, and opportunities for improving program delivery and effectiveness.
- To suggest strategic recommendations for strengthening the overall impact, scalability, and sustainability of the program in the future.

PROJECT EVALUATION FRAMEWORK

After the collection of relevant information and perceptions through interviews, the OECD framework would be followed/ applied. It has six evaluation criteria - relevance, coherence, efficiency, effectiveness, impact, and sustainability for each of the indicators.

USE OF MIXED METHODOLOGY FOR MAXIMUM INSIGHTS

The research problem pertained to assessing the impact of this initiative on local communities. The project's success lies in understanding how this initiative has positively influenced the lives of individuals within the local communities, including their economic well-being, social integration, and overall quality of life. It aims to measure the tangible and intangible benefits brought about by the initiative and evaluate its effectiveness in addressing the needs and challenges of the target population.

ENSURING TRIANGULATION

Triangulation was needed to increase the credibility and validity of the research findings. It was also a measure taken to ensure the trustworthiness of the research process. The findings of the quantitative research have been verified with the insights from qualitative research, and the report has also been structured to reflect this point.

SAMPLING FRAMEWORK

Programme	Partner Organisation	Project Code	State	Sample Size
UDHYAM	Lok Bharti Education Society	PC.43.2330	Madhya Pradesh	180
	Rural Development Trust	PC.30.2230	Telangana	300
	BAF ISLD	PC.36.2303	Karnataka	300
	Foundation For Ecological Security (FES)	PC.36.2304	Odisha	300
	AROH Foundation	PC.37.2307	Rajasthan	300
	Society for Development Alternatives	PC.38.2314	Uttar Pradesh	300
	Indo-Global Social Service Society (IGSSS)	PC.42.2320	Uttar Pradesh	300
	NIRDESH	PC.42.2321	Jharkhand	300
	Arpan Seva Sansthan	PC.42.2322	Madhya Pradesh	300
	AFPRO	PC.43.2325	Andhra Pradesh	300
HRIDAY	Appropriate Technology India (ATI)	PC.43.2326	Himachal Pradesh	300
	URMUL Rural Health Research and Development Trust	PC.45.2340	Rajasthan	300
	SAMARTHAN – Centre for Development Support	PC.45.2341	Chhattisgarh	300
	Integrated Development Foundation (IDF)	PC.45.2342	Bihar	300
	National Agro Foundation	PC.46.2352	Tamil Nadu	300
	Mount Valley Development Association (MVDA)	PC.46.2353	Uttarakhand	300
	Deepak Foundation	PC.47.2358	Gujarat	300
	Centre for Advanced Research and Development (CARD)	PC.47.2360	Madhya Pradesh	300
	Amhi Amchya Arogyasathi	PC.47.2362	Maharashtra	300
	Shramik Bharti	PC.49.2374	Punjab	300
	Udyogini	PC.25.2149	Chhattisgarh	300
	Myrada	PC.25.2150	Karnataka	300
LIFE	Centre For Youth And Social Development	PC.25.2151	Odisha	300
	Life Education and Development Support (LEADS)	PC.36.2306	Jharkhand	300
	Manjari Foundation	PC.37.2308	Uttar Pradesh	300
	Sarva Seva Samity Sanstha (4S)	PC.38.2315	Bihar	300
SWACHH VIDYALAYA	Seva Mandir	PC.46.2351	Rajasthan	250
SATHI	Sanjeevani Vikas Evam Jan Kalyan Samiti	PC.43.2328A	Uttarakhand	250
SANJEEVANI	Vision India Foundation	PC.48.2366	Odisha	250
	Ramakrishna Mission Sevashrama	PC.48.2368	Bihar	250
	India Vision Institute	PC.49.2381	Madhya Pradesh	250
CTH	Advance Resource Centre for Humanitarian (ARCH) Development Foundation	PC.43.2335	Madhya Pradesh	250
	Waste Warriors Society	PC.25.2161	Uttarakhand	250
GREEN TOMORROW	BITAN Institute for Training Awareness and Networking	PC.37.2309	West Bengal	250
	Hand in Hand Inclusive Development and Services (HHIDS)	PC.45.2344	Tamil Nadu	250
SPECIAL PROJECT	RAWA Academy	PC.46.2347	Odisha	250
	Marathwada Navnirman Lokayat (MANAVLOK)	PC.46.2348	Maharashtra	250
	Shyam Laxhman Sipun (SLS) Trust	PC.46.2350	Odisha	25
SUJALAM	Watershed Organization Trust (WOTR)	PC.45.2343	Rajasthan	250

03. SUMMARY OF REPORT

3.1 UDHYAM

IMPLEMENTING AGENCY

Lok Bharti Education Society

PROJECT BACKGROUND

The Udyam Project is a skill development initiative implemented by Lok Bharti Education Society with support from CSR partner LIC Housing Finance Limited (LIC HFL), aimed at enhancing the employability and livelihood opportunities of economically weaker and unemployed respondents. The project provides structured vocational training in demand-driven trades such as masonry, electrical work, and plumbing, along with apprenticeship-based hands-on learning, soft skills, digital literacy, and financial literacy. It also includes counseling, certification, and placement support to ensure a smooth transition from training to employment or self-employment, thereby promoting sustainable income generation and socio-economic upliftment of respondents.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
1,800

Budget
₹ 1,52,72,400

Project Locations
Madhya Pradesh, Satna

Alignment with SDGs

PROJECT ACTIVITIES

- The project conducted outreach and mobilization activities in rural areas through camps and community engagement to identify eligible respondents for training.
- The project delivered structured hands-on vocational training in trades such as masonry, electrical work, plumbing, and allied sectors.
- The project incorporated soft skills training to enhance communication, teamwork, and workplace behavior among respondents.
- The project conducted financial literacy sessions to strengthen respondents' understanding of savings, budgeting, and financial management.
- The project ensured placement support and linkage with local companies to enable employment opportunities for trained respondents.
- The project provided pre-admission counseling to align respondents' skills, interests, and educational background with suitable vocational trades.
- The project integrated apprenticeship-based on-the-job training to ensure practical exposure and industry readiness of respondents.
- The project provided digital literacy training to improve respondents' basic technological and operational competencies.
- The project facilitated entrepreneurship orientation sessions to encourage self-employment and enterprise development among respondents.
- The project organized final assessments and certification processes to validate the skill acquisition of respondents.

KEY FINDINGS

100%
of the respondents were unemployed before joining the training program, indicating strong inclusion of economically vulnerable groups.

100%
of the respondents confirmed receiving structured training with adequate tools and materials, indicating strong program delivery.

97.8%
of the respondents rated the quality of training as excellent, reflecting high satisfaction with instructional methods.

100%
of the respondents reported improvement in technical skills after training, indicating effective skill transfer.

100%
of the respondents appeared for the final assessment and received certification, showing complete training completion.

100%
of the respondents confirmed that trainers explained concepts clearly, indicating strong teaching effectiveness.

100%
of the respondents reported exposure to digital and financial literacy training, reflecting holistic skill development.

100%
of the respondents stated that placement support was provided, indicating strong post-training support mechanisms.

100%
of the respondents reported that the training centre was easily accessible, ensuring no mobility barriers for participation.

KEY IMPACTS

100%
of the respondents transitioned from unemployment to wage employment after training, demonstrating a strong livelihood impact.

97.8%
of the respondents achieved a monthly income in a higher earning range after training, reflecting significant income enhancement.

97.8%
of the respondents reported improvement in income after training, indicating direct economic upliftment.

100%
of the respondents reported increased confidence after training, showing strong psychosocial development.

97.8%
of the respondents confirmed feeling more capable of earning a livelihood, indicating enhanced self-reliance.

97.8%
of the respondents stated that the program helped secure employment, reflecting strong placement effectiveness.

100%

of the respondents reported satisfaction with their current job or livelihood, indicating stable employment outcomes.

97.8%

of the respondents believe the training will support long-term career growth, showing sustained impact.

97.8%

of the respondents reported willingness to recommend the program to others, reflecting strong perceived value.

100%

of the respondents confirmed overall improvement in livelihood security after training, indicating long-term socio-economic stability.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.2 HRIDAY

IMPLEMENTING AGENCY

Rural Development Trust , BAIF ISLD, Foundation For Ecological Security (FES), AROH Foundation, Society for Development Alternatives, Indo-Global Social Service Society (IGSSS), NIRDESH ,Arpan Seva Sansthan, AFPRO, Appropriate Technology India (ATI), URMUL Rural Health Research and Development Trust, SAMARTHAN –Centre for Development Support, Integrated Development Foundation (IDF), National Agro Foundation, Mount Valley Development Association (MVDA), Deepak Foundation, Centre for Advanced Research and Development (CARD), Amhi Amchya Arogyasathi, Shramik Bharti.

PROJECT BACKGROUND

The project implemented by Hriday Foundation focuses on promoting holistic rural development through integrated interventions across agriculture, livelihoods, natural resource management, health, education, and community empowerment. The initiative emphasizes sustainable agricultural practices such as organic farming, crop diversification, vermicomposting, kitchen gardens, and climate-resilient farming approaches to enhance productivity and household food security.

The project also supports water conservation and natural resource management through the development of irrigation systems, farm ponds, rainwater harvesting structures, groundwater recharge mechanisms, and soil-water conservation measures aimed at improving water availability and sustainable resource utilization.

To strengthen rural livelihoods, the program promotes income-generating activities including livestock rearing, poultry, dairy, fishery, mushroom cultivation, micro-enterprises, and skill development initiatives to enhance economic opportunities for community members. Institutional strengthening remains a key focus area through the capacity building of SHGs, FIGs, FPOs, and Village Development Committees (VDCs) through trainings, exposure visits, financial literacy programs, and market linkage support.

In the areas of health, sanitation, and education, the project facilitates health camps, nutrition awareness, menstrual hygiene promotion, sanitation initiatives, access to safe drinking water, and hygiene awareness activities. Educational support interventions include smart classrooms, digital learning facilities, libraries, remedial education support, Anganwadi strengthening, and improvement of school infrastructure. The project further encourages environmental sustainability through renewable energy and climate-focused interventions such as solar lighting, biogas units, smokeless cookstoves, plantation drives, and climate awareness campaigns. Community mobilization and participatory development are promoted through government convergence efforts, community participation, and strengthening local governance systems to ensure long-term sustainability and ownership.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
80,794

Budget
₹ 1,52,72,400

Project Locations
Jayashankar, Raichur, Dhenkanal, Baran, Sonbhadra, Siddhrathnagar, Sahebganj, Damoh, Vizianagaram, Sirmaur, Jaisalmer, Durg, Gaya, Virudhunagar, Tehri, Narmada, Guna, Gadchiroli, Moga

Alignment with SDGs

PROJECT ACTIVITIES

Promotion of sustainable agriculture through organic farming, crop diversification, vermicomposting, kitchen gardens, and climate-smart practices.

Enhancing livelihoods through livestock, poultry, dairy, fishery, mushroom cultivation, enterprises, and skill development initiatives.

Improving health and WASH through health camps, nutrition, menstrual hygiene, sanitation, safe drinking water, and hygiene awareness.

Promoting renewable energy and environmental sustainability through solar lighting, biogas, smokeless cookstoves, plantations, and climate awareness initiatives.

Strengthening water and natural resource management through irrigation systems, farm ponds, rainwater harvesting, groundwater recharge, and soil-water conservation.

Building capacities of SHGs, FIGs, FPOs, and VDCs through training, exposure visits, financial literacy, and market linkages.

Supporting education through smart classrooms, digital learning, libraries, remedial education, Anganwadi, and school infrastructure support.

Strengthening community mobilization through government convergence, participatory governance, and community-led development.

KEY FINDINGS

80 - 100%
of the beneficiaries reported improved agricultural productivity and water efficiency through sustainable farming, irrigation, and mechanization interventions.

74 - 100%
of the beneficiaries reported increased income and livelihood resilience through SHGs, enterprises, livestock, and skill development initiatives.

84 - 100%
of the respondents reported improved hygiene, sanitation, nutrition, and health-seeking behaviour through WASH and health interventions.

78 - 95%

of the households reported better resource efficiency and sustainable farming practices through biogas and clean energy interventions.

90 - 100%

of the respondents reported stronger community participation, leadership, and access to government schemes through SHGs, FPOs, and institutional strengthening activities.

KEY IMPACTS

80 - 100%

of the farmers reported higher productivity and crop yield.

78 - 100%

of the beneficiaries reported improved water access, irrigation coverage, and multi-cropping.

80 - 95%

of the farmers reported lower fertiliser dependency and improved soil health through organic and NRM practices.

74 - 100%

of the beneficiaries reported increased income and livelihood resilience through livestock and diversified livelihood activities.

80 - 100%

of the women reported improved savings, financial independence, and decision-making through SHGs and enterprise activities.

90.0%

of the trainees generated income from acquired skills, while 90% reported reduced migration.

90 - 100%

of the households reported improved nutrition and reduced food expenditure through kitchen gardens and nutrition interventions.

84 - 100%

of the respondents reported improved hygiene, sanitation, and health-seeking behaviour, indicating strong WASH and preventive health outcomes.

88 - 100%

of the students reported improved learning, confidence, participation, and attendance due to school and digital education interventions.

78 - 100%

of the respondents reported improved safety, mobility, and study environment through solar streetlights and renewable energy support.

90 - 100%

of the respondents reported stronger community participation, collective action, and local governance through SHGs, FIGs, and VDCs.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.3 LIFE

IMPLEMENTING AGENCIES

Udyogini, Myrada, Centre For Youth And Social Development, Life Education and Development Support (LEADS), Manjari Foundation, Sarva Seva Samity Sanstha (4S)

PROJECT BACKGROUND

The project aims to strengthen sustainable livelihoods, financial inclusion, and women's socio-economic empowerment through SHG and FPO strengthening, savings promotion, and financial literacy initiatives. The intervention focuses on livelihood enhancement through agriculture, livestock, poultry, mushroom cultivation, tailoring, and allied enterprises supported by skill development, technical training, veterinary services, and livelihood inputs. The project also promotes market and financial linkages through collective marketing, access to loans, buyer-seller connections, and convergence with government schemes to improve income generation and long-term livelihood sustainability.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
26,600

Budget
₹ 71,937,836.20

Project Locations
Korba, Chitradurge, Koraput, Hazaribagh, Lalitpur, Muzaffarpur

Alignment with SDGs

PROJECT ACTIVITIES

- Strengthening SHGs and FPOs through savings promotion, financial literacy, and governance support.
- Conducting skill development, enterprise training, veterinary support, and technical capacity-building activities.
- Providing irrigation support, ZECC facilities, seeds, farming tools, and livelihood inputs to strengthen productivity and sustainability.
- Promoting livelihoods through agriculture, livestock, poultry, mushroom cultivation, tailoring, and allied enterprises, recharge, and soil-water conservation.
- Facilitating market and financial linkages through collective marketing, loans, buyer-seller connections, and government convergence.

KEY FINDINGS

97.7%
of the respondents were part of SHGs, reflecting strong community mobilization.

70.0%
of the respondents reported improved access to financial services and linkages.

100%
of the respondents reported improvement in SHG functioning after project support.

96.0%
of the respondents, who adopted improved farming practices and found farming support highly useful.

100%
of the respondents reported improvement in household food availability after project support.

81.0%
of the respondents reported participation in household financial decision-making.

100%
of the respondents attended entrepreneurship and confidence-building training programmes.

91.0%
of the respondents earned a monthly income above 5,000 through enterprise activities.

94.7%
of the respondents accessed financial support for livelihood activities, strengthening financial inclusion.

51.7%
of the respondents reported a 10–25% increase in income after joining the project.

KEY IMPACTS

51.7 - 100%
of the beneficiaries reported increased household income and improved livelihood stability through agriculture, livestock, and enterprise interventions.

77.3 - 100%
of the beneficiaries reported improved savings, financial resilience, and reduced dependence on informal credit through SHG/FPO systems.

86.7 - 96%
of the beneficiaries adopted improved agriculture and livestock practices, leading to higher productivity and reduced livestock mortality.

64.7 - 92.7%
of the beneficiaries reported improved market access, bargaining power, and better price realization through

78.3 - 96%
of the women reported improved confidence, leadership, and household decision-making, reflecting stronger socio-economic empowerment.

90.0%
of the trainees generated income from acquired skills, while 90% reported reduced migration.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.4 SWACHH VIDYALAYA

IMPLEMENTING AGENCY

Seva Mandir

PROJECT BACKGROUND

The Swachh Vidyalaya Project, implemented by Seva Mandir with support from LIC Housing Finance Limited (LIC HFL), focuses on improving sanitation and hygiene facilities in selected government schools of Udaipur district. The project includes the construction of separate toilets for boys and girls, ensuring water and handwashing facilities, and promoting hygiene awareness among students, teachers, and the community to create a clean, safe, and conducive learning environment.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
6,000

Budget
₹ 1,19,22,000

Project Locations
Udaipur

Alignment with SDGs

PROJECT ACTIVITIES

- Construction of separate and functional toilet facilities for boys and girls in selected schools.
- Installation of handwashing stations with provision of soap and water near sanitation units.
- Capacity building of teachers to promote and monitor hygiene practices in schools.
- Establishing regular cleaning and maintenance systems for school toilets.
- Encouraging peer learning and student participation in maintaining cleanliness.
- Ensuring regular water supply for effective use and maintenance of sanitation facilities.
- Conducting hygiene and WASH awareness sessions for students.
- Community and parent sensitization on sanitation and hygiene practices.
- Promoting behavior change among students for regular toilet usage and handwashing.
- Strengthening coordination with school management and Panchayat for sustainability.

KEY FINDINGS

92.0%
of the respondents found access to school toilets very easy, indicating strong usability of facilities.

95.6%
of the respondents confirmed consistent availability of water near toilets for proper hygiene practices.

100%
of the respondents reported availability of separate and usable toilets, reflecting gender-sensitive infrastructure.

85.6%
of the respondents always practice handwashing after the intervention, showing improved hygiene behaviour.

89.6%
of the respondents encourage peers to follow hygiene practices, reflecting positive behaviour change.

88.0%
of the respondents consistently practice hygiene at home, indicating sustained adoption beyond school.

KEY IMPACTS

100%
of the students accessed separate usable toilets and 95.6% reported regular water availability.

85.6%
of the students adopted regular handwashing and 88% practiced hygiene at home.

88.8%
of the students observed, improved attendance and 98% spent more time in school.

93.6%
of the students felt safe using sanitation facilities.

89.2%
of the respondents observed cleaner school environments and 81.2% improved hygiene awareness.

90.0%
of the trainees generated income from acquired skills, while 90% reported reduced migration.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.5 SAATHI

IMPLEMENTING AGENCY

Sanjeevani Vikas Evam Jan Kalyan Samiti

PROJECT BACKGROUND

The SAATHI Project was implemented by Sanjeevani Vikas Evam Jan Kalyan Samiti with the support of LIC Housing Finance Limited (LIC HFL) to improve the quality of education through smart classes and e-learning facilities in government schools of Uttarakhand and Haryana. The project aimed to address challenges related to traditional teaching methods by introducing audio-visual and interactive digital learning tools that enhance students' interest, conceptual understanding, classroom participation, and overall academic performance.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
12,000

Budget
₹ 7,492,760

Project Locations
Almora

Alignment with SDGs

PROJECT ACTIVITIES

- Installation of smart TVs and digital learning infrastructure in government schools.
- Conducting teacher training on smart class usage and digital teaching methods.
- Conducting regular smart class sessions for core academic subjects.
- Provision of curriculum-based e-learning content for secondary and higher secondary students.
- Integration of audio-visual learning materials into classroom teaching.
- Use of digital assessments and quizzes for revision and concept reinforcement.

KEY FINDINGS

100%
of the respondents reported increased interest in attending school after the introduction of smart classes.

100%
of the respondents stated that smart classes improved classroom participation and engagement.

97.5%
of the respondents reported better understanding through bilingual digital content in Hindi and English.

95.0%
of the respondents stated that smart classes improved academic performance.

87.5%
of the respondents found smart class content highly useful for understanding difficult subjects.

82.5%
of the respondents reported significant improvement in subject understanding after smart class sessions.

KEY IMPACTS

100%
of the respondents reported improvement in reading skills after introduction of e-learning classes.

97.5%
of the respondents stated that smart classes helped connect learning with real-life situations.

87.5%
of the respondents reported improved learning experience due to clear audio-visual content.

82.5%
of the respondents reported better retention of lessons through smart classes.

70.0%
of the respondents reported improvement in academic marks after e-learning classes.

65.0%
of the respondents stated that smart classes increased motivation to attend school regularly.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★½	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.6 SANJEEVANI

IMPLEMENTING AGENCIES

Vision India Foundation, Ramakrishna Mission Sevashrama, India Vision Institute

PROJECT BACKGROUND

The project aims to improve access to affordable and quality eye care services for underserved populations through a comprehensive community-based intervention focusing on screening, treatment, and preventive care. It conducts eye screening and outreach through community, school, and workplace camps supported by door-to-door mobilization and referral systems. The intervention provides treatment and vision support, including cataract surgeries, spectacle distribution, advanced diagnostics, and transport facilitation. It also promotes awareness and preventive eye care through counselling, hygiene education, and eye health awareness sessions. The project ensures continuous patient care and follow-up through pre- and post-operative support, treatment guidance, and recovery monitoring. Additionally, it strengthens institutional and community systems by engaging ASHA workers, schools, and hospitals and deploying advanced ophthalmic equipment to enhance service delivery and sustainability.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
72,000

Budget
₹ 66,76,082.5

Project Locations
Balangir, Muzaffarpur, Tikamgarh

Alignment with SDGs

PROJECT ACTIVITIES

Conducting eye screening camps in communities, schools, and workplaces with door-to-door outreach and referral support.

Delivering awareness and preventive eye care through counselling, hygiene education, and health sessions.

Strengthening institutional systems through engagement of ASHA workers, schools, hospitals, and ophthalmic equipment support.

Providing treatment and vision support, including cataract surgeries, spectacles, diagnostics, and transport assistance.

Ensuring patient care and follow-up through pre- and post-operative support and recovery monitoring.

KEY FINDINGS

78.0%
of the respondents experienced improved academic performance after vision correction.

75.6%
of the respondents reported increased confidence in studies after receiving spectacles.

100%
of the respondents accessed eye care services through outreach camps, ensuring last-mile delivery.

95.2%
of the respondents reported the use of advanced medical equipment for diagnosis and treatment.

100%
of the respondents had no prior awareness that cataract is treatable, indicating major awareness gaps.

100%
of the respondents were diagnosed with vision issues during screening, enabling effective early detection.

KEY IMPACTS

70.7–82.9%
of the students reported improved reading ability, classroom visibility, and academic performance.

66.7–75.6%
of the students gained confidence in studies after intervention.

95.2%
of the patients received treatment using advanced equipment.

98.4–100%
of the patients experienced improved daily functioning, work ability, and reduced dependency after treatment.

62.5%
of the corporate beneficiaries reported improved work efficiency and 87.5% mentioned about reduced eye strain.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.7 CTH

IMPLEMENTING AGENCIES

Advance Resource Centre for Humanitarian (ARCH) Development Foundation

PROJECT BACKGROUND

The Community Transformation Hub (CTH) Study Centre project, implemented by the Advanced Resource Centre for Humanitarian (A.R.C.H.) Development Foundation, with support from LIC Housing Finance Limited (LIC HFL), focuses on improving access to quality education for children from low-income and migrant families. The project provides foundational literacy and numeracy support through study centres, facilitates enrollment into mainstream schools, and addresses barriers such as learning gaps and a lack of documentation. It also promotes child safety, health awareness, and community engagement to ensure holistic development and continuity in education.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
2,520

Budget
₹ 59,78,000

Project Locations
Indore

Alignment with SDGs

PROJECT ACTIVITIES

- Conducting study centre sessions for foundational literacy and numeracy support to respondents' children.
- Implementing bridge courses and remedial classes to address learning gaps among respondents' children.
- Organizing parent meetings, counselling sessions, and community outreach to strengthen educational participation.
- Conducting health interventions, home visits, and regular follow-up to improve attendance and continuity in education.
- Facilitating enrolment of respondents' children into mainstream schools through documentation and guidance support.
- Conducting leadership, life skills, and child safety awareness sessions for respondents and children.
- Promoting creative and extracurricular activities for holistic development of respondents' children.

KEY FINDINGS

100%
of the respondents reported participation of children in study centre activities, indicating strong outreach and engagement.

76.0%
of the respondents reported enrolment of children in formal schools, reflecting improved access to education.

54.7%
of the respondents belonged to migrant families, highlighting outreach among vulnerable populations.

52.0%
of the respondents reported children facing reading difficulties, indicating significant learning gaps.

34.7%
of the respondents reported irregular or no school attendance prior to the intervention.

40.0%
of the respondents identified a lack of documents as a major barrier to school access.

78.7%
of the respondents stated that children participate in creative activities, supporting holistic development.

KEY IMPACTS

94.7%
of the students reported about improved attendance in school.

50.7%
of the students improved learning levels and 52% developed a greater interest in studies.

64.0%
of the students gained confidence and 52% developed aspirations for higher education.

76 - 82.4%
of the mothers improved awareness of child safety and well-being.

100%
of the mothers observed positive behavioural changes, while 62.9% reported increased teacher interaction.

84.0%
of the adolescents participated in leadership and life-skill activities, leading to improved confidence, peer support, and social awareness.

100%
of the children receiving spectacles reported improved vision, with 71.4% showing better learning engagement.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.8 GREEN TOMORROW

IMPLEMENTING AGENCIES

Waste Warriors Society, BITAN Institute for Training Awareness and Networking, Hand in Hand Inclusive Development and Services (HHIDS)

PROJECT BACKGROUND

The project aims to establish a community-driven and sustainable solid waste management system in residential, tourist, and ecologically sensitive regions to improve cleanliness, public health, environmental sustainability, and livelihood opportunities. Key interventions include door-to-door waste collection, source segregation, structured waste disposal, composting, recycling, plastic reduction, and clean-up drives. The project also promotes awareness and behaviour change through IEC campaigns, eco-clubs, school engagement, and community sensitisation activities. In addition, it strengthens livelihood opportunities and institutional systems through training of waste collectors, SHGs, and community stakeholders, along with support through PPE kits, waste collection vehicles, bins, operational tools, Panchayat coordination, and user fee mechanisms.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
1,12,516

Budget
₹ 32,596,200

Project Locations
Dehradun, Darjeeling, Chengalpattu

Alignment with SDGs

PROJECT ACTIVITIES

- Door-to-door waste collection, source segregation, and structured waste disposal systems.
- Implementation of IEC campaigns, eco-club activities, school engagement, and community awareness programmes for behaviour change.
- Provision of PPE kits, vehicles, waste bins, operational tools, Panchayat coordination, and user fee mechanisms to strengthen waste management infrastructure and systems.
- Establishment of MRFs, composting units, recycling systems, plastic reduction initiatives, and clean-up drives.
- Training and capacity building of waste collectors, SHGs, vendors, and community stakeholders for effective waste management.

KEY FINDINGS

100%
of the respondents reported regular door-to-door waste collection and improved locality cleanliness.

90.0%
of the respondents practiced source segregation and understood the harmful effects of single-use plastic.

100%
of the Green Friends reported improved safety through PPE usage and satisfaction with their role.

100%
of the respondents received awareness on waste segregation and cleanliness.

84.3%
of the respondents improved waste disposal behaviour, while 63.5% practiced source segregation.

100%
of the respondents confirmed regular door-to-door waste collection services.

100%
of the respondents reported improved waste disposal habits and awareness of harmful waste practices.

100%
of the respondents received waste collection bags and training on segregation practices.

100%
of the respondents accessed door-to-door waste collection services, while 92.5% practiced dry waste segregation.

KEY IMPACTS

94.7%
of the households adopted improved waste disposal and segregation practices.

71.7–90%
of the households and businesses received regular door-to-door waste collection services.

81–100%
of the respondents observed cleaner surroundings with reduced open dumping, littering, and waste burning.

90.0%
of the businesses adopted waste segregation and 70–80% reduced plastic usage.

100%
of the Green Friends reported improved efficiency, dignity, and income, while 60–70% gained supplementary livelihood opportunities.

100%
of the student participation in segregation and hygiene practices, along with improved water and sanitation facilities, strengthened community cleanliness and awareness.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★½	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.9 SPECIAL PROJECT

IMPLEMENTING AGENCIES

RAWA Academy, Marathwada Navnirman Lokayat (MANAVLOK), Shyam Lakhman Sipun (SLS) Trust

PROJECT BACKGROUND

With support from LIC Housing Finance Ltd., integrated community development initiatives were implemented across Maharashtra and Odisha to address critical needs related to health, education, and elderly care among vulnerable populations. The interventions focused on improving menstrual health awareness and hygiene practices among women and adolescent girls through awareness sessions, counsellor training, school engagement, and health camps; strengthening educational infrastructure through classroom construction and provision of essential seating facilities to create a conducive learning environment; and establishing a safe and dignified residential care facility for vulnerable senior citizens with access to shelter, healthcare, nutrition, counselling, recreational support, and intergenerational engagement opportunities.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
7,210

Budget
₹ 36,211,607

Project Locations
Khordha, Aurangabad, Mayurbhanj

Alignment with SDGs

PROJECT ACTIVITIES

- Construction of the ANANDA NILAYA Senior Citizen Home with elderly-friendly infrastructure and safety features.
- Construction of three new classrooms to improve learning infrastructure and reduce overcrowding.
- Organisation of health camps providing medical check-ups, counselling, hygiene awareness, and healthcare support services.
- Provision of holistic elderly care, including healthcare, counselling, nutrition, wellness, and intergenerational support services.
- Provision of desks and benches to improve seating arrangements and classroom comfort.
- Training of MHM counsellors and implementation of menstrual health awareness sessions for adolescent girls and women.

KEY FINDINGS

100%
The ANANDA NILAYA Senior Citizen Home was under active construction with significant progress in infrastructure development.

76.0%
The project promotes elderly-friendly care through healthcare support, safety systems, and intergenerational engagement.

100%
of the respondents reported improved classroom infrastructure and safer learning environments.

96.0%
of the respondents observed better classroom space, lighting, and ventilation for improved learning conditions.

100%
of the respondents reported improved menstrual health awareness and active participation in health sessions.

80.0%
of the respondents adopted eco-friendly menstrual products, while 83.2% reported reduced menstrual myths and stigma.

KEY IMPACTS

The ANANDA NILAYA Senior Citizen Home is expected to improve elderly well-being through holistic and safe residential care.

The intergenerational care model is expected to reduce loneliness and strengthen social inclusion.

Elderly-friendly infrastructure is expected to ensure safe, dignified, and accessible living conditions.

100%
of the respondents reported improved school attendance, participation, and learning motivation.

92.0%
of the respondents observed better academic performance, attention, and concentration.

100%
of the respondents reported improved classroom comfort, discipline, and teacher-student interaction.

100%
of the respondents reported improved menstrual hygiene and safer health practices.

100%
of the respondents experienced greater confidence and openness in discussing menstrual health.

100%
of the respondents reported reduced absenteeism during menstruation, while 77.2% achieved zero absenteeism.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★½	★★★★½	★★★★½	★★★★	★★★★½	★★★★½

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

3.10 SUJALAM

IMPLEMENTING AGENCIES

Watershed Organization Trust (WOTR)

PROJECT BACKGROUND

The SUJALAM Project, implemented by Watershed Organisation Trust (WOTR) with CSR support from LIC Housing Finance Limited (LICHFL), focuses on watershed development, groundwater recharge, and sustainable livelihood enhancement in water-stressed rural areas. The project promotes soil and water conservation measures, improved irrigation systems, community institution building, and livelihood diversification activities such as kitchen gardens and backyard poultry to strengthen water security, agricultural productivity, and income stability.

PROJECT DETAILS

Project Duration
FY 2024 - 2025

Assessment Year
FY 2025 - 2026

Total Beneficiaries
974

Budget
₹ 1,03,19,550

Project Locations
Udaipur

Alignment with SDGs

PROJECT ACTIVITIES

- Conducted training on sustainable agriculture and organic farming practices.
- Promoted kitchen gardening for improved nutrition and food security.
- Facilitated establishment of small enterprises like utility shops and mushroom cultivation.
- Improved access to safe drinking water through installation of Solar based Saf Drinking Water Unit.
- Strengthened SHGs and VDCs for inclusive governance and decision-making.
- Provided remedial education support for school children.
- Construction of Mahila Sanman Ghar
- Supported backyard poultry, goat rearing, and fish farming for livelihood enhancement.
- Organized menstrual health, hygiene, and WASH awareness sessions.
- Conducted health check-up camps.
- Promoted use of smokeless cook stoves for better health and reduced indoor pollution.
- Implemented natural resource management activities like plantation and sustainable land use.
- Facilitated access to government schemes and livelihood support services.

KEY FINDINGS

100%
of the respondents received sustainable agriculture training, with 94% finding it highly useful and 88% adopting improved farming practices.

95.0%
of the respondents reported improved household nutrition, while 65% generated supplementary income through surplus vegetable sales.

94.0%
of the respondents accessed government schemes through project support, strengthening welfare linkages.

100%
of the respondents participated in menstrual health, WASH, and hygiene awareness sessions.

92.0%
of the respondents adopted proper menstrual hygiene practices, 86.7% practiced regular handwashing, and 84% were aware of safe disposal methods.

97.3%
of the respondents reported reduced menstrual stigma, while 78.7% received smokeless cookstoves, promoting healthier household practices.

KEY IMPACTS

100%
of the beneficiaries reported agricultural benefits, reflecting improved irrigation access and stronger farm performance.

68.0%
of the beneficiaries achieved 15–30% higher crop production, driven by better soil moisture, recharge, and reduced farming risks.

60.8%
of the respondents shifted to multi-cropping (3 crop production), indicating more resilient farming systems driven by improved water access.

34.4%
of the respondents reported improved income stability; 32% earned ₹ 20,000+ annually, indicating early livelihood gains.

72.0%
of the respondents improved household nutrition through poultry; 60.2% accessed multiple kitchen garden crops, strengthening food security and supplementary income.

100%
of the respondents reported improved classroom comfort, discipline, and teacher-student interaction.

OECD - DAC RATINGS

Relevance	Coherence	Effectiveness	Efficiency	Impact	Sustainability
★★★★★	★★★★★	★★★★	★★★★	★★★★★	★★★★

Index: 5 Points - Very Hiofth; 4 Points - Hiofth; 3 Points - Moderate; 2 Points - Low; 1 Point -Very Low

ANNEXURE 5
TO THE BOARD'S REPORT

FORM NO. MR-3

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members of,
LIC Housing Finance Limited
131 Maker Tower -F Premises, 13th Floor,
Cuffe Parade, V.W.T.C.,
Mumbai–400005

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **LIC HOUSING FINANCE LIMITED** (hereinafter called the **'the Company') having CIN: L65922MH1989PLC052257** for the financial year ended on **31st March, 2026** (the "Audit Period").

We have conducted the Secretarial Audit in a manner that provided us a reasonable basis for evaluating the Company's corporate conducts/ statutory compliances and expressing our opinion thereon.

We are issuing this report based on:

(i) Our verification of the Company's books, papers, minutes books, forms and returns filed, records provided and other records maintained by the Company;

(ii) Compliance certificates confirming compliance with corporate laws applicable to the Company given by the Key Managerial Personnel / Senior Managerial Personnel of the Company and taken on record by the Company's Audit Committee / Board of Directors; and

(iii) Representations made, documents produced and information provided by the Company, its officers and authorized representatives during our conduct of Secretarial Audit.

We hereby report that, in our opinion, during the Audit Period covering the financial year ended on March 31, 2026, the Company has:

(i) Complied with the statutory provisions listed hereunder; and

(ii) Board processes and compliance mechanisms are in place to the extent, in the manner and subject to the reporting made hereinafter.

1. COMPLIANCE WITH SPECIFIC STATUTORY PROVISIONS

We further report that:

1.1 We have examined the books, papers, minutes books, forms and returns filed and other records maintained by the Company during the year in terms of the applicable provisions / clauses of:

(i) The Companies Act, 2013 (**the "Act**") and the Rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 (**'SCRA'**) and the Rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) The Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2025 and the Guidelines and Circulars issued thereunder from time to time;

(v) The Master Direction-The Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 and the Guidelines and Circulars issued thereunder from time to time;

(vi) Guidelines/Circulars/Regulations/Clarifications issued by RBI for Housing Finance Companies from time to time;

(vii) National Housing Bank Act, 1987 and the Guidelines and Circulars issued thereunder from time to time.

(viii) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('**SEBI Act**')

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(b) *The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(c) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time;

(d) Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;

(e) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

(f) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible securities) Regulations, 2021 as amended from time to time;

(g) Securities and Exchange Board of India (Issue and Listing of Securitised Debt Instruments and Security Receipts) Regulations, 2008;

(h) Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 as amended from time to time;

*The Company has also maintained a Structured Digital Database ("SDD") pursuant to the requirement of regulation 3(5) and 3(6) of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015.

(ix) Secretarial Standards relating to Board Meetings and meetings of Committees constituted by the Board and on General Meetings issued by The Institute of Company Secretaries of India (Secretarial Standards) and notified by the Central Government under Section 118(10) of the Act which have mandatory application.

1.2 During the period under review:

(i) The Company has complied with all the applicable provisions of all the aforesaid Acts, Rules, Regulations, Guidelines and Secretarial Standards as mentioned above.

(ii) Generally Complied with the applicable provisions / clauses of:

(a) The Secretarial Standards on meetings of Board of Directors and its Committees (SS-1) and on General Meetings (SS-2) mentioned under paragraph 1.1 (vi) above, which are applicable to the meetings of the Board and the Committees constituted by the Board held during the year, the 36th Annual General Meeting ("AGM") held on Friday, 29th August, 2025 and the postal ballots conducted by the Company dated 08th January 2026 and 13th March, 2026.

(b) The compliance with the provisions of the Rules made under the Act with regard to participation of Directors through video conference for the Board/Committee meeting(s) held during the year, were verified based on the minutes of the meetings provided by the Company.

1.3 During the audit period under review, provisions of the following Acts /Regulations were **not** applicable to the Company: -

(i) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

(ii) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; and

(iii) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018.

(iv) Foreign Exchange Management Act (FEMA), 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investments and External Commercial Borrowings to the extend applicable.

1.4 We have also examined, on test-check basis, the relevant documents and records maintained by the Company and provided to us with respect to the following statutes which are applicable to the Company and found that the Company has generally complied with the applicable requirements. The Company has provided us with a Certificate to the effect that due compliance has been ensured in respect of the following Acts/Directions/ guidelines reliance on which has been placed by us: -

a) Reserve Bank of India Act, 1934 ('RBI Act');

b) The Prevention of Money Laundering Act, 2002;

c) Compliance with Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI);

d) Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

e) Reserve Bank of India (Information Technology Governance, Risk, Controls and Assurance Practices) Directions, 2023;

f) Reserve Bank of India (Non-Banking Financial Companies – Know Your Customer) Directions, 2025;

g) Reserve Bank of India (Fraud Risk Management in NBFCs) Directions, 2024 (including Housing Finance Companies);

h) Reserve Bank of India (Non-Banking Financial Companies – Acceptance of Public Deposits) Directions, 2025 except paragraph 10, 11, 30, 40, 50 to 52, and 63;

i) Master Direction – Reserve Bank of India (Commercial Paper and Non-Convertible Debentures of original or initial maturity up to one year) Directions, 2024;

j) Reserve Bank of India (Non-Banking Financial Companies–Account Aggregator) Directions, 2025;

k) Booklet on Refinance Schemes of National Housing Bank (New);

l) Reserve Bank of India (Non-Banking Financial Companies – Treatment of Wilful Defaulters and Large Defaulters) Directions, 2025;

m) Other specific circulars or notifications issued by RBI from time to time and applicable on the Company.

2. BOARD PROCESSES OF THE COMPANY:

We further report that:

2.1 The Board of Directors of the Company as on 31st March, 2026 comprised of:

(i) One Managing Director – Mr. Tribhuwan Adhikari (DIN: 10229197);

(ii) Two Non-Executive Directors who are Nominees of LIC of India– Shri R Doraiswamy (DIN: 10358884) and Shri. Ratnakar Patnaik (DIN: 10283908);

(iii) Two Non-Executive Non-Independent Directors – Mr. Koteswara Rao Pottimutyala (DIN: 06389741) and Mr. Akshay Rout (DIN: 08858134);

(iv) Eight Non-Executive Independent Directors, including one Woman Independent Director– Mr. Kashi Prasad Khandelwal (DIN:00748523), Mr. Sanjay Kumar Khemani (DIN:00072812), Ms. Jagennath Jayanthi (DIN:09053493), Mr. Ravi Krishan Takkar (DIN:07734571), Mr. Ramesh Lakshman Adige (DIN:00101276), Mr. Tharavanat Chandrasekharan Suseelkumar (DIN: 06453310), Mr. Masil Jeya Mohan (DIN: 08502007) and Mr. Anil Kaul (DIN: 00644761);

2.2 The processes relating to the following changes in the composition of the Board of Directors and Key Managerial Personnel during the year were carried out in compliance with the provisions of the Act and SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015:

1. Cessation of office of Shri Sudipto Sil as Chief Financial Officer ('CFO") and designated Key Managerial Personnel ('KMP") of the Company with effect from 17th April, 2025.

2. Based on recommendation of the Nomination & Remuneration Committee, and the approval of the Audit Committee and the Board of Directors, Shri Lokesh Mundhra, was appointed as a Chief Financial Officer ('CFO") and Key Managerial Personnel ("KMP") of the Company with effect from 17th April, 2025.

3. Cessation of office of Directorship of Shri. Jagannath Mukkavilli, (DIN 10090437) Non-Executive Director (Nominee of Life Insurance Corporation of India) from the Board of the Company upon his attaining superannuation from the services of Life Insurance Corporation of India w.e.f 30th May, 2025.

4. Cessation of office of Directorship of Shri. Siddhartha Mohanty, (DIN 08058830) Chairman and Non-Executive (Nominee) Director from the Board of the Company upon his attaining superannuation from the services of Life Insurance Corporation of India w.e.f 07th June, 2025.

5. Cessation of office of Directorship of Shri. Vipin Kumar Kukreja (DIN 01185834) upon completion of his two consecutive terms of 5 years each, as an Independent Director on the Board of the Company with effect from 29th June, 2025.

6. Cessation of office of Directorship of Shri. Ameet N. Patel (DIN 00726197) upon completion of his two consecutive terms of 5 years each, as an Independent Director on the Board of the Company with effect from 18th August, 2025.

7. Reappointment of Shri Akshay Rout (DIN: 08858134) as a Director, liable to retire by rotation, was approved by the Members of the Company at their AGM, pursuant to Section 152 of the Companies Act, 2013.

8. Based on recommendation of the Nomination & Remuneration Committee, and the approval of Board of Directors and members of the Company at their AGM, Shri P. Masil Jeya Mohan (DIN: 08502007) was appointment as an Independent Director of the Company for a period of 5 years with effect from June 02, 2025 until June 01, 2030 on such remuneration as detailed in the Explanatory Statement of AGM Notice and further as may be determined by the Board of Directors of the Company from time to time within the overall limits under the Act.

9. Based on recommendation of the Nomination & Remuneration Committee, and the approval of Board of Directors and members of the Company at their AGM, Shri T. C. Suseel Kumar (DIN: 06453310) was appointed as an Independent Director of the Company for a period of 5 years with effect from June 02, 2025 until June 01, 2030 on such remuneration as detailed in the Explanatory Statement of AGM Notice and further as may be determined by the Board of Directors of the Company from time to time within the overall limits under the Act.

10. Based on recommendation of the Nomination & Remuneration Committee, and the approval of Board of Directors and members of the Company at their AGM, Shri Ratnakar Patnaik (DIN: 10283908) was appointed as a Non-Executive Director in the capacity of being a Nominee of the LIC of India in terms of the Articles of Association of the Company with effect from June 13, 2025 liable to retire by rotation, for the period as may be decided by LIC of India and Board of Directors of the Company and

as per the service rules of LIC of India and/or the relevant Government Order, subject to the limit as per the Companies Act, 2013.

11. Based on the recommendation of the Nomination & Remuneration Committee and the approval of Board of Directors dated October 16, 2025, and the members of the Company by way of Postal Ballot which concluded on January 08, 2026 Shri R Doraiswamy (DIN 10358884)was appointed as Non-Executive Director (Nominee of LIC of India) of the Company for the period as may be decided by LIC of India and the Board and Chairman of the Company with effect from October 16, 2025, and he shall not be liable to retire by rotation during his tenure of office, in accordance with the Articles of Association of the Company.

12. Based on recommendation of the Nomination & Remuneration Committee, and the approval of Board of Directors and members of the Company by way of Postal Ballot which concluded on March 13, 2026, Smt. Jagennath Jayanthi (DIN: 09053493) was re-appointed as an Independent Director of the Company for a second term of 5 (five) consecutive years, not liable to retire by rotation with effect from February 05, 2026 up to February 04, 2031.

2.3 Adequate notice(s) with Agenda and the detailed notes to Agenda of at least seven days was given to all the Directors to enable them to plan their schedule for the meetings of the Board and the Committees constituted by the Board, and where the meetings were held at shorter notice, due compliance was ensured, as required under the Act and the Secretarial Standard on meetings of the Board of Directors and its Committees.

2.4 A system exists for Directors to seek and obtain further information and clarifications on the agenda items before the meetings and to ensure their meaningful participation at the meetings.

2.5 We note from the minutes examined that, at the Board meetings held during the year:

(i) Decisions were taken through the majority of the Board; and

(ii) No dissenting views were expressed by any Board member on any of the subject matters discussed, which were required to be recorded as part of the minutes.

3. COMPLIANCE MECHANISM

There are reasonably adequate systems and processes prevalent in the Company, which are commensurate with its size and operations, to monitor and ensure compliance with all applicable laws, rules, regulations and guidelines and compliance systems and processes, are commensurate with the statutory requirements and growth in operations of the Company.

4. SPECIFIC EVENTS/ACTIONS

4.1 During the year under review, the following specific events/ actions, having a major bearing on the Company's affairs that took place: -

1. The Board of Directors at their meeting held on 01st August, 2025, accorded their approval for shifting the Registered Office of the Company from Bombay Life Building, 2nd Floor, 45/ 47 Veer Nariman Road, Fort, Mumbai -400 001 to 131, Maker Tower-F, 13th Floor, Cuffe Parade, Mumbai–400005 with effect from 02nd August, 2025.

2. The Members of the Company at the THIRTY SIXTH (36TH) Annual General Meeting approved the following resolutions passed through Special Businesses on 29th August, 2025:

a) Approval of limits for material related party transactions with Life Insurance Corporation of India (LIC of India);

Based on the prior approval of the Audit Committee and the Board of Directors of the Company, the members of the Company at their AGM approved the material related party transaction limits with Life Insurance Corporation of India (LIC of India) being a related party of the Company, for an aggregate value not exceeding ₹ 6,000 Crore (Rupees Six Thousand Crore only), by way of renewals of extension or modifications of earlier arrangement/transactions or otherwise and the transactions as approved by the members at their AGM held on 29th August, 2025.

b) To consider and approve appointment of Shri P. Masil Jeya Mohan (DIN:08502007) as an Independent Director of the Company;

c) To consider and approve appointment of Shri T. C. Suseel Kumar (DIN: 06453310) as an Independent Director of the Company;

d) Approval and Confirmation of the appointment of Shri Ratnakar Patnaik (DIN: 10283908) as a Non-Executive Director in the capacity of being a Nominee of the LIC of India;

e) To consider and approve continuation of special rights conferred to Life Insurance Corporation of India, Promoter of the Company, pursuant to Regulation 31B of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;

f) To consider and authorize the Board of Directors for approval and issuance of Redeemable Non-Convertible debentures ("NCDs") / or any other instruments on a private placement basis for an amount not exceeding ₹ 54,000 Crore (Rupees Fifty-Four Thousand Crores Only);

The members of the Company at the AGM approved the issuance of Redeemable Non-Convertible Debentures (NCDs) secured or unsecured/ or any other instruments which can be classified as being Tier II capital under the provisions of the Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, Housing Finance Companies (NHB) Directions, 2010 and the guidelines on private placement of Non-Convertible Debentures (NCDs), for cash either at par, premium or discount (only in case of re-issuance) to the face value, up to an aggregate amount not exceeding 54,000/- Crore (Rupees Fifty Four Thousand Crore only) under one or more shelf disclosure documents (including any shelf disclosure document as may have already been approved and issued by the Company) and / or under one or more letters of offer as may be issued by the Company, and in one or more series / tranches, during the period commencing from the date of this approval to the date of the 37th Annual General Meeting for FY 2026-2027 or the date of exhaustion of the abovementioned limit, whichever is earlier, on a private placement basis and on such terms and conditions as the Board/ or its Committee, may deem fit and appropriate for each series / tranche, as the case may be subject to the condition that the total outstanding Non-Convertible Debentures (NCDs) along with other borrowings limits, shall not exceed the existing borrowing powers of the Board under Section 180(1)(c) of the Act, i.e., 4,00,000/- Crore (Rupees Four Lakh Crore only), as per approval accorded by members at the 30th Annual General Meeting held on 28th August, 2019.

g) Appointment of BNP & Associates, Practicing Company Secretaries as the Secretarial Auditors of the Company for a consecutive period of five years till the conclusion of the AGM to be held in the year 2030.

3. The Board of Directors at its meeting held on 24th July, 2012, has delegated the power to allot Secured Redeemable Non-Convertible Debentures on private placement basis from time to time, to the successful allottees to the Debenture Allotment Committee. The Company through the said Committee has, during the period under review, approved allotment of: -

- 1,00,000 Secured Redeemable Non-Convertible Debentures of Face value of ₹ 1,00,000/- (original size issue of ₹ 1,000 Crore divided into 1,00,000 Redeemable Non-Convertible Debentures of Face Value of ₹ 1,00,000/- with green shoe option) on 09th April, 2025.
- 1,40,000 Secured Redeemable Non-Convertible Debentures of Face value of ₹ 1,00,000/- (original size issue of ₹ 1,000 Crore divided into 1,00,000 Redeemable Non-Convertible Debentures of Face Value of ₹ 1,00,000/- with green shoe option) on 16th April, 2025.
- 1,21,000 Secured Redeemable Non-Convertible Debentures of Face value of ₹ 1,00,000/- (original size issue of ₹ 1,000 Crore divided into 1,00,000 Redeemable Non-Convertible Debentures of Face Value of ₹ 1,00,000/- with green shoe option) 29th April, 2025.
- 1,10,000 Secured Redeemable Non-Convertible Debentures of Face value of ₹ 1,00,000/- (original size issue of ₹ 1,000 Crore divided into 1,00,000 Redeemable Non-Convertible Debentures of Face Value of ₹ 1,00,000/- with green shoe option) on 29th May, 2025.
- 3,25,000 Secured Redeemable Non-Convertible Debentures of Face value of ₹ 1,00,000/- (original size issue of ₹ 1,100 Crore divided into 1,10,000 Redeemable Non-Convertible Debentures of Face Value of ₹ 1,00,000/- with green shoe option) on 19th June, 2025.
- 11,000 Secured Redeemable Non-Convertible Debentures of Face value of ₹ 10,00,000/- (original size issue of ₹ 1,100 Crore divided into 11,000 Redeemable Non-Convertible Debentures of Face Value of ₹ 10,00,000/- with green shoe option) on 30th September, 2025.

For **BNP & Associates**
Company Secretaries
[Firm Regn. No. P2014MH037400]
[PR No.: 7353/2025]

Avinash Bagul
Partner
FCS No.: F5578
COP No.: 19862
UDIN: F005578H000343333

Place: Mumbai
Date: May 13, 2026

The members are requested to read this report along with our letter of even date annexed to this report as **"Annexure-A"**.

ANNEXURE A TO THE SECRETARIAL AUDIT REPORT FOR THE FINANCIAL YEAR ENDED 31ST MARCH 2026

To,
The Members of,
LIC Housing Finance Limited

Our Secretarial Audit Report of even date is to be read along with this letter.

1. The Company's management is responsible for maintenance of secretarial records and compliance with the provisions of corporate and other applicable laws, rules, regulations and standards. Our responsibility is to express an opinion on the secretarial records produced for our audit.
2. We have followed such audit practices and processes as we considered appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records.
3. We have considered compliance related actions taken by the company based on independent legal /professional opinion obtained as being in compliance with law.
4. We have verified the secretarial records furnished to us on a test basis to see whether the correct facts are reflected therein. We have also examined the compliance procedures followed by the Company. We believe that the processes and practices we followed, provide a reasonable basis for our opinion.
5. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
6. We have obtained the management's representation about the compliance of laws, rules and regulations and happening of events, wherever required.
7. Our Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **BNP & Associates**
Company Secretaries
[Firm Regn. No. P2014MH037400]
[PR No.: 7353/2025]

Avinash Bagul
Partner
FCS No.: F5578
COP No.: 19862
UDIN: F005578H000343333

Place: Mumbai
Date: May 13, 2026

ANNEXURE 6
TO THE BOARD'S REPORT

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 / associate companies.

Part 'A' Subsidiaries

Sl. No.	Name of the Subsidiary Company	Reporting Period	Reporting Currency	Issued, Subscribed and Paid up-Capital	Reserves & Surplus	Total Assets	Liabilities (excluding share capital & Reserves)	Investments	Turnover	Profit/(Loss) before taxation	Tax Expenses / (Credit)	Profit / (Loss) after taxation	Proposed Dividend	% of Shareholding
1	LICHFL Care Homes Limited	April 2025–March 2026	₹	50,00,00,000	(51,04,77,000)	77,60,49,000	78,65,28,000	NIL	52,04,000	(6,04,24,000)	–	(6,04,24,000)	Nil	100
2	LICHFL Financial Services Limited	April 2025–March 2026	₹	9,50,00,000	132,82,59,000	162,97,74,000	20,65,15,000	NIL	113,50,81,000	26,45,59,000	8,28,68,000	18,16,91,000	30%	100
3	LICHFL Asset Management Company Limited	April 2025–March 2026	₹	9,19,44,000	67,38,12,000	87,41,92,000	10,84,36,000	51,97,99,000	25,51,11,000	15,21,46,000	4,64,05,000	10,57,41,000	50%	94.62
4	LICHFL Trustee Company Private Limited	April 2025–March 2026	₹	9,00,000	1,45,83,890	1,56,05,100	1,61,210	1,46,46,360	39,13,140	37,46,960	6,89,010	30,57,950	Nil	100

Part 'B' Associate

Sl. No.	Name of the Subsidiary Company	Reporting Period	Reporting Currency	Issued, Subscribed and Paid up-Capital	Reserves & Surplus	Total Assets	Liabilities (excluding share capital & Reserves)	Investments	Turnover	Profit/(Loss) before taxation	Tax Expenses / (Credit)	Profit / (Loss) after taxation	Proposed Dividend	% of Shareholding
1	LIC Mutual Fund Asset Management Company Limited	April 2025–March 2026	₹	17,00,70,000	2,89,02,08,310	340,96,72,180	34,93,93,870	2,18,10,38,770	1,34,69,78,490	10,52,58,130	–	10,52,58,130	Nil	30.33
2	LIC Mutual Fund Trustee Private Limited	April 2025–March 2026	₹	1,00,000	1,08,85,650	1,12,10,240	2,24,590	89,70,030	50,00,000	31,19,010	7,16,550	24,02,460	Nil	35.30

REPORT ON CORPORATE GOVERNANCE

The Company remains steadfast in its commitment to maintaining the highest standards of Corporate Governance, with regulatory compliance serving as a cornerstone of its governance framework. This commitment enables the Company to effectively address stakeholder expectations while pursuing sustainable and long-term growth. The Board, in its fiduciary capacity, exercises prudent oversight to safeguard shareholder interests, promote transparency, integrity, and ethical conduct, and ensure the establishment of robust and efficient governance processes that are responsive to the evolving business environment and stakeholder requirements.

COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The Company's Corporate Governance framework comprises a comprehensive set of policies, systems, and practices aimed at reinforcing its core values of fairness, transparency, accountability, and ethical business conduct. These principles are integrated into the Company's governance structure and operational processes, ensuring responsible decision-making and promoting long-term, sustainable value creation for all stakeholders.

The Company is committed to achieving operational excellence and delivering superior customer experiences across all facets of its business operations. It recognizes its responsibility towards all stakeholders, including customers, regulatory authorities, employees, and the broader community. As a responsible corporate entity, the Company conducts its affairs with integrity, ensures compliance with applicable regulatory requirements, and fosters an inclusive and empowering work environment that supports the growth and development of its employees.

The Company is committed to maintaining the highest standards of transparency, integrity, and ethical governance. To reinforce these values, it has established a comprehensive Code of Conduct applicable to its Directors and employees, which is available on the Company's website. The Company ensures full compliance with the applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), and the Uniform Listing Agreement entered into with the Stock Exchanges. Further, the Company adheres to the relevant provisions of the Reserve Bank of India's Master Direction – the Reserve Bank of India (Housing Finance Companies) Directions, 2025 and the Guidelines and Circulars issued thereunder from time to time and the Master Direction-The Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 and the Guidelines and Circulars issued thereunder from time to time. thereby strengthening its governance framework and regulatory compliance practices.

BOARD OF DIRECTORS

Composition

The Company believes that an appropriately balanced Board, comprising Executive, Non-Executive, and Independent Directors, is essential to ensuring effective governance, maintaining independence in decision-making, and establishing a clear distinction between oversight and management responsibilities. In accordance with Regulation 17 (1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, hereinafter "SEBI Listing Regulations where the Chairperson is a Non-Executive Director related to the promoter, at least fifty percent of the Board is required to consist of Independent Directors. As on 31 March 2026, the Board of thirteen Directors, including two Non-Executive Nominee Directors, two Non-Executive Non-Independent Directors, eight Independent Directors (including one Woman Independent Director), and one Executive Director. The composition of the Board was in full compliance with the requirements of the Companies Act, hereinafter "The Act" and the SEBI Listing Regulations, 2015.

The Executive and Non-Executive Directors on the Board are distinguished professionals with extensive experience and expertise in their respective fields. As on 31st March 2026, none of the Directors held directorships exceeding the limits prescribed under applicable laws and regulations, including directorships in more than seven listed entities or ten public companies. Further, none of the Directors served as a member of more than ten committees or as Chairperson of more than five committees across all listed entities in which they held directorships, as determined in accordance with the provisions of Regulation 26 of the Listing Regulations. The necessary disclosures confirming compliance with these requirements have been received from all Directors. None of the Directors are related to one another within the meaning of the applicable provisions of the Companies Act, 2013.

The average tenure of an Executive Director (Whole-Time Director) is 2.66 years, Independent Directors is 3.38 years and that of the Non-Executive Non-Independent Directors, including Chairman, is 3.24 years.

The average tenure of the members on the Board in years as on 31st March, 2026 is as follows:

Tenure on Board

Name of the Director	Original date of appointment	Tenure (in years) as on 31st March, 2026	Earlier of retirement date / term ending date	Average tenure (in years)
Non-Executive Non-Independent Directors including Chairman				
Shri Siddhartha Mohanty[1]	5th April, 2023	2.99	NA	3.24
Shri Jagannath Mukkavilli[1]	5th April, 2023	2.99	NA	
Shri P Koteswara Rao	11th June, 2018	7.81	NA	
Shri Akshay Kumar Rout	28th September, 2020	5.51	NA	
Shri Ratnakar Patnaik[1]	13th June, 2025	0.10	NA	
Shri R Doraiswamy[1]	16th October, 2025	0.05	NA	
Executive – Managing Director and Chief Executive Officer				
Shri Tribhuwan Adhikari	3rd August, 2023	2.66	2nd August, 2026	2.66
Independent Directors				
Ms. Jagennath Jayanthi	5th February, 2021	5.15	4th February, 2031	3.38
Shri Kashi Prasad Khandelwal	1st July, 2019	6.75	30th June, 2029	
Shri Ravi Krishan Takkar	25th July, 2022	3.68	24th July, 2027	
Shri Sanjay Kumar Khemani	1st July, 2019	6.75	30th June, 2029	
Shri Ramesh Lakshman Adige	1st September, 2023	2.58	31st August, 2028	
Shri Anil Kaul	15th May, 2024	1.96	14th May, 2029	
Shri T C Suseel Kumar[2]	2nd June, 2025	0.10	1st June, 2030	
Shri Masil Jeya Mohan[3]	2nd June, 2025	0.10	1st June, 2030	

[1] Nominee of LIC of India. Shri Siddhartha Mohanty ceased to be the Non-Executive - Nominee Director and Chairman with effect from 7th June, 2025 and in his place Shri R Doraiswamy was appointed as the Director in the capacity of Chairman w.e.f. 16th October, 2025. Shri Jagannath Mukkavili ceased to be the Director with effect from 30th May, 2025 on account of his superannuation from LIC of India and in his place Shri Ratnakar Patnaik was appointed as the Director w.e.f. 13th June, 2025.

[2] Shri T C Suseel Kumar was appointed as an Independent Director w.e.f. 2nd June, 2025.

[3] Shri Masil Jeya Mohan was appointed as an Independent Director w.e.f. 2nd June, 2025.

The Independent Directors play a pivotal role in the functioning of the Board and its Committees by actively participating in deliberations and providing objective and independent judgment, thereby facilitating informed and balanced decision-making. They are entitled to sitting fees for attending meetings of the Board and its Committees and are reimbursed for expenses incurred in connection with such attendance, in accordance with the applicable statutory provisions and the Company's policies. Other than the aforesaid remuneration and reimbursement of expenses, the Independent Directors do not have any material pecuniary relationship or transactions with the Company, its Promoters, Directors, Key Managerial Personnel, management, subsidiaries, or associate entities that may affect their independence.

During the financial year 2025–26, the composition of the Board complied with the requirements of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The table below provides details regarding the Board Meetings and the last Annual General held on 29th August, 2025 attended by the Directors, along with the number of other Directorships, Committee memberships, and Chairmanships (specifically in the Audit Committee and the Stakeholders Relationship Committee) held by them as of 31st March, 2026:

Sr. No.	Directors	Category of Directorship	Attendance at 36th Annual General Meeting	Attendance at the Board meetings (No. of meetings held–7)	No. of Director-ships of other Companies (other than LIC Housing Finance Ltd.)	No. of Committees Membership / Chairmanship (other than LIC Housing Finance Ltd.) (Refer Notes below)		Directorships in other Listed entities and category
						Member	Chairman	
1.	Shri R Doraiswamy[4] (DIN: 10358884)	Non-Executive Nominee Director Chairman	Not Applicable	2	1	0	0	-
2.	Shri Ratnakar Patnaik[4] (DIN: 10283908)	Non-Executive Nominee Director	Present	3	3	1	0	-
3.	Shri V. K. Kukreja[5] (DIN- 01185834)	Non-Executive Independent	Not Applicable	3	0	0	0	-
4.	Shri Ameet N. Patel[6] (DIN- 00726197)	Non-Executive Independent	Not Applicable	3	1	0	0	-
5.	Shri P Koteswara Rao (DIN- 06389741)	Non-Executive Non Independent	Present	7	0	0	0	-
6.	Shri Kashi Prasad Khandelwal (DIN -00748523)	Non-Executive Independent	Present	7	6	3	3	i. GPT Infra projects Limited- Independent Director ii. GPT Healthcare Limited – Independent Director iii. Kiran Vyapar Limited.- Independent Director
7.	Shri Sanjay Kumar Khemani (DIN -00072812)	Non-Executive Independent	Present	7	3	0	2	Yes Bank Limited- Independent Director
8.	Shri Akshay Kumar Rout (DIN- 08858134)	Non-Executive Non Independent	Present	7	0	0	0	-
9.	Smt. Jagennath Jayanthi (DIN-09053493)	Non-Executive Non Independent	Present	7	1	0	0	-
10.	Shri Ravi Krishan Takkar (DIN-07734571)	Non-Executive Independent	Present	7	1	0	0	Park Medi World Limited- Independent Director
11.	Shri Ramesh Lakshman Adige (DIN-00101276)	Non-Executive Independent	Absent	7	2	0	0	UBI Services Limited - Director Premier Limited- Company under CIRP
12.	Shri Anil Kaul (DIN: 00644761)	Non-Executive Independent	Present	7	2	0	0	-

Sr. No.	Directors	Category of Directorship	Attendance at 36th Annual General Meeting	Attendance at the Board meetings (No. of meetings held–7)	No. of Director-ships of other Companies (other than LIC Housing Finance Ltd.)	No. of Committees Membership / Chairmanship (other than LIC Housing Finance Ltd.) (Refer Notes below)		Directorships in other Listed entities and category
						Member	Chairman	
13.	Shri T C Suseel Kumar[7] (DIN: 06453310)	Non-Executive Independent	Present	4	5	2	3	PCBL Chemical Limited- Independent Director Firstsource Solutions Limited- Independent Director
14.	Shri Masil Jeya Mohan[8] (DIN: 08502007)	Non-Executive Independent	Absent	4	2	0	0	-
15.	Shri Tribhuwan Adhikari (DIN: 10229197)	Managing Director & CEO	Present	7	5	0	0	-
16.	Shri Siddhartha Mohanty[4] (DIN: 08058830)	Non-Executive Nominee Director Chairman	Not Applicable	3	2	1	0	Larsen And Toubro Limited Nominee Director ITC Limited Nominee Director
17.	Shri Jagannath Mukkavilli[4] (DIN: 10090437)	Non-Executive Nominee Director	Not Applicable	1	2	3	1	BSE Limited Non-Executive Director Grasim Industries Limited Non-Executive Director

[4] Nominee of LIC of India. Shri Siddhartha Mohanty ceased to be the Director and Chairman with effect from 7th June, 2025 and in his place Shri R Doraiswamy was appointed as the Director in the capacity of Chairman w.e.f. 16th October, 2025. Shri Jagannath Mukkavili ceased to be the Director with effect from 30th May, 2025 on account of their superannuation from LIC of India and in his place Shri Ratnakar Patnaik was appointed as the Director w.e.f. 13th June, 2025;

[5] Shri V. K. Kukreja ceased to act as a Director of the Company w.e.f. 30th June, 2025;

[6] Shri Ameet N. Patel ceased to act as a Director of the Company w.e.f. 18th August, 2025;

[7] Shri T C Suseel Kumar was appointed as Director of the Company w.e.f. 2nd June, 2025;

[8] Shri Masil Jeya Mohan was appointed as Director of the Company w.e.f. 2nd June, 2025.

Notes:

1) Excludes Foreign Companies, Private Limited Companies, High Value Debt Listed Entities and Companies under Section 8 of Companies Act, 2013, Trusts and Alternate Directorships as per Regulation 26 of the SEBI Listing Regulations, 2015.

2) Includes only chairmanship / membership of Audit Committee and Stakeholders' Relationship Committee in public companies.

3) None of the Directors are related inter-se.

Role of the Board of Directors:

The Board's primary responsibility is to act in a fiduciary capacity and safeguard the interests of the shareholders by providing strategic guidance and oversight to the Company. In discharging its duties, the Board ensures that the Company's vision, objectives, and business strategies are aligned with the interests of shareholders and the pursuit of sustainable long-term value creation.

The Directors perform their responsibilities with due care, skill, diligence, and independent judgment, while upholding

the highest standards of integrity and governance. The Board is responsible for setting the strategic direction of the Company, overseeing its implementation, monitoring performance against established objectives, and ensuring that management is accountable for the effective execution of the Company's strategies and operations.

Responsibilities of the Board

Board Appointments / Membership Criteria:

The Company endeavours to appoint eminent and accomplished professionals from diverse fields to serve on its Board, thereby ensuring a broad spectrum of expertise, experience, and perspectives. The Nomination and Remuneration Committee (NRC), in consultation with the Board, identifies and evaluates the skills, competencies, qualifications, expertise, and experience required for the Board as a whole and for individual Directors, taking into consideration the Company's business objectives and strategic priorities. The selection and appointment of Directors are guided by their professional competence, integrity, leadership qualities, and ability to contribute effectively to the governance and long-term success of the Company. Directors are expected to possess the requisite knowledge, experience, and judgment necessary to discharge their responsibilities diligently and to add value to the Company's growth and sustainable development.

Based on the disclosures submitted by all Independent Directors and the Board's due assessment of their accuracy, the Board is of the opinion that the Independent Directors meet the requirements outlined in the Companies Act, 2013 and the SEBI Listing Regulations, 2015 and are independent of the management.

The table below summarizes the key qualifications, skills and attributes which are taken into consideration while nominating individuals as Board members:

Nature of skill, expertise and competence required by the members of the Board	
Corporate Governance	The Board and its Directors are expected to possess the requisite knowledge, expertise, and understanding to effectively guide the Company in the achievement of its strategic objectives while ensuring that its operations are conducted in a responsible, compliant, efficient, and sustainable manner. This encompasses a thorough understanding of corporate governance principles, applicable laws, regulations, governance frameworks, and industry best practices, as well as a clear appreciation of the roles, duties, responsibilities, and accountability of individual Directors and the Board collectively.
Leadership and Stakeholder Relations	It is essential to possess the ability to provide effective leadership, cultivate constructive relationships with stakeholders, and drive organizational performance in a manner that is aligned with the Company's strategic objectives, core values, and long-term vision.
Strategy	Demonstrate a comprehensive understanding of market dynamics, including the evolving needs and expectations of retail customers, with a strong focus on delivering customer-centric solutions and services. Directors should possess sound commercial acumen, an appreciation of the balance between risk and return, and a thorough understanding of the Company's competitive landscape, strategic opportunities, and business challenges. Additionally, they should exhibit awareness of emerging trends, innovative business practices, and alternative or disruptive business models that may influence the industry and the Company's long-term growth prospects.
Finance / Technical	Directors should possess the requisite financial acumen to evaluate the Company's financial position and provide strategic guidance to enhance financial performance, maintain financial stability, and support sustainable long-term growth. This includes the ability to analyze and interpret financial statements, accounts, and key financial indicators to assess the overall financial health and performance of the organization. A comprehensive understanding of financial matters is essential, encompassing areas such as housing finance, financial products and schemes, banking operations, funding and capital management, including debt and equity instruments, capital markets, the regulatory landscape, and the applicable legal and statutory frameworks governing the financial services sector.
Strategic thinking	Demonstrate the ability to effectively identify and evaluate opportunities and risks arising from both the internal and external business environment. Directors should contribute to the formulation and assessment of strategic alternatives and provide innovative, forward-looking perspectives to support informed decision-making. They should also possess the capability to assess the potential implications of key business decisions, develop appropriate contingency measures, and promote the implementation of robust risk management and mitigation frameworks to safeguard the Company's interests and support sustainable growth.

Nature of skill, expertise and competence required by the members of the Board	
Analysis and use of information	Demonstrate the ability to proactively obtain relevant, accurate, and timely information from a variety of credible sources and effectively assimilate, analyze, and synthesize financial, technical, operational, and qualitative data. Directors should possess the capability to evaluate complex information critically and communicate key insights in a clear, concise, and understandable manner to facilitate informed decision-making.
Decision making	Demonstrate the ability to critically evaluate proposals and business initiatives against established policies, standard operating procedures, regulatory requirements, and existing business frameworks. This includes assessing the merits, risks, and potential implications of alternative courses of action, exercising sound judgment in situations involving uncertainty, and making informed decisions that align with the Company's strategic objectives. Directors should also possess the capability to undertake prudent risk-taking while ensuring the protection and advancement of the Company's commercial and stakeholder interests.
Communication	Demonstrate strong communication and interpersonal skills, including the ability to listen attentively and objectively, engage in constructive discussions, and articulate views in a clear, concise, and effective manner. Directors should be capable of conveying complex information and perspectives with clarity, thereby facilitating meaningful dialogue and informed decision-making.
Leadership	Demonstrate effective leadership capabilities that enable Directors to address complex challenges, manage periods of change and uncertainty, and provide strategic direction to the organization. Directors should exhibit confidence, sound judgment, and conviction in decision-making, while fostering a culture that reflects the Company's values and objectives. They should also inspire, support, and motivate stakeholders through their leadership, promoting collaboration, accountability, and organizational excellence.
Influencing	Demonstrate the ability to build and maintain effective relationships and networks both within and outside the organization, fostering constructive engagement with a diverse range of stakeholders. Directors should possess strong influencing and interpersonal skills, enabling them to communicate persuasively and collaborate effectively across different levels of authority and responsibility. They should be adept at understanding the interests, expectations, and influence of internal and external stakeholders, while exercising sound judgment, stakeholder management skills, and organizational awareness in navigating complex business and governance environments.
Ethical	Directors should uphold the highest standards of integrity, ethics, and professional conduct in the discharge of their duties. They are expected to act in the best interests of the Company and its stakeholders at all times, placing the organization's interests above personal considerations. Directors should promptly identify, disclose, and appropriately manage any actual, potential, or perceived conflicts of interest, whether arising from personal, professional, or external relationships, in accordance with applicable laws, regulations, and the Company's governance framework.
Professional	Directors are expected to demonstrate a high degree of professionalism in the discharge of their responsibilities and maintain the highest standards of skill, care, diligence, and ethical conduct. They should take ownership of their actions and decisions, uphold accountability for their performance and contributions to the Board, and support the achievement of the Company's objectives through responsible stewardship. Directors should also act as credible ambassadors of the Company, fostering confidence among stakeholders and promoting the organization's values, reputation, and interests both within and outside the organization.
Performance Oriented	Directors are expected to remain focused on advancing the Company's strategic vision and achieving the objectives established by the Board. They should actively identify and evaluate opportunities to strengthen the Company's market position, operational effectiveness, and long-term sustainable growth. In carrying out their responsibilities, Directors should promote a high-performance culture by encouraging excellence, accountability, and the achievement of ambitious yet realistic goals. They should also support an environment that values continuous learning, innovation, and professional development, thereby contributing to the sustained success of the organization.
Independent	Directors should demonstrate independence of thought and judgment, with the ability to express objective views and constructively challenge prevailing opinions when necessary. They are expected to encourage robust and meaningful deliberations by embracing diverse perspectives and fostering an environment of open dialogue. Directors should approach issues with intellectual curiosity, critically evaluate assumptions, and rigorously assess alternative viewpoints and proposals. They should also be willing to challenge conventional practices and support innovative approaches that contribute to effective governance and the long-term success of the Company.

In the table below, the specific areas of focus or expertise of individual Board members have been highlighted.

Name of Director	Area of expertise													
	Corporate Governance	Leadership and stakeholder relations	Strategy	Finance / Technical	Strategic thinking	Analysis and use of information	Decision making	Communication	Leadership	Influencing	Ethical	Professional	Performance oriented	Independent
Shri R Doraiswamy	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri T. C. Suseel Kumar	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Anil Kaul	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Masil Jeya Mohan	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Ratnakar Patnaik	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri P. Koteswara Rao	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Kashi Prasad Khandelwal	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Sanjay Kumar Khemani	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Akshay Kumar Rout	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Ms. J. Jayanthi	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Ravi Krishan Takkar	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Ramesh Lakshman Adige	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Shri Tribhuwan Adhikari	√	√	√	√	√	√	√	√	√	√	√	√	√	√

SIGNIFICANT EVENTS AFTER BALANCE SHEET DATE:

There are no significant events to be reported after the Balance Sheet date.

BOARD MEETINGS

The Board of Directors' meetings are planned ahead of time. The Company Secretary, in collaboration with the Managing Director & CEO, prepares the agenda. The comprehensive agenda, along with relevant notes, is distributed to the Directors ahead of the meeting. Directors can suggest additional items for deliberation. Senior Management team members are invited to attend the meetings to provide further information or clarification as needed.

During FY 2025-26, Seven (7) Board Meetings were held, as listed below:

Sr. No.	Dates on which the Board Meetings were held	Total Strength of the Board	No. of Directors Present
1	17th April, 2025	13	11
2	15th May, 2025	13	13
3	02nd June, 2025	12	12
4	1st August, 2025	13	13
5	29th October, 2025	13	12
6	30th January, 2026	13	12
7	25th March, 2026	13	13

Directorship Term:

The Board periodically evaluates the performance and contributions of its members to ensure continued effectiveness and alignment with the Company's governance objectives. Details relating to the appointment and re-appointment of Directors are updated on the Company's website from time to time. In accordance with the provisions of the Companies Act, 2013, not less than two-thirds of the Non-Independent Directors are subject to retirement by rotation, and at least one-third of such Directors retire at every Annual General Meeting and, being eligible, may offer themselves for re-appointment. Executive Directors are appointed by the shareholders for a term not exceeding five consecutive years or until attaining the age of superannuation, whichever is earlier, subject to the applicable statutory provisions. Independent Directors are appointed for a term of up to five consecutive years and are eligible for re-appointment for a further term, subject to the provisions of the Companies Act, 2013, applicable regulations, and approval requirements, as may be prescribed from time to time.

Shri P. Koteshwara Rao (DIN: 06389741) who has been longest in office would be retiring by rotation at the ensuing Annual General Meeting and being eligible, has offered himself for re-appointment.

Succession Planning:

The Nomination and Remuneration Committee (NRC), in conjunction with the Board, oversees a structured and effective

succession planning process for appointments to the Board and Senior Management positions, ensuring leadership continuity and organizational stability. The Company is committed to maintaining an optimal Board composition that reflects an appropriate balance of skills, expertise, experience, diversity, and perspectives. In pursuing this objective, the Company seeks to continuously strengthen its leadership framework by incorporating fresh insights, innovative thinking, and evolving industry expertise, while preserving institutional knowledge, continuity, and sound governance practices. This balanced approach supports effective decision-making and contributes to the Company's long-term sustainable growth and success.

The Company aligns its workforce planning initiatives with its strategic business objectives to ensure the optimal deployment of both human and financial resources. This integrated approach enables efficient resource allocation, supports organizational priorities, and enhances the Company's ability to achieve its short-term and long-term goals effectively.

The Board comprises thirteen (13) Directors possessing a broad range of skills, expertise, and diverse perspectives, enabling effective oversight and strategic guidance in advancing the Company's long-term objectives. Furthermore, the Company emphasizes internal leadership development by providing growth opportunities for senior management, thereby fostering a strong talent pipeline and encouraging employees to aspire to and prepare for future leadership roles.

As part of its succession planning framework and to ensure leadership continuity, organizational stability, and the effective execution of long-term business strategies, the Board has approved a structured transition process for the position of Managing Director & Chief Executive Officer (MD & CEO). Under this framework, a senior official from LIC of India may be deputed to the Company as Chief Operating Officer (COO) at least four to six months prior to the retirement, elevation, or transfer of the incumbent MD & CEO. This transition period is intended to facilitate a smooth transfer of responsibilities and institutional knowledge, enabling the designated COO to subsequently assume the role of MD & CEO upon the retirement, elevation, or transfer of the incumbent, thereby ensuring continuity in leadership and the sustained implementation of the Company's strategic objectives.

In terms of Article 138(b) of the Articles of Association of Company, LIC of India is entitled to nominate upto one third of the total number of directors on the Board of the Company. LIC of India had posted Shri Ratnakar Patnaik as their Nominee Director with effect from 13th June, 2025 and Shri R Doraiswamy as Nominee Director (Chairman) with effect from 16th October, 2025.

NUMBER OF SHARES AND CONVERTIBLE INSTRUMENTS HELD BY DIRECTORS:

None of the Directors of the Company are holding any Equity Shares of the Company. The Company has not issued any convertible instruments till date.

FAMILIARISATION PROGRAMME FOR INDEPENDENT DIRECTORS:

During the year under review, the Company had provided suitable training to Independent Directors, familiarizing them with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates and business model of the Company. The details of such familiarisation programme are disclosed on the Company's website

https://www.lichousing.com/investors/policy-codes

SITTING FEES:

Sitting fees is paid to the Directors (other than Shri R Doraiswamy, Chairman, Shri Tribhuwan Adhikari, Managing Director and Shri Ratnakar Patnaik, Director), for every Board and Committee meetings attended by them. Remuneration is paid to Shri Tribhuwan Adhikari, as applicable to an officer in the cadre of Executive Director of LIC of India and Productivity Linked Incentive as recommended by the NRC and approved by the Board.

BOARD COMMITTEES:

The Board has constituted various Committees to facilitate a more focused attention on important issues. The Committees deliberate and decide on the issues falling within their terms of reference and make recommendations to the Board wherever necessary.

AUDIT COMMITTEE:

The Committee comprises of four Independent Directors with expertise in finance, accounts and treasury. **During the year, Thirteen (13) Audit Committee Meetings were held**. The composition of Audit Committee, the dates on which the Audit Committee meetings were held and the attendance of the members thereof are as under:

Composition:

Shri Kashi Prasad Khandelwal	Chairman	Non-Executive–Independent Director
Shri V. K. Kukreja[9]	Member	Non-Executive–Independent Director
Smt Jagennath Jayanthi	Member	Non-Executive–Independent Director
Shri Anil Kaul	Member	Non-Executive–Independent Director
Shri Masil Jeya Mohan[10]	Member	Non-Executive – Independent Director

[9] Shri V K Kukreja ceased to act as a Member of the Committee, due to completion of his 2nd consecutive term of 5 years each on the close of Business hours of 29th June, 2025.

[10] Shri Masil Jeya Mohan has been appointed as a Member of the Committee w.e.f. 2nd June, 2025

Dates of Audit Committee Meetings & Attendance of Members:

Sr. no.	Dates on which Audit Committee meetings were held	Shri Kashi Prasad Khandelwal	Shri V. K. Kukreja	Smt. Jagennath Jayanthi	Shri Anil Kaul	Shri Masil Jeya Mohan
1	14th May, 2025	Attended	Attended	Attended	Attended	Not Applicable
2	15th May, 2025	Attended	Attended	Attended	Attended	Not Applicable
3	14th July, 2025	Attended	Not Applicable	Attended	Attended	Attended
4	31st July, 2025	Attended	Not Applicable	Absent	Attended	Attended
5	1st August, 2025	Attended	Not Applicable	Attended	Attended	Attended
6	10th September, 2025	Attended	Not Applicable	Attended	Attended	Attended
7	28th October, 2025	Attended	Not Applicable	Attended	Attended	Attended
8	29th October, 2025	Attended	Not Applicable	Attended	Attended	Attended
9	16th December, 2025	Attended	Not Applicable	Attended	Attended	Attended
10	29th January, 2026	Attended	Not Applicable	Attended	Attended	Attended
11	30th January, 2026	Attended	Not Applicable	Attended	Attended	Attended
12	23rd February, 2026	Attended	Not Applicable	Attended	Attended	Attended
13	24th March, 2026	Attended	Not Applicable	Attended	Attended	Attended

Ms Varsha Hardasani, Company Secretary and Compliance Officer acts as Secretary to the Committee.

The Audit Committee possesses adequate powers and its terms of reference enable it to play an effective role as mentioned in "SEBI Listing Regulations, 2015".

Role and Powers of Audit Committee:

The terms of reference of the Audit Committee comprise:

A. Auditors:

(i) Recommend to the Board the appointment, re-appointment, if required removal/ replacement of auditors, remuneration and terms of appointment of auditors of the Company;

(ii) Discuss with statutory auditor before the audit commencement, the nature and scope of audit and post audit discussions to ascertain any area of concern;

(iii) Approve payments to be made in respect of any other services rendered by statutory auditors;

(iv) Review and monitor the auditor's independence and performance and effectiveness of the audit process;

(v) Review with management, performance of statutory and internal auditors and adequacy of internal control systems;

(vi) Review the adequacy of the internal audit function, including structure of Policy Implementation and Process Monitoring department, staffing and seniority of the official heading the department, reporting structure and frequency of audit;

(vii) Review internal audit reports relating to internal control weaknesses and discuss with internal auditors, if deemed necessary, of any significant findings and follow up thereon;

(viii) Review findings of internal investigation by the internal auditors into matters where there is suspected fraud or irregularity or failure of internal control systems of a material nature and reporting the matter to the Board;

(ix) Review management letters/ letters of internal control weaknesses issued by the statutory auditors, if any;

(x) Ensure that an Information System Audit of the critical and significant internal systems and processes is conducted at least once in two years to assess operational risks faced by the HFC.

B. Financial Statements and Report thereon:

(i) Oversight of financial reporting process and disclosure of financial information to ensure that the financial statement is correct, sufficient and credible;

(ii) Review with management, the quarterly financial statements (including statement of cash flows for the half year) before submission to the Board for its approval;

(iii) Review with the management, the annual financial statements and auditor's report, before submission to the Board for its approval, with particular reference to:

a. Matters to be included in directors' responsibility statement under Sec. 134 of the Companies Act, 2013;

b. Changes if any, in accounting policies and practices;

c. Major accounting entries involving estimates based on exercise of judgment management;

d. Significant adjustment made in the financial statements arising out of audit findings;

e. Compliance with listing and other legal requirements relating to financial statements;

f. Disclosure of related party transactions; and

g. Modified opinion in draft auditor's report.

(iv) Review of Management Discussion and Analysis of the financial conditions and results of operations.

C. Related Party Transactions:

(i) Approval or any subsequent modification of transactions of the Company with related parties;

(ii) Review statement of related party transactions including details of related party transactions entered pursuant to grant of omnibus approval on a quarterly basis.

(The term Related Party Transactions shall have the same meaning as provided in "SEBI LODR REGULATIONS").

D. Fraud Monitoring:

(i) Review compliance with the Guidelines on Reporting and Monitoring of Frauds in Housing Finance Companies issued by the National Housing Bank/ Reserve Bank of India and the Anti-Fraud Policy of the Company as far as it relates to this Committee;

(ii) Periodical review of wilful defaults of the borrowers of the Company.

E. Governance:

(i) Reviewing, with the management, the statement of uses/ application of funds raised through an issue (public issue, rights issue, preferential issue, etc), the statement of funds utilised for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency on utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;

(ii) Review the financial performance of the unlisted subsidiaries of the Company;

(iii) Review utilisation of loans/advances/investment in the subsidiary exceeding ₹ 100 Crore or 10% of the asset size of the subsidiary, whichever is lower;

(iv) Review the investments made by the unlisted subsidiaries of the Company;

(v) Oversee the vigil / whistle blower mechanism and review the safeguards in place against victimization of employees and directors who avail of such mechanism and ensure adequate provision is there to provide direct access to the Chairman of the Audit Committee, in appropriate or exceptional cases;

(vi) Review compliance with the provisions of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 at-least on annual basis and verify that the systems for internal control are adequate and operating effectively;

(vii) Review the reports relating to violations, if any, of LIC Housing Finance Limited Share Dealing Code by Designated Employees.

F. Other Matters:

(i) Scrutiny of inter-corporate loans and investments not in the ordinary course of business;

(ii) Valuations of undertakings or assets of the Company wherever it is necessary;

(iii) Evaluation of Internal Financial Controls and Risk Management Systems;

(iv) Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications experience and background, etc. of the candidate;

(v) Consider and comment on rationale, cost-benefit and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its shareholders;

(vi) Review of Anti-Fraud Policy and taking note of the reporting requirements and noting requirement as may be prescribed;

(vii) Review the statement of deviations:

a) Quarterly statement of deviation(s) including report of monitoring agency, if applicable;

b) Annual Statement of funds utilized for purposes other than those stated in the offer document/ prospectus/ notice;

(viii) Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

Audit Committee responsibilities inter-alia include:

i. Ensuring an effective and independent internal audit function which works to provide assurance regarding the adequacy and operation of internal controls and processes intended to safeguard the Company's assets, effective and efficient use of the Company's resources and, timely and accurate recording of all transactions;

ii. Periodic Meeting the independent auditor to discuss/ understand key observations relating to the financial statement for the relevant period;

iii. Providing an independent channel of communication for the Chief Compliance Officer, Internal Auditor and the Financial / Secretarial auditor;

iv. Inviting Senior Executives / Functional Heads of the company to get in-depth information about operations of the Company and review the same;

v. Providing periodic feedback, reports to the Board;

vi. Reviewing its own charter, structure, processes and membership in terms of applicable laws, regulations periodically and recommending changes to the Board.

Powers:

i. To investigate any activity within its terms of reference;

ii. To seek information from personnel of the company;

iii. To seek expert advice / opinion from external legal, accounting or other professional advisors wherever the Committee deems necessary or appropriate;

iv. To institute special investigations into any matter or referred to it by the Board. The Committee have full access to the auditors, chairperson of the Board, management, as well as all books, records, facilities and personnel of the Company;

v. To request and ensure attendance at the Committee meeting, of the auditors, senior executives and external experts, if considers necessary to deliberate on critical matters.

The Audit Committee mandatorily reviews the following:

1. Management discussion and analysis of financial condition and results of operations;
2. Management letters / letters of internal control weakness issued by the Statutory Auditors;
3. Internal audit reports relating to internal control weakness;
4. The appointment, removal and terms of remuneration of the Chief Internal Auditor shall be subject to review by the Audit committee;
5. Statement of deviations:
   a) Quarterly statement of deviation(s) including report of monitoring agency, if applicable;
   b) Annual Statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice.

Meetings are scheduled well in advance. The Audit Committee considers and recommends quarterly and yearly financial results for approval by the Board. The Joint Statutory Auditors and Internal Auditor of the Corporate Office are invited to attend the meeting. The head of the Internal Audit function attends the Audit Committee meetings. The Committee also invites other Heads of the Departments (HODs) to be present at the meetings as may be necessary.

Pursuant to the Circular dated January 07, 2026 issued by the National Financial Reporting Authority (NFRA) on effective communication between the Statutory Auditors and Those Charged with Governance (TCWG), the Board of Directors, at its meeting held on March 25, 2026, constituted a sub-group of the Board to act as Those Charged with Governance (TCWG) for the purposes of communication with the Statutory Auditors in accordance with the applicable Standards on Auditing. The sub-group comprises the members of the Audit Committee together with such other member(s) of the Board as may be nominated by the Board from time to time. The sub-group facilitates structured interaction with the Statutory Auditors on matters relating to the audit process and financial reporting and, wherever considered necessary, places significant matters before the Audit Committee and/or the Board for consideration.

EXECUTIVE COMMITTEE:

The Committee comprises of three Independent Directors, one Non-Independent Non-Executive Director and the Managing Director & CEO. The Executive Committee meets as and when required to consider and approve loan proposals / offers within the power delegated to it. **During the year, Seventeen (17) Executive Committee Meetings were held**. The composition of the Executive Committee, the dates on which the Executive Committee meetings were held and the attendance of the members thereof are as under:

Composition of the Executive Committee:

Shri Ameet N. Patel[11]	Chairman	Non-Executive–Independent Director
Shri Ravi Krishan Takkar	Appointed as Chairman after cessation of Shri Ameet Patel	Non- Executive Independent Director
Shri P. Koteswara Rao	Member	Non- Executive Non-Independent Director
Shri Masil Jeya Mohan[12]	Member	Non- Executive Independent Director
Shri Tribhuwan Adhikari	Member	Managing Director & CEO

[11] Shri Ameet N. Patel ceased to act as a Member of the Committee, due to completion of his 2nd consecutive term of 5 years each on the close of Business hours of 18th August, 2025;

[12] Shri Masil Jeya Mohan has been appointed as a Member of the Committee w.e.f. 2nd June, 2025

Dates of Executive Committee Meetings & Attendance of Members:

Sr. No.	Dates on which Executive Committee meetings were held	Shri Ameet Patel (Chairman)	Shri Ravi Krishan Takkar (Appointed as Chairman after cessation of Shri Ameet Patel)	Shri P Koteswara Rao	Shri Masil Jeya Mohan	Shri Tribhuwan Adhikari
1	21st April, 2025	Attended	Attended	Attended	Not Applicable	Attended
2	25th June, 2025	Attended	Attended	Absent	Attended	Attended
3	8th July, 2025	Attended	Attended	Absent	Attended	Absent
4	29th July, 2025	Attended	Attended	Attended	Attended	Attended
5	18th August, 2025	Attended	Attended	Attended	Attended	Attended
6	16th September, 2025	Not Applicable	Attended	Attended	Attended	Attended
7	13th October, 2025	Not Applicable	Attended	Attended	Attended	Attended

Sr. No.	Dates on which Executive Committee meetings were held	Shri Ameet Patel (Chairman)	Shri Ravi Krishan Takkar (Appointed as Chairman after cessation of Shri Ameet Patel)	Shri P Koteswara Rao	Shri Masil Jeya Mohan	Shri Tribhuwan Adhikari
8	17th October, 2025	Not Applicable	Attended	Attended	Attended	Attended
9	1st December, 2025	Not Applicable	Attended	Attended	Attended	Attended
10	19th December, 2025	Not Applicable	Attended	Attended	Attended	Attended
11	8th January, 2026	Not Applicable	Attended	Attended	Attended	Attended
12	21st January, 2026	Not Applicable	Attended	Attended	Attended	Attended
13	11th February, 2026	Not Applicable	Attended	Attended	Attended	Attended
14	25th February, 2026	Not Applicable	Attended	Absent	Attended	Attended
15	2nd March, 2026	Not Applicable	Attended	Attended	Attended	Attended
16	18th March, 2026	Not Applicable	Attended	Attended	Absent	Attended
17	24th March, 2026	Not Applicable	Attended	Attended	Attended	Attended

The Executive Committee formed by the Board has been empowered with the following:

1) To frame the norms, policies, guidelines, conditions, parameters for all housing loan schemes including Project Finance schemes;
2) To relax / waive / alter the norms/ guidelines/ conditions of the housing loan schemes including Project Finance schemes on case to case basis;
3) To sanction loans to Builders and Developers under Project Loans beyond the limits delegated to GM's Committee as per Financial Power Standing Order, 1990 (as amended from time to time) on recommendation of the HODs Committee as constituted by the Managing Director & CEO from time to time;
4) To sanction loans under Rental Securitization of the loan amount more than the amount delegated to General Managers' Committee as per FPSO;
5) To sanction loans under Individual loan schemes beyond the loan amount delegated to General Managers' Committee as per FPSO;
6) To approve any new loan scheme that the Company may launch;
7) To revise the interest rate in the existing schemes & new schemes of Individual/ Project loans/ Apna Hospital / Unsold Inventory;
8) To modify/ restructure existing and new schemes for Individual / Project loans;
9) To revise terms and conditions of the existing & new Individual/ Project loans;
10) To take over the portfolio of the Housing Loans, subject to the limits as specified by the Board from time to time;
11) To waive Interest, Additional Interest, and other charges beyond the limits delegated to Managing Director & CEO in respect of the One Time Settlement under FPSO;
12) To waive principal amount irrespective of the waiver amount involved in respect of One Time Settlement beyond the limits delegated to Managing Director & CEO under FPSO;
13) To approve the Reserve price under SARFAESI Act, 2002 beyond the limits delegated to Managing Director & CEO under FPSO;
14) To approve LICHFL- PLR and to review & revise the same from time to time;
15) To approve the purchase / construction of the property for office building / staff quarters beyond the limits delegated to Managing Director & CEO, generally on such terms and conditions as it may think fit and in any such purchase or other acquisition to accept such title, as it may believe or may advise to be reasonably satisfactory;
16) To borrow money for the purpose of the business of the Company subject to the limit specified by the Board from time to time;
17) To approve the payment to arrangers for fund mobilization;
18) To approve the payment of processing or any other fees payable to Banks/Fis;
19) To approve the availing of re-finance from National Housing Bank;
20) To delegate to Managing Director & CEO any or all of the powers listed above for a specific period;
21) To approve / ratify relaxation/ waiver/ refund of processing fees, administrative fee, prepayment charges in respect of project finance (including at the time of revalidation);
22) To approve / ratify restructuring / re-scheduling of project loan;
23) To approve revision of rate of interest in respect of project loans on case to case basis;
24) To approve/ ratify issue of NOC, release of charge in respect of project loan;
25) To approve the cases under consortium/ Joint financing;
26) To approve takeover of existing project loan/ term loan of other institution/s;
27) To approve loan against unsold inventory;
28) To approve loan against Apna Hospital Scheme;
29) To modify existing schemes.

STAKEHOLDERS RELATIONSHIP COMMITTEE:

The Stakeholders Relationship Committee (SRC) looks into issues related to Shareholders, like transfer / transmission of shares, issue of duplicate share certificate/s, non-receipt of dividend, annual report and other related matters. The Committee also advises to improve investor services and to provide prompt and sufficient information. During the year, One (1) SRC Meeting was held.

Composition of the SRC is as follows:

Smt. Jagennath Jayanthi	Chairperson	Non- Executive Independent Director
Shri Kashi Prasad Khandelwal	Member	Non- Executive Independent Director
Shri Tribhuwan Adhikari	Member	Managing Director & CEO

Date of Stakeholder Relationship Committee Meeting & Attendance of Members:

Sr. No.	Date on which Stakeholder Relationship Committee meeting was held	Smt. Jagennath Jayanthi	Shri Kashi Prasad Khandelwal	Shri Tribhuwan Adhikari
1.	28th November, 2025	Attended	Attended	Attended

The Roles and Responsibilities of SRC include the following:

i. Resolving the grievances of the security holders of the Company including complaints related to transfer/ transmission of shares, non-receipt of annual report, dividends, notice of the general meeting, issue of duplicate certificates, complaints received for unclaimed dividends, Investor Education and Protection Fund related matters and help ensuring compliances;

ii. Review measures for effective exercise of voting rights by the shareholders;

iii. Review of adherence to the service standards adopted by the Company in respect of various services to the stakeholders including services rendered by the Registrar & Share Transfer Agent of the Company;

iv. Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/Annual Reports/Statutory notices by the shareholders of the company;

v. To carry out any other function as is referred by the Board from time to time or entrusted on the Committee in terms of any statutory notification / amendment or modifications as may be applicable.

The Chairperson of the SRC was present at the 36th AGM to answer shareholder queries.

The Board has delegated power to issue duplicate share certificate/s to the Committee of Directors to expedite the process of issuing duplicate share certificate/s from time to time to the shareholders in case original share certificate(s) is/are lost, upon receipt of necessary documents required for the purpose.

DETAILS OF SHAREHOLDERS' COMPLAINTS:

Particulars	No. of Complaints
Number of Complaints at the beginning of the Year	0
Number of complaints / requests in respect of non-receipt of Annual Report, Address change, change in ECS details, non-receipt of Duplicate Share Certificate/s, Revalidation of Dividend Warrant etc. received during the year	96
Number of complaints / requests in respect of non-receipt of Annual Report, Address change, change in ECS details, non-receipt of Duplicate Share Certificate/s, Revalidation of Dividend Warrant etc. resolved during the year	96
Number of Complaints at the end of the Year	0

Request pertaining to Dematerialisation and Transfer of Shares:

Nature of request	Requests received	No. of Shares involved
Dematerialisation process	228	127755
Dematerialisation Rejected	187	100000
Name change/ Transmission/ Name deletion/ Transposition Process	57	31000
Name change/ Transmission/ Name deletion/ Transposition Reject	54	27500

The requests for Dematerialisation and Transfers were promptly attended and out of that 12 requests of dematerialisation, 2 requests of Transmission, 2 requests of Transfer and 2 requests of Name deletion were received at 2nd half of the March 2026 and the same got processed within 1st week of April, 2026.

COMPLIANCE OFFICER:

As per the requirements of the RBI/2022-23/24 Ref.No.DoS.CO.PPG./SEC.01/11.01.005/2022-23 dated April 11, 2022 Shri R Murali has been appointed as the Chief Compliance Officer of the Company.

Ms. Varsha Hardasani acts as the Company Secretary & Compliance Officer of the Company.

NOMINATION & REMUNERATION COMMITTEE (NRC):

NRC comprises of three Non-Executive Independent Directors, One Non-Executive Non-Independent Director and the Chairman of the Committee is an Independent Director as per the SEBI Listing Regulations, 2015. During the year**, Seven (7) NRC meetings were held.**

Composition of the NRC is as follows:

Shri Ravi Krishan Takkar	Chairman	Non- Executive Independent Director
Shri Ameet N Patel[13]	Member	Non- Executive Independent Director
Shri Akshay Kumar Rout	Member	Non- Executive Non-Independent Director
Smt. Jagennath Jayanthi	Member	Non- Executive Independent Director
Shri T.C. Suseel Kumar[14]	Member	Non- Executive Independent Director

[13] Shri Amit N Patel has ceased to act as a Member of the Committee due to completion of his 2nd consecutive term of 5 years each on the close of business hours on 18th August, 2025;

[14] Shri T. C. Suseel Kumar has been appointed as a Member of the Committee w.e.f. 2nd June, 2025.

Dates of NRC Meetings and Attendance of Members:

Sr. No.	Dates on which Nomination & Remuneration Committee meetings were held	Shri Ravi Krishan Takkar	Shri Ameet N Patel	Shri Akshay Rout	Smt. Jagennath Jayanthi	Shri T. C. Suseel Kumar
1	17th April, 2025	Attended	Attended	Attended	Attended	Not Applicable
2	29th May, 2025	Attended	Attended	Attended	Attended	Not Applicable
3	24th July, 2025	Attended	Attended	Attended	Attended	Attended
4	30th July, 2025	Attended	Absent	Attended	Attended	Attended
5	23rd October, 2025	Attended	Not Applicable	Attended	Attended	Attended
6	9th December, 2025	Attended	Not Applicable	Attended	Attended	Attended
7	23rd January, 2026	Attended	Not Applicable	Attended	Attended	Attended

The terms of reference of the NRC are as follows:

i. Identify eligible persons for appointment as Directors, Key Managerial Personnel as well as for Senior Management cadre and to lay down a eligibility criteria, qualification, experience and required track record for the same.

ii. For every appointment of an independent director, the Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:

a. use the services of an external agency, if required;

b. consider candidates from a wide range of backgrounds, having due regard to diversity; and

c. consider the time commitments of the candidates

iii. Formulation of the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board of Directors, a policy relating to the remuneration of the Directors, Key Managerial Personnel and Other Employees;

iv. Formulation of criteria for evaluation of performance of Independent Directors and the Board of Directors and committees thereof;

v. Devising a policy on diversity of Board of Directors;

vi. Pursuant to fit and proper criteria terms, to decide on continuance or otherwise of Independent Director, Senior Executives of the company;

vii. Recommend to the Board, all remuneration, in whatever form, payable to Senior Management.

OTHER COMMITTEES:

DEBENTURE ALLOTMENT COMMITTEE:

The Debenture Allotment Committee is empowered to raise funds by allotting Non-Convertible Debentures (NCDs), to the successful applicants from time to time in different tranches.

All tranches are listed on National Stock Exchange (NSE) in wholesale debt segment. **During the year, Four (4) Debenture Allotment Committee meetings were held.**

Composition of the Debenture Allotment Committee is as follows:

Shri Tribhuwan Adhikari	Chairman	Managing Director & CEO
Shri V K Kukreja[15]	Member	Non- Executive Independent Director
Shri P. Koteswara Rao	Member	Non-Executive Non-Independent Director
Shri Anil Kaul[16]	Member	Non-Executive Independent Director

[15] Shri V K Kukreja has ceased to act as a Member of the Committee due to completion of his 2nd consecutive term of 5 years each on the close of business hours on 29th June, 2025;

[16] Shri Anil Kaul was appointed as a Member of the Committee w.e.f. 2nd June, 2025.

Dates of Debenture Allotment Committee Meetings & Attendance of Members:

Sr. No.	Dates on which Debenture Allotment Committee Meetings were held	Shri Tribhuwan Adhikari	Shri V K Kukreja (Member)	Shri P. Koteswara Rao (Member)	Shri Anil Kaul (Member)
1.	9th April, 2025	Attended	Attended	Absent	Not Applicable
2.	16th April, 2025	Attended	Attended	Attended	Not Applicable
3.	29th April, 2025	Attended	Attended	Attended	Not Applicable
4.	29th May, 2025	Attended	Attended	Attended	Not Applicable

INVESTMENT COMMITTEE:

The Investment Committee has been formed for consideration of proposals for strategic investment in the equity capital as well as investment in subsidiary as well as associate companies and to recommend the same to the Board for approval.

There were no Investment Committee meetings held during the year.

Composition of the Investment Committee is as follows:

Shri V K Kukreja[17]	Member	Non- Executive Independent Director
Shri P Koteswara Rao	Chairman	Non –Executive Non-Independent Director
Shri Sanjay Kumar Khemani	Member	Non- Executive Independent Director
Shri Masil Jeya Mohan[18]	Member	Non- Executive Independent Director

[17] Shri V K Kukreja ceased to act as a Member of the Committee, due to completion of his 2nd consecutive term of 5 years each on the close of Business hours of 29th June, 2025;

[18] Shri Masil Jeya Mohan has been appointed as a Member of the Committee w.e.f. 2nd June, 2025

ENVIRONMENTAL SOCIAL GOVERNANCE COMMITTEE:

The Environmental & Social Governance (ESG) Committee was formed with a motive to overview ESG policies, monitoring performance and advising the board on ESG related matters. The Committee consists of 3 Independent Directors, 1 Non-Independent Director and Managing Director cum CEO.

Composition of the ESG Committee is as follows:

Shri Akshay Kumar Rout	Chairman	Non- Executive Non-Independent Director
Shri Ravi Krishan Takkar	Member	Non- Executive Independent Director
Shri Kashi Prasad Khandelwal	Member	Non –Executive Independent Director
Shri. Sanjay Kumar Khemani	Member	Non- Executive Independent Director
Shri T Adhikari	Member	Managing Director & CEO

Dates of ESG Meetings and Attendance of Members:

Sr. No.	Dates on which Environmental & Social Governance Committee meetings were held	Shri Akshay Kumar Rout	Shri Ravi Krishan Takkar	Shri Kashi Prasad Khandelwal	Shri Sanjay Kumar Khemani	Shri Tribhuwan Adhikari
1	24th July, 2025	Attended	Attended	Attended	Attended	Attended
2	10th February, 2026	Attended	Attended	Attended	Attended	Attended

The terms of reference of ESG Committee are as follows:

i. To review and monitor ESG goals and targets of the Company;

ii. Develop strategy of the Company towards ESG and provide directions to measure and monitor progress;

iii. Conduct periodic review and approve the Company's ESG Policies, Strategies and SOPs;

iv. Oversee and review the Company's disclosures and compliances with statutory obligations under applicable laws and regulations relating to ESG including Business Responsibility and Sustainability Report (BRSR)/ any other sustainability disclosure framework on behalf of the Board, as required;

v. Review of the Company's stakeholder engagement plan around material ESG issues identified by the management;

vi. Receive periodic updates from management on ESG trends and key initiatives;

vii. Report to the Board on current and emerging topics relating to ESG Matters;

viii. Review and evaluate ESG risks and opportunities that may arise in connection with the Company's activities and advise the Board on such risks and opportunities that may materially affect the Company's business continuity plan;

ix. Review and discuss with the management, the Company's internal and external communication strategies and approach with employees, investors, and other stakeholders regarding the Company's position or approach to ESG matters;

x. Periodically review and monitor external ESG ratings of the Company;

xi. Review ESG Governance framework over Supply Chain/ third parties and audit schedule for the Company's specific ESG compliances over third parties;

xii. Review of ESG related feedback from key Suppliers and Customers;

xiii. The Committee shall have the authority to obtain advice and assistance from internal or external experts, advisors;

xiv. Perform other functions within the scope of the foregoing, which the Committee deems appropriate to undertake from time to time;

xv. Perform any other duties and responsibilities as may be assigned to the Committee from time to time, by the Board.

FRAUD MONITORING COMMITTEE:

Pursuant to the requirements of the Master Directions on Fraud Risk Management in Non-Banking Financial Companies (NBFCs) (including Housing Finance Companies) issued by the Reserve Bank of India dated July 15, 2024, requiring the constitution of special committee of Board for Monitoring and review of Frauds, the Board has constituted this Committee to be named as **Fraud Monitoring Committee ("FMC").**

The Fraud Monitoring Committee has been constituted to oversee and monitor fraud-related cases and to strengthen the Company's fraud risk management framework. The Committee is responsible for enhancing fraud risk governance, ensuring effective detection and reporting of fraudulent activities, reviewing and monitoring fraud cases, establishing accountability, evaluating corrective and remedial actions, and recommending preventive measures to mitigate fraud risks and safeguard the interests of the Company.

This Committee comprises of 2 Independent Directors including 1 women Director and Managing Director cum CEO.

Composition of the Fraud Monitoring Committee is as follows:

Shri Ramesh Adige	Chairman	Non- Executive Independent Director
Smt. Jagennath Jayanthi	Member	Non- Executive Independent Director
Shri. Tribhuwan Adhikari	Member	Managing Director & CEO

Dates of Fraud Monitoring Committee Meetings and Attendance of Members:

Sr. No.	Dates on which Fraud Monitoring Committee meetings were held	Shri Ramesh Adige	Smt. Jagennath Jayanthi	Shri. Tribhuwan Adhikari
1	6th May, 2025	Attended	Attended	Attended
2	28th July, 2025	Attended	Attended	Attended
3	27th October, 2025	Attended	Attended	Attended
4	22nd January, 2026	Attended	Attended	Attended

The terms of reference of Fraud Monitoring Committee are as follows:

i. To review the effectiveness of the fraud risk management in the Company;

ii. To review and monitor cases of frauds, including root cause analysis and suggest mitigating measures for strengthening the internal controls, risk management framework and minimizing the incidence of frauds;

iii. Any other activity, roles and responsibilities may be delegated by the board or mentioned under the relevant Board approved Policy/ies in this regard, from time to time.

SETTLEMENT COMMITTEE

The role of the Settlement Committee ("STC") of LIC Housing Finance Ltd. ("the Company") is to examine and consider proposals submitted by the Recovery Department pertaining to loans sanctioned by the Executive Committee of the Board. The Committee shall discharge its responsibilities in accordance with the requirements prescribed under the Framework for Compromise Settlements and Technical Write-offs issued by the Reserve Bank of India on 8 June 2023. This Committee has been constituted pursuant to the authority delegated by the Board of Directors of the Company ("the Board") and shall exercise its functions within the scope of such delegated powers.

This Committee has been established to provide an efficient, fair, and cost-effective mechanism for resolving disputes and disagreements between parties. Its primary objective is to facilitate amicable settlements through constructive dialogue, negotiation, and mutual understanding, thereby minimizing the need for prolonged and costly legal proceedings. By promoting collaborative problem-solving and encouraging compromise, the Committee helps ensure timely dispute resolution, optimizes the use of resources, and supports the achievement of mutually acceptable outcomes for all parties involved.

This Committee consists of three Independent Directors and 1 Non-Independent Directors.

Composition of the Settlement Committee is as follows:

Shri Ramesh Adige	Chairman	Non- Executive Independent Director
Shri Anil Kaul	Member	Non- Executive Independent Director
Shri Akshay Rout	Member	Non- Executive Non-Independent Director
Shri T C Suseel Kumar[19]	Member	Non- Executive Independent Director

[19]Shri T C Suseel Kumar was appointed as a Member of the Committee w.e.f. 2nd June, 2025

Dates of Settlement Committee Meetings and Attendance of Members:

Sr. No.	Dates on which Settlement Committee meetings were held	Shri Ramesh Adige	Anil Kaul	Shri Akshay Rout	Shri T. C. Suseel Kumar
1	29th April, 2025	Attended	Attended	Attended	Not Applicable
2	30th May, 2025	Attended	Attended	Attended	Not Applicable
3	20th June, 2025	Attended	Attended	Attended	Attended
4	13th August, 2025	Attended	Attended	Attended	Attended
5	9th September, 2025	Attended	Attended	Attended	Attended
6	25th September, 2025	Attended	Attended	Attended	Attended
7	15th October, 2025	Attended	Attended	Attended	Attended
8	11th November, 2025	Attended	Attended	Attended	Attended
9	29th December, 2025	Attended	Attended	Attended	Attended
10	20th February, 2026	Attended	Attended	Attended	Attended
11	26th February, 2026	Attended	Attended	Attended	Attended
12	27th March, 2026	Attended	Attended	Attended	Attended

The terms of reference of Settlement Committee are as follows:

i. To approve the Compromise Settlement (OTS) proposals for loans sanctioned by the Executive Committee;

ii. To review the Policy on Compromise Settlement and recommend the same to the Board of Directors.

CRITERIA OF MAKING PAYMENTS TO NON-EXECUTIVE DIRECTORS:

During the financial year ended 31st March, 2026, the Directors except nominee directors, namely, Shri R Doraiswamy, Shri Ratnakar Patnaik, and Shri Tribhuwan Adhikari (MD & CEO) were paid sitting fees as follows:

- ₹ 70,000/- for attending every Board meeting;
- ₹ 50,000/- for attending every Executive Committee Meeting and Audit Committee Meeting;
- ₹ 40,000/- for attending every Debenture Allotment Committee Meeting / Corporate Social Responsibility Committee Meeting / Risk Management Committee / Nomination & Remuneration Committee / Stakeholder Relationship Committee / Investment Committee Meetings / Independent Directors Meeting / Settlement Committee / Fraud Monitoring Committee / ESG Committee / IT Strategy Committee Meeting.

The details of sitting fees paid to the Directors during the period from 01st April, 2025 to 31st March, 2026 is as follows:

Names of Non –Executive Directors	Sitting fees (in ₹)
Shri V. K. Kukreja[20]	5,10,000.00
Shri Ameet N. Patel[21]	7,40,000.00
Shri P Koteswara Rao	13,50,000.00
Shri Kashi Prasad Khandelwal	13,40,000.00
Shri Sanjay Kumar Khemani	8,90,000.00
Shri Akshay Kumar Rout	22,10,000.00
Smt. Jagennath Jayanthi	22,10,000.00
Shri Ravi Krishan Takkar	19,40,000.00
Shri Ramesh Adige	18,90,000.00
Shri Anil Kaul	21,00,000.00
Shri T. C. Suseel Kumar	12,40,000.00
Shri P Masil Jeya Mohan	17,80,000.00

[20] Shri V K Kukreja ceased to act as a Board Member of the Company, due to completion of his 2nd consecutive term of 5 years each on the close of Business hours of 29th June, 2025;

[21] Shri Amit N Patel shall cease to act as a Board Member of the Company due to completion of his 2nd consecutive term of 5 years each on the close of business hours on 18th August, 2025;

Remuneration to Non-Executive Directors:

Non-Executive Directors shall receive sitting fees, as determined from time to time, for each Board and Committee meeting they attend. No other remuneration or commission shall be paid to them beyond these sitting fees.

Going forward, any remuneration or commission payable by the Company to its Non-Executive Independent Directors shall be determined and paid in compliance with Regulation 17(6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

The Non-Executive Directors of the Company do not have any financial relationships or transactions with the Company, its Directors, Senior Management, subsidiaries, or associate companies, other than those arising in the ordinary course of business and conducted on an arm's length basis.

Remuneration to Non-Executive Nominee Directors:

No sitting fees are paid to the Non-Executive Nominee Directors for attending meetings of the Board or its Committees. Further, the Company does not provide them with any salary, remuneration, or other monetary benefits.

Remuneration to Executive Nominee Director:

The remuneration of the Executive Nominee Director, who holds the position of Managing Director & Chief Executive Officer, is structured in line with the compensation applicable to officers in the Zonal Manager (Selection Scale) cadre of LIC of India. In addition, the Executive Nominee Director is eligible for a Performance Linked Incentive (PLI), the quantum and terms of which are determined based on the recommendations of the Nomination and Remuneration Committee and approved by the Board of Directors.

Any revision in the remuneration of the Executive Nominee Director is made in accordance with the compensation framework prescribed by LIC of India and is aligned with the pay structure applicable to officers in the corresponding cadre. Further, the tenure and terms and conditions of appointment of the Executive Nominee Director are governed by the directives of LIC of India and are subject to the approval of the Board of Directors, upon consideration of the recommendations of the Nomination and Remuneration Committee.

However, the remuneration payable to Executive Nominee Director at any point of time shall be within the limits specified as per Regulation 17(6) of the SEBI Listing Regulations, 2015 as also under the Companies Act, 2013 as amended from time to time.

Amount (in ₹)

Particulars	Shri Tribhuwan Adhikari[22]
Gross Salary, Sodexo, and medical lumpsum	95,23,685
Contribution to pension and gratuity funds	6,73,280
Perquisites in cash or in kind	12,11,630.91
Arrears	-
Total	**1,14,08,595.91**

[22] It may be mentioned that Performance Linked Incentive (PLI) for F.Y. 2024-2025 was paid during the F.Y. 2025-2026 and calculated as per the performance criteria (like growth in portfolio, recovery ratio, NPA ratio and Profit After Tax) as approved by the Board;

The evaluation criteria for performance evaluation of Independent Directors as well as Remuneration Policy laid down by the NRC are appended to this Annual Report.

Remuneration to Key Managerial Personnel (other than MD & CEO) and Other Employees:

In the current organizational structure of the Company, the Key Managerial Personnel, other than the Managing Director & Chief Executive Officer, comprise the Company Secretary and the Chief Financial Officer (CFO). The remuneration payable to the Company Secretary, the Chief Financial Officer, and other employees of the Company is determined by the Board of Directors and is governed by the applicable Service Terms and Conduct Rules, 1990, as amended from time to time.

Except for the Managing Director & Chief Executive Officer, who serves as a Whole-time Executive Director, no other Director of the Company receives any remuneration or compensation. Accordingly, no remuneration package comprising salary, allowances, benefits, bonuses, stock options, pension benefits, performance-linked incentives, or any other form of compensation is paid to any other Director.

MEETING OF INDEPENDENT DIRECTORS:

During the FY 2025-26 two separate meeting of the Independent Directors of the Company were convened on 11th December, 2025 and 25th March, 2026 respectively. During these meetings, the Independent Directors evaluated the performance of the Non-Independent Directors and the Board as a whole. They also assessed the performance of the Chairman of the Company, taking into consideration the feedback from both Executive and Non-Executive Directors. Furthermore, the Independent Directors reviewed the adequacy, quality, and timeliness of the flow of information between the management and the Board, essential for the Board to discharge its duties effectively and responsibly.

ANNUAL EVALUATION MADE BY THE BOARD OF ITS OWN PERFORMANCE:

In order to enhance the effectiveness of the Board, its Committees, and individual Directors, and in compliance with applicable regulatory requirements, a formal and comprehensive evaluation process is carried out on an annual basis.

The performance of the Board was evaluated based on feedback received from all Directors, using parameters that included the composition and structure of the Board, the effectiveness of its processes and functioning, the quality of disclosures and communication, and the availability of timely, accurate, and relevant information.

The performance of the Committee was evaluated based on feedback received from its members, with due consideration given to parameters such as its composition, the effectiveness of its meetings, and its overall functioning.

The performance of each individual Director was evaluated by the Board and the Nomination and Remuneration Committee (NRC) based on various parameters, including their contributions to Board and Committee meetings. The assessment considered factors such as preparedness on agenda items, the quality and constructiveness of inputs provided, the ability to articulate and present views effectively, and consistency in upholding positions. In addition, the performance of the Chairman was specifically assessed with reference to the key responsibilities associated with his leadership role.

The performance of the Independent Directors was evaluated through a structured questionnaire, wherein the Non-Independent Directors provided feedback on various attributes, including the skills, expertise, and experience of the Independent Directors. This process also contributed to the overall assessment of the Board's performance for the financial year 2025–26.

The Board acknowledges and appreciates the commitment of the Independent Directors in safeguarding the interests of the Company and its stakeholders. Leveraging their diverse expertise, experience, and sound judgment, they make significant contributions to the Company's overall performance. Their independent viewpoints, supported by extensive prior experience, enable them to provide objective and valuable insights as well as strategic guidance, thereby supporting the Company's growth and development. The Independent Directors continue to remain fully committed and devote adequate time towards the effective discharge of their responsibilities.

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Corporate Social Responsibility (CSR) Committee monitors implementation of the CSR Policy and apprises the Board accordingly. The CSR Budget of the Company for the F.Y. 2025-26 was ₹ 109.61 Crore out of which the Company spent ₹ 44.84 Crore and a provision of ₹ 64.85 Crore has been made for CSR proposals sanctioned by the Company during F.Y. 2025-26 and the provisional amount transferred to the unspent account opened for F.Y. 2025-26. The projects financed through the CSR obligation of the Company encompass various sectors viz. integrated rural development, livelihood development, women empowerment, health care, education, community development, solid waste management and environmental initiatives.

Composition of the CSR Committee is as follows:

Shri Akshay Kumar Rout	Chairman	Non –Executive Non-Independent Director
Smt. J. Jayanthi	Member	Non –Executive Independent Director
Shri Tribhuwan Adhikari	Member	Managing Director & CEO
Shri Ramesh Adige	Member	Non –Executive Independent Director

Dates of CSR Committee Meetings & Attendance of Members:

Sr. No.	Dates on which CSR Committee Meetings were held	Shri Akshay Rout	Smt. J. Jayanthi	Shri Ramesh Adige	Shri Tribhuwan Adhikari
1	2nd May, 2025	Attended	Attended	Attended	Attended
2	19th May, 2025	Attended	Attended	Attended	Attended
3	20th May, 2025	Attended	Attended	Attended	Attended
4	2nd July, 2025	Attended	Attended	Attended	Attended
5	28th August, 2025	Attended	Attended	Attended	Attended
6	9th October, 2025	Attended	Attended	Attended	Attended
7	10th October, 2025	Attended	Attended	Attended	Attended
8	28th November, 2025	Attended	Attended	Attended	Attended
9	13th January, 2026	Attended	Attended	Attended	Attended
10	19th January, 2026	Attended	Absent	Absent	Attended
11	20th January, 2026	Attended	Absent	Absent	Attended
12	24th February, 2026	Attended	Attended	Attended	Attended
13	9th March, 2026	Attended	Attended	Attended	Absent
14	16th March, 2026	Attended	Attended	Attended	Attended
15	17th March, 2026	Attended	Attended	Attended	Attended

The terms of reference of CSR is as under:

i. Formulate and recommend to the Board, a CSR Policy which shall indicate the activities to be undertaken by the Company as specified in Schedule VII to the Companies Act, 2013, the CSR Rules and amendments therein, from time to time. The Committee shall periodically review the CSR Policy and provide its recommendations to the Board;

ii. Consider and recommend to the Board the expenditure to be incurred on the CSR activities, from time to time as per the annual budget / CSR programme approved by the Board of directors and in accordance with the Companies Act, 2013 and the CSR Rules;

iii. Review and monitor the CSR activities of the Company;

iv. Formulate and recommend to the Board, an annual action plan in pursuance of its CSR policy, which shall include the following, namely: -

(a) the list of CSR projects or programmes that are approved to be undertaken in areas or subjects specified in Schedule VII of the Companies Act, 2013;

(b) the manner of execution of such projects or programmes as specified in sub-rule (1) of rule 4 of the CSR Rules;

(c) the modalities of utilisation of funds;

(d) monitoring and reporting mechanism for the projects or programmes;

(e) details of need and impact assessment, if any, for the projects undertaken by the company provided that Committee may alter such plan at any time during the financial year, and recommend the same to the Board, based on the reasonable justification to that effect;

(f) Monitor on a periodic basis the utilisation of funds ear marked for specific projects;

(g) To ensure that unspent amounts in respect of projects at the end of the financial year are dealt with appropriately as prescribed in the Act and the Rules thereunder.

v. The CSR Committee may at the expense of the Company secure external professional advice and attendance of third parties with relevant experience and expertise if it considers this necessary including appointing an independent impact assessment agency for impact measurement;

vi. To do all acts, deeds and things as may be prescribed by the Board.

RISK MANAGEMENT COMMITTEE:

The Company has constituted a Risk Management Committee (RMC) to oversee the identification, assessment, monitoring, and management of risks that may impact its business operations and strategic objectives. The Committee is responsible for ensuring that appropriate frameworks and processes are in place to evaluate, quantify, and mitigate identified risks, thereby strengthening the Company's risk management practices and enhancing its overall resilience.

The terms of reference of RMC shall comprise of:

a) To formulate a detailed risk management policy which shall include:

(i) A framework for identification of internal and external risks specifically faced by the listed entity, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee;

(ii) Measures for risk mitigation including systems and processes for internal control of identified risks;

(iii) Business continuity plan.

b) To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;

c) To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

d) To periodically review the Risk Management Policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;

e) To review the current status of the outer limits prescribed in the Risk Management Policy and report to the Board;

f) Review and monitor types of risks the Company is exposed to;

g) To identify the risks impacting the business of the Company and to take appropriate measures to ensure mitigation at the earliest;

h) To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;

i) The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee. The RMC shall coordinate its activities with other committees in instances where there is any overlap with activities of such committees as per the framework laid down by the board of directors.

Composition of the RMC is as follows:

Shri Ravi Krishan Takkar	Chairman	Non-Executive–Independent Director
Shri V. K. Kukreja[23]	Member	Non-Executive–Independent Director
Shri Ameet N. Patel[24]	Member	Non-Executive–Independent Director
Shri Tribhuwan Adhikari	Member	Managing Director & CEO
Shri Ramesh Adige	Member	Non-Executive–Independent Director
Shri Anil Kaul	Member	Non-Executive–Independent Director
Shri Masil Jeya Mohan[25]	Member	Non-Executive–Independent Director
Shri T.C. Suseel Kumar[26]	Member	Non-Executive–Independent Director

[23] Shri V K Kukreja ceased to act a Member of the Committee, due to completion of his 2nd consecutive term of 5 years each on the close of Business hours of 29th June, 2025;

[24] Shri Ameet N Patel ceased to act as a Member of the Committee, due to completion of his 2nd consecutive term of 5 years each on the close of business hours on 18th August, 2025;

[25] Shri Masil Jeya Mohan has been appointed as a Member of the Committee w.e.f. 2nd June, 2025;

[26] Shri T.C. Suseel Kumar has been appointed as a Member of the Committee w.e.f. 2nd June, 2025;

Dates of RMC Meetings and Attendance of Members:

Sr. No.	Dates on which Risk Management Committee Meetings were held	Shri Ravi Krishan Takkar	Shri V K Kukreja	Shri Ameet Patel	Shri Tribhuwan Adhikari	Shri Ramesh Adige	Shri Anil Kaul	Shri T. C. Suseel Kumar	Shri Masil Jeya Mohan
1	13th May, 2025	Attended	Attended	Attended	Attended	Attended	Attended	Not Applicable	Not Applicable
2	28th July, 2025	Attended	Not Applicable	Attended	Attended	Attended	Attended	Attended	Attended
3	24th October, 2025	Attended	Not Applicable	Not Applicable	Attended	Attended	Attended	Attended	Attended
4	23rd January, 2026	Attended	Not Applicable	Not Applicable	Attended	Attended	Attended	Attended	Attended

IT STRATEGY COMMITTEE:

As per NHB/ND/DRS/Policy Circular No. 90/2017-18 dated 15th June, 2018, all Housing Finance Companies are mandated to form IT Strategy Committee (ITSC). In consideration of the same the Board constituted the IT Strategy Committee and prescribed its roles and responsibilities as follows:-

i. Formulating policies pertaining to IT strategies, cyber securities including Cyber Crisis Management Plan (CCMP), and other interrelated matters to IT governance;

ii. Review and recommend modifications to IT and cyber-related policies from time to time;

iii. Providing guidance to board and senior management for implementation of IT strategy and related initiatives and ensure alignment with the overall business objectives of the Company;

iv. Review, strategies, cyber security arrangements, etc., and amendment thereto, as and when required including oversight of the alignment between IT initiatives and business goals;

v. Ascertaining that the management has implemented processes and practices to ensure that the deliverables as per the Policies framed are met and that the IT and Information Security Governance structure fosters accountability, is effective and efficient, has adequate skilled resources, clearly defined objectives, and unambiguous responsibilities at all levels;

vi. Reviewing periodically on the value added to the business by the IT strategies implemented;

vii. Ensuring IT investments represent a balance of risk and benefits and conduct cost-benefit analysis by checking the budgets are acceptable and are commensurate with the Company's IT maturity, digital depth, threat environment, and industry standards, and utilised for the intended objectives;

viii. Monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high-level direction for sourcing and use of IT resources;

ix. Ensuring proper balance of IT investments for sustaining HFC's growth and ensuring that processes for assessing, mitigating, and monitoring IT and cybersecurity risks are in place;

x. Reviewing, at least annually, the adequacy and effectiveness of the Business Continuity Plan (BCP) and Disaster Recovery (DR) mechanisms of the Company;

xi. Carrying out any other function as may be required by other applicable laws and amendments thereto.

Composition of the IT Strategy Committee is as follows:

Shri Ameet Patel[27]	Chairman	Non –Executive Independent Director
Shri Anil Kaul	Member (Appointed as Chairman after cessation of Shri Ameet Patel)	Non –Executive Independent Director
Shri Sanjay Kumar Khemani	Member	Non –Executive Independent Director
Shri Akshay Kumar Rout	Member	Non –Executive Non- Independent Director
Shri Tribhuwan Adhikari	Member	Managing Director & CEO
Shri T.C. Suseel Kumar[28]	Member	Non –Executive Independent Director

[27] Shri Ameet Patel has ceased to act as a Member of the Committee due to completion of his 2nd consecutive term of 5 years each on the close of business hours on 18th August, 2025;

[28] Shri T.C. Suseel Kumar has been appointed as a Member of the Committee w.e.f. 2nd June, 2025.

Dates of IT Strategy Committee Meetings and Attendance of Directors:

Sr. no.	Dates on which IT Strategy Committee meetings were held	Shri Ameet Patel	Shri Sanjay Kumar Khemani	Shri Akshay Rout	Shri Tribhuwan Adhikari	Shri Anil Kaul (Chairman)	Shri T. C. Suseel Kumar
1	6th May, 2025	Attended	Attended	Attended	Attended	Attended	Not Applicable
2	5th August, 2025	Attended	Attended	Attended	Attended	Attended	Attended
3	25th October, 2025	Not Applicable	Attended	Attended	Attended	Attended	Attended
4	16th January, 2026	Not Applicable	Attended	Attended	Attended	Attended	Attended
5	26th February, 2026	Not Applicable	Attended	Attended	Attended	Attended	Attended
6	25th March, 2026	Not Applicable	Attended	Attended	Attended	Attended	Attended

SENIOR MANAGEMENT PERSONNEL ('SMP')

As on the date of this Report, the particulars of SMP are as follows

No.	Name of the Officials	Designation
1	Mr. Sandeep Kumar^	Chief Operating Officer (COO)
2	Mr. K P Ramakrishna	General Manager (Office Services, Estate and Subsidiary Monitoring)
3	Mr. Lokesh Mundhra	Chief Financial Officer
4	Ms. Taruna Malick*	General Manager (Marketing- Retail, Lead Management and PR & Publicity)
5	Mr. Sudipto Sil*	General Manager (Project Finance- Marketing)
6	Mr. H J Pancharia	General Manager (Accounts and Treasury)

No.	Name of the Officials	Designation
7	Mr. Vikas Chaturvedi*	General Manager (HR, Staff Discipline and Legal)
8	Mr. Manish Kumar	General Manager (Credit Appraisal, Credit Management, CRM, Document Management and Portfolio Retention)
9	Ms. Neeta Menghani	General Manager (Recovery)
10	Mr. J Sangameswar	Chief Risk Officer
11	Mr. I Sreedhar	Joint General Manager – Marketing Project (Additional)
12	Mr. Hitesh B Talreja	Joint General Manager (IT)
13	Ms. P S Anitha Kumari	Joint General Manager (CSR and ESG)
14	Mr. R Murali	Chief Compliance Officer
15	Ms. Aruna H Doke*	Joint General Manager – Audit
16	Mr. Jimit Narendra Shah#	Chief Information Security Officer
17	Mr. Roby Joseph Valolickel	Deputy General Manager (Taxation)
18	Ms. Varsha Hardasani	Company Secretary & Compliance Officer

#Appointed in the Board Meeting dated 25th March, 2026

*Appointed by the Board through resolution dated 23rd April, 2026

^Appointed in the Board Meeting dated 13th May, 2026

SUBSIDIARY COMPANIES

The Company has four subsidiaries, namely LICHFL Care Homes Limited, LICHFL Financial Services Limited, LICHFL Asset Management Company Limited and LICHFL Trustee Company Private Limited.

The Company does not have any 'unlisted material Indian subsidiary'. During the year, the Audit Committee reviewed the financial statements of all the unlisted subsidiary companies and in particular the investments made by them.

The minutes of the Board meetings of Subsidiary companies were placed before Audit Committee and the Board. The management of the unlisted subsidiaries also informed the Board of the Company, about significant transactions entered into by these subsidiaries.

GENERAL BODY MEETINGS:

Annual General Meeting (AGM):

The details of the location and time of the last three Annual General Meetings are given below:

Year	Location	Date	Time
2022-23	Through Video Conference ('VC') /other audio visual means ('OAVM') in compliance with the applicable provisions of the Companies Act, 2013 read with the MCA General Circular Nos. 02/2022 dated May 05, 2022, 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020, followed by General Circular Nos. 20/2020 dated May 5, 2020, No.02/2021 dated January 13, 2021, No. 19/2021 dated December 8, 2021, No. 21/2021 dated December 14, 2021 and No. 10/2022 dated December 28, 2022	28th August, 2023	3:30 P.M.
2023-24	Through Video Conference ('VC') /other audio visual means ('OAVM') in compliance with the applicable provisions of the Companies Act, 2013 read with the MCA General Circular Nos. 09/2024 dated September 19, 2024, 02/2022 dated May 05, 2022, 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020, followed by General Circular Nos. 20/2020 dated May 5, 2020, No.02/2021 dated January 13, 2021, No. 19/2021 dated December 8, 2021, No. 21/2021 dated December 14, 2021, No. 10/2022 dated December 28, 2022 and No. 09/2023 dated September 25, 2023.	30th August, 2024	3:30 P.M.
2024-25	Through Video Conference ('VC') /other audio visual means ('OAVM') in compliance with the applicable provisions of the Companies Act, 2013 read with the MCA General Circular Nos. 09/2024 dated September 19, 2024, 02/2022 dated May 05, 2022, 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020, followed by General Circular Nos. 20/2020 dated May 5, 2020, No.02/2021 dated January 13, 2021, No. 19/2021 dated December 8, 2021, No. 21/2021 dated December 14, 2021, No. 10/2022 dated December 28, 2022 and No. 09/2023 dated September 25, 2023.	29th August, 2025	3:30 P.M.

Special Resolutions passed at the previous three Annual General Meetings:

2023:	**No Special Resolutions were passed in the AGM.**	
2024:	**(i)**	Re-appointment of Shri Kashi Prasad Khandelwal (DIN: 00748523) as an Independent Director of the Company
	(ii)	Re-appointment of Shri Sanjay Kumar Khemani (DIN: 00072812) as an Independent Director of the Company
	(iii)	Authority to the Board of Directors for approval and Issuance of Redeemable Non-Convertible debentures ("NCDs")/or any other instruments on a private placement basis to the tune of ₹ 53,000 Crore (Rupees Fifty Three Thousand Crores Only)
2025:	**(i)**	Appointment of Shri P. Masil Jeya Mohan (DIN: 08502007) as an Independent Director of the Company
	(ii)	Appointment of Shri T. C. Suseel Kumar (DIN: 06453310) as an Independent Director of the Company
	(iii)	Approval for continuation of special rights conferred to Life Insurance Corporation of India, Promoter of the Company, pursuant to Regulation 31B of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
	(iv)	Authority to the Board of Directors for approval and issuance of Redeemable Non-convertible debentures ("NCDs") / or any other instruments on a private placement basis for an amount not exceeding ₹ 54,000 Crore (Rupees Fifty-Four Thousand Crores Only)

Details of Postal Ballot conducted by the Company:

During the year 2025-26, the Company conducted two (2) Postal Ballots as detailed below –

Postal Ballot dated 9th December, 2025 (passed on 8th January, 2026)

1) **Appointment of Shri R Doraiswamy (DIN: 10358884) as Non-Executive (LIC Nominee) Director and Chairman of the Company, not liable to retire by rotation**

Pursuant to Section 152, 161 and other applicable provisions of the Companies Act, 2013 (hereinafter "The Act"), the Board of Directors through circular resolution dated 16th October, 2026 appointed Shri R Doraiswamy (DIN: 10358884) as an Additional Director in the capacity of Non-executive Director (Nominee of LIC of India) Chairman of the Company based on the recommendation of the Nomination and Remuneration Committee after assessing that the candidate satisfied the "fit and proper criteria" based on the extant circulars issued by the Reserve Bank of India **with effect from 16th October, 2025 till such period as may be decided by LIC of India.**

Shri Bhargav Pattani Partner of M/s. BPP & Co., Company Secretaries, Pune having Membership No. ACS 47312; COP No.: 19902 was appointed as the Scrutinizer for conducting the postal ballot through the e-voting process in a fair and transparent manner.

The resolution passed by way of postal ballot along with the voting pattern in respect of the Ordinary Resolution passed is as mentioned below:

Details of voting pattern of the Ordinary Resolution passed:

Resolution No.	Particulars	% of votes polled on outstanding shares	% of votes in favour on votes polled	% of votes against on votes polled
01	Appointment of Shri R Doraiswamy (DIN: 10358884) as Non-Executive (LIC Nominee) Director and Chairman of the Company, not liable to retire by rotation	83.47	85.26	14.74

Postal Ballot dated 11th February, 2026 (passed on 13th March, 2026)

1) **Re-appointment of Smt. Jagennath Jayanthi (DIN: 09053493) as a Non-Executive Independent Director of the Company**

Pursuant to Section 149, 150, 152 and other applicable provisions of the Companies Act, 2013 (hereinafter "The Act"), the Board of Directors at their meeting held on 30th January, 2026 considered the re-appointment of Smt. Jagennath Jayanthi (DIN: 09053493) as an Independent Director in the capacity of Non-executive (Women) Director of the Company based on the recommendation of the Nomination and Remuneration Committee after assessing that the candidate satisfied the criteria of Independence as prescribed under section 149 (6) of the Act and the Rules made thereunder **with effect from 5th February, 2026 to 4th February, 2031.**

Shri Bhargav Pattani Partner of M/s. BPP & Co., Company Secretaries, Pune having Membership No. ACS 47312; COP No.: 19902 was appointed as the Scrutinizer for conducting the postal ballot through the e-voting process in a fair and transparent manner.

The resolution passed by way of postal ballot along with the voting pattern in respect of the Special Resolution passed is as mentioned below:

Details of voting pattern of the Special Resolution passed:

Resolution No.	Particulars	% of votes polled on outstanding shares	% of votes in favour on votes polled	% of votes against on votes polled
01	Re-appointment of Smt. Jagennath Jayanthi (DIN: 09053493) as a Non-Executive Independent Director of the Company	83.25	96.17	3.82

UNCLAIMED DIVIDENDS AND TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF):

Pursuant to Section 124 of Companies Act 2013, the Company has transferred the unclaimed final dividend for the financial year 2017-18 on due date to the IEPF. The Company has uploaded the details of unclaimed dividends lying with the Company as on 29th August, 2025 (date of last Annual General Meeting) on the website of the Company i.e., www.lichousing.com and also on the website of the Ministry of Corporate Affairs. After completion of seven years, no claims shall lie against the said fund or against the Company for the amount of Dividend so transferred, nor shall any payment be made in respect of such claims under Companies Act, 2013. The Companies Act, 2013 provides for claiming such dividends from the Central Government.

Year	Dividend per share in ₹	Date of Declaration*	Due date of transfer to IEPF#	Amount outstanding as on March 31, 2026 (₹)
2018-19	7.60	28th August, 2019	04th October, 2026	95,69,508.00
2019 – 20	8.00	28th September, 2020	4th November, 2027	1,10,44,172.00
2020 – 21	8.50	27th September, 2021	3rd November, 2028	99,90,337.00
2021–22	8.50	29th September, 2022	5th November, 2029	90,09,594.00
2022–23	8.50	28th August, 2023	04th October, 2030	82,00,897.00
2023-24	9.00	30th August, 2024	06th October, 2031	1,35,83,982.00
2024-25	10.00	29th August, 2025	5th October, 2032	1,45,80,438.00

* Date of declaration is date of AGM

Due date is calculated 30 days from AGM plus 7 days and 7 years.

DISCLOSURES:

There were no material transactions with related parties that may have potential conflict of interest with the Company. Details of related party transactions entered into by the Company are included in the notes forming part of the financial statements.

The details of all transactions with Related Parties, in the manner required, were tabled before the Audit Committee as per the SEBI Listing Regulations, 2015, on quarterly basis during Financial Year 2025-26. The policy on dealing with Related Party transactions and procedures is disclosed on the Company's website (https://www.lichousing.com/consolidated-related) and Related Party Transactions are appended to the Directors' Report.

The Company and its subsidiaries have not given any loans or advances in the nature of loans to the firms/ companies in which directors of the Company are interested.

The Company has laid down the procedures to inform Board Members about the risk assessment and minimization procedures and the Board reviews the Risk Management report on quarterly basis.

The Company has a Code of Conduct for prevention of insider trading known as "LICHFL Code of Conduct for Prevention of Insider Trading" in the shares and securities of the Company by its Directors and designated persons.

Pursuant to the provisions of the SEBI (Prohibition of Insider Trading) Regulations, 2015, and the clarifications issued by the Securities and Exchange Board of India (SEBI) from time to time, the Company has adopted the **LIC HFL Code of Conduct for Prevention of Insider Trading**. The Code is applicable to Designated Persons, their immediate relatives, and other Connected Persons, as defined under the applicable regulations. In accordance with the Code, such persons are prohibited from trading in the Company's securities during the trading window closure periods notified by the Company from time to time and while in possession of any Unpublished Price Sensitive Information (UPSI) relating to the Company. The Company has established appropriate internal controls and compliance mechanisms to ensure adherence to the applicable regulatory requirements governing insider trading.

The Company has a Code of Conduct for its Directors and the Senior Management. The Code includes the duties of Independent Directors as laid down in the Companies Act, 2013.

The above Code is hosted on the Company's website – https://www.lichousing.com/investors/policy-codes

and has been circulated to all the members of the Board and Senior management and the compliance of the same has been affirmed by them. A declaration confirmed by Managing Director and CEO is given below:

Compliance with Code of Conduct for the Financial Year 2025-26

I confirm that for the year under review, Directors and senior management have affirmed their adherence to the provisions of the Code of Conduct.

For LIC Housing Finance Limited

Tribhuwan Adhikari
Managing Director & CEO

Mumbai, 31st March, 2026

Pursuant to the requirements of the SEBI (Prohibition of Insider Trading) Regulations, the Company is also maintaining a Structured Digital Database (SDD).

The Company has implemented a Whistle Blower Policy, https://www.lichousing.com/investors/policy-codes serving as a Vigil Mechanism that enables employees to report concerns regarding unethical conduct, suspected or confirmed fraud, or any violations of applicable rules and regulations. The Board affirms that no individual was denied access to the Audit Committee in this regard.

The Company does not have an Employee Stock Option Scheme.

In the preparation of financial statements, no treatment materially different from that prescribed in the applicable Accounting Standards as amended from time to time, in respect of these financial statements has been followed.

Directors confirm that the Company has adequate resources to continue its business and, therefore, the financial statements are prepared on a going concern basis.

The Company has formulated policy for determining 'Material' Subsidiaries. The same has been hosted on the website of the Company namely https://www.lichousing.com/investors/policy-codes However, none of the Company's subsidiaries' turnover or net worth (i.e. paid up capital and free reserves) exceeds the limits as prescribed under the SEBI (LODR) Regulations, 2015 in the F.Y. 2025-26.

The Company has also adopted Policy on archiving of information content, hosted on website https://www.lichousing.com/investors/policy-codes and Policy for Preservation of Documents https://www.lichousing.com/investors/policy-codes

Disclosure in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

a. Number of complaints filed during the year: Nil

b. Number of complaints disposed of during the financial year: 1

c. Number of complaints pending as on end of the financial year: Nil

POLICY ON FIT AND PROPER CRITERIA FOR THE DIRECTORS:

The Company has formulated and adopted a Policy on Fit and Proper Criteria for the Directors, in accordance with NHB CG Directions pursuant to Master Directions – the Reserve Bank of India (Housing Finance Companies) Directions, 2025, and the Guidelines and Circulars issued thereunder from time to time and the Master Direction-The Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 and the Guidelines and Circulars issued thereunder from time to time which inter-alia, lay down the fit and proper criteria of the Directors at the time for their appointment/reappointment and on a continuing basis.

Payment to Statutory Auditors

As required under Regulation 34 of SEBI Listing Regulations, 2015, the details of fees paid to the Statutory Auditor and all entities in the network firm / network entity of which the Statutory Auditor is a part is presented below:

Particulars	For the year ended March 31, 2026 Amount (₹ in Crore)	For the year ended March 31, 2025 Amount (₹ in Crore)
As auditor	0.52	0.52
Tax Audit	0.13	0.13
For Quarterly Limited Reviews	0.46	0.46
In any other manner (Certification work)	0.09	0.22
Reimbursement of Expenses to Auditors	0.05	0.04
Total	**1.25**	**1.37**

*Including ineligible GST

The present Joint Statutory Auditors namely M/s. Shah Gupta & Co., Chartered Accountants [Firm Registration No. 109574W] and M/s. Batliboi & Purohit, Chartered Accountants (Firm Registration No. 101048W) were appointed in the 36th Annual General Meeting held on 29th August, 2025.

Total fees for all services paid by the Subsidiary Company and Associate Company on a consolidated basis, to the Statutory Auditors, is given below:

Sr. No.	Name Of Subsidiary and Associate Company	Total fees paid (₹ In lakh)
	Subsidiary	
1	LICHFL Care Homes Limited	2.94
2	LICHFL Financial Services Limited	2.19
3	LICHFL Asset Management Company Limited	6.90
4	LICHFL Trustee Company Private Limited	0.65
	Associates	
1	LIC Mutual Fund Asset Management Company Limited	9.66#
2	LIC Mutual Fund Trustee Private Limited	1.17#

#V. C. Shah & Co., Chartered Accountant (FRN 108918W) are the Statutory Auditors of this Associate Company.

INTERNAL GUIDELINES ON CORPORATE GOVERNANCE:

The Company has formulated and adopted the Internal Guidelines on Corporate Governance in accordance with Housing Finance Companies – Corporate Governance (National Housing Bank) Directions, 2016 which lay down the Corporate Governance practices of the Company and the same is available on the website of the Company at the URL:

https://www.lichousing.com/investors/policy-codes

CEO / CFO CERTIFICATION:

As required by SEBI Listing Regulations, 2015, the Managing Director & CEO / CFO certificate is appended in the Annual Report.

AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE:

As required by SEBI Listing Regulations, 2015, Certificate from **M/s. BNP & Associates, Practicing Company Secretaries, Mumbai (Firm Regn. No. P2014MH037400,** on compliance of the conditions of Corporate Governance is appended in the Annual Report.

MANDATORY / NON-MANDATORY REQUIREMENTS:

During Financial Year 2025-26, the Company has duly complied with all mandatory requirements of SEBI Listing Regulations, 2015. The Company is in compliance with all the non – mandatory requirements listed in SEBI Listing Regulations, 2015 except that half-yearly financial results including summary of significant events are presently not being sent to the shareholders. However, the quarterly, half-yearly as well as the annual results are published in the newspapers.

FINANCIAL CALENDAR FOR 2026-27 (PROVISIONAL):

a.	Unaudited Financial Result for the first quarter ending 30th June, 2026	In the month of July, 2026
b.	Unaudited Financial Result for the second quarter ending 30th September, 2026	In the month of October, 2026
c.	Unaudited Financial Result for the third quarter ending 31st December, 2026	In the month of February, 2027
d.	Audited Financial Result for the fourth quarter & year ending 31st March, 2027	In the month of May, 2027
e.	Annual General Meeting for the year ending March, 2027	In the month of August 2027

MEANS OF COMMUNICATION:

Timely disclosure of relevant and reliable information on financial performance is at the core of good governance.

The channels of communication include informative Annual Report containing Directors' Report, Report on Corporate Governance, Management's Discussion and Analysis Report and the Audited Financial Statements (Standalone & Consolidated).

The Company engages with its shareholders through its website, www.lichousing.com, where it regularly publishes quarterly and annual financial results, shareholding patterns, and key corporate documents such as the Memorandum and Articles of Association, the Code of Conduct for the Board of Directors and Senior Management, and the Code of Conduct for Insider Trading.

Quarterly / Annual Financial Results: The Company announces its unaudited quarterly and audited annual financial results within the prescribed timelines. These results are published in both vernacular and leading English newspapers, including Business Standard (English and Hindi editions), Business Line, The Free Press Journal, and Navshakti, covering all editions.

The audited financial statements viz., Balance Sheet, Profit and Loss Account, Cash-Flow Statement including schedules and notes thereon, press releases and presentations made to analysts were hosted on the Company's website.

NEAPS (NSE Electronic Application Processing System) and BSE Corporate Compliance & Listing Centre: NSE and BSE have developed web-based applications for corporates. Periodical compliances like financial results, shareholding pattern, corporate governance reports, etc. are filed electronically on NEAPS and BSE Listing Centre.

Press Release, Presentations etc.: The Company conducts quarterly Investors' Meets to engage with institutional investors, analysts, and other stakeholders. Official press releases, presentations, and transcripts of conference calls with investors and analysts are regularly published on the Company's website and shared with the Stock Exchanges. Additionally, the schedule of upcoming investor meetings is communicated to the Stock Exchanges in advance.

Website: The Company's website (www.lichousing.com) contains a dedicated section 'INVESTORS' which contains all the updated and relevant information for various stakeholders.

Annual Report: Annual Report containing inter-alia Standalone Audited Financial Statements, Audited Consolidated Financial Statements, Auditors' Report, Directors' Report, Management Discussion and Analysis, Corporate Governance Report, Business Responsibility Report is circulated to the members who are entitled. The same is also uploaded on the website of the Company which can be accessed at the following link- https://www.lichousing.com/investors/annual-report

SCORES (SEBI Complaints Redressal System): SEBI processes investors' complaints in a centralized web-based complaints redressal system i.e. SCORES. Through this system, a shareholder can lodge complaint(s) relating to his grievance. The RTA under intimation to the Company uploads the action taken on the complaint which can be viewed by shareholder. The Company and shareholder can seek clarifications online through SEBI.

Letters to Investors: Regular reminders are being sent to the Shareholders for claiming unpaid/ unclaimed dividend/ shares every year.

Green Initiative: In line with the Green Initiative launched by the Ministry of Corporate Affairs, which promotes the delivery of documents to shareholders via electronic mode, the Company has, over the past few years, been sending various communications—such as the Annual Report, Notice of the AGM, NACH intimation, and other relevant documents—through email. This is applicable to shareholders who have registered their email addresses with the Depository Participant (DP) or Registrar and Transfer Agent (RTA).

In accordance with MCA and SEBI circulars, the Annual Report has been sent via email to eligible shareholders with registered email addresses. Physical copies have been dispatched to shareholders who had specifically requested for the same. Additionally, efforts were made to update and validate registered email addresses through CDSL and NSDL prior to the distribution of emails.

In accordance with the newly enacted provisions of the Income Tax Act, 1961, and to ensure all eligible shareholders have a fair opportunity to claim exemption from TDS on dividends, a communication was issued inviting shareholders to submit the requisite documents (Form 15G, Form 15H, Form 10F, and applicable declarations for NRIs, FPIs, and FIIs).

MANAGEMENT DISCUSSION AND ANALYSIS REPORT:

The Management Discussion and Analysis Report is annexed with the Directors' Report.

GENERAL SHAREHOLDER INFORMATION

The Company is registered in the State of Maharashtra, India. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L65922MH1989PLC052257.

(a) Annual General Meeting:

Date and time: 28th August, 2026 (Friday) at 3:30 P.M.

Venue: "Through Video Conference (VC)/ Other Audio Visual Means (OAVM)".

(b) Financial year: The financial year of the Company starts on April 1 and ends on March 31 of next year.

(c) Record Date: For the purpose of determining the eligibility of shareholders for the payment of final dividend for the financial year ended 31st March, 2026 as recommended by the Board, subject to the approval of the shareholders at the 37th Annual General Meeting scheduled to be held on 28th August, 2026, the record date shall be Friday, 21st August, 2026.

(d) Dividend payment date: Within 30 days from the date of approval of Members.

As per the Income Tax Act, 2025, the Company would be required to deduct tax at the prescribed rates on the dividend paid to its Shareholders. The TDS rate would vary depending on the residential status of the Shareholders and the documents submitted by them and accepted by the Company.

(e) The shares of the Company are listed on the BSE Limited (BSE), and National Stock Exchange of India Limited (NSE)

(f) Stock Exchanges:

Name of Stock Exchanges	Address	Stock Code
BSE Ltd.	Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001. Tel.Nos. :022-22721233 / 22721234 Fax Nos. : 022-22721919 Website : www.bseindia.com	500253
National Stock Exchange of India Ltd.	Exchange Plaza, Plot No.C/1, G Block, Bandra Kurla Complex, Bandra – East, Mumbai – 400051. Tel Nos: 022-26598100-114 Fax Nos. : 022-26598120 Website : www.nseindia.com	LICHSGFIN EQ LICHSGFIN (Debt)

(g) International Securities Identification Number (ISIN): INE115A01026

(h) Details of Shareholders holding more than 1% of the share capital of the Company as at 31st March, 2026 are given below:

LIC Housing Finance Limited

List of shareholders holding 1% or more shares as on 31st March, 2026

SR. No.	FOLIO NO	NAME	SHARES	PERCENTAGE
1	IN30134820176093	LIFE INSURANCE CORPORATION OF INDIA	248842495	45.2389
2	IN30005410076881	GOVERNMENT PENSION FUND GLOBAL	12149751	2.2088
3	IN30378610004798	ICICI PRUDENTIAL VALUE FUND	11695164	2.1261
4	IN30014210645352	BANK MUSCAT INDIA FUND	11496000	2.0899
5	IN30012611218484	ICICI PRUDENTIAL MULTI-ASSET FUND	8530376	1.5508
6	IN30012611220752	ICICI PRUDENTIAL BANKING AND FINANCIAL SERVICES FUND	6799870	1.2362
7	IN30016710049878	BANDHAN LARGE & MID CAP FUND	6011667	1.0929

Distribution of shareholding as at 31st March, 2026

LIC Housing Finance Limited

DISTRIBUTION OF SHAREHOLDING (RUPEES)

SR. NO.	SHAREHOLDING OF NOMINAL SHARES			SHARE HOLDER	PERCENTAGE OF TOTAL	TOTAL SHARES	PERCENTAGE OF TOTAL.
1	1	to	1000	348625	97.88	32543190	5.9163
2	1001	to	2000	3818	1.0719	5716735	1.0393
3	2001	to	4000	1224	0.3437	3105038	0.5645
4	4001	to	5000	525	0.1474	1880298	0.3418
5	5001	to	10000	442	0.1241	2087552	0.3795
6	10001	to	99999999	636	0.1786	4612664	0.8386
Total				**356176**	**100**	**550063000**	**100**

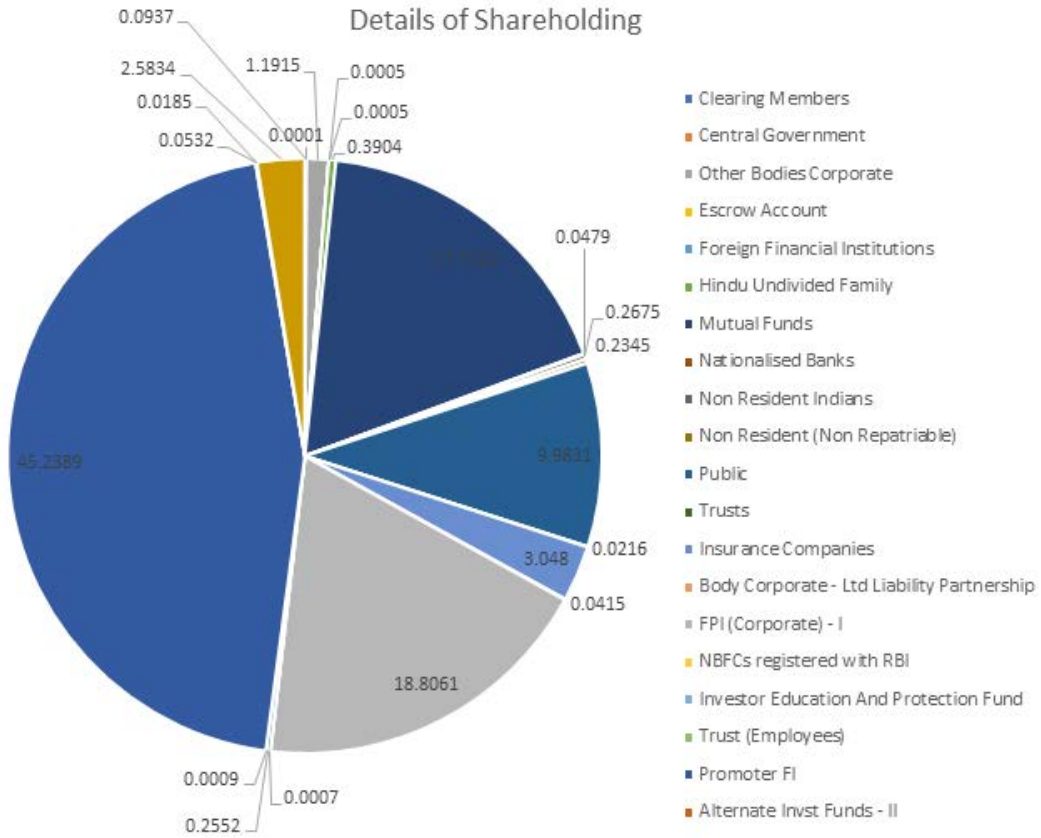
Details of shareholding based on category as on 31st March, 2026:

LIC Housing Finance Limited

Details of shareholding based on category as on 31st March, 2026

Category	Demated Shares	Demated Holders	Physical Shares	Physical Holders	Total Shares	Total Value	Total Percent
Central Government	406	1	0	0	406	812	0.0001
Clearing Members	515260	51	0	0	515260	1030520	0.0937
Other Bodies Corporate	6538775	1105	15500	14	6554275	13108550	1.1915
Escrow Account	3000	1	0	0	3000	6000	0.0005
Foreign Financial Institutions	0	0	2500	1	2500	5000	0.0005
Hindu Undivided Family	2144019	5111	3500	3	2147519	4295038	0.3904
Mutual Funds	97483953	147	0	0	97483953	194967906	17.7223
Nationalised Banks	263462	1	0	0	263462	526924	0.0479
Non Resident Indians	1471065	3108	500	1	1471565	2943130	0.2675
Non Resident (Non Repatriable)	1288886	3461	1000	1	1289886	2579772	0.2345
Public	53304542	339606	1608631	3033	54913173	109826346	9.9831
Trusts	117651	22	1000	1	118651	237302	0.0216
Insurance Companies	16765973	39	0	0	16765973	33531946	3.048
Body Corporate - Ltd Liability Partnership	228280	114	0	0	228280	456560	0.0415
FPI (Corporate) - I	103445206	320	0	0	103445206	206890412	18.8061
NBFCs registered with RBI	4000	1	0	0	4000	8000	0.0007

LIC Housing Finance Limited							
Details of shareholding based on category as on 31st March, 2026							
Category	**Demated Shares**	**Demated Holders**	**Physical Shares**	**Physical Holders**	**Total Shares**	**Total Value**	**Total Percent**
Investor Education And Protection Fund	1403633	1	0	0	1403633	2807266	0.2552
Trust (Employees)	4920	1	0	0	4920	9840	0.0009
Promoter FI	248842495	1	0	0	248842495	497684990	45.2389
Alternate Invst Funds - II	292384	1	0	0	292384	584768	0.0532
Alternate Invst Funds - III	101886	4	0	0	101886	203772	0.0185
FPI (Corporate) - II	14210573	26	0	0	14210573	28421146	2.5834
TOTAL :	**548430369**	**353122**	**1632631**	**3054**	**550063000**	**1100126000**	**100**



(i) Global Depository Shares (GDS):

Global Depository Shares (GDS):

The Company has delisted its Global Depository receipts form the Luxembourg Stock Exchange with effect from 25th March, 2024.

Hence the Company has no outstanding GDR's as on the date of this Annual report.

(j) Plant location: The Company is mainly engaged in providing housing finance and as such does not have any manufacturing plant.

(k) Address for correspondence:

Investors and shareholders can correspond with the Company at following address:

A) The Company Secretary

LIC Housing Finance Limited
Registered & Corporate Office,
131 Maker Tower, "F" Premises, 13th Floor, Cuffe Parade,
Mumbai–400 005.
Phones: (91-22) 22178600 / 22178700 / 22178610.
Fax: (91-22) 22178777.
CIN: L65922MH1989PLC052257.
and / or

B) **The Registrar and Transfer Agent of the Company at its following address:**

MUFG Intime India Private Limited
(formerly known as Link Intime India Private Limited)
C-101, 247 Park, L.B.S. Marg,
Vikhroli (West), Mumbai–400 083,
Phones: (91-22) 4918 6000.

(l) Share transfer system:

All share transfers are handled by the Registrar and Transfer Agent, MUFG Intime India Private Limited (formerly Link Intime India Pvt. Ltd.) These transfers are subject to approval by a designated Committee of Company Officers, established specifically for this purpose. The Committee convenes as and when needed to review and approve the share transfers submitted in physical form.

(m) Dematerialisation of shares and liquidity:

The shares of the Company are compulsorily traded in dematerialised form and are available for trading under both the Depository Systems — National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). As on 31st March, 2026, 54,84,30,369 equity shares i.e., 99.71% of the Company's share capital were dematerialised.

(n) Debt Securities:

The Company's Secured and Unsecured Redeemable Non-Convertible Debentures are listed for trading on the Wholesale Debt Market Segment of the National Stock Exchange (NSE). Additionally, there has been no instance where the trading of the Company's securities whether equity or debt has ever been suspended.

Debenture Trustees:

Axis Trustee Services Ltd – The Ruby, 2nd Floor, SW, 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400028
Phones: 022 62300436
Email: debenturetrustee@axistrustee.com
Website: www.axistrustee.com

Vistra ITCL (India) Limited – The Qube, 2nd Floor, A Wing, Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri (East), Mumbai- 400059
Email: VistraITCL.Support@vistra.com
Website: www.vistraitcl.com

SBICAP Trustee Company Limited – Mistry Bhavan, 4th Floor, 122 Dinshaw Vachha Road, Churchgate, Mumbai- 400020
Phone: 022-4302 5500/5566
Email : dt@sbicaptrustee.com

Catalyst Trusteeship Limited- Windsor, Unit No.- 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai- 400013.
Phone 022-49220555
Email: ComplianceCTL-Mumbai@ctltrustee.com
Website:- www.catalysttrustee.com

IDBI Trusteeship Services Limited- Universal Insurance Building, Ground Floor, Sir P.M. Road, Fort, Mumbai – 400001.
Phone- 022- 40807000
Email: compliance@idbitrustee.com
Website:- www.idbitrustee.com

(o) List of all credit ratings obtained by the entity along with any revisions thereto during the financial year, for all debt instruments of such entity or any fixed deposit programme or any scheme or proposal of the listed entity involving mobilization of funds, whether in India or abroad.

CRISIL had reaffirmed its outstanding rating as 'CRISIL AAA/Stable' rating to the non-convertible debentures issue of LIC Housing Finance Limited and has also reaffirmed its 'CRISIL AAA/Stable/CRISIL A1+' ratings on other debt instruments, bank facilities, fixed deposit programme and commercial paper of the Company.

Sr. No.	Particulars	CRISIL Ratings
1	Non-Convertible Debentures	CRISIL AAA/STABLE
2	Tier II Bond	CRISIL AAA/STABLE
3	Commercial Paper	CRISIL A1+
4	Fixed Deposits Programme	CRISIL AAA/STABLE
5	Bank Loan Facilities (Long Term)	CRISIL AAA/STABLE
6	Bank Loan Facilities (Short Term)	CRISIL A1+
7	Pass Through Certificates (PTC)	CRISIL AAA (SO)

CARE had reaffirmed its outstanding rating as 'CARE AAA/Stable' rating to the non-convertible debentures and Tier II Bond issued by LIC Housing Finance Limited.

Sr. No.	Particulars	CARE Ratings
1	Non-Convertible Debentures	CARE AAA/STABLE
2	Tier II Bond	CARE AAA/STABLE
3	Pass Through Certificates (PTC)	CARE AAA (SO)

ICRA Limited had reaffirmed ICRA A1+ rating to the commercial papers issued by LIC Housing Finance Limited

(p) Listing Fees:

The Company has paid listing fees to Bombay Stock Exchange Ltd. (BSE) and National Stock Exchange of India Ltd., (NSE) for listing of equity shares on BSE and NSE for Financial Year 2025-26. The Company has also paid listing fees for listing of Non-Convertible Debenture on Wholesale Debt market segment on NSE for Financial Year 2025-26.

(q) Demat Suspense Account / Unclaimed Suspense Account:

There are 3000 shares lying under Suspense Escrow Demat Account.

(r) Commodity Price Risk or Foreign Exchange Risk and Hedging Activities:

The Company is exposed to foreign exchange risk, for which a substantial portion is hedged. It does not engage in commodity trading or related hedging activities.

(s) Details of non-compliance by listed entity, penalties, strictures imposed on the listed entity by Stock Exchange(S) or the Board or any statutory authority, on any matter related to capital markets, during the last three years;

During the F.Y. 2025-26 the company had not received any penalties, strictures by Stock Exchange(S) or the Board or any statutory authority, on any matter related to capital markets.

(t) Details of compliance with mandatory requirements:

The Company has fully complied with all mandatory requirements outlined in Regulations 17 to 27, as well as the applicable provisions of Regulation 46(2)(b) to (i) of the SEBI Listing Regulations, 2015, including the relevant circulars issued thereunder. It has also adhered to all applicable Secretarial Standards pertaining to Board and General Meetings. Additionally, the Company has ensured compliance with all provisions of the Companies Act, 2013, along with the corresponding Rules. Furthermore, the Financial Statements have been prepared and presented in accordance with all applicable Accounting Standards.

This Corporate Governance Report of the Company for the FY 2025-26 is in compliance with the requirements of Corporate Governance under SEBI Listing Regulations, 2015.

(u) CEO/CFO Certificate:

The Compliance Certificate of the MD & Chief Executive Officer (CEO) and the Chief Financial Officer (CFO) to the Board of Directors as specified in Part B of Schedule II of the SEBI Listing Regulations, 2015 has been annexed as **Annexure 1 and 2** to this Report.

(v) Certification from Company Secretary in Practice:

i) M/s. BNP & Associates, Practicing Company Secretaries, Mumbai (Firm Regn. No. : P2014MH037400) has conducted Secretarial Audit in respect of the F.Y. 2025-26, as per the provisions of Section 204 of the Companies Act, 2013 read with rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and as per Regulation 24A of the SEBI Listing Regulations, 2015 and the Secretarial Audit Report in Form MR-3 provided by the PCS has been submitted to stock exchanges as well as annexed to the Board's Report and the same would be forwarded to the Ministry of Corporate Affairs at the time of submitting this Annual Report. There are no adverse remarks or qualifications in the said report

ii) The Company has also obtained the Annual Secretarial Compliance Report from M/s. BNP & Associates, Practicing Company Secretaries, Mumbai (Firm Regn. No.: P2014MH037400) as required by SEBI as per Reg. 24A of the Listing Regulations and Circular No. CIR/CFD/CMD1/27/2019 dated February 08, 2019 and submitted to the stock exchange on 27th May, 2026.

iii) M/s. BNP & Associates, Practicing Company Secretaries, Mumbai (Firm Regn. No. : P2014MH037400) has also issued a certificate as required under Regulation 34(3) and Schedule V Para C clause (10) (i) of the SEBI Listing Regulations, 2015, confirming that none of the directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as director of companies by the SEBI / Ministry of Corporate Affairs or any such statutory authority. The said certificate of non-disqualification of directors has been annexed herewith in **Annexure-3**.

The Certificates mentioned in (i) and (ii) above has been enclosed with the Report of Directors as **Annexure-6**.

(w) Recommendations of Committee(s) of the Board of Directors:

During the Financial Year 2025-26, there was no instance, where the Board has not accepted the recommendation(s) of any committee of the Board which is mandatorily required to be set up.

Annexure-1

Date: 13th May, 2026

To,
The Board of Directors,
LIC Housing Finance Limited.,
131 Maker Tower -F Premises,
13th Floor, Cuffe Parade,
V.W.T.C., Mumbai – 400 005

ANNUAL CERTIFICATION

We, the undersigned Shri T. Adhikari, Managing Director & CEO and Shri Lokesh Mundhra, Chief Financial Officer hereby certify that for the financial year ended March 31, 2026, have reviewed annual accounts, financial statements and the cash flow statement and that to the best of our knowledge and belief:

1. These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
2. These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations;
3. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct;
4. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of the internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies, of which we are aware, in the design or operation of the internal control systems and we have taken the steps to rectify these deficiencies.

5. We further certify that:

   (a) there have been no significant changes in internal control over financial reporting during this year;

   (b) there have been no significant changes in accounting policies during this year;

   (c) there have been some instances of fraud though not significant. There was no involvement of management and there would not have been any involvement of the employees having a significant role in the Company's internal control system over the financial reporting.

Shri T. Adhikari
Managing Director & CEO

Shri Lokesh Mundhra
Chief Financial Officer

Annexure-2

Date: 13th May, 2026

To,
The Board of Directors,
LIC Housing Finance Limited.,
131 Maker Tower -F Premises,
13th Floor, Cuffe Parade,
V.W.T.C., Mumbai – 400 005

CERTIFICATION

We the undersigned, Shri. T Adhikari, Managing Director & CEO and Shri Lokesh Mundhra, Chief Financial Officer hereby certify that for the Quarter ended 31st March, 2026 we have reviewed the financial results and that to the best of our knowledge and belief:

1. These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading.
2. These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

Shri T. Adhikari
Managing Director & CEO

Shri Lokesh Mundhra
Chief Financial Officer

Annexure-3

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10) (i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
LIC Housing Finance Limited
131 Maker Tower -F Premises,
13th Floor, Cuffe Parade,
V.W.T.C., Mumbai – 400 005

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **LIC Housing Finance Limited** having **CIN L65922MH1989PLC052257** and having its registered office at 131 Maker Tower -F Premises, 13th Floor, Cuffe Parade, V.W.T.C., Mumbai – 400 005 (hereinafter referred to as "the Company"), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para C clause (10)(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number ('DIN') status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below, for the financial year ending on 31st March, 2026 have been debarred or disqualified from being appointed or continuing as directors of the Company by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or by any other statutory regulatory authority.

Sr. No.	DIN	Name of the Directors	Category / Designation	*Date of Appointment
1.	00748523	Mr. Kashi Prasad Khandelwal	Non-Executive–Independent Director	01/07/2019
2.	00072812	Mr. Sanjay Kumar Khemani	Non-Executive–Independent Director	01/07/2019
3.	07734571	Mr. Ravi Krishan Takkar	Non-Executive–Independent Director	25/07/2022
4.	08502007	Mr. Masil Jeya Mohan[1]	Non-Executive–Independent Director	02/06/2025
5.	06453310	Mr. Tharavanat Chandrasekharan Suseelkumar[2]	Non-Executive–Independent Director	02/06/2025
6.	10283908	Mr. Ratnakar Patnaik[3]	Non-Executive Director–Nominee of LIC of India	13/06/2025
7.	10358884	Mr. Doraiswamy Ramachandran[4]	Non-Executive Director–Nominee of LIC of India	16/10/2025
8.	09053493	Ms. Jagennath Jayanthi[5]	Non-Executive–Independent Director	05/02/2021
9.	00644761	Mr. Anil Kaul	Non-Executive–Independent Director	15/05/2024
10.	00101276	Mr. Ramesh Lakshman Adige	Non-Executive–Independent Director	01/09/2023
11.	06389741	Mr. Koteswara Rao Pottimutyala	Non-Executive–Non-Independent Director	11/06/2018
12.	08858134	Mr. Akshay Rout	Non-Executive–Non-Independent Director	28/09/2020
13.	10229197	Mr. Tribhuwan Adhikari	Managing Director	03/08/2023

*Date of appointment of Directors are as they appear on MCA Portal.

[1]Mr. Masil Jeya Mohan (DIN: 08502007) has been appointed as an Independent Director of the Company for a period of 5 years with effect from June 02, 2025 until June 01, 2030.

[2]Mr. Tharavanat Chandrasekharan Suseelkumar (DIN: 06453310) has been appointed as an Independent Director of the Company for a period of 5 years with effect from June 02, 2025 until June 01, 2030.

[3]Mr. Ratnakar Patnaik (DIN: 10283908) has been appointed as a Non-Executive Director. He is a Nominee of the LIC of India in terms of the Articles of Association of the Company. Appointment is with effect from June 13, 2025.

[4]Mr. Doraiswamy Ramachandran (DIN: 10358884) has been appointed as Non-Executive Director. He is Nominee of LIC of India. His appointment is with effect from October 16, 2025.

[5]Ms. Jagennath Jayanthi (DIN: 09053493) has been re-appointed as an Independent Director of the Company for a second term of 5 (five) consecutive years, from February 05, 2026 up to February 04, 2031.

Ensuring the eligibility of every director for appointment / continuity on the Board is the responsibility of the Management of the Company. Our responsibility is to express an opinion on based on our verification. We further state that this certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the Management of the Company has conducted the affairs of the Company.

For **BNP & Associates**
Company Secretaries
[Firm Regn. No. P2014MH037400]
[PR No.: 7353/2025]

Avinash Bagul
Partner
FCS No.: 5578
COP No.: 19862
UDIN: F005578H000665787

Place: Mumbai
Date: 22nd June, 2026

BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT

SECTION A: GENERAL DISCLOSURES

I. Details of the listed entity

1	Corporate Identity Number (CIN) of the Listed Entity	L65922MH1989PLC052257
2	Name of the Listed Entity	LIC Housing Finance Limited
3	Year of incorporation	1989
4	Registered office address	131, Maker Tower "F" Premises, 13th Floor, Cuffe Parade, Mumbai 400005.
5	Corporate address	131, Maker Tower "F" Premises, 13th Floor, Cuffe Parade, Mumbai 400005.
6	E-mail	lichousing@lichousing.com
7	Telephone	(+91) 22 2217 8600
8	Website	www.lichousing.com
9	Financial year for which reporting is being done	FY 2025-26
10	Name of the Stock Exchange(s) where shares are listed	BSE Limited, National Stock Exchange of India Limited (NSE)
11	Paid-up Capital	₹110.01 Crore
12	Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR Report	Ms. Varsha Hardasani Company Secretary & Compliance Officer Telephone Number:022 22178610 Email Id: varsha.hardasani@lichousing.com
13	Reporting boundary (Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together).	Standalone-Basis Reporting
14	Name of assurance provider	SGS India Private Limited
15	Type of assurance obtained	Reasonable Assurance of BRSR Core KPIs as per SEBI guidelines

II. Products/services

16. Details of business activities (accounting for 90% of the turnover):

S. No.	Description of main activity	Description of business activity	% of turnover of the entity (FY 2025-26)
1	Financial and insurance Service (K)	LIC Housing Finance Limited (LIC HFL) one of the largest housing finance companies in India. Its primary business activity is providing long-term finance to individuals for the purchase, construction, repair, or renovation of residential properties. Additionally, LIC HFL offers loans for non-residential purposes and provides financing to builders and developers engaged in the construction of residential projects. The company aims to facilitate housing development by offering competitive interest rates and a range of financing solutions tailored to meet the diverse needs of its customers.	100%

17. Products/Services sold by the entity (accounting for 90% of the entity's Turnover):

S. No.	Product/Service	NIC Code	% of total turnover contributed
1	Providing loans for the purchase or construction of residential houses, commercial real estate and certain other purposes in India.	65922	100.00%

Note: https://mospi.gov.in/classification/national-industrial-classification/alphabetic-index-5digit

III. Operations

18. Number of locations where plants and/or operations/offices of the entity are situated:

Location	Number of branches	Number of offices	Total
National	Not Applicable*	376	376
International		1	1

Note:

The company has a network of 376 offices including 303 Area Offices, 23 Back Offices, 39 Cluster Offices, 10 Regional Offices, 1 Corporate Office & Registered Office, spread across 23 states and 4 Union Territories in India as of 31st March 2026.

19. Markets served by the entity:

a. Number of locations

Locations	Number
National (No. of States)	Pan-India (23 States + 4 Union Territories)
International (No. of Countries)	1

Note:

1. The company operates across 23 states including Andhra Pradesh, Assam, Bihar, Chhattisgarh, Goa, Gujarat, Haryana, Himachal Pradesh, Jharkhand, Karnataka, Kerala, Madhya Pradesh, Maharashtra, Odisha, Punjab, Rajasthan, Sikkim, Tamil Nadu, Telangana, Tripura, Uttar Pradesh, Uttarakhand, West Bengal, and 4 union territories: Puducherry, Chandigarh, Delhi, and Jammu & Kashmir.
2. International – Dubai

b. What is the contribution of exports as a percentage of the total turnover of the entity?
Not Applicable.

c. A brief on types of customers
The company serves a diverse customer base across the housing finance sector. The key types of customers include:

1. Retail Home Loan Borrowers:
This segment comprises individuals—salaried employees, professionals, self-employed persons and non-resident Indians (NRIs)—who avail loans to purchase, construct, extend or renovate residential properties, or who borrow against property for personal or business use. By serving diverse income groups and life stages, it advances financial inclusion and meets lifecycle housing needs, extending affordable credit that empowers families to own homes, improve living standards and contribute to sustainable community development.

2. Non-Individuals Borrowers:
This segment comprises corporates that borrow to purchase, construct or extend non-housing properties, or against non-residential property for business use, together with builders and developers seeking project finance for construction. Lending here is anchored in responsible project financing aligned with environmental safeguards and social-responsibility principles.

IV. Employees

20. Details as at the end of Financial Year:

a. Employees and workers (including differently abled):

S. No.	Particulars	Total* (A)	Male No. (B)	Male % (B / A)	Female No. (C)	Female % (C / A)	Other No. (D)	Other % (D / A)
			EMPLOYEES					
1	Permanent (E)	2,384	1613	67.66%	771	32.34%	0	0
2	Other than Permanent (F)	15	13	86.67%	2	13.33%	0	0
3	Total employees (E + F)	2,399	1,626	67.78%	773	32.22%	0	0
			WORKERS					
4	Permanent (G)	Not Applicable						
5	Other than Permanent (H)	Not Applicable						
6	Total workers (G + H)	Not Applicable						

Note:

Permanent Employees: This category includes all employees who have been confirmed in their roles. It also includes:

- LIC officials deputed to LIC Housing Finance Limited (LIC HFL), and
- LICHFL employees deputed to its subsidiaries.

Other-than-Permanent Employees: This category comprises probationers and management trainees, who are confirmed as permanent on successful completion of their term. The Company employs no SEBI-defined workers; housekeeping and security services are outsourced, with vendor payments settled against invoices.

b. Differently abled Employees and workers:

Sno	Particulars	Total (A)	Male		Female		Other	
			No. (B)	% (B / A)	No. (C)	% (C / A)	No. (D)	% (D / A)
	DIFFERENTLY ABLED EMPLOYEES							
1	Permanent (E)	5	4	80%	1	20%	0	0%
2	Other than Permanent (F)	0	0	0	0	0	0	0%
3	Total differently abled employees (E + F)	5	4	80%	1	20%	0	0%
	DIFFERENTLY ABLED WORKERS							
4	Permanent (G)	Not Applicable						
5	Other than permanent (H)	Not Applicable						
6	Total differently-abled workers (G+H)	Not Applicable						

21. Participation/Inclusion/Representation of women

	Total (A)	No. and percentage of Females	
		No. (B)	% (B / A)
Board of Directors	13	1	8%
Key Management Personnel	3	1	33%

Note: Key Management Personnel includes the MD & CEO, CFO, and Company Secretary. The MD & CEO also serves as a member of the Board of Directors.

22. Turnover rate for permanent employees and workers

	FY 2025-26				FY 2024-25				FY 2023-24			
	Male	Female	Other	Total	Male	Female	Other	Total	Male	Female	Other	Total
Permanent Employees	8.36%	8.04%	0%	8.26%	3.41%	3.92%	0%	3.57%	5.57%	3.91%	0%	5.03%
Permanent Workers	Not Applicable											

Note: The turnover percentage is calculated based on all employee exits including resignation, termination, retirement, early retirement, repatriation of LIC employees to LICHFL, and cessation of service due to death while excluding transfers of LICHFL employees to subsidiaries on deputation.

V. Holding, Subsidiary and Associate Companies (including joint ventures)

23. (a) Names of holding / subsidiary / associate companies / joint ventures

S. No.	Name of the holding / subsidiary / associate companies / joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1	LICHFL Care Homes Limited	Subsidiary	100%	No
2	LICHFL Financial Services Limited	Subsidiary	100%	No
3	LICHFL Trustee Company Limited	Subsidiary	100%	No
4	LICHFL Asset Management Co. Limited	Subsidiary	94.62%	No
5	LIC Mutual Fund Trustee Co. Limited	Associate	35.30%	No
6	LIC Mutual Fund Asset Management Co. Limited	Associate	30.33%	No

VI. CSR Details

24. (i) **Whether CSR is applicable as per section 135 of Companies Act, 2013[1]:** (Yes/No): Yes

(ii) **Turnover (in ₹):** 28,764.63 Crore[2].

(iii) **Net worth (in ₹):** 39,365.59 Crore[3].

VII. Transparency and Disclosures Compliances

25. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:

Stakeholder group from whom complaint is received	Grievance-Redressal Mechanism in Place (Yes/No) (If Yes, then provide web-link for grievance redress policy)	FY 2025-26			FY 2024-25		
		Current Financial Year			Previous Financial Year		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Communities	No	0	0	NA	0	0	NA
Investors (other than shareholders)	Yes, the Company has various mechanisms in place for addressing the concerns of investors. Even the RTA as well as the Debenture trustees are extended arms of the Company who may be reached out in case of any queries. Although there are no specific policies for the grievance redressal of the investors, the Company does resolve the grievances by operation of law. Further, various informative material for the investors is available on the website of the company namely under the section 'Investors'.	0	0	NA	0	0	NA
Shareholders	Yes, the Company has various mechanisms in place for addressing the concerns of shareholders and investors. Even the RTA as well as the Debenture trustees are extended arms of the Company who may be reached out in case of any queries. Although there are no specific policies for the grievance redressal of the investors, the Company does resolve the grievances by operation of law. Further, various informative material for the investors is available on the website of the company namely under the section 'Investors'.	25	0	NA	29	0	All Complaints were Resolved in the same year

1 Section 135 of the Companies Act, 2013 requires qualifying companies to constitute a CSR Committee and to spend at least 2% of the average net profits of the three preceding financial years on Corporate Social Responsibility activities.

2 Turnover represents total revenue from operations for FY 2025-26 as per the Company's audited financial statements. One Crore equals ten million (₹ 1 Crore = ₹ 10,000,000).

3 Net worth comprises paid-up share capital and free reserves as defined under Section 2(57) of the Companies Act, 2013, based on the audited financial statements for FY 2025-26.

Stakeholder group from whom complaint is received	Grievance-Redressal Mechanism in Place (Yes/No) (If Yes, then provide web-link for grievance redress policy)	FY 2025-26			FY 2024-25		
		Current Financial Year			Previous Financial Year		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Employees and workers	Yes, the company has a grievance redressal mechanism in place, and Whistleblower and POSH policies are in public domain.	0	0	NA	0	0	NA
Customers	Yes, LIC HFL empower customers to voice their concerns through various channels: The informative customer portal offers helpful resources and allows them to write or call LIC HFL directly, all inquiries are captured in the Integrated Customer Relationship Module (ICRM) for efficient follow-up, The company also offer additional contact options	3073	1	1 Complaint was pending at the end of the year	3,494	0	0 Complaints were resolved in FY 2025-26
Value chain Partners	Yes, Value chain partner can contact our designated nodal officers to address their concerns. The company also have fair practice codes for market intermediaries and recovery agents readily available on https://www.lichousing.com/	0	0	NA	0	0	NA
Other (Depositors)	Yes, Depositors have two convenient ways to contact us: through our website or through the designated Service Provider for Deposits.	2434	5	5 Complaints were pending at the end of the year	3034	0	3034 Complaints were resolved as on FY 2025-26

26. Overview of the entity's material responsible business conduct issues

Please indicate material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to your business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications, as per the following format.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
1	Corporate Governance and Ethics	Risk and Opportunity	Risk: Engaging in unethical conduct places organizations at significant risk, leading to reputational harm, regulatory sanctions, and diminished stakeholder confidence. For a financial institution such as LIC Housing Finance, where integrity and reliability underpin stakeholder relationships, upholding ethical standards is indispensable. Opportunity: A robust culture of ethics and governance not only enhances organizational reputation but also fosters greater stakeholder trust and drives operational efficiency. For LIC Housing Finance, this commitment directly supports its mandate while strengthening long-term relationships with customers, partners, and regulators.	To proactively mitigate risks, LIC Housing Finance enforces a comprehensive Code of Conduct that requires employees and stakeholders to uphold the highest standards of ethical behaviour. Regular training programs on ethics and compliance are conducted to reinforce these principles and ensure consistent adherence across the organization. Transparent reporting mechanisms for unethical behaviour are in place. Internal Audit Committee monitors adherence to ethical standards.	Negative: The financial repercussions, though / sometimes indirect, can be substantial ranging from legal expenses and regulatory fines to loss of business stemming from weakened stakeholder confidence and reputational damage. Positive: By cultivating a strong ethical culture, LIC Housing Finance can reinforce stakeholder trust, fostering enduring relationships and driving sustainable business performance. This commitment enhances investor confidence, strengthens customer loyalty, and contributes to reduced costs associated with risk management and regulatory compliance.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
2	Customer Privacy & Data Security	Risk	Safeguarding customer privacy and ensuring data security are vital to maintaining trust and protecting sensitive information. In the financial sector, robust data protection measures are essential to prevent breaches that could cause serious reputational and financial harm. Compliance with frameworks such as the Digital Personal Data Protection Act, 2023 reinforces accountability and guarantees that customer data remains secure throughout its lifecycle.	Implement robust cybersecurity controls by integrating advanced security checks within applications and software. Increase IT audit frequency, shifting from biannual to annual reviews, to proactively identify and remediate vulnerabilities. Adopt and enforce comprehensive IT policies covering areas such as Anti-Virus, Backup, Email Security, and Internet Security, ensuring a structured and consistent approach to safeguarding information. Conduct regular employee training on data protection and cybersecurity awareness to reduce human error and enhance organizational resilience against threats. Ensure regulatory compliance with the Digital Personal Data Protection Act, 2023 by embedding technical and organizational safeguards measures aligned with regulatory guidelines.	Negative: Failing to comply with data protection laws can lead to heavy fines, reputational damage, and loss of customer trust. Data breaches also bring extra costs for system recovery, reviews, and improvements after the incident.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
3	Climate risk	Risk	Climate risk presents a significant challenge for LIC Housing Finance, directly affecting its lending portfolio and operational resilience. Physical risks such as extreme weather events, flooding, and heatwaves can damage property collateral, reduce asset valuations and increase credit risk. Transition risks from the global shift to a low-carbon economy may render certain industries less viable, leading to higher loan default probabilities. Additionally, stricter environmental regulations could elevate compliance costs and restrict lending opportunities in carbon-intensive sectors, thereby impacting business growth.	LIC Housing Finance has established a comprehensive risk management framework to proactively identify and address business risks, with climate-related risks now being integrated into this structure. Climate considerations are being incorporated into credit appraisal processes to ensure thorough evaluation of borrower exposures. The organization also factors climate risk into property valuations and actively promotes insurance coverage to safeguard collateral. Continuous monitoring of climate risk exposure and the effectiveness of mitigation strategies remains essential for adapting to evolving environmental conditions and ensuring long-term resilience.	Negative: For LIC Housing Finance, climate-related risks could manifest in several ways: increased loan defaults where borrowers are impacted by extreme weather events, reduced collateral values in vulnerable property sectors, rising insurance premiums that affect affordability, and higher compliance costs driven by stringent environmental regulations. Together, these factors can materially influence portfolio performance and operational resilience.
4	Customer Satisfaction	Opportunity	For LIC Housing Finance, customer satisfaction is critical to both retention and sustainable growth. By systematically capturing and leveraging customer feedback, the organization can refine its products and services to align more closely with customer needs, thereby strengthening satisfaction and loyalty. This customer-centric approach not only differentiates LIC HFL from competitors but also builds a strong market reputation and long-term stakeholder confidence.	Regularly review and analyse customer feedback to identify emerging trends and areas requiring improvement. Implement targeted changes based on feedback to enhance product offerings and service delivery. Train employees to prioritize customer satisfaction, equipping them to consistently deliver exceptional service and build lasting customer relationships.	Positive: Enhancing customer satisfaction enables LIC Housing Finance to strengthen retention while organically expanding its customer base through positive referrals. This not only drives revenue growth and market share but also builds enduring relationships that reduce reliance on costly marketing and acquisition efforts. Over time, this customer-centric approach contributes to stronger financial performance and a more resilient competitive position.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
5	Employee well-being and safety	Risk and Opportunity	Employee well-being and safety are vital to sustaining a productive and resilient workforce at LIC Housing Finance. Recognizing these factors as both risks and opportunities enables the organization to proactively address challenges such as reduced productivity and absenteeism, while simultaneously leveraging the benefits of a healthy, engaged, and motivated workforce. This approach not only mitigates operational risks but also strengthens organizational performance and long-term sustainability.	Implement comprehensive health and safety programs to ensure a secure and supportive working environment across all offices. Offer health benefits and conduct regular wellness initiatives to promote both physical and mental well-being among employees. Develop structured well-being and development programs that enhance engagement, boost performance, and foster a resilient workforce.	Positive: Prioritizing employee well-being can lower absenteeism and boost overall productivity. Higher job satisfaction and morale strengthen retention, reducing recruitment and training expenses. A supportive workplace culture enhances organizational performance and contributes to sustainable profitability. Negative: Implementing health and safety programs entails additional costs. Wellness and development programs demand upfront costs before long-term returns are realized.
6	Energy and Emissions	Risk and Opportunity	For LIC Housing Finance, emissions management represents a dual dimension of risk and opportunity. Poor oversight could expose the organization to regulatory penalties, rising operational costs, and reputational setbacks. On the other hand, embedding sustainable practices into operations can unlock efficiency gains, reduce long-term expenses, and strengthen brand equity, positioning LIC HFL as a responsible and competitive leader in the housing finance sector.	Adopt energy-efficient practices across operations to optimize resource use and lower long-term costs. Expand renewable energy adoption to reduce dependence on fossil fuels and align with sustainability goals. Undertake periodic carbon footprint evaluations to track progress and strengthen emissions management. Foster stakeholder engagement and transparency by actively promoting sustainability initiatives and reporting outcomes.	Positive: Improved energy efficiency and reduced consumption generate significant cost savings. Strengthening brand reputation and enhanced customer trust can open new business opportunities and partnerships. Negative: Implementing energy-efficient technologies and renewable infrastructure requires substantial upfront investment. Failure to meet emissions targets or ensure compliance could result in regulatory fines and penalties.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
7	Regulatory Compliance	Risk	For LIC Housing Finance, regulatory compliance is a critical priority to ensure adherence to legal standards and safeguard against penalties or reputational harm. Non-compliance exposes the organization to significant risks, including financial fines, operational disruptions, and heightened scrutiny from regulatory authorities.	Perform systematic audits to ensure adherence to all applicable laws, standards, and internal policies. Develop and maintain frameworks that are regularly updated to reflect evolving regulatory requirements. Implement strong internal control mechanisms supported by effective leadership oversight of compliance activities. Equip employees with knowledge of regulatory requirements and best practices through ongoing training programs.	Negative: Potential fines and penalties for non-compliance with regulations, leading to financial losses. Business disruptions and reputational risks resulting from compliance failures. Increased scrutiny from regulatory bodies, which can incur further operational costs.
8	Financial Performance	Opportunity	Financial performance is a foundation of LIC Housing Finance's ability to expand, innovate, and strengthen its competitive position. By consistently improving key financial metrics, the organization can unlock growth opportunities, enhance shareholder value, and allocate resources toward advanced technologies and new markets.	Establish stringent monitoring mechanisms with regular follow-ups to sustain asset quality and minimize risk. Provide Early Warning signals to borrowers to help them understand the importance of timely repayment. Dedicated team for regular monitoring of day-to-day collections and ensure a robust System Recovery vertical.	Positive: Enhanced ability to invest in technology upgrades and market expansion, boosting competitive advantage. Improved shareholder value and investor confidence, potentially attracting more investment and funding opportunities.
9	Brand and Reputation Management	Opportunity	Brand and Reputation Management	Expand its presence across social media platforms and enhance customer engagement programs to build stronger connections and increase brand awareness. Focus on delivering high-quality products and services that consistently meet customer expectations.	Positive: Improved public image and building stakeholder trust can lead to better business opportunities and partnerships

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
10	Human Capital development	Opportunity	Human capital development is essential for LIC Housing Finance to cultivate a skilled, motivated workforce capable of driving innovation and achieving organizational objectives. By investing in employee capabilities, the company enhances the quality of loan underwriting and strengthens risk management practices.	Design comprehensive training and development initiatives aligned with different career stages and roles. Encourage professional growth through workshops, seminars, and e-learning platforms. Celebrate employee contributions to foster motivation, engagement, and retention. Develop leadership programs to prepare future leaders and ensure a robust succession planning process.	Positive: Developing employee skills boosts productivity and sparks innovation. At the same time, higher job satisfaction helps retain talent, cutting down on hiring and training costs.
11	Diversity, Equity and Inclusion	Opportunity	Diversity, equity, and inclusion (DEI) are essential for fostering an innovative workforce at LIC Housing Finance. A diverse and inclusive workplace enhances employee engagement, satisfaction, and retention, ultimately strengthening organizational performance and long-term competitiveness.	Implement robust diversity programs to actively recruit and retain diverse talent across all organizational levels. Establish and enforce equal opportunity policies that guarantee fair treatment and advancement for all employees. Promote an inclusive workplace culture by providing training on unconscious bias, cultural competence, and inclusive leadership. Encourage employee resource groups and forums for discussion to foster a sense of community and belonging.	Positive: Increased innovation and creativity from diverse perspectives can lead to enhanced product development and service delivery. Boost employee satisfaction and engagement, leading to improved retention rates and reduced recruitment and training expenses. A strong reputation for DEI can attract top-tier talent and expand market reach, driving business growth and profitability.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
12	Prudent Risk Management	Risk	Prudent risk management is essential for LIC Housing Finance to safeguard assets, ensure business continuity, and maintain stakeholder trust. Weak risk practices, on the other hand, can lead to rising non-performing housing loans, undermining financial stability and long-term growth.	Develop comprehensive risk management frameworks that align with industry best practices and regulatory requirements. Conduct regular risk assessments to identify, evaluate, and prioritize potential risks across all areas of the business. Implement robust risk mitigation strategies, including insurance coverage, contingency planning, and crisis management protocols. Foster a risk-aware culture by providing training and resources to employees, ensuring they understand and adhere to risk management practices. LIC HFL uses credit scoring and portfolio reviews to manage risk.	Negative: Potential financial losses from unmanaged risks, including operational disruptions, legal liabilities, and reputational damage. Organizations face increased costs when addressing and recovering from risk events, impacting profitability and long-term sustainability.
13	Sustainable and Responsible Financing	Opportunity	Sustainable and responsible financing offers LIC Housing Finance a strategic opportunity to align its products with societal expectations and environmental goals. With regulators increasingly prioritizing sustainability and consumers demanding responsible investment options, LIC HFL can strengthen its market position by embedding sustainable practices into its financing operations.	Introduce green financial products that fund environmentally responsible projects and initiatives. Engage investors and customers to raise awareness and strengthen understanding of responsible finance. Monitor and report on the impacts of sustainable financing to ensure transparency and accountability. Collaborate with industry leaders and partners to drive innovation and broaden sustainable financing opportunities.	Positive: Increased revenue from sustainable finance products as demand grows for environmentally and socially responsible investment options. Strengthen brand reputation and customer loyalty by demonstrating a clear commitment to sustainability and ethical business practices.
14	Waste Management Risk	Risk	Water management is a critical issue for LIC HFL due to the increasing scarcity of water resources and stringent regulatory demands for sustainable usage. Water scarcity affects property values and operational costs in housing finance.	Implement water-saving technologies and practices to optimize usage across operations and reduce environmental impact. LIC HFL promotes water-efficient homes and office practices.	Negative: Non-compliance with water management regulations can result in significant costs, including fines and penalties, as well as higher operational expenses from inefficient water usage.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity. (Indicate positive or negative implications)
15	Waste Management	Risk	Waste management is a significant concern due to environmental regulations and societal expectations for responsible disposal and recycling. Poor waste practices in financed projects lead to fines and liabilities.	Establish comprehensive waste management strategies to reduce waste generation and encourage recycling across projects. Collaborate with specialized waste management partners to enhance disposal practices and strengthen recycling initiatives. LIC HFL supports eco-friendly construction and waste monitoring.	Negative: Poor waste management practices can lead to significant costs, including high disposal expenses, regulatory fines for non-compliance, and reputational damage that undermines stakeholder trust.
16	Community Relations and Well-being	Opportunity	Community relations and well-being are crucial for LIC HFL as they offer a pathway to build trust, strengthen the company's reputation, and contribute positively to societal development.	Maintain ongoing dialogue with community stakeholders to understand their priorities, needs, and expectations. Implement targeted initiatives that address local challenges in areas such as education, healthcare, and economic development. Continuously monitor and evaluate program outcomes to ensure the effectiveness, sustainability, and long-term impact of community well-being efforts.	Positive: Strengthened brand reputation and improved community relations can drive greater customer loyalty and unlock potential market growth. Enhanced corporate image and trust within communities can attract new business opportunities and partnerships.
17	Sustainable Procurement	Opportunity	Sustainable procurement is increasingly important due to rising expectations for environmental and social responsibility in supply chains. Responsible sourcing can reduce costs, enhance supply chain stability.	Digitalisation of internal processes in procurement and servicing can streamline operations, improve efficiency, and enhance transparency.	Positive: Saves cost and builds operational resilience.

SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC Principles and Core Elements.

S. No.	Principle Description
P1	Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.
P2	Businesses should provide goods and services in a manner that is sustainable and safe
P3	Businesses should respect and promote the well-being of all employees, including those in their value chains
P4	Businesses should respect the interests of and be responsive to all its stakeholders
P5	Businesses should respect and promote human rights
P6	Businesses should respect and make efforts to protect and restore the environment
P7	Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent
P8	Businesses should promote inclusive growth and equitable development
P9	Businesses should engage with and provide value to their consumers in a responsible manner

Disclosure Questions	P1	P2	P3	P4	P5	P6	P7*	P8	P9
Policy and management processes									
1. a. Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. Has the policy been approved by the Board? (Yes/No)					Yes				
c. Web Link of the Policies, if available	All the policies are available at https://www.lichousing.com/investors/policy-codes								
2. Whether the entity has translated the policy into procedures. (Yes / No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Do the enlisted policies extend to your value chain partners? (Yes/No)	All stakeholders, including value chain partners, are expected to uphold the policies in their interactions with us.								
4. Name of the national and international codes/certifications/labels/standards (e.g. Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustee) standards (e.g. SA 8000, OHSAS, ISO, BIS) mapped to each principle.									
Principle 1	Although the company has not formally adopted any external code or certification, its policies are aligned with industry best practices, comply with all relevant regulations, and actively involve stakeholders to ensure responsible and transparent operations. ISO/IEC 27001:2022 – Information Security Management System certification for protection of critical IT infrastructure and information processing facilities within the purview of the Near Disaster Recovery Site.								
Principle 2									
Principle 3									
Principle 4									
Principle 5									
Principle 6									
Principle 7									
Principle 8									
Principle 9									
5. Specific commitments, goals and targets set by the entity with defined timelines, if any.	LIC Housing Finance Limited continues to strengthen its ESG practices through various initiatives aligned with responsible business conduct, environmental stewardship, employee well-being, customer responsibility and good governance. While the Company has not set externally disclosed quantified commitments, goals or targets with defined timelines at present, it monitors the progress of its ESG initiatives on an ongoing basis and evaluates opportunities to further enhance its sustainability performance. These include: • Ensuring that the Company's financial products and services are made available to all eligible customers without discrimination. • Periodically evaluating opportunities for branch expansion, including in Tier II and Tier III locations, based on business viability and customer outreach requirements. • Promoting a safe, inclusive and respectful workplace for employees. • Encouraging the use of video conferencing and digital meeting platforms to reduce avoidable business travel and associated emissions. • Promoting the use of recycled copier paper and sustainable stationery wherever feasible. • Exploring opportunities to transition to renewable energy, wherever operationally and commercially feasible. • Installing energy-efficient lighting, including replacement of CFL lighting with LED lights across most premises. • Installing motion sensor-based lighting at select locations to optimise energy consumption. • Monitoring energy consumption and emissions trends to identify potential energy-saving opportunities.								
6. Performance of the entity against the specific commitments, goals and targets along-with reasons in case the same are not met.	LICHFL is dedicated to achieving the commitments and targets as they are fundamental to the company's mission. While LIC HFL does not have specific commitments, goals, or targets with defined timelines at this moment, the company is committed to establishing such targets soon to better align the efforts with measurable outcomes.								

Disclosure Questions	P1	P2	P3	P4	P5	P6	P7*	P8	P9
Governance, leadership and oversight									
7. Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements (listed entity has flexibility regarding the placement of this disclosure) The Company at its core believes that sustainable practices are essential to building a resilient and prosperous future for all. The BRSR Policy of the Company aligns with its goal of sustainable development and aims to minimise risks and impacts through robust and documented systems. ESG goals include ensuring profitability with ethical, environmental & social responsibility, mainstreaming ESG practices into business & operations and getting a head start on emerging ESG issues. The Company believes that going forward, with collective efforts, will make considerable progress towards integrating ESG considerations into its decision-making processes, policies and practices.									
8. Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy/policies	Name: Shri T Adhikari Designation: MD & CEO								
9. Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.	Yes, LIC Housing Finance Limited (LICHFL) is committed to sustainability, guided by an ESG Committee at the board level that oversees its initiatives. This committee works closely with senior management to evaluate the company's social, environmental, and economic impacts, identify ESG opportunities, and set clear goals supported by actionable plans. Functional teams across LICHFL actively contribute to this process, meeting regularly to review progress and strengthen systems and processes for effective decision-making.								

10. Details of Review of NGRBCs by the Company:

Subject for Review	Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee									Frequency (Annually/ Half yearly/Quarterly/Any other – please specify)								
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P1	P2	P3	P4	P5	P6	P7	P8	P9
Performance against above policies and follow up action	Yes, Committees of the Board									On need-basis								
Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances	Yes, Committees of the Board. The Company follows the regulations, as applicable.									On need-basis								

11. Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency.	P1	P2	P3	P4	P5	P6	P7	P8	P9
	Yes, Vinod Kothari Consultants Private Limited.								

Note: The Company has obtained an independent opinion on its Green Financing Framework from Vinod Kothari Consultants Private Limited.

12. If answer to question (1) above is "No" i.e. not all Principles are covered by a policy, reasons to be stated:

Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
The entity does not consider the Principles material to its business (Yes/No)	-	-	-	-	-	-	-	-	-
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)	-	-	-	-	-	-	-	-	-
The entity does not have the financial or/human and technical resources available for the task (Yes/No)	-	-	-	-	-	-	-	-	-
It is planned to be done in the next financial year (Yes/No)	-	-	-	-	-	-	-	-	-
Any other reason (please specify)									

SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

This section is aimed at helping entities demonstrate their performance in integrating the Principles and Core Elements with key processes and decisions. The information sought is categorized as "Essential" and "Leadership". While the essential indicators are expected to be disclosed by every entity that is mandated to file this report, the leadership indicators may be voluntarily disclosed by entities which aspire to progress to a higher level in their quest to be socially, environmentally, and ethically responsible.

Principle 1: Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.

Essential Indicators

1. Percentage coverage by training and awareness programmes on any of the Principles during the financial year:

Segment	Total number of training and awareness programmes held	Topics / principles covered under the training and its impact	%age of persons in respective category covered by the awareness programmes
Board of Directors	1	Regulatory amendments, SARFAESI, valuation, project finance risks, ESG/BRSR1₹	100%
Key Managerial Personnel	1	Regulatory amendments, SARFAESI, valuation, project finance risks, ESG/BRSR	100%
Employees other than BoD and KMPs	51	Audit, legal, credit appraisal, Sanchay deposits, receivables, induction, leadership, digitization, fraud prevention, risk management, consumer protection, ESG, BRSR, NBFC regulations, green housing, etc.	56.39%
Workers	Not Applicable		

2. Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/judicial institutions, in the financial year, in the following format (Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI[4] (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on the entity's website):

	Monetary				
	NGRBC Principle	Name of the regulatory/ Enforcement agencies/ judicial institutions	Amount (in ₹)	Brief of the Case	Has an appeal been preferred? (Yes/No)
Penalty/ Fine	-	-	-	-	-
Settlement	-	-	-	-	-
Compounding fee	-	-	-	-	-
	Non-Monetary				
	NGRBC Principle	**Name of the regulatory/ Enforcement agencies/ judicial institutions**	**Brief of the Case**		**Has an appeal been preferred? (Yes/No)**
Imprisonment	Not Applicable				
Punishment					

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Case Details	Name of the regulatory/ enforcement agencies/ judicial institutions
Not Applicable	Not Applicable

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy.

Yes. The Company has adopted a Code of Conduct & Ethics that enforces a strict zero-tolerance stance on bribery and corruption and commits the organisation to conducting all business with integrity, fairness and professionalism. Robust controls and clear guidelines prevent misconduct, and employees are actively encouraged to report malpractice—reinforcing a culture of transparency and accountability. During the annual Vigilance Awareness Week, every employee undertakes an Integrity Pledge and updates their compliance status through the employee management portal.

The following policies and codes of the Company imbibe the matter pertaining to anti-corruption or anti-bribery:

Name of the Policy	Web link
Whistle Blower Policy & Vigil Mechanism	https://cdn.lichousing.com/2025/01/Whistle_Blower_Policy.pdf
Fair Practices Code	https://cdn.lichousing.com/2025/01/FAIR_PRACTICES_CODE.pdf
Code of Conduct for Direct recovery Agents	https://cdn.lichousing.com/2025/01/CODE_OF_CONDUCT_FOR_THE_RECOVERY_AGENTS.pdf
Code of Conduct for Marketing Intermediaries	https://cdn.lichousing.com/2025/01/CODE-OF-CONDUCT-FOR-MARKETING-INTERMEDIARIES.pdf
Code of Internal Procedure and Conduct for Insider Trading	https://cdn.lichousing.com/2025/01/Prohibition-of-Insider-Trading.pdf
Code Of Conduct for Board Members and Senior Management	https://cdn.lichousing.com/2025/01/Code-of-Conduct-for-Board-Members-and-Senior-management.pdf
Business Responsibility and Sustainability Policy	https://cdn.lichousing.com/2025/01/BRSR-Policy.pdf
Anti-Fraud Policy	https://cdn.lichousing.com/2025/01/Anti_Fraud_Policy.pdf

The Company reinforces this commitment each year through its Vigilance Awareness Week campaign, during which all employees undertake the Integrity Pledge and record it on the employee management portal.

5. **Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption.**

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Directors	0	0
KMPs	0	0
Employees	0	0
Workers	Not Applicable	Not Applicable

6. **Details of complaints with regard to conflict of interest:**

	FY 2025-26 Current Financial Year		FY 2024-25 Previous Financial Year	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of Conflict of Interest of the Directors	0	-	0	-
Number of complaints received in relation to issues of Conflict of Interest of the KMPs	0	-	0	-

7. **Provide details of any corrective action taken or underway on issues related to fines / penalties /action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest.**

During the year, there were no cases of corruption and conflicts of interest.

8. **Number of days of accounts payables ((Accounts payable *365) / Cost of goods/services procured) in the following format:**

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Number of days of accounts payables	33.23	86.59

Note: Accounts Payables include trade payables as per Note No. 14 of the Standalone Financial Statements for the year ended on 31.03.2026. Cost of goods / services procured include actual Fees & Commission expenses and other expenses incurred during the Financial Year 2025-26 (not on amortised basis) and capex additions as per Note 12 excluding CSR expenses as per Note 34 of the Standalone Financial Statements for the year ended on 31.03.2026. Linked to the Industry Standards.

9. Open-ness of business Provide details of concentration of purchases and sales with trading houses, dealers, and related parties along-with loans and advances & investments, with related parties, in the following format:

	Metrics	FY 2025-26	FY 2024-25
Concentration of Purchases	a. Purchases from trading houses as % of total purchases	-	-
	b. Number of trading houses where purchases are made from	-	-
	c. Purchases from top 10 trading houses as % of total purchases from trading houses	-	-
Concentration of Sales	a. Sales to dealers / distributors as % of total sales	-	-
	b. Number of dealers / distributors to whom sales are made	-	-
	c. Sales to top 10 dealers / distributors as % of total sales to dealers / distributors	-	-
Share of RPTs in	a. Purchases (Purchases with related parties / Total Purchases)	3.41%	4.65%
	b. Sales (Sales to related parties / Total Sales)	0.03%	0.03%
	c. Loans & advances (Loans & advances given to related parties / Total loans & advances)	0.0004%	0.0007%
	d. Investments (Investments in related parties / Total Investments made)	3.91%	2.03%

Note: Purchases & sales with the related parties are considered as per IGAAP.

Leadership Indicators

1. Awareness programmes conducted for value chain partners on any of the principles during the financial year:

Total number of awareness programmes held	Topics / principles covered under the training	%age of value chain partners covered (by value of business done with such partners) under the awareness programmes
More than 525 trainings / awareness programs were conducted for Marketing Intermediaries in FY 2025-26.	Topics / Principles covered under Training programmes as follows: • Business Planning for FY 2025-26. • Marketing of Newly launched products viz Griha Sugam, Griha Bhoomi Equity, Griha Rakshak etc. • How to market Other than Home loan products? • Product knowledge and detailing of different housing loan scheme. • Strengthening Builder Relationship for Retails Business.	Approximately 95% of Marketing Intermediaries (Value Chain Partners) were covered under the awareness programs during FY 2025–26 (based on extensive coverage across all regions and clusters).

Note: In 2025-26 LICHFL had 39 Cluster Offices and 303 Area Offices all over India. All Offices conducted training for their Marketing Intermediaries on monthly basis on different topics to develop product knowledge and Marketing of different products.

2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/No) If Yes, provide details of the same.

Yes, the Company has adopted the following policies and terms of appointment, which incorporate provisions to avoid and manage conflicts of interest involving members of the Board:

Name of the Policies/ Terms of appointment	Web link
Terms And Conditions of Appointment of Managing Director & CEO	https://cdn.lichousing.com/2025/01/TermsAndConditions-of-appointment-of-Managing-Director.pdf
Terms and conditions of appointment of independent director	https://cdn.lichousing.com/2025/01/Terms-And-Conditions-of-appointment-of-Independent-Directors.pdf
Terms And Conditions of Appointment of Non-Executive Director	https://cdn.lichousing.com/2025/01/TermsAndConditions-of-appointment-of-Non-Independent-Director-2023.pdf
Code of conduct for Board members and senior management	https://cdn.lichousing.com/2025/01/Code-of-Conduct-for-Board-Members-and-Senior-management.pdf
Related Party Transaction Policy and Procedures	https://cdn.lichousing.com/2025/01/Related_Party_Transaction.pdf

Principle 2: Businesses should provide goods and services in a manner that is sustainable and safe

Essential Indicators

1. Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.

	FY 2025-26	FY 2024-25	Details of improvements in environmental and social impacts
	Current Financial Year	Previous Financial Year	
R&D	Nil	Nil	Nil
Capex	Nil	Nil	Nil

Note: The Company primarily operates in the financial services sector. As such, its capital expenditure is largely directed towards information technology infrastructure, including IT hardware and software.

The Company is committed to reducing its environmental footprint and continues to invest in sustainable, energy-efficient initiatives. A strong digital ecosystem has improved operational efficiency and lowered resource consumption. During the year, green initiatives included a rooftop solar system at one office, power-factor correctors and automated lighting-control sensors that optimise energy use.

2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

No. However, LIC Housing Finance Limited, being a financial services institution with relatively low material resource intensity, has adopted several sustainable practices to align with its environmental responsibility goals. The Company focuses on optimizing resource consumption, minimizing waste, and promoting energy-efficient operations.

Key sustainable sourcing practices include:

- Adoption of sustainable stationery such as recycled copier paper, introduced in late FY 2024–25

b. If yes, what percentage of inputs were sourced sustainably?

Not Applicable.However, the Company continued to undertake sustainable sourcing and responsible consumption initiatives, particularly through the use of sustainable stationery. During FY 2025–26, the Company used approximately 21,100 reams of sustainable A4 paper, resulting in estimated environmental benefits, including conservation of 1,319 trees, saving of approximately 14,34,800 litres of water, and avoidance of 42,200 kilograms of CO_2 emissions.

These initiatives reflect the Company's commitment to resource efficiency, responsible consumption, waste reduction and circular economy principles. Going forward, the Company aims to strengthen data tracking and reporting mechanisms to enable more comprehensive disclosure of sustainably sourced inputs.

3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.

LIC Housing Finance Limited is engaged in the business of housing finance and related financial services and does not manufacture or sell physical products. Accordingly, the requirement relating to reclaiming products at the end of life is not directly applicable to the Company in the same manner as it applies to manufacturing or product-based entities.

However, the Company recognises the importance of responsible waste management arising from its office and administrative operations. The Company has adopted measures for reduction, reuse, recycling and safe disposal of waste generated through its operations, as detailed below:

a) Plastics, including packaging:

The Company discourages the use of single-use plastics across its offices and promotes reusable and recyclable alternatives wherever feasible. Measures such as reduced use of plastic folders and increased adoption of digital documentation are undertaken to minimise plastic consumption in office operations.

b) E-waste:

End-of-life electronic equipment such as computers, laptops, printers, scanners, monitors and other IT assets are identified, collected and disposed of through authorised e-waste recyclers/vendors. Prior to disposal, the Company follows internal asset disposal protocols, including asset tagging and secure data removal/destruction, wherever applicable. The process is undertaken in line with the applicable provisions of the E-Waste (Management) Rules, 2022.

c) Hazardous waste:

Given the nature of its business operations as a financial services institution, the Company generates negligible hazardous waste. Limited hazardous or potentially hazardous items, such as batteries, toner cartridges and similar office-related consumables, if generated, are disposed of through authorised or certified vendors in accordance with applicable regulatory requirements.

d) **Other waste, including paper waste, stationery, cardboard and general office waste:**

The Company undertakes initiatives to optimise resource consumption and reduce office-generated waste. These include digitalisation of processes, reduced printing, use of electronic documentation and adoption of sustainable stationery practices, including recycled copier paper.

The Company continues to identify opportunities to strengthen sustainable consumption and responsible waste management practices across its operations. Waste tracking and monitoring mechanisms are currently being strengthened in a phased manner, with coverage proposed to be expanded across additional offices over time.

4. **Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.**

Extended Producer Responsibility (EPR) is not applicable to the Company. EPR obligations under the Plastic Waste Management Rules, 2016, E-Waste (Management) Rules, 2022, and Battery Waste Management Rules, 2022 apply to producers, importers, and brand owners of specified product categories. As a housing finance company engaged in the business of providing housing and other loans, the Company does not manufacture, import, or place any EPR-covered products in the market, and therefore does not fall within the scope of EPR regulations.

While not classified as a Producer under EPR Rules, the Company disposes of e-waste and other waste generated from its office and branch operations through CPCB-authorized recyclers/vendors, in line with its broader environmental stewardship commitments.

Leadership Indicators

1. **Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?**

Not applicable, as a housing finance company, the Company's core activity is the provision of financial services (housing loans), which does not involve a product life cycle of this nature. Accordingly, LCA has not been considered material to the Company's business and has not been undertaken.

NIC Code	Name of Product /Service	% of total Turnover contributed	Boundary for which the Life Cycle Perspective / Assessment was conducted	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No) If yes, provide the web-link.
Not Applicable					

2. **If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.**

Name of Product / Service	Description of the risk / concern	Action Taken
Not Applicable		

3. **Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).**

Indicate input material	Recycled or re-used input material to total material	
	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Not Applicable		

4. **Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed of.**

As a financial-services company, the Company does not sell or distribute physical products. The limited physical resources needed to deliver its services are sourced directly from Original Equipment Manufacturers (OEMs). This requirement is therefore not relevant to its operations.

	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Re-Used	Recycled	Safely Disposed	Re-Used	Recycled	Safely Disposed
Plastics (including packaging)	Not Applicable					
E-waste	Not Applicable					
Hazardous waste	Not Applicable					
Other waste	Not Applicable					

5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category.

Indicate product category	Reclaimed products and their packaging materials as % of total products sold in respective category
Not Applicable	

Principle 3: Businesses should respect and promote the well-being of all employees, including those in their value chains

Essential Indicators

1. a. Details of measures for the well-being of employees.

Category	Total* (A)	% of employees covered by									
		Health insurance		Accident insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent employees											
Male	1613	1613	100%	1613	100%	0	-	1613	100%	0	-
Female	771	771	100%	771	100%	771	100%	0	-	0	-
Other	0	0	-	0	-	0	-	0	-	0	-
Total	**2384**	**2384**	**100%**	**2384**	**100%**	**771**	**100%**	**1613**	**100%**	**0**	**-**
Other than Permanent employees											
Male	Not Applicable										
Female	Not Applicable										
Total	Not Applicable										

Note:

1. Permanent employees are eligible for the above-mentioned benefits.
2. LIC HFL is committed to supporting its employees and is actively exploring additional solutions to assist working parents, reinforcing its commitment to an inclusive workplace.

b. Details of measures for the well-being of workers:

Category	Total (A)	% of workers covered by									
		Health insurance		Accident insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent workers											
Male	Not Applicable										
Female	Not Applicable										
Other	Not Applicable										
Total	Not Applicable										
Other than Permanent workers											
Male	Not Applicable										
Female	Not Applicable										
Other	Not Applicable										
Total	Not Applicable										

Note: The company does not have any workers as defined in the guidance note issued by SEBI. All the housekeeping and security support team have been engaged through a Third Party.

c. Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Cost incurred on well - being measures as a % of total revenue of the company	0.06%	0.04%

Note: As part of the company's continued investment in employee well-being, LIC HFL provides comprehensive Group Insurance and Mediclaim coverage to ensure a safety net for the employees. The total expenditure under well-being measures includes Group Insurance, Mediclaim, Medical Lumpsum, and Preventive Health Checkups.

2. Details of retirement benefits.

Benefits	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)
PF	100%	Not Applicable	Yes	100%	Not Applicable	Yes
Gratuity	100%	Not Applicable	Yes	100%	Not Applicable	Yes
ESI	Not Applicable					
Others – please specify	NA					

All Permanent employees are eligible for PF, gratuity, and leave encashment upon retirement

3. Accessibility of workplaces

Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016[5]? If not, whether any steps are being taken by the entity in this regard.

The Company is committed to an inclusive environment and to maintaining accessibility across all its offices. Appropriate infrastructure and facilities are provided at locations where differently abled employees are posted, ensuring their comfort and ease of access.

4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.

No. The Company does not maintain a standalone Equal Opportunity Policy as set out in the Act; it is, nonetheless, committed to an inclusive workplace. LIC HFL promotes fairness in recruitment, training and career development for persons with disabilities, and provides appropriate infrastructure and facilities at offices where differently abled employees are posted.

5. Return to work and Retention rates of permanent employees and workers that took parental leave.

Gender	Permanent employees		Permanent workers	
	Return to work rate	Retention rate	Return to work rate	Retention rate
Male	100%	100%	Not Applicable	NA
Female	100%	100%		
Other	0%	0%		
Total	**100%**	**100%**		

In compliance with the Maternity Benefit Act, 1961[6], the Company grants maternity leave of up to six months for each of two children. Female employees face no discrimination in availing this leave, and on resuming duty their earlier position or profile is restored.

6. Is there a mechanism available to receive and redress grievances for the following categories of employees and workers? If yes, give details of the mechanism in brief.

	(If yes, then give details of the mechanism in brief)
Permanent Employees	Permanent employees may raise grievances directly with the Human Resources (HR) Department or through their reporting manager, depending on the nature of the issue. In exceptional cases, employees may escalate concerns directly to the General Manager (HR). Additionally, a feedback portal is available on the Company's intranet to facilitate issue escalation and resolution.
Other than Permanent Employees	This category includes management trainees and employees on probation. LIC Housing Finance Limited maintains a uniform grievance redressal mechanism for all employees, regardless of employment status. These employees have access to the same grievance channels as permanent employees, including the HR Department, reporting managers, and the intranet-based feedback portal.

5 The Rights of Persons with Disabilities Act, 2016 obliges establishments to provide a non-discriminatory and accessible working environment for persons with disabilities.

6 The Maternity Benefit Act, 1961 (as amended in 2017) entitles eligible women employees to up to 26 weeks of paid maternity leave for the first two children.

7. Membership of employees and worker in association(s) or Unions recognized by the listed entity:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total* employees / workers in respective category (A)	No. of employees/ workers in respective category, who are part of association(s) or Union (B)	% (B/A)	Total employees / workers in respective category (C)	No. of employees/ workers in respective category, who are part of association(s) or Union (D)	% (D/C)
Total Permanent Employees						
Male	Not Applicable					
Female						
Other						
Total Permanent Workers						
Male	Not Applicable					
Female						
Other						

All employees and workers are free to form or join trade unions, to refrain from doing so, or to bargain collectively. In keeping with its respect for individual privacy and freedom of association, LIC HFL does not maintain data on employees' membership of associations or unions.

8. Details of training given to employees and workers:

Category	Total* (A)	FY 2025-26 Current Financial Year				Total (D)	FY 2024-25 Previous Financial Year			
		On Health and safety measures		On Skill upgradation			On Health and safety measures		On Skill upgradation	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Employees										
Male	1626	113	6.95%	888	54.61%	1720	57	3.31%	624	36.28%
Female	773	44	5.69%	465	60.16%	822	28	3.41%	270	32.85%
Other	0	0	0	0	0	0	0	-	0	-
Total	**2399**	**157**	**6.544%**	**1353**	**56.40%**	**2542**	**85**	**3.34%**	**894**	**35.17%**
Workers										
Male	Not Applicable					Not Applicable				
Female	NA					NA				
Other	NA					NA				
Total	**NA**					**NA**				

9. Details of performance and career development reviews of employees and worker:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total (A)	No. (B)	% (B/A)	Total (C)	No. (D)	% (D/C)
Employees						
Male	1626	1626	100%	1720	1720	100%
Female	773	773	100%	822	822	100%
Other	0	0	0	0	0	0
Total	2399	2399	100%	2542	2542	100%
Workers						
Male	Not Applicable					
Female						
Other						
Total						

10. Health and safety management system:

a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, what is the coverage of such a system?

Yes. LIC Housing Finance Limited operates a structured employee health-and-safety approach suited to a financial-services institution. Although its core business of extending housing loans is largely desk-bound, the Company recognises the health risks inherent in such roles and is committed to safeguarding employee well-being.

The Company's health and safety management system includes the following key initiatives:

- **Preventive Health Check-ups:** Annual health screenings are provided to all employees aged 35 and above to encourage early detection and prevention of health issues.
- **Group Mediclaim Policy:** Comprehensive medical insurance is extended to employees and their families, ensuring financial support during medical emergencies.
- Ex-Gratia Reimbursement: Where the cost of treating a critical illness exceeds Mediclaim limits, the Company may provide additional financial assistance on a case-by-case basis.
- **Medical Lump Sum Allowance:** An annual medical allowance is provided to all employees to support out-of-pocket medical expenses.
- **Paid Sick Leave:** Employees are entitled to paid sick leave, enabling them to rest and recover without financial stress.
- **First Aid Readiness:** First aid kits are maintained at all office premises to address minor health emergencies.
- Safety and Wellness Programmes: The Company conducts regular awareness sessions and training on fire safety and general health to foster a safe workplace culture. Fire drills, evacuation training and equipment inspections are carried out periodically across locations to ensure preparedness and compliance with safety norms.

These initiatives are designed not only to ensure compliance with health and safety standards but also to foster a supportive and health-conscious workplace environment.

b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?

The Company conducts regular safety inspections across offices, including checks of fire extinguishers and elevators, and trains employees in emergency procedures and safe equipment use. Periodic mock drills for fire, earthquake and evacuation scenarios reinforce preparedness, while wellness sessions and preventive health check-ups for employees aged over 35 support early risk identification. A group health-insurance policy covers employees and their dependents.

c. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks.

As a financial-services institution with an entirely office-based workforce, the Company does not undertake hazardous physical operations, manufacturing or fieldwork that would expose employees to occupational physical hazards. Formal mechanisms for workers to remove themselves from imminent physical danger are therefore not directly applicable. Employees may nonetheless raise any workplace-safety concern through the Company's established grievance-redressal channels.

d. Do the employees/ workers of the entity have access to non-occupational medical and healthcare services?

Yes, the company prioritizes employee well-being by providing a robust healthcare program.

11. Details of safety related incidents, in the following format:

Safety Incident/Number	Category	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	0	0
	Workers	Not Applicable	
Total recordable work-related injuries	Employees	0	0
	Workers	Not Applicable	
No. of fatalities	Employees	0	0
	Workers	Not Applicable	
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	Not Applicable	

Note: LIC HFL has implemented workplace health and safety measures across its offices. No reportable safety incidents were recorded during the reporting period. The Company has no SEBI-defined workers. Housekeeping and security services are outsourced, with vendor payments made against invoices.

12. Describe the measures taken by the entity to ensure a safe and healthy workplace.

The Company places strong emphasis on employee well-being through a comprehensive occupational health-and-safety management system. Its commitment to a safe and healthy workplace is reflected in the following measures:

- Comprehensive Health Programmes: Periodic health check-ups, wellness initiatives and access to quality medical care encourage proactive health management and support overall productivity.
- **Robust Safety Infrastructure:**

  A multi-layered safety framework has been implemented across office locations, which includes:

  - o CCTV surveillance in critical areas
  - o Fire alarms integrated with fire and smoke detection systems
  - o Readily accessible fire extinguishers and first-aid kits
  - o Routine inspection and maintenance of all safety equipment
  - o Installation of earthing pits and lightning conductors (at applicable locations)
  - o Provision of safe drinking water in all offices
  - o Adequate ventilation systems to ensure a healthy indoor environment

  These initiatives reflect the Company's ongoing efforts to uphold high standards of occupational safety and employee welfare.

13. Number of complaints on the following made by employees and workers:

	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working Conditions		0			0	
Health & Safety		0			0	

14. Assessments for the year:

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and safety practices	-
Working Conditions	-

Note: None of the plants and offices have been formally assessed by external entities, statutory authorities, or third parties. The Company's internal team assesses the said parameters during quality management assessments.

15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.

During FY 2025-26, LIC Housing Finance Limited recorded no lost-time injuries, fatalities or reportable occupational-health incidents across its corporate office and branch network. No corrective-action plans were therefore triggered under the Company's incident-response protocol.

Leadership Indicators

1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).

(A) Employees – Yes

(B) Workers – Not Applicable

The Company provides life-insurance cover to all eligible employees under the Group Savings Linked Insurance (GSLI) Scheme[7], bearing a portion of the premium. On the death of an employee in service, the insured amount is paid to the legal beneficiary.

All statutory dues—Provident Fund, gratuity and final settlement—are processed on priority to provide timely financial support to the bereaved family.

2. **Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.**

   The Company ensures that all applicable statutory dues are duly deducted and deposited in line with prevailing regulations, subject to regular review under its internal and statutory audit frameworks.

   The Company also expects its value-chain partners to uphold business responsibility, transparency and regulatory compliance. These expectations are embedded in contractual agreements and form an integral part of its commitment to responsible sourcing and governance.

3. **Provide the number of employees / workers having suffered high consequence work related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:**

	Total no. of affected employees/ workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Employees	0	0	0	0
Workers	Not Applicable			

Note: There were no work-related injuries reporting in the financial year.

4. **Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No)**

   Yes. LIC Housing Finance Limited supports employees throughout their career lifecycle, including transitions arising from retirement or separation. Throughout their tenure, employees gain broad exposure to core financial functions alongside regular technical, functional and soft-skills training that strengthens their competencies and supports continued employability.

   Employees also receive guidance on pension schemes, post-retirement healthcare options and investment planning where applicable, enabling informed financial and lifestyle decisions.

   Although a formal transition-assistance programme is not currently in place, the skills, experience and professional development gained during employment equip individuals for gainful engagement after retirement or on conclusion of their service.

5. **Details on assessment of value chain partners:**

	% of value chain partners (by value of business done with such partners) that were assessed
Health and safety conditions	-
Working conditions	

6. **Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.**

   Not Applicable.

Principle 4: Businesses should respect the interests of and be responsive to all its stakeholders

Essential Indicators

1. **Describe the processes for identifying key stakeholder groups of the entity.**

   LIC Housing Finance Limited identifies its key stakeholder groups systematically, weighing their influence, interest, dependency and impact on the Company's operations and value creation. The approach reflects business dependencies, regulatory obligations, operational considerations and social relevance, with groups defined through internal assessments by individual business units based on their roles, service areas and communication needs.

   The identified stakeholder groups include:

   - Customers – retail and institutional, Depositors & Lenders
   - Employees
   - Investors and shareholders

- Regulatory and government authorities
- Value chain partners – vendors, associates, and service providers
- Communities in operational geographies
- Media and communication platforms

Each business function is responsible for establishing clear, effective channels of stakeholder engagement that address concerns, capture feedback and support sustainable decision-making.

2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group.

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Government and regulatory authorities	No	Letters, email, one on-one meetings, Conference calls, videoconference	Need based	• To seek clarifications and regulatory inspections and responding to queries and communicating challenges. • To provide recommendations, knowledge sharing.
Shareholders	No	Quarterly results, Investor presentations, Annual Report, Annual General Meeting, Investor/analysts calls and meet, Media releases, Website.	Ongoing engagement with at least one engagement on a quarterly basis	• To seek approval of the shareholders on the items as statutorily or regulatorily required • To answer investor queries on financial performance • To present business performance highlights to investors • To discuss publicly available Company information to shareholders and investors
NGOs	No	Community Meetings	Quarterly	Engagement on CSR activities
Academia	No	-	-	-
Employees	No	Direct contact, Email, Intranet portal, senior leadership connect programs, team engagements, surveys, and Calls	Ongoing engagement on daily basis	• To ensure a safe and inclusive workplace for employees and offer opportunities for their professional advancement. • To increase and encourage employee engagement in normal business courses.
Customers	No	Multiple channels – physical and digital	Frequent and need based	To maintain regular communication with customers throughout the loan's lifecycle and address any issues they may have.
Suppliers	No	Business partner meets, conferences and forums, One-to-one meetings, Telephonic and email, business management portal and app	Frequent and need based	

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Local community	No	Through LIC HFL's on-ground CSR implementation partners and in person visits by LIC HFL employees/CSR assessment agencies	Continuous/ Need based	• LIC HFL work towards budling self-reliant communities in marginalised India, to mitigate the problems in the areas of Health, • Education, livelihood and rural development. • LIC HFL CSR works in 26 states and 2 UTs by joining hands with government departments, Panchayati Raj Institutes, Nonprofit Organizations, and communities. • Currently LIC HFL has created footprints in 80 Aspirational Districts and driving core agenda of inclusive and sustainable growth for all.
Investors	No	Website, meetings, E-mails	Quarterly	Providing relevant information, progress, strategic initiatives and performances, future action plans
Shareholders	No	E-mail	Quarterly	Providing relevant information, progress, strategic initiatives and performances, future action plans
Media	No	Newspaper, pamphlets, social media, website	Need-based / as required	Latest developments of the company

Leadership Indicators

1. **Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.**

   LIC HFL engages continuously with its stakeholders through multiple channels and at scheduled intervals. Management regularly updates investors, customers, channel partners and analysts on strategy and performance, with relevant business functions leading these interactions and senior executives participating as needed. Critical issues and feedback are escalated to the appropriate Board committees. The Company treats stakeholder feedback as a driver of long-term value creation and uses it to improve its products, services and conduct. During the year, LIC HFL conducted a Stakeholder Engagement and Materiality Assessment[8] to sharpen its understanding of material environmental, social and governance topics, and it continues to gather input through surveys and questionnaires.

2. **Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.**

   Yes. Stakeholder consultation is integral to LIC HFL's materiality assessment, engaging customers, analysts and investors through surveys. The Company analyses these insights to build a materiality matrix that informs its sustainability strategy, helping it prioritise critical issues, identify risks and opportunities, and develop measures that mitigate negative impacts while enhancing positive outcomes. This alignment with stakeholder needs and expectations strengthens the Company's environmental and social performance.

3. **Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.**

   LIC Housing Finance Limited addresses the concerns of vulnerable and marginalised groups primarily through its Corporate Social Responsibility (CSR) initiatives, which target the challenges faced by disadvantaged segments of society. Details of

8 A materiality assessment is a structured process that identifies and prioritises the ESG issues most significant to a business and its stakeholders, commonly visualised in a materiality matrix.

these projects and their impact are set out in the CSR Report; the projects approved for FY 2025-26 are available at CSR Projects Report. Through these initiatives, LIC HFL reaffirms its commitment to inclusive growth and to uplifting communities in need.

Principle 5: Businesses should respect and promote human rights

Essential Indicators

1. **Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:**

Category	FY 2025-26			FY 2024-25		
	Total (A)	No. of employees / workers covered (B)	% (B/A)	Total (C)	No. of employees / workers covered (D)	% (D/C)
			Employees			
Permanent	2,384	935	39.22%	2,352	481	20%
Other than permanent	15	4	26.67%	190	109	57%
Total employees	**2,399**	**939**	**39.14%**	**2,542**	**590**	**23%**
			Workers			
Permanent						
Other than permanent			Not Applicable			
Total workers						

2. **Details of minimum wages paid to employees and workers, in the following format**

Category	FY 2025-26					FY 2024-25				
	Total (A)*	Equal to minimum wage		More than minimum wage		Total (D)	Equal to minimum wage		More than minimum wage	
		No. (B)	% (B/A)	No. (C)	% C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Employees										
Permanent										
Male	1,613	0	0	1,613	100%	1,590	0	0	1,590	100%
Female	771	0	0	771	100%	762	0	0	762	100%
Other	0	0	0	0	0	0	0	0	0	0
Other than permanent										
Male	13	0	0	13	100%	130	0	0	130	100%
Female	2	0	0	2	100%	30	0	0	30	100%
Workers										
Permanent		Not Applicable					Not Applicable			
Male										
Female										
Other than permanent										
Male										
Female										

Note: *Company is compliant with major governmental laws related to minimum wages. Minimum wages are paid to each employee (permanent & other than permanent employees) of the organization. Further, the Company does not have any workforce who can be termed as “workers”

3. Details of remuneration/salary/wages, in the following format:

a. Median remuneration / wages:

	Male		Female		Other	
	Number	Median remuneration/ salary/ wages of respective category	Number	Median remuneration/ salary/ wages of respective category	Number	Median remuneration/ salary/ wages of respective category
Board of Directors (BoD)	11	13,50,000	1	22,10,000	0	-
Key Managerial Personnel	2	88,12,351.11	1	41,84,894.00	0	-
Employees other than BoD and KMP	1624	21,06,972.20	772	19,43,685.19	0	-
Workers	Not Applicable					

Note:

1. The details of the Board of Directors do not include the MD & CEO, as they are covered under Key Managerial Personnel. Non-Executive Nominee Directors are not paid any sitting fees for attending Board or Committee meetings and are therefore excluded from the sitting fees disclosure.
2. Median cannot be calculated as there is only one-woman representative in the Board of Directors & KMP
3. The total number of employees considered for computing the median remuneration includes all employees eligible to receive salary as of March 31, 2026, as well as former employees (who separated from the Company due to retirement, resignation, death, or termination) to whom salary payments were made during the year.
4. The Company does not have any worker as defined in the guidance note of BRSR.

b. Gross wages paid to females as % of total wages paid by the entity, in the following format:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Gross wages paid to females as % of total wages	30.79%	31.06%

4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes. The Company is committed to a safe and respectful workplace for all employees. LIC HFL has adopted a comprehensive, Board-approved policy aligned with the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013[9]. To ensure effective implementation, dedicated Internal Committees have been constituted at the Corporate Office and across all Ten Regional Offices.

5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

LIC Housing Finance Limited is committed to protecting complainants from any adverse consequences in cases of discrimination or harassment and maintains robust mechanisms and policies to ensure a safe, supportive environment for employees, customers and stakeholders. It regularly sensitises employees on preventing sexual harassment through awareness workshops and training programmes, fostering a culture of dignity, fairness and zero tolerance for misconduct.

6. Number of Complaints on the following made by employees and workers:

	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual Harassment	0	0	No new cases were received during the current reporting year.	1	0	Case was resolved as on March 2026
Discrimination at workplace	0	0	NA	0	0	NA
Child Labour	-	-	-	-	-	-
Forced Labour/Involuntary Labour	-	-	-	-	-	-
Wages	-	-	-	-	-	-
Other human rights related issues	-	-	-	-	-	-

Note: the case pending from the previous year was duly addressed and resolved during the year, reflecting the Company's commitment to timely grievance redressal.

7. **Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:**

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Total Complaints reported under Sexual Harassment on of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	0	1
Complaints on POSH as a % of female employees / workers	0%	0.12%
Complaints on POSH upheld	0	0

8. **Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.**

The Company safeguards complainants against adverse consequences in discrimination and harassment cases through established mechanisms and policies that promote a safe, healthy and non-discriminatory environment for all employees. It regularly sensitises its workforce on the prevention of sexual harassment through workshops and awareness programmes.

9. **Do human rights requirements form part of your business agreements and contracts? (Yes/No)**

Yes. The Important Terms & Conditions displayed in every office are guided by fair-practice codes rooted in justice and equity, reflecting the Company's commitment to operating in a manner that respects and supports human rights.

10. **Assessments of the year**

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child labour	0
Forced/involuntary labour	0
Sexual harassment	100%
Discrimination at workplace	0
Wages	0
Others – please specify	0

11. **Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 10 above.**

Not Applicable

Leadership Indicators

1. **Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints.**

Not Applicable

2. **Details of the scope and coverage of any Human rights due diligence conducted**

-

3. **Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?**

Yes. The Company ensures accessibility across all front-end offices: most branches are on the ground floor or served by elevators where required, and the Corporate Office provides ramps and other infrastructure to support the movement of differently abled visitors.

4. **Details on assessment of value chain partners:**

	% of value chain partners (by value of business done with such partners) that were assessed
Sexual harassment	Not Applicable
Discrimination at workplace	
Child labour	
Forced/involuntary labour	
Others – please specify	
Wages	

Note: LICHFL has plans to assess its value chain partners on the environment impacts in the subsequent years based on regulatory guidelines and disclose.

5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

No significant risks/concerns were seen with respect to the above matters with the Value Chain partners.

Principle 6: Businesses should respect and make efforts to protect and restore the environment

Essential Indicators

1. Details of total energy consumption (in Joules or multiples) and energy intensity[10], in the following format:

Parameter		FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
From Renewable Sources			
Total electricity consumption (A)	GJ	3,174.05	553.94
Total fuel consumption (B)	GJ	0	0
Energy consumption through other sources (C)	GJ	0	0
Total energy consumption (A+B+C)	GJ	3,174.05	553.94
From Non-Renewable Sources			
Total electricity consumption (D)	GJ	11140.12	18,959.48
*Total fuel consumption (E)	GJ	92.01	89.27
Energy consumption through other sources (F)	GJ	0	0
Total energy consumed from non-renewable sources (D+E+F)	GJ	11,232.13	19,048.75
Total energy consumed (A+B+C+D+E+F)	GJ	14,406.18	19,602.69
Energy intensity per rupee of turnover (Total energy consumed/ Revenue from operations)	GJ/₹	0.0000000501	0.0000000699
Energy intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total energy consumed / Revenue from operations adjusted for PPP)	GJ/USD	0.000001019	0.000001444
Energy intensity in terms of physical output	GJ	-	-
Energy intensity (optional) – Per FTE	GJ	6.01	7.71

***Note:**

1. Petrol consumption from owned vehicles (Company owned car) reported as non – renewable energy fuel consumption
2. All DG sets consuming diesel have been replaced with battery-based UPS across most of offices. Hence, non-renewable fuel consumption has decreased significantly over the past year.
3. PPP conversion factor of 20.66 INR/USD considered for FY 2024-25.[11]
4. PPP conversion factor of 20.34 INR/USD considered for FY 2025-26.
5. Total fuel consumption (Diesel from DG sets) has been reduced since last financial year as DG sets have been replaced with UPS systems.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, independent assurance has been carried out by SGS India Private Limited.

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme[12] of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.

Not Applicable

10 Energy intensity expresses total energy consumption normalised per full-time equivalent (FTE) employee, enabling comparison of energy efficiency independent of changes in headcount.

11 Purchasing Power Parity (PPP) conversion factors are applied to express intensity ratios in internationally comparable terms, as contemplated by the BRSR reporting format.

12 The Perform, Achieve and Trade (PAT) scheme is a market-based mechanism administered by the Bureau of Energy Efficiency to improve energy efficiency in designated energy-intensive sectors.

3. Provide details of the following disclosures related to water, in the following format:

Parameter	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Water withdrawal by source (in kilolitres)		
(i) Surface water	0	0
(ii) Groundwater	0	0
(iii) Third party water (Municipal water supplies)	28068.3	30705.3
(iv) Seawater / desalinated water	0	0
(v) Others	0	0
Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)	28068.3	30705.3
Total volume of water consumption (in kilolitres)	28068.3	30705.3
Water intensity per rupee of turnover (Total Water consumption / Revenue from operations)	0.0000001	0.0000001
Water intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total water consumption / Revenue from operations adjusted for PPP)	0.0000020	0.0000023
Water intensity in terms of physical output	-	-
Water intensity (optional) – Per FTE	11.70	12.66

***Note:**

1. PPP conversion factor of 20.66 INR/USD considered for FY 2024-25.
2. PPP conversion factor of 20.34 INR/USD considered for FY 2025-26.
3. Water intensity (Per FTE) data has been updated for FY 2025-26.
4. The organization's water consumption has been estimated using an average of 45 liters per employee per day, aligned with ISF standards (NBC–2016). This calculation considers the number of full-time equivalent employees and their working days.
5. FY 2024-25, water intensity has been assessed based on the number of full-time equivalent (FTE) employees, in accordance with the updated BRSR guidelines.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, independent assurance has been carried out by SGS India Private Limited.

4. Provide the following details related to water discharged:

Parameter	FY 2025-26	FY 2024-25
Water discharge by destination and level of treatment (in kilolitres)		
(i) To Surface water		
No treatment	0	0
With treatment – please specify level of treatment	0	0
(ii) To Groundwater		
No treatment	0	0
With treatment – please specify level of treatment	0	0
(iii) To Seawater		
No treatment	0	0
With treatment – please specify level of treatment	0	0
(iv) Sent to third parties		
No treatment	22,454.6	24,564.2
With treatment – please specify level of treatment	0	0
(v) Others	-	-
No treatment	0	0
With treatment – please specify level of treatment	0	0
Total water discharged (in kilolitres)	22,454.6	24,564.2

Note: Discharge is estimated at 80% of water consumption and is primarily discharged into municipal sewerage / drainage systems (NITI Aayog 2016).

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, independent assurance has been carried out by SGS India Private Limited.

5. **Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.**

Not Applicable

6. **Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:**

Parameter	Please specify unit	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
NOx	Not Applicable LICHFL reports on GHG emissions for its operations. Given the nature of the business, details of air emissions other than GHG are not material to the organization.		
SOx			
Particulate matter (PM)			
Persistent organic pollutants (POP)			
Volatile organic compounds (VOC)			
Hazardous air pollutants (HAP)			
Others – Please specify			

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

7. **Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format:**

Parameter	Unit	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Total Scope 1 emissions (Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)	Metric tonnes of CO2 equivalent	6.46	4.43
Total Scope 2 emissions (Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)	Metric tonnes of CO2 equivalent	2197.08	3,827.89
Total Scope 1 and Scope 2 emission intensity per rupee of turnover (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations)	Metric tonnes of CO2 equivalent/rupee	0.00000000800	0.00000001366
Total Scope 1 and Scope 2 emission intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations adjusted for PPP)	Metric tonnes of CO2 equivalent/ rupee equivalent adjusted to PPP (PPP-National currency units/US dollar)	0.00000015600	0.00000028188
Total Scope 1 and Scope 2 emission intensity in terms of physical output	-	-	-
Total Scope 1 and Scope 2 emission intensity (optional) – the relevant metric may be selected by the entity	tCO2e/employee	0.92	1.51

1. Scope 1 Emissions: Energy consumption from diesel & petrol consumption calculated using the DEFRA emissions factor[13]
2. Scope 2 Emissions: CEA-published grid emission factor[14] used the emissions calculation
3 PPP conversion factor of 20.66 INR/USD considered for FY 2024-25.
4. PPP conversion factor of 20.34 INR/USD considered for FY 2025-26.
5. Total scope 1 & 2 emissions intensity (Per FTE) data pertaining to FY 2024-25 has been updated based on a revised calculation approach.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, independent assurance has been carried out by SGS India Private Limited.

13 Scope 1 (direct) emissions are calculated using the greenhouse-gas conversion factors published by the UK Department for Environment, Food and Rural Affairs (DEFRA).

14 Scope 2 (purchased energy) emissions are calculated using the grid emission factor published by the Central Electricity Authority (CEA), Government of India.

8. Does the entity have any project related to reducing Greenhouse Gas emission? If Yes, then provide details.

Yes, LIC HFL is actively pursuing a range of initiatives to lower greenhouse gas emissions. Key actions include:

LED lighting upgrades: Conventional lighting across office locations has been replaced with energy-efficient LED fixtures, improving energy efficiency and delivering a measurable reduction in carbon emissions in line with the Company's sustainability goals.

Renewable energy procurement: From January 2025, LIC HFL began sourcing renewable (green) energy from utility providers for twenty-two of its offices. By FY 2025-26 this initiative alone had avoided approximately 626.00 tonnes of CO^2e[15] emissions, demonstrating the tangible impact of clean-energy adoption.

On-site solar installation: In March 2025 the Company commissioned its first in-house project, a 10 kWp rooftop solar[16] power plant. The installation reduces reliance on grid electricity, lowers the carbon footprint and reflects LIC HFL's commitment to renewable-energy integration.

AI-driven energy optimisation: An AI-powered module monitors and optimises energy consumption across selected offices, using analytics to identify inefficiencies and recommend corrective action—improving efficiency through data-driven decisions.

Sensor- and timer-controlled lighting: Automated lighting systems across facilities ensure lights operate only when needed, cutting electricity consumption and operational costs while improving efficiency.

Power-factor correction equipment: Selected offices are fitted with Power Factor (PF) correction devices that improve electrical efficiency, reduce losses from reactive power, enhance power quality and contribute to both cost savings and system stability.

9. Provide details related to waste management by the entity, in the following format:

Parameter	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Total Waste generated (in metric tonnes)		
Plastic waste **(A)**	0	0
E-waste **(B)**	0.478	0
Bio-medical waste **(C)**	0	0
Construction and demolition waste **(D)**	0	0
Battery waste **(E)**	0	0
Radioactive waste **(F)**	0	0
Other Hazardous waste. Please specify, if any. **(G)**	0	0
Other non-hazardous waste generated **(H).** Please specify, if any. (Food Waste)	17.712	0
Total (A+B + C + D + E + F + G + H)	18.190	0
Waste intensity per rupee of turnover (Total waste generated / Revenue from operations)	0.000000000063	0
Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total waste generated / Revenue from operations adjusted for PPP)	0.000000001286	0
Waste intensity in terms of physical output	-	-
Waste intensity (optional) – the relevant metric may be selected by the entity	0.007582325969	0

15 CO_2e (carbon dioxide equivalent) is a standard unit expressing the global-warming potential of various greenhouse gases in terms of the equivalent quantity of carbon dioxide.

16 kWp (kilowatt-peak) denotes the maximum rated power output of a solar photovoltaic installation under standard test conditions.

For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste		
(i) Recycled	18.190	0
(ii) Re-used	0	0
(iii) Other recovery operations	0	0
Total	**18.190**	**0**
For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)		
Category of waste		
(i) Incineration	0	0
(ii) Landfilling	0	0
(iii) Other disposal operations	0	0
Total	**0**	**0**

Note:

1. Waste generation is limited due to the office-based nature of the Company's operations.
2. Non-Hazardous waste (Food Waste): Tracking currently limited to five locations (Nov–Mar); coverage to be expanded across additional offices in a phased manner.

   E-waste: Collection undertaken at two locations during the year; planned rollout to other office locations going forward.
3. PPP conversion factor of 20.66 INR/USD considered for FY 2024-25.
4. PPP conversion factor of 20.34 INR/USD considered for FY 2025-26.
5. E-waste: recycled through authorised recyclers.
6. Food waste: sent to authorised vendor.
7. FY 2024–25 waste data was not comprehensively tracked and has therefore been disclosed as Nil / Not Available.

***Note:** Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, independent assurance has been carried out by SGS India Private Limited.

10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such waste.

LIC HFL uses no hazardous or toxic chemicals in its operations or processes. Given the nature of its financial-services business, physical scrap is minimal; nonetheless, the Company remains committed to managing the waste arising from its routine activities sustainably.

11. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:

S. No.	Location of operations/offices	Type of operations	Whether the conditions of environmental approval / clearance are being complied with? (Y/N) If no, the reasons thereof and corrective action taken, if any.
Given the nature of the business, the organization does not have any operations or offices in ecologically sensitive areas			

12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:

Name and brief details of project	EIA Notification No.	Date	Whether conducted by independent external agency (Yes / No)	Results communicated in public domain (Yes / No)	Relevant Web link
Not Applicable					

13. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:

S. No.	Specify the law / regulation / guidelines which was not complied with	Provide details of the non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective action taken, if any
LIC HFL is compliant with all applicable environmental laws, regulations and guidelines in India.				

Leadership Indicators

1. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):

For each facility / plant located in areas of water stress, provide the following information:

(i) Name of the area: Not Applicable

(ii) Nature of operations: Not Applicable

(iii) Water withdrawal, consumption and discharge in the following format:

Parameter	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Water withdrawal by source (in kilolitres)		
(i) Surface water	-	-
(ii) Groundwater	-	-
(iii) Third party water	-	-
(iv) Seawater / desalinated water	-	-
(v) Others	-	-
Total volume of water withdrawal (in kilolitres)	-	-
Total volume of water consumption (in kilolitres)	-	-
Water intensity per rupee of turnover (Water consumed / turnover)	-	-
Water intensity (optional) – the relevant metric may be selected by the entity	-	-
Water discharge by destination and level of treatment (in kilolitres)		
(i) Into Surface water	-	-
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(ii) Into Groundwater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iii) Into Seawater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iv) Sent to third parties		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(v) Others		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
Total water discharged (in kilolitres)	-	-

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

2. **Please provide details of total Scope 3 emissions[17] & its intensity, in the following format:**

Parameter	Unit	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Total Scope 3 emissions (Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)	tCO_2e	1607.16	7176.59
Total Scope 3 emissions per rupee of turnover	tCO_2e/ Rupee	0.000000006	0.00000002558
Total Scope 3 emission intensity (optional) – the relevant metric may be selected by the entity	tCO_2e/FTE	0.67	2.82

During FY 2025-26, the Company assessed its Scope 3 greenhouse gas (GHG) emissions for selected categories in line with the Greenhouse Gas Protocol[18], covering Category 1 (Purchased Goods and Services), Category 3 (Fuel- and Energy-related Activities not included in Scope 1 and 2) and Category 5 (Waste Generated in Operations) and Category 8 (Upstream leased assets).

These reported Scope 3 emissions and the related intensity metrics cover only the categories above and do not represent the Company's full Scope 3 inventory. The Company is progressively expanding Scope 3 coverage in a phased manner, subject to improvements in data availability and quality.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No

3. **With respect to the ecologically sensitive areas reported at Question 11 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.**

Given its business as a financial-services institution, the Company has minimal direct impact on biodiversity. However, LIC HFL requires the large-scale infrastructure and real-estate projects it finances to comply with all applicable environmental laws, including biodiversity-protection regulations, as part of its environmental and social risk-assessment framework for project finance.

4. **If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:**

S. No	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
1	Installation of LEDs at Offices	Replaced conventional lighting with energy-efficient LED fixtures across office locations.	Achieved improved energy efficiency and a reduction in carbon emissions.
2	Green Tariff Procurement	Procured renewable (green) energy from utility providers for twenty-two office locations	As of FY 2025-26, green energy usage at Twenty-two offices has resulted in a reduction of approximately 626 tonnes of CO_2e emissions.
3	AI-based Energy Optimization	Implemented an AI-powered module to monitor and optimize energy consumption across selected offices. The system leverages intelligent analytics to identify inefficiencies and suggest corrective actions to minimize energy loss.	Enhanced energy efficiency by enabling data-driven decisions and proactive measures to reduce unnecessary energy usage.
4	Sensor-based and Timer-controlled Lighting Systems	Implemented sensor-based lighting systems and timer-controlled lighting across facilities. Signages with timer-based control have been deployed across the company's branches to reduce unnecessary energy usage.	Improved energy efficiency through automated lighting control, leading to reduced electricity consumption and operational costs.
5	Installation of Power Factor Correction Equipment	Installed Power Factor (PF) correction devices at selected facilities to improve electrical efficiency and reduce energy losses caused by reactive power.	Improved power quality, reduced electricity wastage, and optimized energy consumption, contributing to cost savings and system stability. Power factor correction reduces reactive power demand, ensuring more efficient operation of electrical systems. By minimizing energy waste, companies can reduce electricity bills and avoid penalties imposed by utilities for low power factor.

17

18 The Greenhouse Gas Protocol is the most widely used international standard for measuring and managing greenhouse-gas emissions, developed by the World Resources Institute and the World Business Council for Sustainable Development.

S. No	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
6	Tree Plantation	LIC HFL undertook a strategic afforestation initiative aimed at supporting environmental restoration, enhancing biodiversity, and contributing to climate change mitigation. As part of this initiative, 70,000 saplings were planted during FY 2025–26. The programme includes long-term maintenance measures and periodic monitoring of sapling survival rates to ensure sustained ecological benefits.	The initiative is expected to contribute to environmental restoration and climate change mitigation through carbon dioxide sequestration and biodiversity enhancement. An updated assessment of sapling survival rates will be disclosed in the subsequent reporting period to strengthen transparency and accountability.
7	Digitalisation	LIC HFL implemented targeted digital transformation measures, including enterprise-wide electronic document management systems. These initiatives enabled the Company to reduce paper consumption by approximately 1,00,000 sheets during FY 2025–26.	This initiative supports responsible resource consumption and contributes to reducing the Company's environmental footprint.

5. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.

Yes. LIC Housing Finance Limited maintains a comprehensive Business Continuity Plan (BCP) and Disaster Recovery Plan (DRP) to ensure uninterrupted delivery of critical services during any disruption. The framework covers risk identification, emergency-response protocols, IT system recovery, data backup and stakeholder communication. Regular mock drills and awareness training maintain organisational readiness, and the BCP is reviewed and updated periodically to reflect changes in the business environment and regulatory requirements.

6. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard.

LIC HFL recognises the importance of understanding and managing the environmental and social impacts of its operations and value chain. In line with its commitment to sustainable practice, the Company is integrating Environmental, Social and Governance (ESG) considerations into its business processes.

7. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts.

LIC HFL plans to assess its value-chain partners for environmental impacts in subsequent years, in line with regulatory guidance, and will take appropriate corrective and mitigation measures.

8. How many Green Credits[19] have been generated or procured:

a.	By the listed entity	-
b.	By the top ten (in terms of value of purchases and sales, respectively) value chain partners	-

PRINCIPLE 7 Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

Essential Indicators

1. a. Number of affiliations with trade and industry chambers/ associations.

-

b. List the top 10 trade and industry chambers/ associations (determined based on the total members of such a body) the entity is a member of/ affiliated to.

S. No.	Name of the trade and industry chambers/ associations	Reach of trade and industry chambers/ associations (State/National)
1	NIL	NIL

2. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities.

Name of authority	Brief of the case	Corrective action taken
NIL	-	-

There were no reported instances of anti-competitive conduct involving the Company during the reporting period.

19 Green Credits are tradable incentives issued under the Green Credit Programme notified by the Government of India in 2023 to encourage voluntary, market-based environmental action.

Leadership Indicators

1. **Details of public policy positions advocated by the entity:**

S. No.	Public policy advocated	Method resorted for such advocacy	Whether information available in the public domain? (Yes/No)	Frequency of Review by Board (Annually/ Half yearly/ Quarterly / Others – please specify)	Web Link, if available
The Company does not actively engage in policy advocacy. However, the Company participates in external forums and industry meetings related to the housing finance sector. In these settings, the Company may provide feedback, share insights, and make recommendations on emerging regulations and other relevant matters impacting the sector.					

PRINCIPLE 8 Businesses should promote inclusive growth and equitable development

Essential Indicators

1. **Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.**

Name and brief details of project	SIA Notification No.	Date of notification	Whether conducted by independent external agency (Yes / No)	Results Communicated in public domain (Yes / No)	Relevant Web link
Not Applicable					

2. **Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity, in the following format:**

S. No.	Name of Project for which R&R is ongoing	State	District	No. of Project Affected Families (PAFs)	% of PAFs covered by R&R	Amounts paid to PAFs in the FY (In ₹)
Not Applicable						

3. **Describe the mechanisms to receive and redress grievances of the community.**

The Company maintains strong, multi-channel mechanisms to receive and resolve grievances. Customers and stakeholders can raise concerns through the official grievance-redressal portal (Policy on Grievance Redressal), by email, toll-free numbers or written correspondence, or in person at a branch office.

LIC HFL places high value on community engagement and operates a transparent, multi-tiered grievance process for its CSR initiatives. Communities are encouraged to raise concerns first with the implementing NGO partner at the project site; unresolved issues may be escalated to the LIC HFL-designated SPOC for the project, then to the CSR team at the Corporate Office, and finally to the Head of Department (HOD) level to ensure fairness and timeliness.

These processes are reinforced through regular site visits, structured feedback sessions and quarterly monitoring interactions, ensuring that grassroots voices are consistently heard, acknowledged and acted upon.

4. **Percentage of input material (inputs to total inputs by value) sourced from Suppliers:**

	FY 2025-26	FY 2024-25
Directly sourced from MSMEs/ small producers	3.06%*	3.26%*
Sourced directly from within India	100%	100%

*The extraction process is limited to MSME vendors with a specific designation within the vendor portal.

5. **Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost**

Location	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Rural	2%	2%
Semi-urban	5%	5%
Urban	41%	40%
Metropolitan	52%	53%

Leadership Indicators

1. **Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):**

Details of negative social impact identified	Corrective action taken
Not Applicable	

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

S. No.	State	Aspirational District	Amount Spent (in ₹ Crore)
1	Assam	Hailakandi	1.7
2	Kerala	Wayanad	0.75
3	Tamil Nadu	Virudhunagar	0.24
4	Tamil Nadu	Ramanathapuram	0.21
5	Telangana	Komaram Bheem	1.29
6	Bihar	Nawada	0.57
7	Telangana	Jayashankar	1.76
8	Odisha	Kalahandi	1.27
9	Assam	Barpeta	0.62
10	Gujarat	Dahod	0.64
11	Himachal Pradesh	Chamba	1.76
12	Karnataka	Yadgir	0.5
13	Rajasthan	Dholpur	0.99
14	Tripura	Dhalai	1.34
15	Uttar Pradesh	Chitrakoot	1.59
16	Bihar	Jamui	0.51
17	Arunachal Pradesh	Namsai	0.9
18	Rajasthan	Jaisalmer	1.14
19	Chhattisgarh	Mahasamund	1.6
20	Karnataka	Yadgir	1.13
21	Sikkim	Gyalshing	1.65
22	Jharkhand	Sahebganj	1.55
23	Jharkhand	Gumla	0.1
24	Jharkhand	Latehar	0.1
25	Jharkhand	Ramgarh	0.1
26	Uttar Pradesh	Bahraich	0.66
27	Mizoram	Mamit	0.55
28	Assam	Goalpara	0.7
29	Jharkhand	Ramgarh	0.72
30	Bihar	Purnia	1.36
31	Madhya Pradesh	Singrauli	1.48
32	Bihar	Araria	0.35
33	Madhya Pradesh	Khandwa	1.47
34	Uttar Pradesh	Siddharthnagar	1.52
35	Punjab	Moga	1.57
36	Rajasthan	Sirohi	0.45
37	Himachal Pradesh	Chamba	0.68
38	Jharkhand	Godda	0.7
39	Tripura	Dhalai	0.56
40	Maharashtra	Nandurbar	0.18
41	Maharashtra	Washim	0.18
42	Meghalaya	Ri Bhoi	1.24
43	Maharashtra	Osmanabad	0.84
44	Kerala	Wayanad	0.85

3. (a) **Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)**

   No

   (b) **From which marginalized /vulnerable groups do you procure?**

   -

   (c) **What percentage of total procurement (by value) does it constitute?**

   -

4. **Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge:**

S. No.	Intellectual Property based on traditional knowledge	Owned/ Acquired (Yes/No)	Benefit shared (Yes / No)	Basis of calculating benefit share
		Not Applicable		

5. **Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.**

Name of authority	Brief of the Case	Corrective action taken
	Not Applicable	

6. **Details of beneficiaries of CSR Projects:**

S. No.	CSR Project	No. of persons benefitted from CSR Projects	% of beneficiaries from vulnerable and marginalized group
1	HRIDAY (Integrated Rural Development)	81,669	90
2	Sanjeevani (Health)	4,72,089	80
3	Sangam (Livelihood Enhancement)	19,708	100
4	Udhyam (Skill Development)	9,939	100
5	CTH (Remedial Education for Children of Migrant Workers)	350	100
6	SATHI (Digitalization of Government Schools)	29,118	100
7	Sujalam (Conservation and Enhancement of Natural Water Bodies)	18,423	90
8	Green Tomorrow (Waste Management)	1,43,927	70
9	Green Tomorrow (Ecological Conservation)	68,750	80
10	Astha (Elderly care and support)	700	100
11	Hunar (Livelihod support to traditional artisans)	200	100
12	Lakshya (Inclusive development of youth through sports)	830	100
13	Social Trailblazer (Support for incubation of startups)	15	100
14	Sarthak (Economic Welfare for Persons with Disabilities (PwD))	1,896	100
15	Vidya (Transformation of schools and skill development)	4,296	100
16	Parivesh (Safe Drinking Water)	4,500	100
17	Parivesh (Waste Management)	2,75,087	80
18	Parivesh (Animal Welfare)	-	-
19	Special Project (Infrastructure Development of Hospital)	18,000	100
20	Special Project (Promotion of non-formal education)	4,560	100
21	Special Project (Protection of Art and Culture)	45	100
22	Special Project (Renewable energy Upgradation of School)	2,700	100
23	Special Project (Animal Welfare)	-	-
24	Special Project (Skill development and Livelihood Enhancement)	5,000	100
25	Special Project (Infrastructure Development of Hostel)	25	100

PRINCIPLE 9 Businesses should engage with and provide value to their consumers in a responsible manner

Essential Indicators

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.

The Company operates a comprehensive grievance-redressal framework, supported by multiple customer-engagement and complaint-management platforms, to register, monitor and resolve grievances efficiently. These mechanisms ensure timely resolution and transparency and enhance the overall customer experience.

Channels for Complaint Registration

a) Integrated Customer Relationship Management (ICRM) Portal: An internal platform through which customer grievances and service requests are registered, tracked, monitored and resolved in a structured manner.

b) National Housing Bank (NHB) Portal: A regulatory grievance-redressal platform administered by the National Housing Bank that enables customers to lodge housing-finance complaints for resolution.

c) National Consumer Helpline (NCH) Portal: A Government of India platform that facilitates the registration and resolution of consumer complaints across service categories.

d) Centralized Public Grievance Redress and Monitoring System (CPGRAMS)[20]: A Government of India portal through which housing-loan complaints are received and processed via the National Housing Bank for resolution.

e) Task Management System (TMS): A dedicated platform for monitoring and resolving customer grievances and service concerns received directly through the Office of the Managing Director & Chief Executive Officer (MD & CEO).

The Company monitors and reviews grievances across all channels to ensure prompt resolution, effective complaint management and continuous improvement in service standards—strengthening customer trust and satisfaction.

Key Initiatives and Highlights

1. The Company conducted an online CRM training programme on 03 September 2025 for CRM officials across Regional Offices and DRM Administrators, strengthening grievance-management capability and ensuring consistent service delivery.
2. The Company's call centre remained a key engagement channel, handling 1,66,917 calls during the year and providing timely support for customer queries and service requests.
3. As part of the Company's 36th Foundation Day celebrations, the CRM Department led customer-engagement and community-outreach activities across offices, including a blood-donation camp at the Raipur Area Office that drew around 45 participants—customers, employees and Marketing Intermediaries.
4. At customer meets held at the Patna Back Office, plants and chocolates were distributed to customers as a gesture of appreciation and to strengthen relationships.
5. Reflecting its commitment to environmental sustainability and customer engagement, the Company undertook eco-friendly initiatives such as distributing plants and jute bags across various locations.
6. The Lucknow, Jeoni Mandi and Aliganj offices marked Foundation Day with customer-appreciation initiatives, distributing mementos at branch premises and during outreach visits to customers' residences.
7. The Chandigarh Back Office ran training for employees across Area Offices on new and enhanced product offerings, alongside regular monthly sessions for Marketing Intermediaries on product changes, evolving customer needs and competitive developments.
8. The CRM function continued to strengthen customer engagement, raise service-delivery standards, promote stakeholder participation and support customer-centric initiatives across the organisation.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:

	As a percentage to total turnover
Environmental and social parameters relevant to the product	Not Applicable*
Safe and responsible usage	
Recycling and/or safe disposal	

*Since the Company is in the business of providing housing loans this aspect has limited applicability in respect of the Company.

3. **Number of consumer complaints in respect of the following:**

	FY 2025-26 (Current Financial Year)		Remarks	FY 2024-25 (Previous Financial Year)		Remarks
	Received during the year	Pending resolution at end of year		Received during the year	Pending resolution at end of year	
Data privacy	0	0	-	0	0	-
Advertising	0	0	-	0	0	-
Cyber-security (Digital Complaints)	0	0	-	0	0	-
Delivery of essential services	0	0	-	0	0	-
Restrictive Trade Practices	0	0	-	0	0	-
Unfair Trade Practices	0	0	-	0	0	-
Other: Credit Information Companies (CIC) related complaints	2434	5	2,434 Complaints were resolved in FY 2025-26 Including 5 from Previous year	3034	5	3,029 Complaints were resolved in FY 2024-25

4. **Details of instances of product recalls on account of safety issues:**

	Number	Reasons for recall
Voluntary recalls	-	-
Forced recalls	-	-

5. **Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.**

Yes. LIC HFL maintains a comprehensive suite of IT policies to guard against cybersecurity threats and data-privacy risks. These include the Anti-Virus Policy, Backup Policy, Email Security Policy, Internet Security Policy, IT Asset Inventory Policy, Mobile Computing Policy, Physical & Environmental Security Policy, User Accounts & Password Security Policy, Website Security Policy, IT Asset Disposal Policy, Data Center Information Security Policy, Business Continuity Plan, IT Cybersecurity Policy, Policy for IT Development & Change Management, Cyber Crisis Management Plan, Social Media Policy and Information Security Audit Policy. Together they provide a structured, robust framework that protects sensitive information, ensures business continuity and upholds the highest standards of cybersecurity and data privacy.

6. **Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.**

There have been no instances relating to advertising, delivery of essential services, cybersecurity or data privacy, recurrence of product recalls, or regulatory penalties concerning the safety of products or services. No corrective action has therefore been required or is currently underway.

7. **Provide the following information relating to data breaches:**

a. **Number of instances of data breaches:**

During FY 2025–26, the Company recorded Nil instances of data breaches, reflecting the continued effectiveness of its information security, data protection, and customer privacy safeguards.

b. **Percentage of data breaches involving personally identifiable information of customers:**

Not Applicable, as there were no reported instances of data breaches during FY 2025–26.

c. **Impact, if any, of the data breaches:**

Not Applicable, as no data breach or cybersecurity incident involving loss or breach of customer data was reported during FY 2025–26.

Leadership Indicators

1. **Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).**

   Information on the Company's products and services is available on its official website (https://www.lichousing.com). In addition, notice boards at all branch offices set out product features, applicable charges and other key information, ensuring transparency and accessibility for customers.

2. **Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.**

   LIC HFL actively educates customers on the safe and responsible use of its products and services. The Most Important Terms and Conditions (MITC)[21] are prominently displayed on the Company's website and on branch notice boards. Customers receive regular SMS and email reminders not to share sensitive personal or financial information, and the website offers educational content, safety tips and FAQs on digital transactions and fraud prevention to promote secure, informed behaviour.

3. **Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.**

   The Company promptly sends email and SMS alerts to customers in the event of any anticipated or actual service disruption, and communicates restoration updates through the same channels. This transparency helps customers make informed decisions and reflects LIC HFL's commitment to proactive communication and service continuity.

4 A. **Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable) If yes, provide details in brief.**

   Yes. The Company communicates all relevant terms and conditions of its housing-loan schemes to applicants before financing. Product features, fees and charges, interest rates and grievance-redressal mechanisms are displayed at all branch offices, as required by regulation, and on its website. The Most Important Terms and Conditions (MITC) are included in the loan kit and explained to customers before disbursement, reflecting the Company's commitment to fairness and transparency.

   B. **Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)**

   No. While the Company has not conducted a formal consumer-satisfaction survey, it maintains a structured mechanism to collect and analyse customer feedback, which informs product development and service enhancements.

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INDEPENDENT ASSURANCE STATEMENT

Independent Assurance Statement on Business Responsibility and Sustainability Report (BRSR) Core of LIC Housing Finance Limited (the 'Company') for the period April 01, 2025, to March 31, 2026.

To,
The Board of Directors,
LIC Housing Finance Limited ,

Maker Tower F, 131 Premises, 13th floor,
Cuffe Parade Mumbai Maharashtra 400005

Nature of the Assurance

SGS India Private Limited (hereinafter referred to as 'SGS India') was engaged by LIC Housing Finance Limited (the 'Company') to conduct an independent assurance of the Company's BRSR Core attributes pertaining to the reporting period of April 1, 2025, to March 31, 2026. SGS India has conducted a Reasonable level of Assurance for BRSR core attributes. This assurance engagement was conducted in accordance with International Standard on Assurance Engagements (ISAE) 3000 (Revised) and ISAE 3410.

Reporting Framework

The Report is prepared with reference to the following:

- Master Circular for compliance with the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 by listed entities (Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026), dated 30 January 2026 circular (BRSR Core Framework for Assurance).
- Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard

Intended Users of this Assurance Statement

This Assurance Statement is provided with the intention of informing all LIC Housing Finance Limited's Stakeholders.

Responsibilities

The information in the report and its presentation are the responsibility of the management of the Company. SGS India has not been involved in the preparation of any of the material information included in the report.

Our responsibility is to express an opinion on the text, data, and statements within the defined scope of assurance, aiming to inform the management of the Company, and in alignment with the agreed terms of reference. We do not accept or assume any responsibility beyond this specific scope. The Statement shall not be used for interpreting the overall performance of the Company, except for the aspects explicitly mentioned within the scope.

Assurance Standard

SGS has conducted a Reasonable level of Assurance w.r.t. BRSR core indicators under 9 ESG Attributes. This engagement was performed in accordance with the International Standard on Assurance Engagement (ISAE) 3000 (Revised) - Assurance Engagements other than Audits or Reviews of Historic Financial Information, and ISAE 3410 - Assurance Engagements on Greenhouse Gas Statements, issued by the International Auditing and Standards Board.

Our evidence-gathering procedures were designed to obtain a 'Reasonable' level of assurance, which is a high level of assurance

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in accordance with ISAE 3000 (Revised). It involves obtaining sufficient appropriate evidence to support the conclusion that the information presented in the report is fairly stated and is free from material misstatements.

Statement of Independence and Competence

The SGS Group of companies is the world leader in inspection, testing and assurance, operating in more than 140 countries and providing services including management systems and service certification; quality, environmental, social and ethical auditing and training; environmental, social and sustainability report assurance. SGS affirm its independence from LIC Housing Finance Limited, being free from bias and conflicts of interest with the organization, its subsidiaries and stakeholders.

The assurance team was assembled based on their knowledge, experience and qualifications for this assignment, and comprised auditors registered with ISO 26000, ISO 20121, ISO 50001, SA8000, RBA, QMS, EMS, SMS, GPMS, CFP, WFP, GHG Verification and GHG Validation Lead Auditors and experience on the SRA Assurance.

Scope of Assurance

The assurance process involved assessing the quality, accuracy, and reliability of BRSR Core Indicators (KPIs) within the report for the period April 1, 2025, to March 31, 2026. The reporting scope and boundaries include LIC Housing Finance Limited and its regional offices spread across India.

Assurance Methodology

The assurance comprised a combination of desktop review, interaction with the key personnel engaged in the process of developing the report, on-site visits, and remote verification of data. Specifically, SGS India undertook the following activities:

- Assessment of the suitability of the applicable criteria in terms of its comprehensiveness, reliability, and accuracy.
- Interaction with key personnel responsible for collecting, consolidating, and calculating the BRSR core KPIs, and assessing the internal control mechanisms in place to ensure data quality.
- Application of analytical procedures and verification of documents on a sample basis for the compilation and reporting of the KPIs.
- Assessing the aggregation process of data at the Head Office level.
- Critical review of the report regarding the plausibility and consistency of qualitative and quantitative information related to the KPIs.

Limitations

SGS India did not come across any limitation to the agreed scope of the assurance engagement. SGS India verified data on a sample basis; the responsibility for the authenticity of the data entirely lies with the Company. The assurance scope excluded forward-looking statements, product- or service-related information, external information sources, and expert opinions. SGS India has not been involved in the evaluation or assessment of any financial data/performance of the company. Our opinion on financial indicators is based on the third-party audited financial reports of the Company. SGS India does not take any responsibility for the financial data reported in the audited financial reports of the Company.

The assurance scope excludes:

- Disclosures other than those mentioned in the assurance scope.
- Data reviews outside the operational sites as mentioned in the reporting boundary.
- Validation of any data and information other than those presented in “Findings and Conclusions.”
- The assurance engagement considers an uncertainty of ±5% based on the materiality threshold for Assumption/ estimation/measurement errors and omissions.
- The Company’s statements that describe the expression of opinion, belief, aspiration, expectation, aim to future intention provided by the Company, and assertions related to Intellectual Property Rights and other competitive issues.
- Mapping of the Report with reporting frameworks other than those mentioned in the Reporting Criteria above.

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Findings and Conclusions

BRSR Core Indicators:

Based on the procedures we have performed and the evidence we have obtained, we are satisfied that the information presented by the Company in its report, on the BRSR Core Indicators (as listed below) is complete, accurate, reliable, has been fairly stated in all material respects, and is prepared based on the BRSR reporting guidelines prescribed by Securities and Exchange Board of India (SEBI).

The list of BRSR Core Indicators that were verified within this assurance engagement is given below:

Sr.No.	BRSR Core Attributes	BRSR Core Indicators
1	Greenhouse gas (GHG) footprint	≈ Total Scope 1 emissions ≈ Total Scope 2 emissions ≈ GHG Emission Intensity (Scope 1 +2)
2	Water footprint	≈ Total water withdrawn ≈ Total water consumption ≈ Water consumption intensity ≈ Water Discharge by destination and levels of Treatment
3	Energy footprint	≈ Total energy consumed ≈ % of energy consumed from renewable sources ≈ Energy intensity
4	Embracing circularity	≈ Plastic waste ≈ E-waste ≈ Bio-Medical Waste ≈ Construction and Demolition Waste ≈ Battery waste ≈ Other hazardous waste ≈ Other non-hazardous waste ≈ Total waste generated ≈ Waste intensity ≈ Total waste recovered through recycling, re-using or other recovery operations ≈ Total waste disposed by nature of disposal method
5	Employee well-being and safety	≈ Spending on measures towards well-being of employees as a % of total revenue from operations of the Company ≈ Details of safety related incidents for employees ≈ This includes: A) Number of permanent disabilities B) Lost Time Inquiry Frequency Rate (LTIFR) (per one million-person hours worked) C) No. of Fatalities
6	Enabling gender diversity in business	≈ Gross wages paid to females as % of total wages paid ≈ Complaints on POSH Complaints on POSH. This includes: A) Total complaints on Sexual Harassment (POSH) reported B) Complaints on POSH as a % of female employees/workers C) Complaints on POSH upheld
7	Enabling inclusive development	≈ Input material sourced from MSMEs/ small producers as % of total purchases directly sourced from MSMEs/ small producers and directly from within India

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Sr.No.	BRSR Core Attributes	BRSR Core Indicators
		≈ Job creation in smaller towns - Wages paid to people employed in smaller towns as % of total wage cost
8	Fairness in engaging with customers and suppliers	≈ Instances involving loss/breach of data of customers as a percentage of total data breaches or cyber security events ≈ Number of days of accounts payable
9	Open-ness of business	≈ Concentration of purchases & sales done with trading houses, dealers, and related parties ≈ Loans and advances & investments with related parties

For and on behalf of SGS India Private Limited

 Kalpesh Thombare Technical Reviewer *National Manager – ESG & Sustainability Services, SGS India.* 30th June ,2026.	 **Namrata Kamble** Verifier *Sr. Technical Associate - ESG & Sustainability Services, SGS India* Team Member – Vaibhavi Kulkarni 30th June ,2026.

INDEPENDENT AUDITORS' REPORT

To
The Members of
LIC Housing Finance Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **LIC 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 cash flow and the standalone statement of changes in equity 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 "the 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, as amended ("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 ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its profit and other comprehensive income, its cash flows and the changes in equity 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 sub-section (10) of Section 143 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 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 we have obtained is sufficient and appropriate to provide a basis for our audit 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.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone financial statements.

The Key audit matters	How our audit addressed the key audit matter
Assessment of impairment loss allowance based on expected credit loss (ECL) on Loans and Advances (Also refer Note 3.13.i Use of estimates and judgements and 36.4.2 Credit Risk to the standalone financial statements)	
Impairment of loans and advances, including off-balance sheet elements Charge: ₹ (330.38) Crores for year ended March 31, 2026 Provision: ₹ 4,568.63 Crores as on March 31, 2026	
Subjective estimate – Expected Credit Loss (ECL) under Ind AS 109 Under Ind AS 109, Financial Instruments, the Company recognises impairment allowances on loans and advances using the Expected Credit Loss (ECL) model. The ECL represents a probability-weighted estimate of credit losses over the expected life of a financial instrument and incorporates reasonable and supportable information, including historical default and loss experience, current conditions and forward-looking macroeconomic information.	**Our audit procedures included the following:** **Understanding of the process and testing of controls** • We obtained an understanding of the Company's impairment methodology, accounting policies and governance framework for Expected Credit Loss (ECL) and assessed their compliance with the requirements of Ind AS 109 and the applicable Reserve Bank of India (RBI) guidelines.

The Key audit matters	How our audit addressed the key audit matter
The estimation of ECL involves significant management judgement and estimation uncertainty. The key areas where we identified increased levels of management judgement, and consequently greater audit focus, are as follows: • **Data inputs –** The application of the ECL model requires the use of large volumes of data from multiple sources. This increases the risk relating to the completeness, accuracy and appropriateness of the data used in developing the assumptions underlying the ECL model. • **Loan staging and credit risk assessment –** Significant judgement is applied in determining whether there has been a significant increase in credit risk since initial recognition and in classifying financial assets into the appropriate stage under the ECL framework. This assessment considers various qualitative and quantitative factors, including borrower characteristics, internal credit risk ratings, repayment behaviour, remaining tenor, collateral valuations, expected recovery timelines, industry outlook and other relevant information. • **Model estimations –** The estimation of ECL involves the use of inherently judgmental models to determine the key inputs, namely Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD). Among these, PD and LGD are the primary drivers of estimation complexity and represent the most significant areas of judgement in the Company's ECL modelling approach. • **Economic scenarios –** Ind AS 109 requires ECL to be measured on an unbiased, probability-weighted basis by incorporating a range of possible future economic scenarios. Significant management judgement is applied in selecting forward-looking macroeconomic assumptions, developing alternative economic scenarios and assigning probability weightings to those scenarios, particularly in light of uncertainties arising from geopolitical developments, inflationary pressures and the prevailing economic environment. • **Post-model adjustments (management overlays) –** Where considered necessary, management applies post-model adjustments (management overlays) to reflect risks and uncertainties that are not adequately captured by the underlying ECL models. The determination of such adjustments involves significant judgement and estimates.	• We evaluated the design and tested the operating effectiveness of key controls over the ECL process, including controls relating to data extraction and validation, model governance, approval of key assumptions and review of the impairment allowance. • We tested controls over the completeness and accuracy of data used in the ECL models, including controls over system-generated reports used in determining default status, ageing and other credit risk indicators. • We tested controls over the identification of significant increase in credit risk (SICR), staging of financial assets and timely recognition of impairment. • We tested controls over the selection of forward-looking macroeconomic variables, development of economic scenarios and application of probability weightings used in estimating ECL. • We evaluated controls over the identification, approval, calculation and review of post-model adjustments (management overlays), where applicable. **Substantive audit procedures** • We tested the completeness of loans and advances, including off-balance sheet credit exposures, included in the ECL computation by reconciling them to the underlying accounting records and loan reports. • On a sample basis, we tested the completeness, accuracy and relevance of key data inputs used in the ECL models by agreeing the data to the underlying books, loan documentation and other supporting records. • We tested samples of financial assets classified in Stages 1, 2 and 3 to assess whether they had been appropriately staged in accordance with the requirements of Ind AS 109. This included evaluating whether indicators of significant increase in credit risk had been appropriately identified and whether the resulting stage allocation was appropriate. • We evaluated the reasonableness of assumptions and estimates used in determining Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD) by considering historical performance, observed default experience, recovery trends, collateral information, available external information and other corroborative evidence, where appropriate.

The Key audit matters	How our audit addressed the key audit matter
• **Assessment of project finance exposures –** For project finance exposures, additional judgement is exercised in assessing expected credit losses based on factors such as the borrower's financial performance, solvency, liquidity, project execution status and industry outlook. The combined effect of these judgements results in a high degree of estimation uncertainty in measuring impairment allowances on loans and advances, including off-balance sheet credit exposures. Consequently, there is a potential range of reasonable outcomes that could materially affect the impairment allowance recognised in the standalone financial statements. Refer to Note 36.4.2 to the standalone financial statements for details of the Company's credit risk management framework and the Expected Credit Loss allowance recognised. **Disclosures** The disclosures relating to the Company's application of Ind AS 109 are significant in explaining the judgements, assumptions and estimation techniques applied in determining the Expected Credit Loss allowance. In addition, disclosures required under the applicable RBI regulations relating to non-performing assets and provisioning involve significant judgement and estimation and were therefore an area of audit focus. Considering the significant management judgement involved in estimating the Expected Credit Loss allowance and the materiality of the related impairment provision to the standalone financial statements, we determined this matter to be a Key Audit Matter for the current year's audit.	• We assessed the reasonableness of management's forward-looking macroeconomic assumptions, economic scenarios and probability weightings used in estimating ECL. • Where management overlays were recognised, we evaluated the rationale, supporting evidence, methodology and consistency of their application to determine whether they appropriately reflected risks not captured by the underlying ECL models. • For selected project finance exposures, we assessed management's impairment evaluation by examining borrower-specific information, including financial performance, solvency, liquidity, project execution status, collateral values, repayment capacity and industry outlook. **Assessing disclosures** • We assessed whether the disclosures in the standalone financial statements appropriately describe the Company's application of the Expected Credit Loss methodology, significant judgements and assumptions applied, estimation uncertainty involved and the related impairment allowances recognised, in accordance with the requirements of Ind AS 109 and applicable RBI regulations.
Information technology (IT) **IT systems and controls relating to Loan Management System**	
IT Systems and Controls The Company's processes relating to the sanctioning, disbursement, and recovery of loans and advances are highly dependent on automated controls embedded within its information technology ("IT") systems. The Company uses a Loan Management System to manage its loan portfolio and process a significant volume of transactions. Given the pervasive use of IT systems, deficiencies in the IT control environment, including controls over data integrity, system access, and changes to applications, could result in material misstatements in the financial accounting and reporting records. Accordingly, IT systems and controls relating to the Loan Management System were identified as a Key Audit Matter due to the significant volume of transactions processed through the system and the importance of maintaining effective controls to ensure the integrity, accuracy, and reliability of financial information.	**With the assistance of our IT specialists, we performed the following procedures:** (a) Obtained an understanding of the Company's information processing systems, IT general controls, and automated controls relevant to applications, databases, and operating systems that are significant to our audit. (b) Obtained an understanding of changes made to the IT applications during the audit period and evaluated the relevant controls over such changes. (c) Tested the design and operating effectiveness of key IT general controls, including: (i) User access management controls, controls over changes to the IT environment, and segregation of duties relating to program maintenance and security administration for key financial accounting and reporting processes. (ii) Controls over periodic review of user access rights and tested selected system change requests to verify appropriate approval and authorization. (iii) Automated controls, including interfaces, system configurations, and reports generated from the Company's information processing systems relating to loans, borrowings, deposits, interest income, interest expense, and other significant financial statement items.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report but does not include the consolidated financial statements, standalone financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of 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 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. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Board of Directors for the Standalone Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in sub-section (5) of Section 134 of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including Ind AS. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 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, the Management and 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 the management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the 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 clause (i) of sub-section (3) of Section 143 of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to these standalone 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 the management.
- Conclude on the appropriateness of management and Board of Directors use of the going concern basis of accounting 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 controls 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 the 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 disclosure about the matter 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 Matter

The standalone financial statements of the company for the year ended March 31,2025 were audited by previous joint auditors under the Act who, vide their joint audit report dated May 15,2025, expressed an unmodified opinion on those standalone financial statements.

Our opinion on the standalone financial Statements is not modified in respect of the above matter.

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 sub-section (3) of Section 143 of the Act, we report 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.

   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.

   c. The standalone balance sheet, the standalone statement of profit and loss including other comprehensive income, the standalone statement of cash flow and the standalone statement of changes in equity 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 specified under section 133 of the Act.

   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 sub-section (2) of Section 164 of the Act.

   f. With respect to the adequacy of the internal financial controls with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" wherein we have expressed an unmodified opinion.

   g. In our opinion, the managerial remuneration for the year ended March 31, 2026 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act.

   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 on its financial position in its standalone financial statements – Refer note 38 to the standalone financial statements;

      ii. The Company has made a provision, as required under the applicable law or Indian Accounting Standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

      iii. There has been no delay in transferring amounts, required to be transferred, to the

Investor Education and Protection Fund by the Company.

iv. (a) The Management has represented that, to the best of its knowledge and belief, 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(es), 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 to or on behalf of the Ultimate Beneficiaries.

(b) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(es), 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 Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the 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 (a) and (b), contain any material misstatement.

v. The final dividend paid by the Company during the year in respect of the same declared for the previous year is in accordance with section 123 of the Act to the extent it applies to payment of dividend.

As stated in note 40 to the standalone financial statements, the Board of Directors of the Company has proposed dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with section 123 of the Act to the extent it applies to declaration of dividend.

vi. Based on our examination which included test checks, the Company has used accounting software systems for maintaining its books of account for the financial year ended March 31, 2026 which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with and, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For SHAH GUPTA & CO.,
Chartered Accountants
Firm Registration No.: 109574W

Heneel K Patel
Partner
M. No. 114103
UDIN: 26114103VTZGUT1658

Place: Mumbai
Date: May 13, 2026

For BATLIBOI & PUROHIT
Chartered Accountants
Firm Registration No.: 101048W

Parag Hangekar
Partner
M. No. 110096
UDIN: 26110096LZVOJQ2199

Place: Mumbai
Date: May 13, 2026

ANNEXURE A
TO THE INDEPENDENT AUDITORS' REPORT

Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of LIC Housing Finance Limited of even date

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) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment (including right of use assets).

(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 under which property, plant and equipment are required to be verified annually. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain property, plant and equipment were physically verified by the management during the year. No material discrepancies were noticed on such verification during the year.

(c) The title deeds of immovable properties (other than immovable properties where the Company is the lessee, and the lease agreements are duly executed in favour of the lessee) as disclosed in the note 12.1 to the standalone financial statements included in property, plant and equipment are held in the name of the Company.

(d) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets during the year.

(e) There are no proceedings initiated or are pending against the Company for holding benami property under the Prohibition of Benami Property Transaction Act, 1988 and Rules made thereunder.

(ii) (a) The Company is a Housing Finance Company engaged in the business of granting loans. Accordingly, it does not hold any physical inventories. Accordingly, reporting under clause 3 (ii) (a) of the Order is not applicable to the Company.

(b) During the year, the Company has been sanctioned working capital limits in excess of ₹ 5 Crores in aggregate by banks or financial institutions. However, such loans are either unsecured or secured by way of negative lien over assets of the Company. Accordingly, reporting under clause 3 (ii) (b) of the Order is not applicable to the Company.

(iii) (a) The Company is a Housing Finance Company engaged in the business of granting loans. Accordingly, reporting under clause 3 (iii) (a) of the Order is not applicable to the Company.

(b) The company is a Housing Finance Company engaged in the business of granting loans, the terms and conditions of the grant of such loans/ advances and investment made during the year, in our opinion prima facie are not prejudicial to the company's interest. During the year, the Company has not provided securities or guarantee or granted advances in the nature of loans to companies, firms, limited liability partnerships or any other parties.

(c) In respect of the aforesaid loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated by the Company and the repayments or receipts are generally regular. However, there have been certain instances of delays/defaults in repayment of principal and/or payment of interest by the borrowers.

Considering that the Company is a Housing Finance Company engaged in the business of granting housing loans and loans against property to individual customers and providing builder finance and corporate finance to non-individual customers, it is not practicable to furnish borrower-wise details of the amount overdue, due dates and extent of delay/default, as suggested in the Guidance Note on the Companies (Auditor's Report) Order, 2020 issued by the Institute of Chartered Accountants of India, having regard to the voluminous nature of transactions undertaken in the ordinary course of business.

The aggregate details of such overdue balances, including the related asset classification and provisioning thereagainst, are disclosed in Note 7, Note 36.4.2 and Note 48A15 to the standalone financial statements. The Company has recognised provisions, wherever required, in accordance with the prudential norms relating to Income Recognition, Asset Classification and Provisioning issued by the Reserve Bank of India and the applicable Indian Accounting Standards (Ind AS). Except for such instances of delays/defaults referred to above, the borrowers are generally regular in repayment of principal and payment of interest in accordance with the stipulated terms.

(d) There is no overdue amount for more than ninety days in respect of loans given except total amount of ₹ 3,774.31 crores overdue for more than ninety days as at March 31, 2026. In our opinion, reasonable steps have been taken by the Company for recovery of the principal and interest. Further, the Company has not given any advance in the nature of loan to any party during the year.

(e) The Company is a Housing Finance Company with its principal business of giving loans. Accordingly, reporting under clause 3 (iii) (e) of the Order is not applicable to the Company.

(f) 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

(iv) The Company has complied with the provisions of Section 185 of the Act in respect of the loans granted by it. The Company has not provided any guarantee or security as specified under Section 185 of the Act. In respect of the investments made by the Company, the provisions of sub-section (1) of Section 186 of the Act have been complied with. Further, the Company, being a Housing Finance Company registered with the National Housing Bank, is exempt from compliance with the remaining provisions of Section 186 of the Act. Accordingly, the remaining provisions of Section 186 are not applicable to the Company.

(v) The Company is a Housing Finance Company registered with the National Housing Bank (NHB). The provisions of Sections 73 to 76 and other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014, as amended, are not applicable to the Company. The Company has complied with the applicable directions issued by the Reserve Bank of India/National Housing Bank relating to acceptance of public deposits. Further, no order has been passed by the National Housing Bank, Reserve Bank of India, any Court or any other Tribunal in respect of the aforesaid matters.

(vi) The Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act for the services rendered by the Company. Accordingly, reporting under clause 3 (vi) of the Order is not applicable to the Company.

(vii) (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues applicable to it. No undisputed amounts payable in respect of these statutory dues were outstanding as at March 31,2026, for a period of more than six months from the date they became payable.

(b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

Nature of the statute	Nature of dues	Forum where Dispute is Pending	Period to which the Amount Relates	Disputed Amount ₹ Crore	Amount Not deposited ₹ Crore
Income Tax Act, 1961	Income Tax	ITAT (Appeals)	AY 2018-19	16.95	5.05
		CIT(Appeals)	AY 2018-19	4.88	4.88
Goods and Service Tax, 2017	Goods & Services Tax	Additional Commissioner	FY 2018-19	1.55	1.55
		Assistant Commissioner	FY 2018-19	0.16	0.16
		Assistant Commissioner	FY 2019-20	0.21	0.21
		Deputy Commissioner	FY 2020-21	3.56	3.56
		Commercial Tax Officer,Excise and Taxation Officer	FY 2020-21	0.36	0.36
		Assistant Commissioner	FY 2020-21	0.66	0.66
		Deputy Commissioner	FY 2021-22	1.14	1.14
		Deputy Commissioner	FY 2022-23	0.95	0.95
		Deputy Commissioner	FY 2018-19	0.13	0.13
		Deputy Commissioner	FY 2019-20	0.08	0.08
		Assistant Commissioner	FY 2021-22	0.03	0.03

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) The Company has not been declared a wilful defaulter by any bank or financial institution or other lender.

(c) The term loans obtained during the year have been applied by the Company for the purposes for which they were obtained, other than temporary deployment of such funds pending application for the intended purposes.

(d) No funds raised on short-term basis have 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 or associates. The Company does not have any joint venture (as defined under the Act) during the year ended March 31, 2026. Accordingly, reporting under clause 3 (ix) (e) of the Order is not applicable to the Company.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries or associates. The Company does not have any joint venture (as defined under the Act) during the year ended March 31, 2026. Accordingly, reporting under clause 3 (ix) (f) of the Order is not applicable to the Company.

(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. Accordingly, the reporting under clause 3 (x) (a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, reporting under clause 3 (x) (b) of the Order is not applicable to the Company.

(xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have not noticed any fraud by the Company during the year, nor have we been informed of any such instance by the management. Further, there have been instances of frauds committed by borrowers/other parties on the Company amounting to ₹ 9.75 Crores during the year, which have been identified by the Company and disclosed in Note 49.3 to the standalone financial statements.

(b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under sub-clause (12) of Section 143 of the Act, in Form ADT-4, was not required to be filed. Accordingly, reporting under clause 3 (xi) (b) of the Order is not applicable to the Company.

(c) During the course of our examination of the books and records of the Company carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, reporting under clause 3 (xi) (c) of the Order is not applicable to the Company.

(xii) As the Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3 (xii) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and the details have been disclosed in the notes to the standalone financial statements, as required by the applicable accounting standards.

(xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.

(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit, have been considered by us.

(xv) As represented to us by the Management, the Company has not entered into any non-cash transactions with Directors or persons connected with him. Accordingly, reporting under clause 3 (xv) of the Order is not applicable to the Company.

(xvi) (a) The Company is a Housing Finance Company and holds a valid Certificate of Registration under Section 29A of the National Housing Bank Act, 1987. Accordingly, in terms of the Master Direction – Exemptions from the Provisions of the Reserve Bank of India Act, 1934 dated August 25, 2016, as amended, the Company is not required to obtain registration under Section 45-IA of the Reserve Bank of India Act, 1934.

(b) Based on our examination of the records of the Company and according to the information and explanations given to us, the Company has not conducted any Housing Finance activities during the year without a valid Certificate of Registration.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, reporting under clause 3 (xvi) (c) of the Order is not applicable to the Company.

(d) As represented to us by the Management, as at March 31, 2026 as per the definition of Group under Core Investment Companies (Reserve Bank) Directions 2016, there is no Core Investment Company (CIC) which is registered with the Reserve Bank of India, forming part of the promoter group.

(xvii) The Company has not incurred cash losses during the financial year or in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly, reporting under clause (xviii) is not applicable to the Company.

(xix) On the basis of the financial ratios of the financial statements, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of 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 any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of 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 the facts up to the date of the audit report and it should not be construed as a guarantee or 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) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act.

(b) In respect of ongoing projects, the Company has transferred the remaining unspent amount to a Special Account in compliance with the provisions of sub-section (6) of section 135 of the Act

(xxi) The reporting under paragraph 3 (xxi) of the Order is not applicable in respect of audit of Standalone Financial Statements. Accordingly, no comment in respect of the said clause has been included in this report.

For SHAH GUPTA & CO.,
Chartered Accountants
Firm Registration No.: 109574W

Heneel K Patel
Partner
M. No. 114103
UDIN: 26114103VTZGUT1658

Place: Mumbai
Date: May 13, 2026

For BATLIBOI & PUROHIT
Chartered Accountants
Firm Registration No.: 101048W

Parag Hangekar
Partner
M. No. 110096
UDIN: 26110096LZVOJQ2199

Place: Mumbai
Date: May 13, 2026

ANNEXURE B
TO THE INDEPENDENT AUDITORS' REPORT

Report on the internal financial controls under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to these standalone financial statements of **LIC 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's Responsibility for Internal Financial Controls

The Company's management and Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 ("the 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 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements of the Company based on our audit. We conducted our audit in accordance with the Guidance Note issued by the ICAI and the Standards on Auditing as specified under sub-section (10) of Section 143 of the Act, to the extent applicable to an audit of internal financial controls 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 reporting with reference to these standalone financial statements was 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 these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to these standalone financial statements included obtaining an understanding of internal financial controls with reference to these standalone financial statements, 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 judgement, 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 audit opinion on the internal financial controls with reference to these standalone financial statements.

Meaning of Internal Financial Controls with reference to these Standalone Financial Statements

A Company's internal financial control with reference to these 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 with reference to these standalone financial statements 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 authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the standalone financial statements.

Inherent Limitations of Internal Financial Controls Reporting with reference to these Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to these 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 with reference to these standalone financial statements to future periods are subject to the risk that the internal financial control with reference to these 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 with reference to these standalone financial statements and such internal financial controls with reference to these standalone financial statements were operating effectively as at March 31, 2026, based on the internal financial controls over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For SHAH GUPTA & CO.,
Chartered Accountants
Firm Registration No.: 109574W

Heneel K Patel
Partner
M. No. 114103
UDIN: 26114103VTZGUT1658

Place: Mumbai
Date: May 13, 2026

For BATLIBOI & PUROHIT
Chartered Accountants
Firm Registration No.: 101048W

Parag Hangekar
Partner
M. No. 110096
UDIN: 26110096LZVOJQ2199

Place: Mumbai
Date: May 13, 2026

STANDALONE BALANCE SHEET

As at March 31, 2026

(₹ in Crore)

		Note	As at March 31, 2026	As at March 31, 2025
	Assets			
(1)	**Financial Assets**			
	(a) Cash and Cash Equivalents	5	706.80	1,259.72
	(b) Bank Balance other than (a) above	6	571.32	144.80
	(c) Loans	7	3,16,167.84	3,02,856.63
	(d) Investments	8	5,050.33	6,872.01
	(e) Other Financial Assets	9	339.62	281.43
	Total Financial Assets		**3,22,835.91**	**3,11,414.59**
(2)	**Non-Financial Assets**			
	(a) Current Tax Assets (Net)	10	634.80	610.39
	(b) Deferred Tax Assets (Net)	11	1,061.93	1,298.85
	(c) Property, Plant and Equipment	12.1	191.73	161.79
	(d) Right of Use Assets	12.2	153.90	164.76
	(e) Capital Work in Progress	12.3	-	0.09
	(f) Intangible Assets under Development	12.4	-	51.41
	(g) Other Intangible Assets	12.5	38.52	23.96
	(h) Other Non-Financial Assets	13	188.94	180.12
	Total Non-Financial Assets		**2,269.82**	**2,491.37**
	Total Assets		**3,25,105.73**	**3,13,905.96**
	LIABILITIES AND EQUITY			
	LIABILITIES			
(1)	**Financial Liabilities**			
	(a) Lease Liabilities	43	174.46	178.02
	(b) Payables	14		
	(A) Trade Payables			
	(i) Total outstanding dues of micro enterprises and small enterprises		0.57	1.93
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		93.94	228.05
	(B) Other Payables			
	(i) Total outstanding dues of micro enterprises and small enterprises		-	-
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
	(c) Debt Securities	15	1,36,014.77	1,61,631.46
	(d) Borrowings (Other than Debt Securities)	16	1,28,221.02	98,925.98
	(e) Deposits	17	11,389.44	8,242.92
	(f) Subordinated Liabilities	18	1,797.27	1,796.86
	(g) Other Financial Liabilities	19	5,494.18	6,144.83
	Total Financial Liabilities		**2,83,185.65**	**2,77,150.05**
(2)	**Non-Financial Liabilities**			
	(a) Provisions	20	263.41	360.43
	(b) Other Non-Financial Liabilities	21	331.13	138.70
	Total Non-Financial Liabilities		**594.54**	**499.13**
(3)	**EQUITY**			
	(a) Equity Share Capital	22	110.08	110.08
	(b) Other Equity	23	41,215.46	36,146.70
	Total Equity		**41,325.54**	**36,256.78**
	Total Liabilities and Equity		**3,25,105.73**	**3,13,905.96**
See accompanying notes forming part of the Standalone Financial Statement		1-52		

As per our report of even date attached

For and on behalf of the Board of Directors

For Shah Gupta & Co Chartered Accountants FRN 109574W	**For Batliboi & Purohit** Chartered Accountants FRN 101048W	**Shri R Doraiswamy** Chairman DIN : 10358884	**Kashi Prasad Khandelwal** Director DIN : 00748523	**T. Adhikari** Managing Director & Chief Executive Officer DIN: 10229197
Heneel K Patel Partner M. No. 114103	**Parag Hangekar** Partner M.No. 110096	**Varsha Hardasani** Company Secretary ACS No.: 50448	**Lokesh Mundhra** CFO	**H. J. Panchariya** General Manager (Accounts)

Place: Mumbai
Date : May 13, 2026

STATEMENT OF STANDALONE PROFIT AND LOSS

For the Year ended March 31, 2026

(₹ in Crore)

		Note	Year ended as at March 31, 2026	Year ended as at March 31, 2025
(1)	**REVENUE FROM OPERATIONS**			
	(i) Interest Income	24	28,199.71	27,661.46
	(ii) Fees and Commission Income	25	78.75	37.09
	(iii) Net gain on fair value changes	26	76.03	66.72
	(iv) Other Operating Income	27	410.14	271.96
Total Revenue from Operations (1)			**28,764.63**	**28,037.23**
(2)	**Other Income** (includes Dividend of ₹ 6.41 Crore) (Previous year ₹ 5.98 Crore)	28	7.03	8.90
(3)	**Total Income (1+2)**		**28,771.66**	**28,046.13**
(4)	**Expenses**			
	(i) Finance Costs	29	19,775.19	19,535.82
	(ii) Fees and Commission Expenses	30	162.11	151.69
	(iii) Net Loss on Derecognition of Financial Instruments under Amortised Cost Category	31	31.66	14.64
	(iv) Impairment on Financial Instruments	32	554.03	261.10
	(v) Employee Benefits Expenses	33	641.05	701.73
	(vi) Depreciation, Amortisation and Impairment	34	117.58	93.93
	(vii) Others Expenses	35	409.42	431.41
Total Expenses (4)			**21,691.04**	**21,190.32**
(5)	**Profit Before Tax (3-4)**		**7,080.62**	**6,855.81**
(6)	**Tax Expense:**			
	- Current Tax		1,267.03	1,062.33
	- Tax Expense for Earlier Years		(10.51)	-
	- Deferred Tax Charge		228.95	364.46
Total Tax Expenses (6)			**1,485.47**	**1,426.79**
(7)	**Net Profit after Tax (5-6)**		**5,595.15**	**5,429.02**
(8)	**Other Comprehensive Income**			
	Items that will not be reclassified to profit or loss			
	(i) Items that will not be reclassified to Statement of Profit or Loss		31.63	(95.96)
	(ii) Income Tax relating to items that will not be reclassified to statement of Profit or Loss		(7.96)	24.15
	Other Comprehensive Income		**23.67**	**(71.81)**
(9)	**Total Comprehensive Income for the year**		**5,618.82**	**5,357.21**
(10)	**Earnings per Equity Share**			
	Basic (₹)		101.72	98.70
	Diluted (₹)		101.72	98.70
	Nominal value per Share (₹)		2.00	2.00

See accompanying notes forming part of the Standalone Financial Statement 1 - 52

As per our report of even date attached

For and on behalf of the Board of Directors

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Shri R Doraiswamy
Chairman
DIN : 10358884

Kashi Prasad Khandelwal
Director
DIN : 00748523

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

Heneel K Patel
Partner
M. No. 114103

Parag Hangekar
Partner
M.No. 110096

Varsha Hardasani
Company Secretary
ACS No.: 50448

Lokesh Mundhra
CFO

H. J. Panchariya
General Manager (Accounts)

Place: Mumbai
Date : May 13, 2026

STATEMENT OF STANDALONE CHANGES IN EQUITY

For the Year ended March 31, 2026

A. EQUITY SHARE CAPITAL

(₹ in Crore)

Balance as at April 1, 2024	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting year	Changes in equity share capital during the year	Balance as at March 31, 2025
110.08	-	-	-	110.08

(₹ in Crore)

Balance as at April 1, 2025	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting year	Changes in equity share capital during the year	Balance as at March 31, 2026
110.08	-	-	-	110.08

Shares held by promoters as at March 31, 2025			% Change during the year
Promoter Name	No. of Shares	% of total shares	
Life Insurance Corporation of India	24,88,42,495	45.24	-

Shares held by promoters as at March 31, 2026			% Change during the year
Promoter Name	No. of Shares	% of total shares	
Life Insurance Corporation of India	24,88,42,495	45.24	-

B. OTHER EQUITY

(₹ in Crore)

	Reserve and Surplus								Total Equity
	Statutory Reserve	Capital Reserve	Securities Premium	General Reserve	Special Reserve I	Special Reserve II	Impairment Reserve	Retained Earnings	
Balance as at April 1, 2024	**0.20**	**0.48**	**4,031.72**	**9,732.97**	**38.98**	**9,839.29**	**297.50**	**7,343.42**	**31,284.55**
Add: Profit for the year	-	-	-	-	-	-	-	5,429.02	5,429.02
Add: Remeasurement gains/(loss) on Defined Benefit Obligation (Net)	-	-	-	-	-	-	-	(71.81)	(71.81)
Less: Dividend of ₹ 9/- per equity share of ₹ 2 /- each	-	-	-	-	-	-	-	(495.06)	(495.06)
Transfer to Statutory Reserve	0.01	-	-	-	-	-	-	(0.01)	-
Transfer to General Reserve	-	-	-	1,000.00	-	-	-	(1,000.00)	-
Transfer to Special Reserve II	-	-	-	-	-	1,299.99	-	(1,299.99)	-
Transfer to Impairment Reserve	-	-	-	-	-	-	-	-	-
Balance as at March 31, 2025	**0.21**	**0.48**	**4,031.72**	**10,732.97**	**38.98**	**11,139.28**	**297.50**	**9,905.57**	**36,146.70**

STATEMENT OF STANDALONE CHANGES IN EQUITY

For the Year ended March 31, 2026

(₹ in Crore)

	Reserve and Surplus								Total Equity
	Statutory Reserve	Capital Reserve	Securities Premium	General Reserve	Special Reserve I	Special Reserve II	Impairment Reserve	Retained Earnings	
Balance as at April 1, 2025	**0.21**	**0.48**	**4,031.72**	**10,732.97**	**38.98**	**11,139.28**	**297.50**	**9,905.57**	**36,146.70**
Add: Profit for the year	-	-	-	-	-	-	-	5,595.15	5,595.15
Add: Remeasurement gains/(loss) on Defined Benefit Obligation (Net)	-	-	-	-	-	-	-	23.67	23.67
Less: Dividend of ₹ 10/- per equity share of ₹ 2 /- each	-	-	-	-	-	-	-	(550.06)	(550.06)
Transfer to Statutory Reserve	0.01	-	-	-	-	-	-	(0.01)	-
Transfer to General Reserve	-	-	-	1,000.00	-	-	-	(1,000.00)	-
Transfer to Special Reserve II	-	-	-	-	-	1,399.99	-	(1,399.99)	-
Transfer to Impairment Reserve	-	-	-	-	-	-	-	-	-
Balance as at March 31, 2026	**0.22**	**0.48**	**4,031.72**	**11,732.97**	**38.98**	**12,539.27**	**297.50**	**12,574.33**	**41,215.46**

See accompanying notes forming part of the Standalone Financial Statement 1 - 52.

As per our report of even date attached

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

Heneel K Patel
Partner
M. No. 114103

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Parag Hangekar
Partner
M.No. 110096

Place: Mumbai
Date : May 13, 2026

For and on behalf of the Board of Directors

Shri R Doraiswamy
Chairman
DIN : 10358884

Kashi Prasad Khandelwal
Director
DIN : 00748523

Varsha Hardasani
Company Secretary
ACS No.: 50448

Lokesh Mundhra
CFO

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

H. J. Panchariya
General Manager
(Accounts)

STANDALONE CASH FLOW STATEMENT

For the Year ended March 31, 2026

(₹ in Crore)

	Particulars	Year ended March 31, 2026	Year ended March 31, 2025
A.	**Cash Flow from Operating Activities**		
	Profit Before Tax	7,080.62	6,855.81
	Adjustments for		
	Depreciation, Amortisation and Impairment (other than Financial Instruments)	117.58	93.93
	Impairment on Financial Instruments (Expected Credit Loss)	554.03	261.10
	Loss/(Gain) on disposal of Property, Plant and Equipment	(0.01)	(0.03)
	Dividend and Interest Income classified as Investing Cash Flows	(6.41)	(6.05)
	Interest Expense	19,775.19	19,535.82
	Interest Income	(28,199.71)	(27,757.42)
	Adjustments for		
	(Increase)/Decrease in Other Financial Assets	(484.63)	(239.86)
	(Increase) in Other Non Financial Assets	(8.82)	66.60
	(Decrease) in Other Financial Liabilities	(207.43)	(473.35)
	Increase/(Decrease) in Other Non Financial Liabilities	127.04	(243.97)
	Cash (used in)/generated from operations before adjustments for interest received and paid	**(1,252.55)**	**(1,907.42)**
	Interest Paid	(20,340.35)	(19,058.01)
	Interest Received	28,242.70	27,507.23
	Income Tax paid	(1,280.93)	(1,196.74)
	Cash (used in)/generated from Operations	**5,368.87**	**5,345.06**
	Loans Disbursed (Net of repayments)	(13,907.82)	(22,371.43)
	Net Cash Used in Operating Activities (A)	**(8,538.95)**	**(17,026.37)**
B.	**Cash Flow from Investing Activities**		
	Payments for Property, Plant and Equipment	(51.68)	(72.09)
	Proceeds from Sale of Property, Plant and Equipment	0.01	0.03
	Payments for Purchase of Investments	(59.59)	(766.20)
	Proceeds from Sale of Investments	1,880.87	168.97
	Dividends Received	6.41	6.05
	Net Cash generated from / (used in) Investing Activities (B)	**1,776.02**	**(663.24)**
C.	**Cash Flow from Financing Activities**		
	Proceeds from Borrowings	1,61,803.21	1,58,492.95
	Repayment of Borrowings	(1,58,124.86)	(1,38,737.42)
	Deposits (Net of repayments)	3,146.94	(1,655.10)
	Payments towards Lease Liability	(64.27)	(61.83)
	Transfer to Investor Protection Fund	(0.95)	(1.42)
	Dividend paid	(550.06)	(495.06)
	Net Cash generated from Financing Activities (C)	**6,210.01**	**17,542.12**
	Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	**(552.92)**	**(147.49)**

STANDALONE CASH FLOW STATEMENT

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Cash and Cash Equivalents at the beginning of the Period	1,259.72	1,407.21
Cash and Cash Equivalents at the end of the Period	**706.80**	**1,259.72**
Cash and Cash Equivalents as per above comprise of the following		
(i) Cash on hand	2.04	2.39
(ii) Balances with Banks (of the nature of cash and cash equivalents)	692.08	1,168.58
(iii) Cheques and demand drafts on hand	12.68	88.75
Balances as per Statement of Cash Flows	**706.80**	**1,259.72**

Changes in liabilities arising from financing activities

For the year ended March 31, 2026

(₹ in Crore)

Particulars	As at April 01, 2025	Cash Flows	Other*	As at March 31, 2026
Debt Securities	1,61,631.46	(25,616.69)		1,36,014.77
Borrowings(other than Debt Securities)	98,925.98	29,295.04		1,28,221.02
Deposits & Subordinated Liabilities	10,039.78	3,146.94		13,186.72
Lease Liability	178.02	(64.27)	60.71	174.46
Total	**2,70,775.24**	**6,761.02**	**60.71**	**2,77,596.97**

For the year ended 31, 2025

(₹ in Crore)

Particulars	As at April 01, 2024	Cash Flows	Other*	As at March 31, 2025
Debt Securities	1,44,665.32	16,966.14		1,61,631.46
Borrowings (other than Debt Securities)	96,136.58	2,789.40		98,925.98
Deposits & Subordinated Liabilities	11,694.88	(1,655.10)		10,039.78
Lease Liability	164.72	(61.83)	75.13	178.02
Total	**2,52,661.50**	**18,038.61**	**75.13**	**2,70,775.24**

* Other includes lease additions, lease terminations, interest on lease liabilities & other non-cash adjustments.

As per our report of even date attached

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

Heneel K Patel
Partner
M. No. 114103

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Parag Hangekar
Partner
M.No. 110096

Place: Mumbai
Date : May 13, 2026

For and on behalf of the Board of Directors

Shri R Doraiswamy
Chairman
DIN : 10358884

Varsha Hardasani
Company Secretary
ACS No.: 50448

Kashi Prasad Khandelwal
Director
DIN : 00748523

Lokesh Mundhra
CFO

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

H. J. Panchariya
General Manager
(Accounts)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Corporate information

The LIC Housing Finance Ltd. (Corporate ID No.: L65922MH1989PLC052257) was incorporated in 1989 having its registered office & corporate office at 131 Maker Tower, "F" Premises, 13th Floor, Cuffe Parade, Mumbai 400 005. The principal business is providing finance to individuals, corporates and developers for the purchase, construction, development and repair of houses, apartments and commercial properties in India. The business is conducted through its branches in India and its overseas representative office at Dubai supported by a network of agents for sourcing loans as well as deposits. The Company is a public limited Company, and its shares are listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE). The Company has been classified as Upper Layer Non-Banking Financial Company ("NBFC-UL") by the Reserve Bank of India ("RBI"), as per Scale Based Regulations issued by the RBI.

1 Statement of Compliance

Standalone Financial Statements of the Company have been prepared in accordance with the accounting principles generally accepted in India including Indian Accounting Standards ("the Ind AS") prescribed under section 133 of the Companies Act, 2013 ("the Act") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and the guidelines issued by the National Housing Bank ("NHB") and Reserve Bank of India (RBI) to the extent applicable.

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

2 Basis of preparation and presentation

The Company has prepared these Standalone Financial Statements, which comprises the Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flows and the Statement of Changes in Equity, and material accounting policies and other explanatory information (together hereinafter referred to as "Standalone Financial Statements" or "Financial Statements") on the historical cost basis except for certain financial instruments and certain employee benefit assets, which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

The Standalone Balance Sheet, the Standalone Statement of Profit and Loss and the Standalone Statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III to the Act. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows". The Company presents its Balance Sheet in the order of liquidity.

The Company generally reports financial assets and financial liabilities on a gross basis in the Balance Sheet. They are offset and reported net only where it has legally enforceable right to offset the recognised amounts and the Company intends to either settle on a net basis or to realise the asset and settle the liability simultaneously as permitted by Ind AS. Similarly, the Company offsets incomes and expenses and reports the same on a net basis where the netting off reflects the substance of the transaction or other events as permitted by Ind AS.

Fair value is the price that would be received on sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorized within the fair value hierarchy into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 inputs are inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The financial statements are prepared on a going concern basis, as the Management is satisfied that the Company shall be able to continue its business for the foreseeable future and no material uncertainty exists that may cast significant doubt on going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources.

The financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest Crore except when otherwise stated.

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3 Summary of material accounting policies

This note provides a list of the material accounting policies adopted in the preparation of these financial statements.

3.1 Revenue Recognition

The Company has recognised revenue pursuant to a contract (other than a contract listed in paragraph 5 of Ind AS 115) only if the counterparty to the contract is a customer. A customer is a party that has contracted with an entity to obtain services that are an output of the entity's ordinary activities in exchange for consideration.

i. Interest Income:

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably.

Interest income is accrued on a timely basis, by reference to the principal outstanding and at applicable effective interest rate (EIR). The effective interest method is a method of calculating the amortised cost of a financial asset and allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

ii. Dividend Income:

Dividend income from investment is recognised when the Company's right to receive the payment has been established provided that it is probable that economic benefits will flow to the Company and the amount of income can be measured reliably.

iii. Fees and Commission Income:

Fees and commission income includes fees other than those that are an integral part of EIR. The Company recognises the fees and commission income in accordance with the terms of the relevant contracts / agreements and when it is probable that the Company will collect the consideration.

iv. Other Operating Income:

The Company recognises recoveries against written off financial assets on realisation. Any other operating income is recognised on completion of service.

v. Net gain/loss on fair value changes:

a. The Company recognises gains/loss on fair value change of financial assets measured at FVTPL.

b. Realised gains/loss on derecognition of financial asset measured at FVTPL.

vi. Other Income:

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.

3.2 Finance Costs

Finance costs include interest, commission/brokerage on deposits and exchange differences arising from foreign currency borrowings to the extent they are regarded as adjustment to interest cost. Interest expenses are accrued on a timely basis, by reference to the principal outstanding and at the effective interest rate (EIR) applicable. The effective interest method is a method of calculating the amortised cost of a financial liability and allocating interest expenses over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

3.3 Employee Benefits

Short-term and other long-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for services rendered by employees is recognised during the year in which the employees render the service. These benefits include performance incentives and compensated absences that are expected to occur within twelve months after the end of the period in which the employees render the related service.

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 at the undiscounted amount of the benefits expected to be paid in exchange for that service.

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.

Retirement benefit cost and termination benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the Projected Unit Credit Method, with actuarial valuations being carried out at the end of each reporting date. Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the Balance Sheet with a charge or credit recognised in other comprehensive income in the year in which they occur. Re-measurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss. Past service cost is recognised in profit or loss in the year of a plan amendment or when the Company recognises corresponding restructuring cost whichever is earlier. Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- re-measurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expenses'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the balance sheet represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

A liability for a termination benefit is recognised at the earlier of when the Company can no longer withdraw the offer of the termination benefit and when the Company recognises any related restructuring costs.

3.4 Taxes

Income tax expense represents the sum of current tax and deferred tax.

Current Taxes

Current income tax is the amount of expected tax payable based on taxable profit for the year as determined in accordance with the applicable tax rates and the provisions of Income Tax Act, 1961.

Deferred Taxes

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary difference can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary differences arise from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

The carrying amount of deferred tax assets is reviewed at the end of each reporting year 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 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 by the end of the reporting year.

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 and the same taxation authority.

Current and Deferred tax are recognised in profit or loss, except when they are relating to items that are recognised in the other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

3.5 Financial Instruments

Financial assets and financial liabilities are recognised when an entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at Fair Value through Profit or Loss (FVTPL)) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

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or financial liabilities at Fair Value through Profit or Loss are recognised immediately in the Statement of Profit and Loss.

A. Financial Assets

a) Recognition and initial measurement

The Company initially recognises loans and advances, deposits and debt securities purchased on the date on which they originate. Purchases and sale of financial assets are recognised on the trade date, which is the date on which the Company becomes a party to the contractual provisions of the instrument.

All financial assets are recognised initially at fair value except investment in subsidiaries and associates. In the case of financial assets not recorded at FVTPL, transaction costs that are directly attributable to its acquisition of financial assets are included therein.

b) Classification of Financial Assets and Subsequent Measurement

On initial recognition, a financial asset is classified to be measured at –

- Amortised cost; or
- Fair Value through Other Comprehensive Income (FVTOCI)–debt investment; or
- Fair Value through Other Comprehensive Income (FVTOCI)-equity investment; or
- Fair Value through Profit or Loss (FVTPL)

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt instrument is classified as FVTOCI only if it meets both of the following conditions and is not recognised at FVTPL:

- The asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments included within the FVTOCI 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 & reversals and foreign exchange gain or loss in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to Statement of Profit and Loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL.

For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in the OCI. There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of investment. However, on sale/ disposal the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss.All other financial assets are classified as measured at FVTPL.

In addition, on initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVTOCI as at FVTPL if doing so eliminates or significantly reduces accounting mismatch that would otherwise arise.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains and losses arising on re-measurement recognised in Statement of Profit and Loss. The net

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gain or loss recognised in Statement of Profit and Loss incorporates any dividend or interest earned on the financial asset and is included in the 'other income' line item. Dividend on financial assets at FVTPL is recognised when:

- The Company's right to receive the dividends is established,
- It is probable that the economic benefits associated with the dividends will flow to the Company,
- The dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

c) **Business Model Test**

The Company determines its business model at the level that best reflects how it manages a group of financial assets to achieve its business objective.

The Company's business model is not assessed on instrument-to-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the Company's key management personnel.
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed.
- At initial recognition of a financial asset, the Company determines whether newly recognised financial assets are part of an existing business model or whether they reflect a new business model.

d) **Solely Payments of Principal and Interest ("SPPI") on the principal amount outstanding**

The Company assesses the contractual terms of financial assets to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or amortization of the premium/discount)

The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. To make the SPPI assessment, the Company applies judgement and considers relevant factors.

Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI.

e) **Derecognition of Financial Assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in Statement of Profit and Loss if such gain or loss would have otherwise been recognised in Statement of Profit and Loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in Statement of Profit and Loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the

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part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

f) **Modification of contractual cash flows**

When the contractual cash flows of a financial asset are renegotiated or otherwise modified, and the renegotiation or modification does not result in the derecognition of that financial asset, the Company recalculates the gross carrying amount of the financial asset and shall recognise a modification gain or loss in profit or loss. The gross carrying amount of the financial asset shall be recalculated as at the present value of the renegotiated or modified contractual cash flows that are discounted at the financial asset's original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets) or, when applicable, the revised effective interest rate. Any costs or fees incurred adjust the carrying amount of the modified financial asset and are amortised over the remaining term of the modified financial asset.

g) **Write off**

Financial assets are written off either partially or in their entirety only when the Company has no reasonable expectation of recovery basis past trends. Where the amount to be written off is greater than the accumulated loss allowance, the difference is recorded as an expense in the period of write off. Any subsequent recoveries against such loans are credited to Statement of Profit and Loss. The Company has Board approved policy on write off and one time settlement of loans.

h) **Collateral Valuation and Repossession**

The Company provides fully secured loans to individuals to mitigate the credit risk on financial assets, the Company seeks to use collateral, where possible as per the powers conferred on the Housing Finance Companies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 ("SARFAESI"). In its normal course of business, the Company does not physically repossess properties or other assets in its retail portfolio, but engages external agents to recover funds, generally at auction, to settle outstanding debt. Any surplus funds are returned to the customers/ obligors. As a result of this practice, the properties under legal repossession processes are not recorded on the balance sheet and not treated as non-current assets held for sale.

i) **Impairment of Financial Assets**

Definition of Default

The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-months or lifetime ECL.

The Company considers the following as constituting an event of default:

- the borrower is past due more than 90 days + cases identified by the Company as Stage 3 as per regulatory guidelines + Objective evidence for impairment (Qualitative overlay); or
- the borrower is unlikely to pay its credit obligations to the Company.

When assessing if the borrower is unlikely to pay its credit obligation, the Company considers both qualitative and quantitative indicators.

The Company applies the expected credit loss (ECL) model for recognising impairment loss on financial assets. The Company applies a three-stage approach for measuring ECL for the following categories of financial assets that are not measured at Fair Value through Profit or Loss:

- debt instruments measured at amortised cost and Fair Value through Other Comprehensive Income; and
- financial guarantee contracts.

No ECL is recognised on equity investments, classified as FVTPL.

Expected credit losses is the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

Financial assets migrate through the following three stages based on the change in credit risk since initial recognition:

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Stage 1: 12-months ECL

Loan will fall under stage one if the DPD is up to 30 days. The Company assesses ECL on exposures where there has not been a significant increase in credit risk since initial recognition and that were not credit impaired upon origination. For these exposures, the Company recognises as a collective provision the portion of the lifetime ECL associated with the probability of default events occurring within the next 12 months. The Company does not conduct an individual assessment of exposures in Stage 1 as there is no evidence of one or more events occurring that would have a detrimental impact on estimated future cash flows.

Stage 2: Lifetime ECL – not credit impaired

The Company considers loan accounts which are overdue for more than or equal to 31 days but up to 90 days as on the reporting date as an indication of significant increase in credit risk. The Company collectively assesses ECL on exposures where there has been a significant increase in credit risk since initial recognition but are not credit impaired. For these exposures, the Company recognises as a collective provision, a lifetime ECL (i.e. reflecting the remaining lifetime of the financial asset). Similar to Stage 1, the Company does not conduct an individual assessment on Stage 2 exposures as the increase in credit risk is not, of itself, an event that could have a detrimental impact on future cash flows.

Stage 3: Lifetime ECL – credit impaired

The Loans that are defaulted are shown under stage three. The Company identifies, both collectively and individually, ECL on those exposures that are assessed as credit impaired based on whether one or more events, that have a detrimental impact on the estimated future cash flows of that asset have occurred. For exposures that have become credit impaired, a lifetime ECL is recognised as a collective or specific provision, and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount.

Determining the stage for impairment

At each reporting date, the Company assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the remaining expected life from the reporting date and the date of initial recognition. The Company considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also, forward-looking analysis.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the provision for impairment losses reverts from lifetime ECL to 12-months ECL. Exposures that have not deteriorated significantly since origination are considered to have a low credit risk. The provision for impairment losses for these financial assets is based on a 12-months ECL. When an asset is uncollectible, it is written off against the related provision. Such assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off reduce the amount of the expense in the income statement.

The Company assesses whether the credit risk on an exposure has increased significantly on an individual or collective basis. For the purposes of a collective evaluation of impairment, financial instruments are grouped on the basis of shared credit risk characteristics, taking into account instrument type, class of borrowers, credit risk ratings, date of initial recognition, remaining term to maturity, industry and other relevant factors.

Undrawn loan commitments

Undrawn loan commitments are commitments under which, over the duration of the commitment, the Company is required to provide a loan with prespecified terms to the customer. Undrawn loan commitments are in the scope of the ECL requirements. The Company provides ECL on undisbursed loan commitments classified under Stage 1.

Measurement of ECL

ECL are derived from unbiased and probability-weighted estimates of expected loss, and are measured as follows:

- Financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls over the expected life of the financial asset discounted by the effective interest rate. The cash shortfall is the difference

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between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses is a portion of the life-time expected credit losses and represents the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

- Financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of estimated future cash flows discounted by the effective interest rate.

For further details on how the Company calculates ECL including the use of forward looking information, refer to the Credit quality of financial assets in Note 36.4.

ECL is recognised using a provision for impairment losses in Statement of Profit and Loss. In the case of debt instruments measured at Fair Value through Other Comprehensive Income, the measurement of ECL is based on the three-stage approach as applied to financial assets at amortised cost. The Company recognises the provision charge in profit and loss, with the corresponding amount recognised in other comprehensive income, with no reduction in the carrying amount of the asset in the Balance Sheet.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

j) **Effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL and Interest income is recognised in Statement of Profit and Loss.

k) **Reclassification of Financial Assets**

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

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Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in Statement of Profit and Loss.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognised in OCI is reclassified to Statement of Profit and Loss at the reclassification date.

B. Financial Liabilities and Equity Instruments

a) Classification as Debt or Equity

Debt and equity instruments issued by a company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

b) Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of directly attributable transaction costs.

c) Financial Liabilities

Financial liabilities are classified as 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 a derivative (that does not meet hedge accounting requirements) or it is designated as such on initial recognition.

A Financial liability is classified as held for trading if:

- It has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'other gains and losses' line item in the Statement of Profit and Loss.

d) Other Financial Liabilities

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

e) Derecognition of Financial Liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms

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of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

f) Securitisation and Pass-Through Certificate (PTC) Transactions

The Company undertakes securitisation of its housing loan portfolio through the issuance of Pass-Through Certificates (PTCs) in accordance with Ind AS 109 – Financial Instruments. These securitization transactions are structured through a trust that issues PTCs to external investors while the Company continues to service the underlying loans.

Recognition & Measurement

As the Company retains substantial risks and rewards of ownership, the underlying loan assets continue to be recognised on the balance sheet, and the consideration received from PTC investors is recorded as a financial liability, representing the Company's obligation to such investors. The transaction is therefore accounted for as a secured financing arrangement rather than a sale.

Income & Expense Recognition

Interest income is recognised on the entire loan portfolio, and interest expense is recognised on the securitisation liability based on the contractual yield payable to investors. The net interest spread is recognised in the Statement of Profit and Loss over the tenure of the securitisation.

Servicing of Securitised Assets

The Company functions as a servicer for securitised loans. As the loans remain on its books, any servicing element is not recognised as separate income, since the economic effect is captured within the net interest margin.

Cash Reserve Fund (CRF) and Retained Interest

Balances held in the Cash Reserve Fund (CRF) are presented as liabilities representing amounts held in trust for investors. The Company's investment in Equity Tranche PTCs towards the Minimum Retention Requirement (MRR) forms part of its continuing involvement and is not recognised as a separate financial asset. The securitisation liability is presented net of such retained interest.

Disclosure:-

Disclosures relating to securitisation structures, continuing involvement and credit enhancements are made in accordance with Ind AS 107 – Financial Instruments: Disclosures.

3.6 Leases:

As Lessee

The Company, as lessee has recognised lease liabilities and right-of-use assets, has applied the following approach to all of its leases.

(a) measured the lease liability at the date of transition to Ind AS by measuring that lease liability at the present value of the remaining lease payments and discounted using the lessee's incremental borrowing rate at the date of transition to Ind AS 116. Lease arrangements entered during the year are measured at incremental borrowing rate computed at the beginning of the year. Lease liabilities are re-measured with a corresponding adjustment to the related right of use asset if there is change to its assessment whether it will exercise an extension or a termination option.

(b) Right Of Use assets are recognised and measured at cost, consisting of initial measurement of lease liability plus any lease payments made to the lessor at or before the commencement date less any lease incentives received, initial estimate of restoration costs and any initial direct costs incurred by lessee. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right of Use Assets are depreciated from the commencement date on a straight- line basis over the shorter of the lease term or useful life of the underlying asset. They are evaluated for recoverability whenever events or changes indicate that their carrying amounts may not be recoverable.

The Company has not applied Ind AS 116 to Short Term Leases, which are defined as leases with a lease term of 12 months or less and leases of low-value assets. The Company recognises the lease payments associated with these leases as an expense over the lease term.

As a Lessor

Leases for which the company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interest in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

3.7 Property, Plant and Equipment

Property, Plant and Equipment are recorded at their cost of acquisition, net of refundable taxes or levies, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on disposal or retirement of an item of property, plant and equipment is determined as the difference between the sale proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss. Property, plant and equipment except freehold land held for use for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses, if any.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation is recognised so as to write off the cost of assets (other than freehold land) less their residual values over their useful lives, using the straight–line method as per the useful life prescribed in the Schedule II to the Companies Act, 2013, except in respect of Vehicles (Motor cars) where useful life is estimated as 5 years based on estimated usage of the assets.

Type of Asset	Useful Lives (in years)
Building	60
Furniture & Fixture	10
Vehicles	5
Office Equipment	5
Computers	3
Servers And Networks Equipment	6

Depreciation on additions to Fixed Assets is provided on pro-rata basis from the date of acquisition or installation. Depreciation on assets whose cost individually does not exceed ₹ 5,000/- is fully provided in the year of purchase. Depreciation on Assets sold, discarded, demolished or scrapped, is provided upto the date on which the said Asset is sold, discarded, demolished or scrapped.

The Company has applied depreciation requirements as per Ind AS 116 in depreciating the right of use assets. The Right of Use Asset is depreciated for the life of the lease term.

The Company reviews the residual value, useful lives and depreciation method annually and, if expectations differ from previous estimates, the change is accounted for as a change in accounting estimate on a prospective basis.

3.8 Intangible Assets and amortisation thereof

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis based on their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses, if any.

Computer software is amortised over the period of three to five years on a straight-line basis.

An item of 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.

3.9 Capital Work in Progress

Capital Work in Progress includes assets not ready for the intended use and are carried at cost, comprising direct cost and related incidental expenses less accumulated impairment losses, if any.

3.10 Cash and Cash Equivalent

Cash and cash equivalent in Balance Sheet comprise of cash at bank, cash and cheques on hand and short-term deposits with an original maturity of three months or less which are subject to insignificant risk of changes in value.

3.11 Statement of Cash Flow

Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities are segregated based on the activities of the Company.

3.12 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The Managing Director & CEO is identified as the Chief Operating Decision Maker (CODM) by the management of the Company. CODM has identified only one operating segment of providing loans for purchase, construction, repairs renovation etc. and has its operations entirely within India. All other activities of the Company revolve around the main business. As such, there are no separate reportable

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

segments, as per the Indian Accounting Standard (Ind AS) 108 on 'Segment Reporting'.

3.13 Key Estimates and Judgements:

The preparation of the financial statements in conformity with Indian Accounting Standards ("Ind AS") requires the management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Accounting estimates could change from period to period. Actual results could differ from those estimates. Revisions to accounting estimates are recognised prospectively. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Following areas entail a high degree of estimate and judgement or complexity in determining the carrying amount of certain assets and liabilities.

i. **Determination of Expected Credit Loss ("ECL")**
The measurement of impairment losses (ECL) across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows based on Company's historical experience and collateral values when determining impairment losses along with 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.

Elements of the ECL models that are considered accounting judgements and estimates include:

- Bifurcation of the financial assets into different portfolios when ECL is assessed on collective basis.
- Company's criteria for assessing if there has been a significant increase in credit risk.
- Development of ECL models, including choice of inputs / assumptions used.

The various inputs used, and process followed by the Company in measurement of ECL has been detailed in Note 36.4.2.3.

ii. **Fair Value Measurements**
In case of financial assets and financial liabilities recorded or disclosed in financial statements the company uses the quoted prices in active markets for identical assets or based on inputs which are observable either directly or indirectly for determining the fair value. However, in certain cases, the Company adopts valuation techniques and inputs which are not based on market data. When Market observable information is not available, the Company has applied appropriate valuation techniques and inputs to the valuation model.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. Information about the valuation techniques and inputs used in determining the fair value of Investments are disclosed in Note 36.3.

iii. **Income Taxes**
The Company's tax jurisdiction is in India. Significant judgements are involved in determining the provision for direct and indirect taxes, including amount expected to be paid/recovered for certain tax positions.

iv. **Evaluation of Business Model**
Classification and measurement of financial instruments depends on the results of the solely payments of principal and interest on the principal amount outstanding ("SPPI") and the business model test. The Company determines the business model at a level that reflects how the Company's financial instruments are managed together to achieve a particular business objective.

The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining 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 those instruments.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

v. **Provisions and Liabilities**

Provisions and liabilities are recognised in the period when they become probable that there will be an outflow of funds resulting from past operations or events that can be reasonably estimated. The timing of recognition requires judgment to existing facts and circumstances which may be subject to change.

3.14 Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss after tax for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares divided by weighted average number of equity shares year which are adjusted for the effects of all dilutive potential equity shares.

3.15 Provisions and Contingent Liabilities

Provisions involving substantial degree of estimation in measurement are recognised when the Company has a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources, that can be reliably estimated, will be required to settle such an obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

The expense relating to a provision is presented in the Statement of Profit and Loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent Liability is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognised but are disclosed in the notes. A contingent asset is disclosed in the Financial Statements, where an inflow of economic benefits is probable.

Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

3.16 Commitments

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

i) The estimated amount of contracts remaining to be executed on capital account and not provided for; and

ii) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

4. Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards. Wherever there are any regulatory or statutory changes applicable in respect of the above policy, the same would automatically be effective and would become part of this policy with immediate effect.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 5 CASH AND CASH EQUIVALENTS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Cash on hand	2.04	2.39
(ii) Balances with Banks in current account	692.08	1,168.58
(iii) Cheques, drafts on hand	12.68	88.75
Total	**706.80**	**1,259.72**

NOTE 6 BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENTS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Earmarked balances with banks*	30.15	30.57
(ii) Deposits with original maturity of less than or equal 12 months**	15.17	10.98
(iii) Deposits with original maturity of more than 12 months**	526.00	103.25
Total	**571.32**	**144.80**

*Balance with Banks includes unclaimed dividend of ₹ 7.60 Crore (F.Y. 2024-25 ₹ 11.54 Crore), Unspent CSR of ₹ 17.45 Crore (F.Y. 2024-25 ₹ 15.57 Crore) and unclaimed public deposit interest of ₹ 5.10 Crore (F.Y. 2024-25 ₹ 3.46 Crore)

**Fixed Deposits with Banks includes earmarked deposits created in favour of trustees for depositors towards maintaining Statutory Liquid Ratio amounting to ₹ 500 Crore (F.Y. 2024-25 ₹ 100 Crore) and accrued interest amounting to ₹ 26 Crore (F.Y. 2024-25 ₹ 3.25 Crore); ₹ 15.17 Crore (F.Y. 2024-25 ₹ 10.98 Crore) created for excess sale proceeds recovered under SARFAESI Act 2002. Fixed deposit placed with banks earns interest at fixed rate.

NOTE 7 LOANS - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(A)		
(i) Term Loans*	3,20,706.95	3,07,731.65
(ii) Other Loans#	29.52	23.99
Total - Gross (A)	**3,20,736.47**	**3,07,755.64**
Less: Impairment Loss Allowance	4,568.63	4,899.01
Total - Net (A)	**3,16,167.84**	**3,02,856.63**
(B)		
(i) Secured by tangible assets	315242.96	301969.69
(ii) Secured by book debts / public deposit	4,973.80	4,995.49
(iii) Secured by Government Guarantee	177.58	265.12
(iv) Unsecured	342.13	525.34
Total - Gross (B)	**3,20,736.47**	**3,07,755.64**
Less: Impairment Loss Allowance	4,568.63	4,899.01
Total - Net (B)	**3,16,167.84**	**3,02,856.63**
(C)		
(i) Loans in India		
Public Sector	-	-
Others :		
Individual	3,07,272.21	2,93,428.26
Commercial Real Estate Sector	3,962.04	4,231.86
Commercial Real Estate Sector- Others	297.69	871.57
Builder Loans	400.33	475.10
Corporate Loans	3,832.24	3,756.23

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Other Housing Finance Companies	4,064.85	4,567.71
Other NBFC	907.11	424.91
Total - Gross (C) (i)	**3,20,736.47**	**3,07,755.64**
Less: Impairment Loss Allowance	4,568.63	4,899.01
Total - Net (C) (i)	**3,16,167.84**	**3,02,856.63**
Loans Outside India (C) (ii)	-	-
Total (C) (i + ii)	**3,16,167.84**	**3,02,856.63**

* Term Loans includes housing loans to staff amounting to ₹ 221.87 Crore (F.Y. 2024-25 ₹ 204.86 Crore), Loans to directors amounting to ₹ 1.08 Crore (F.Y. 2024-25 ₹ 2.05 Crore) and other related parties ₹ 0.05 Crore (F.Y. 2024-25 ₹ Nil Crore)

Other Loans includes other staff loans, Loan against public deposit and Inter Corporate deposit.

*Retail / Project Loans are secured by any or all of the following as applicable, based on their categorisation :

a) Equitable / Registered Mortgage of Property.

b) Government Guarantees or Company Guarantees or Personal Guarantees.

c) Negative lien on unsold inventory.

d) Undertaking to create a security.

e) Hypothecation of receivables for the loan is also taken.

For detail disclosures relating to Credit Risk, Impairment Losses, Movement of Impairment Losses refer Note No 36.4.2 of Standalone Financial Statements.

There are no loans or advances granted to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person that are repayable on demand or without specifying any terms or period of repayment.

NOTE 8 INVESTMENTS

(₹ in Crore)

Particulars	As at March 31, 2026				As at March 31, 2025			
	Amortised cost	Other (at cost/ deemed cost)*	At Fair Value Through profit or loss	Total	Amortised cost	Other (at cost/ deemed cost)*	At Fair Value Through profit or loss	Total
Mutual Funds	-	-	420.28	420.28	-	-	2,276.92	2,276.92
Government Securities*	4,432.38	-	-	4,432.38	4,455.66	-	-	4,455.66
Investment in Subsidiaries & Associates								
Subsidiaries**	-	68.29	-	68.29	-	68.29	-	68.29
Associates	-	51.32	-	51.32	-	51.32	-	51.32
Venture Capital Fund	-	-	0.00	0.00	-	-	5.11	5.11
Alternative Investment Fund (net of Regulatory provision)#	-	-	128.06	128.06	-	-	64.71	64.71
Total - Gross (A)	**4,432.38**	**119.61**	**548.34**	**5,100.33**	**4,455.66**	**119.61**	**2,346.74**	**6,922.01**
(i) Investments outside India	-	-	-	-	-	-	-	-
(ii) Investments in India	4,432.38	119.61	548.34	5,100.33	4,455.66	119.61	2,346.74	6,922.01
Total - Gross (B)	4,432.38	119.61	548.34	5,100.33	4,455.66	119.61	2,346.74	6,922.01
Less : Impairment loss allowance (C)	-	50.00	-	50.00	-	50.00	-	50.00
Total Net (D) = (A - C)	**4,432.38**	**69.61**	**548.34**	**5,050.33**	**4,455.66**	**69.61**	**2,346.74**	**6,872.01**

*Kept with designated bank for repayment to depositors and to maintain LCR

*The Company has not recognised any provision under Expected Credit Loss on Investments made in Government Securities as no risk of default is expected.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

**Impairment on Financial Instruments represents full impairment of the Company's investment in one of its wholly owned subsidiary, LICHFL Care Homes Limited, as per IND AS 36-Impairment of Asset on prudent basis, since the carrying amount of the investment exceeded its value in use. The value in use was determined based on the future cash flows of the subsidiary. The financial statements of the subsidiary is prepared on the going concern basis.

#Investment in Alternate Investment Fund is net off regulatory provision of ₹ 2.57 Crore (F.Y. 24-25 ₹ 9.06 Crore)

Name of Entity	Place of Business	Type of Entity	Proportion of ownership interest and voting power held by the Group		Principal Activities
			As at March 31, 2026	As at March 31, 2025	
			%	%	
LICHFL Asset Management Company Ltd.	India	Subsidiary	94.62	94.62	To act as Investment Manager to Venture Capital Funds and Alternative Investment Funds
LICHFL Trustee Company Private Ltd.	India	Subsidiary	100.00	100.00	To act as Trustee to Venture Capital Funds and Alternative Investment Funds
LICHFL Financial Services Ltd.	India	Subsidiary	100.00	100.00	To provide Financial Services to Various Clients
LICHFL Care Homes Ltd.	India	Subsidiary	100.00	100.00	To develop residential Projects for Senior Citizens
LIC Mutual Fund Asset Management Company Ltd. *	India	Associate	30.33	33.52	To act as Investment / Fund Management
LIC Mutual Fund Trustee Company Ltd.	India	Associate	35.30	35.30	To act as Trustee to various Funds

*The Company's shareholding has reduced from 33.52% to 30.33% consequent to the issuance of additional shares by the Associate to other investor.

NOTE 9 OTHER FINANCIAL ASSETS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Security Deposits	15.72	15.47
(ii) Other Deposits	0.69	1.09
(iii) Receivables from Subsidiaries/Associates	0.03	0.03
(iv) Advances to Staff	2.68	3.19
(v) Fees Receivable	1.99	2.31
(vi) Mutual Fund Redemption Receivables	318.51	259.34
Total	**339.62**	**281.43**

NOTE 10 CURRENT TAX ASSETS (NET)

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Advance Tax and Tax Deducted at Source (Net of Provision)	634.80	610.39
Total	**634.80**	**610.39**

NOTE 11 DEFERRED TAX ASSETS (NET)

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Deferred Tax Assets	1,221.25	1,405.98
(ii) Deferred Tax Liabilities	(159.32)	(107.13)
Total	**1,061.93**	**1,298.85**

[Refer Note 45]

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 12.1 PROPERTY, PLANT & EQUIPMENT

The changes in carrying value of the Property, Plant & Equipment for the year ended March 31, 2026 are as follows:-

(₹ in Crore)

Particulars	Freehold Land	Building	Leasehold Improvements	Furniture & Fixtures	Vehicles	Office Equipment	Computers	Total
Measured at cost / deemed cost								
Gross carrying value as at April 1, 2025	0.97	117.26	23.80	15.26	0.62	9.55	86.86	254.32
Additions	-	-	1.28	1.41	-	1.41	64.26	68.36
Deductions	-	-	(0.08)	(0.37)	(0.11)	(0.16)	(0.09)	(0.81)
Gross carrying value as at March 31, 2026	**0.97**	**117.26**	**25.00**	**16.30**	**0.51**	**10.80**	**151.03**	**321.87**
Accumulated Depreciation as at April 1, 2025	-	13.98	13.22	8.89	0.36	5.76	50.32	92.53
Depreciation	-	1.88	3.03	1.61	0.10	1.60	30.10	38.32
(Accumulated Depreciation on Deductions)	-	-	(0.08)	(0.31)	(0.10)	(0.13)	(0.09)	(0.71)
Accumulated Depreciation as at March 31, 2026	**-**	**15.86**	**16.17**	**10.19**	**0.36**	**7.23**	**80.33**	**130.14**
Carrying Value as at March 31, 2026	**0.97**	**101.40**	**8.83**	**6.11**	**0.15**	**3.57**	**70.70**	**191.73**

Title deeds of all immovable properties (other than the properties where the company is lessee and the lease agreements are duly executed in the favour of lessee) are held in the name of the company.

The Debentures are secured by mortgage on an immovable Property Owned by the Company valuing approx ₹ 4.51 Crore (Book Value ₹ 0.35 Crore).

The changes in carrying value of the Property, Plant & Equipment for the year ended March 31, 2025 are as follows:-

(₹ in Crore)

Particulars	Freehold Land	Building	Leasehold Improvements	Furniture & Fixtures	Vehicles	Office Equipment	Computers	Total
Gross carrying value as at April 1, 2024	0.97	115.39	21.87	14.18	0.62	7.52	75.67	236.22
Additions	-	1.87	1.93	1.09	-	2.18	11.21	18.28
(Deductions)	-	-	-	(0.01)	-	(0.15)	(0.02)	(0.18)
Gross carrying value as at March 31, 2025	**0.97**	**117.26**	**23.80**	**15.26**	**0.62**	**9.55**	**86.86**	**254.32**
Accumulated Depreciation as at April 1, 2024	-	12.03	10.14	7.53	0.24	4.60	30.14	64.68
Depreciation	-	1.95	3.08	1.37	0.12	1.30	20.20	28.02
(Accumulated Depreciation on Deductions)	-	-	-	(0.01)	0.00	(0.14)	(0.02)	(0.17)
Accumulated Depreciation as at March 31, 2025	**-**	**13.98**	**13.22**	**8.89**	**0.36**	**5.76**	**50.32**	**92.53**
Carrying Value as at March 31, 2025	**0.97**	**103.28**	**10.58**	**6.37**	**0.26**	**3.79**	**36.54**	**161.79**

Title deeds of all immovable properties (other than the properties where the company is lesee and the lease agreements are duly executed in the favour of lesee) are held in the name of the company.

The Debentures are secured by mortgage on an immovable Property Owned by the Company valuing approx ₹ 4.43 Crore (Book Value ₹ 0.35 Crore).

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 12.2 Right of Use Assets

The changes in carrying value of the Right of Use Assets for the year ended March 31, 2026 :-

(₹ in Crore)

Particulars	Right of Use Asset
Opening Value of Right of Use Asset as at April 1, 2025	**464.39**
Additions	64.89
(Disposals)	(12.43)
(ROU derecognised on subleased asset)	(4.33)
Gross Carrying Value as at March 31, 2026	**512.52**
Accumulated Depreciation as at April 1, 2025	220.93
Depreciation for the year	61.60
(Accumulated Depreciation on Disposals)	(1.89)
(Reversal of depreciation - sublease)	(0.72)
Accumulated Depreciation as at March 31, 2026	**279.92**
Terminated cases	78.70
Carrying Value as at March 31, 2026	**153.90**

The changes in carrying value of the Right of Use Assets for the year ended March 31, 2025 :-

(₹ in Crore)

Particulars	Right of Use Asset
Opening Value of Right of Use Asset as at April 1, 2024	**402.30**
Additions	62.09
(Disposals)	-
(ROU derecognised on subleased asset)	-
Gross Carrying Value as at March 31, 2025	**464.39**
Accumulated Depreciation as at April 1, 2024	166.03
Depreciation for the year	55.55
(Accumulated Depreciation on Disposals)	-
(Reversal of depreciation - sublease)	(0.65)
Accumulated Depreciation as at March 31, 2025	**220.93**
Terminated cases	78.70
Carrying Value as at March 31, 2025	**164.76**

NOTE 12.3 CAPITAL WORK IN PROGRESS

The changes in carrying value of Capital Work in Progress for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Capital Work in Progress
Gross Carrying Value as at April 1, 2025	**0.09**
Additions	17.55
Capitalized during the year	(17.64)
Gross Carrying Value as at March 31, 2026	**-**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The changes in carrying value of Capital Work in Progress for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Right of Use Asset
Gross Carrying Value as at April 1, 2024	**0.14**
Additions	0.09
Capitalized during the year	(0.14)
Gross Carrying Value as at March 31, 2025	**0.09**

(a) Capital-work-in progress ageing schedule

(₹ in Crore)

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

(₹ in Crore)

CWIP	As at March 31, 2025				
	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	0.09	-	-	-	0.09
Projects temporarily suspended	-	-	-	-	-

(b) Capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan, following CWIP completion schedule has been given:-

(₹ in Crore)

CWIP	As at March 31, 2026			
	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

(₹ in Crore)

CWIP	As at March 31, 2025			
	Amount in CWIP for a period of			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 12.4 Intangible Assets under Development

The changes in carrying value of Intangible Assets under Development for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Software under development
Gross Carrying Value as at April 1, 2025	**51.41**
Additions	-
Capitalized during the year	(51.41)
Gross Carrying Value as at March 31, 2026	**-**

The changes in carrying value of Intangible Assets under Development for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Software under development
Gross Carrying Value as at April 1, 2024	**-**
Additions	51.41
Capitalized during the year	-
Gross Carrying Value as at March 31, 2025	**51.41**

(a) Intangible Assets under Development ageing schedule

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2026				
	Amount in intangible asset under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2025				
	Amount in intangible asset under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	51.41	-	-	-	51.41
Projects temporarily suspended	-	-	-	-	-

(b) Intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan, following Intangible assets under development completion schedule has been given:-

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2026			
	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2025			
	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 12.5 OTHER INTANGIBLE ASSETS

The changes in carrying value of the Intangible Assets for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Software License
Gross Carrying Value as at April 1, 2025	**52.55**
Additions	34.81
(Deductions)	-
Gross Carrying Value as at March 31, 2026	**87.36**
Accumulated Amortisation as at April 1, 2025	28.59
Amortisation for the year	20.25
(Accumulated Amortisation on Deductions)	-
Accumulated Amortisation as at March 31, 2026	**48.84**
Carrying Value as at March 31, 2026	**38.52**

The changes in carrying value of the Intangible Assets for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Software License
Gross Carrying Value as at April 1, 2024	**50.62**
Additions	2.34
(Deductions)	(0.41)
Gross Carrying Value as at March 31, 2025	**52.55**
Accumulated Depreciation as at April 1, 2024	18.78
Amortisation for the year	10.22
(Accumulated Amortisation on Deductions)	(0.41)
Accumulated Depreciation as at March 31, 2025	**28.59**
Carrying Value as at March 31, 2025	**23.96**

NOTE 13 OTHER NON - FINANCIAL ASSETS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Capital Advances	2.51	0.57
(ii) Balance Receivables from Government Authorities	116.61	110.13
(iii) Prepaid Expenses	39.80	43.69
(iv) Advances to Creditors	5.85	4.41
(v) Other Deposits	6.10	3.62
(vi) Others	18.07	17.70
Total	**188.94**	**180.12**

NOTE 14 PAYABLES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Total outstanding dues of micro enterprises and small enterprises	0.57	1.93
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises*	93.94	228.05
Total	**94.51**	**229.98**

*Includes payable to a related party ₹ 16.89 Crore (F.Y. 2024-25 ₹ 14.25 Crore)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Other Payables	As at March 31, 2026	As at March 31, 2025
(i) Total outstanding dues of micro enterprises and small enterprises	-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
Total	**-**	**-**

The management has identified enterprises which qualify under the definition of micro enterprises and small enterprises, as defined under Micro, Small and Medium Enterprises Development (MSMED) Act, 2006. Accordingly, the disclosure in respect of amount payable to such enterprises as mentioned below is based on information received and available with the Company and relied upon by the statutory auditors.

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Principal amount remaining unpaid	0.57	1.93
Interest due thereon remaining unpaid	-	-
Interest paid by the Company in terms of Section 16 of MSMED Act, 2006, along with the amount of the payment made to the suppliers and service providers beyond the appointed day during the year	-	-
Interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
Amount of interest accrued and remaining unpaid at the end of the year	-	-
Further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006	-	-

(₹ in Crore)

Trade Payable Ageing as on March 31, 2026	Outstanding as on March 31, 2026 from due date of payment				
Particulars	**Less than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(i) MSME	0.57	-	-	-	0.57
(ii) Others	93.58	0.36	-	-	93.94
(iii) Disputed dues –MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

There are no unbilled dues pending for FY 2025-26

(₹ in Crore)

Trade Payable Ageing as on March 31, 2025	Outstanding as on March 31, 2025 from due date of payment				
Particulars	**Less than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
(i) MSME	1.93	-	-	-	1.93
(ii) Others	228.05	-	-	-	228.05
(iii) Disputed dues –MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

There are no unbilled dues pending for FY 2024-25

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 15 DEBT SECURITIES - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(1) SECURED:		
Non Convertible Debentures (Refer Note 15.1)	1,28,882.96	1,47,375.68
Zero Coupon Debentures (Refer Note 15.2)	-	1,405.92
(2) UNSECURED:		
Commercial Paper (Refer Note 15.3)	7,131.81	12,849.86
Total (A) (1+2)	**1,36,014.77**	**1,61,631.46**
Debt securities in India	1,36,014.77	1,61,631.46
Debt securities outside India	-	-
Total (B)	**1,36,014.77**	**1,61,631.46**

Note 15.1

a) Secured by a negative lien on the assets of the Company, with a minimum asset cover of 100%. Further the Company shall be entitled to dispose of, transact or otherwise deal, in the ordinary course of business upto 5% of the Specific Assets, including by way of a securitization transaction and as may be required under any law, regulations, guidelines or rules. Subject to maintenance of Asset Cover, as may be applicable and in the normal course of business, the Company may without the consent/approval of the Trustee/Debenture Holder(s)/Beneficial Owner(s)/creditors be entitled to make further issue(s) of Debentures, raise further loans and advances and/or avail further deferred payment guarantees or other financial facilities from time to time from any persons/bank/financial institution/body corporate/any other agency.

Secured by way of Negative Lien on the Assets, to the extent of Asset Cover, without any encumbrance in favour of the Debenture Trustee except to the extent of the charge created in favour of its depositors of the Company pursuant to the regulatory requirement under Section 29B of the NHB Act.

However, the Company shall, from time to time, be entitled to create any charge, mortgage, pledge, security interest, encumber or create lien on its Assets, subject to maintenance of Asset Cover, except to the extent of charge created in favour of its depositors pursuant to the regulatory requirement under Section 29B of the NHB Act or as may be required under any law, regulation, guidelines or rules.

b) The monies raised through issuance of the said Debentures were utilized for the purpose for which the same was raised and as mentioned in the respective disclosure documents.

c) The Company has not defaulted in the repayment of the principal amount of, or interest, on such debt securities.

The Details of Non Convertible Redeemable Debentures (NCD) are as under:-

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2026
3000 NCD's of ₹ 1000000/- each	27-Apr-26	8.3200%	-	300.00
5000 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	498.93
5500 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	549.99
5100 NCD's of ₹ 1000000/- each	22-May-26	8.4500%	-	510.00
4950 NCD's of ₹ 1000000/- each	10-Jun-26	8.4700%	-	495.00
3570 NCD's of ₹ 1000000/- each	15-Jun-26	8.4700%	-	357.00
5000 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	500.00
3488 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	348.80
4724 NCD's of ₹ 1000000/- each	10-Jul-26	8.4300%	-	472.40
2000 NCD's of ₹ 1000000/- each	18-Aug-26	7.9000%	-	200.00
50000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	500.02
75000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	749.92

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2026
15000 NCD's of ₹ 1000000/- each	3-Sep-26	6.1700%	-	1499.94
5000 NCD's of ₹ 1000000/- each	25-Sep-26	7.8300%	-	500.00
10000 NCD's of ₹ 1000000/- each	23-Oct-26	7.4800%	-	1000.00
17800 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	1762.81
10000 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	999.93
127500 NCD's of ₹ 100000/- each	11-Dec-26	7.6900%	-	1274.87
10000 NCD's of ₹ 1000000/- each	16-Dec-26	7.1600%	-	1000.00
6050 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	599.56
3000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	300.09
5000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	499.96
100000 NCD's of ₹ 100000/- each	18-Mar-27	7.7300%	-	999.87
6000 NCD's of ₹ 1000000/- each	26-Mar-27	7.9500%	-	600.00
50500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	504.80
119000 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1189.16
100500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1004.69
7000 NCD's of ₹ 1000000/- each	17-May-27	7.8600%	-	700.00
15000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	1501.60
10000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	999.89
257000 NCD's of ₹ 100000/- each	14-Jul-27	7.9265%	-	2569.31
5000 NCD's of ₹ 1000000/- each	14-Jul-27	7.5600%	-	500.00
325000 NCD's of ₹ 100000/- each	17-Sep-27	6.9000%	-	3248.63
140000 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	1410.59
70000 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	699.84
131500 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	1314.53
25000 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	2501.31
5300 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	530.00
17300 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	1730.58
5000 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	499.92
20110 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	2003.92
14770 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	1477.00
100300 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1003.76
150000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1502.94
71000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	709.57
15000 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1499.86
10400 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1039.68
4200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	418.27
3200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	319.91
110000 NCD's of ₹ 1000000/- each	11-Aug-28	7.7700%	-	1119.49
9410 NCD's of ₹ 1000000/- each	11-Aug-28	7.7700%	-	940.61
6305 NCD's of ₹ 1000000/- each	24-Sep-28	9.1000%	-	630.50
9120 NCD's of ₹ 1000000/- each	10-Oct-28	9.0800%	-	912.00
2749 NCD's of ₹ 1000000/- each	17-Nov-28	8.9700%	-	274.90
5010 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	512.64
16060 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	1606.00
10000 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1023.22
13650 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1365.00
34000 NCD's of ₹ 1000000/- each	23-Mar-29	8.7000%	-	3400.00
151000 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	1510.31
210500 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	2104.24

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

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(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2026
7520 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	755.74
25000 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	2500.00
250000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	2497.74
105000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	1049.48
163500 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1628.56
100000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	996.97
130000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1299.35
274500 NCD's of ₹ 100000/- each	11-Dec-29	7.6600%	-	2742.89
11200 NCD's of ₹ 1000000/- each	28-Jan-30	7.9700%	-	1119.77
100000 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	1013.98
122540 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	1223.19
100000 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	999.47
111000 NCD's of ₹ 100000/- each	29-Apr-30	7.0700%	-	1106.11
121000 NCD's of ₹ 100000/- each	29-Apr-30	7.0700%	-	1209.34
162500 NCD's of ₹ 100000/- each	19-Aug-31	7.6500%	-	1623.86
9750 NCD's of ₹ 1000000/- each	24-Sep-31	6.9500%	-	974.64
13500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	1298.02
6570 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	653.38
2500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	250.43
7500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	749.62
12750 NCD's of ₹ 1000000/- each	23-Mar-32	7.1800%	-	1274.92
20000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	2000.44
15000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	1499.34
3000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	299.92
15000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	1499.35
11500 NCD's of ₹ 1000000/- each	21-Feb-33	7.9500%	-	1149.57
3000 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	300.15
10550 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	1054.55
49600 NCD's of ₹ 1000000/- each	15-Apr-33	7.6700%	15-May-26	4958.12
20000 NCD's of ₹ 1000000/- each	9-May-33	7.7100%	-	1988.82
11050 NCD's of ₹ 1000000/- each	9-May-33	7.7100%		1104.52
12500 NCD's of ₹ 1000000/- each	26-Jul-33	7.6400%	-	1249.46
50300 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	503.17
80000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	799.81
164230 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1640.03
130000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1299.38
347000 NCD's of ₹ 100000/- each	22-Mar-34	7.7300%	22-Apr-27	3467.93
105000 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1065.37
75100 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	753.02
100400 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1003.40
173000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1742.21
150000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1499.11
124500 NCD's of ₹ 100000/- each	19-Jan-35	7.5800%	-	1244.26
700000 NCD's of ₹ 100000/- each	23-Mar-35	7.5800%	24-Aug-27	6995.82
TOTAL				**1,28,882.96**

*Reissue premium (₹ 187.24 Crore)/ discount (₹ 234.53 Crore).

Transactions of amount ₹ 1,800 Crore are with related party

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

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The Details of Non Convertible Redeemable Debentures (NCD) are as under:-

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
11200 NCD's of ₹ 1000000/- each	20-May-25	5.6937%	-	1129.94
5500 NCD's of ₹ 1000000/- each	20-May-25	5.6937%	-	549.99
10000 NCD's of ₹ 1000000/- each	29-May-25	8.5500%	-	1000.00
2050 NCD's of ₹ 1000000/- each	4-Jun-25	8.5000%	-	205.00
17840 NCD's of ₹ 1000000/- each	20-Jun-25	6.2500%	-	1778.41
11000 NCD's of ₹ 1000000/- each	20-Jun-25	6.2500%	-	1099.96
1950 NCD's of ₹ 1000000/- each	18-Jul-25	8.5700%	-	195.00
25000 NCD's of ₹ 1000000/- each	30-Jul-25	7.6100%	-	2500.42
5000 NCD's of ₹ 1000000/- each	30-Jul-25	7.6100%	-	499.98
3000 NCD's of ₹ 1000000/- each	1-Aug-25	8.5800%	-	300.00
5000 NCD's of ₹ 1000000/- each	14-Aug-25	8.5500%	-	500.00
15000 NCD's of ₹ 1000000/- each	18-Aug-25	7.3800%	-	1499.96
3000 NCD's of ₹ 1000000/- each	29-Aug-25	8.5000%	-	300.00
2000 NCD's of ₹ 1000000/- each	29-Aug-25	8.4800%	-	200.00
9900 NCD's of ₹ 1000000/- each	11-Sep-25	5.7760%	-	989.76
5000 NCD's of ₹ 1000000/- each	11-Sep-25	5.7760%	-	499.96
2100 NCD's of ₹ 1000000/- each	8-Oct-25	8.3400%	-	210.00
3810 NCD's of ₹ 1000000/- each	23-Oct-25	8.2500%	-	381.00
10000 NCD's of ₹ 1000000/- each	13-Nov-25	8.2000%	-	1000.00
10000 NCD's of ₹ 1000000/- each	28-Nov-25	7.8200%	-	1001.03
8550 NCD's of ₹ 1000000/- each	28-Nov-25	7.8200%	-	853.35
6500 NCD's of ₹ 1000000/- each	28-Nov-25	7.8200%	-	624.94
10000 NCD's of ₹ 1000000/- each	12-Dec-25	8.4000%	-	1000.00
15224 NCD's of ₹ 1000000/- each	24-Dec-25	8.7000%	-	1522.40
10000 NCD's of ₹ 1000000/- each	14-Jan-26	7.8200%	-	1000.06
8000 NCD's of ₹ 1000000/- each	14-Jan-26	7.8200%	-	799.94
7500 NCD's of ₹ 1000000/- each	28-Jan-26	8.4200%	-	750.00
7500 NCD's of ₹ 1000000/- each	28-Jan-26	8.4300%	-	750.00
5000 NCD's of ₹ 1000000/- each	12-Feb-26	7.7200%	-	499.92
5710 NCD's of ₹ 1000000/- each	12-Feb-26	7.7200%	-	570.84
11755 NCD's of ₹ 1000000/- each	12-Feb-26	7.7200%	-	1175.28
5000 NCD's of ₹ 1000000/- each	26-Feb-26	8.5300%	-	500.00
10000 NCD's of ₹ 1000000/- each	3-Mar-26	8.5700%	-	1000.00
4500 NCD's of ₹ 1000000/- each	25-Mar-26	8.1432%	-	449.92
3030 NCD's of ₹ 1000000/- each	25-Mar-26	8.1432%	-	302.97
3000 NCD's of ₹ 1000000/- each	27-Apr-26	8.3200%	-	300.00
5000 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	490.86
5500 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	549.94
5100 NCD's of ₹ 1000000/- each	22-May-26	8.4500%	-	510.00
4950 NCD's of ₹ 1000000/- each	10-Jun-26	8.4700%	-	495.00
3570 NCD's of ₹ 1000000/- each	15-Jun-26	8.4700%	-	357.00
5000 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	500.00
3488 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	348.80
4724 NCD's of ₹ 1000000/- each	10-Jul-26	8.4300%	-	472.40
2000 NCD's of ₹ 1000000/- each	18-Aug-26	7.9000%	-	200.00

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
50000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	500.06
75000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	749.72
15000 NCD's of ₹ 1000000/- each	3-Sep-26	6.1700%	-	1499.79
5000 NCD's of ₹ 1000000/- each	25-Sep-26	7.8300%	-	500.00
10000 NCD's of ₹ 1000000/- each	23-Oct-26	7.4800%	-	1000.00
17800 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	1738.25
10000 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	999.84
127500 NCD's of ₹ 100000/- each	11-Dec-26	7.6900%	-	1274.71
10000 NCD's of ₹ 1000000/- each	16-Dec-26	7.1600%	-	1000.00
6050 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	593.76
3000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	300.18
5000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	499.91
100000 NCD's of ₹ 100000/- each	18-Mar-27	7.7300%	-	999.74
6000 NCD's of ₹ 1000000/- each	26-Mar-27	7.9500%	-	600.00
50500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	504.63
119000 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1188.46
100500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1004.43
7000 NCD's of ₹ 1000000/- each	17-May-27	7.8600%	-	700.00
15000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	1502.81
10000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	999.80
257000 NCD's of ₹ 100000/- each	14-Jul-27	7.9265%	-	2568.82
5000 NCD's of ₹ 1000000/- each	14-Jul-27	7.5600%	-	500.00
70000 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	699.56
131500 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	1314.47
25000 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	2502.03
5300 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	530.00
17300 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	1730.89
5000 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	499.88
20110 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	2000.45
14770 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	1477.00
100300 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1004.12
150000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1504.35
71000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	709.36
15000 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1499.94
10400 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1039.65
4200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	417.59
3200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	319.90
9410 NCD's of ₹ 1000000/- each	11-Aug-28	7.7700%	-	940.54
6305 NCD's of ₹ 1000000/- each	24-Sep-28	9.1000%	-	630.50
9120 NCD's of ₹ 1000000/- each	10-Oct-28	9.0800%	-	912.00
2749 NCD's of ₹ 1000000/- each	17-Nov-28	8.9700%	-	274.90
5010 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	516.45
16060 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	1606.00
10000 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1030.42
13650 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1365.00
34000 NCD's of ₹ 1000000/- each	23-Mar-29	8.7000%	-	3400.00

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
151000 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	1510.43
210500 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	2104.17
7520 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	756.75
25000 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	2500.00
250000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	2497.23
105000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	1049.41
163500 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1626.61
100000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	996.14
130000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1299.26
274500 NCD's of ₹ 100000/- each	11-Dec-29	7.6600%	-	2743.25
11200 NCD's of ₹ 1000000/- each	28-Jan-30	7.9700%	-	1119.77
122540 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	1222.62
100000 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	999.41
162500 NCD's of ₹ 100000/- each	19-Aug-31	7.6500%	-	1623.89
9750 NCD's of ₹ 1000000/- each	24-Sep-31	6.9500%	-	974.62
13500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	1291.00
6570 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	652.90
2500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	250.50
7500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	749.59
12750 NCD's of ₹ 1000000/- each	23-Mar-32	7.1800%	-	1274.98
20000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	2000.62
15000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	1499.35
3000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	299.93
15000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	1499.36
11500 NCD's of ₹ 1000000/- each	21-Feb-33	7.9500%	-	1149.58
3000 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	300.18
10550 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	1054.56
49600 NCD's of ₹ 1000000/- each	15-Apr-33	7.6700%	15-May-26	4958.09
20000 NCD's of ₹ 1000000/- each	9-May-33	7.7100%	-	1987.78
11050 NCD's of ₹ 1000000/- each	9-May-33	7.7100%	-	1104.54
12500 NCD's of ₹ 1000000/- each	26-Jul-33	7.6400%	-	1249.48
50300 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	503.21
80000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	799.83
164230 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1639.90
130000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1299.40
347000 NCD's of ₹ 100000/- each	22-Mar-34	7.7300%	22-Apr-27	3467.93
105000 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1066.53
75100 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	753.18
100400 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1003.40
173000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1743.16
150000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1499.11
124500 NCD's of ₹ 100000/- each	19-Jan-35	7.5800%	-	1244.26
700000 NCD's of ₹ 100000/- each	23-Mar-35	7.5800%	24-Aug-27	6995.83
TOTAL				**1,47,375.68**

*Reissue premium (₹ 129.78 Crore)/ discount (₹ 301.12 Crore).

Transactions of amount ₹ 7550 Crore are with related party

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Note 15.2

a) Secured by a negative lien on the assets of the Company, with a minimum asset cover of 100%. Further the Company shall be entitled to dispose of, transact or otherwise deal, in the ordinary course of business upto 5% of the Specific Assets, including by way of a securitization transaction and as may be required under any law, regulations, guidelines or rules. Subject to maintenance of Asset Cover, as may be applicable and in the normal course of business, the Company may without the consent/approval of the Trustee/Debenture Holder(s)/Beneficial Owner(s)/creditors be entitled to make further issue(s) of Debentures, raise further loans and advances and/or avail further deferred payment guarantees or other financial facilities from time to time from any persons/bank/financial institution/body corporate/any other agency.

Secured by way of Negative Lien on the Assets, to the extent of Asset Cover, without any encumbrance in favour of the Debenture Trustee except to the extent of the charge created in favour of its depositors of the Company pursuant to the regulatory requirement under Section 29B of the NHB Act.

However, the Company shall, from time to time, be entitled to create any charge, mortgage, pledge, security interest, encumber or create lien on its Assets, subject to maintenance of Asset Cover, except to the extent of charge created in favour of its depositors pursuant to the regulatory requirement under Section 29B of the NHB Act or as may be required under any law, regulation, guidelines or rules.

b) The monies raised through issuance of the said Debentures were utilized for the purpose for which the same was raised and as mentioned in the respective disclosure documents.

c) The Company has not defaulted in the repayment of the principal amount of, or interest, on such debt securities.

The details of Zero Coupon Debentures are as under:

(₹ in Crore)

Particulars	Date of Redemption	Earliest Put/ Call Option Date	As at March 31, 2026
-	-	-	-
-	-	-	-
TOTAL			**-**

The details of Zero Coupon Debentures are as under:

(₹ in Crore)

Particulars	Date of Redemption	Earliest Put/ Call Option Date	As at March 31, 2025
6750 ZCD's of ₹ 1000000/- each*	25-Apr-25	-	674.67
7250 ZCD's of ₹ 1000000/- each*	25-Apr-25	-	731.25
TOTAL			**1,405.92**

Note - Reissue premium (₹ 6.52 Crore)

*Maturity Value of ₹ 13,05,675/- per Debenture including premium.

Note 15.3 The details of Commercial Papers are as under:

(₹ in Crore)

Particulars	Date of Maturity	Discounting Rate	As at March 31, 2026
40000 Units of ₹ 500000 each	24-Jun-26	7.685%	1965.20
50000 Units of ₹ 500000 each	11-Feb-27	7.310%	2351.41
19000 Units of ₹ 500000 each	23-Feb-27	7.030%	893.70
20000 Units of ₹ 500000 each	05-Mar-27	7.070%	938.79
21000 Units of ₹ 500000 each	11-Mar-27	7.270%	982.71
Total			**7,131.81**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Maturity	Discounting Rate	As at March 31, 2025
26000 Units of ₹ 500000 each	14-May-25	7.750%	1288.89
25000 Units of ₹ 500000 each	26-Jun-25	7.650%	1228.17
30000 Units of ₹ 500000 each	11-Sep-25	7.750%	1450.80
20000 Units of ₹ 500000 each	19-Sep-25	7.550%	965.82
10000 Units of ₹ 500000 each	13-Oct-25	7.750%	480.49
11500 Units of ₹ 500000 each	20-Nov-25	7.450%	548.89
15000 Units of ₹ 500000 each	11-Dec-25	7.450%	713.03
16700 Units of ₹ 500000 each	17-Dec-25	7.660%	792.64
30000 Units of ₹ 500000 each	21-Jan-26	7.740%	1412.79
25000 Units of ₹ 500000 each	18-Feb-26	7.650%	1171.23
40000 Units of ₹ 500000 each	11-Mar-26	7.675%	1865.52
20000 Units of ₹ 500000 each	18-Mar-26	7.650%	931.59
Total			**12,849.86**

NOTE 16 BORROWINGS (OTHER THAN DEBT SECURITIES) - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
SECURED (Refer Note 16.1)		
(a) Term Loans		
(i) from Banks (Rupee Term Loans)	79,008.69	66,104.03
(ii) National Housing Bank (Refinance)	18,467.22	12,330.95
(iii) Other Financial Institutions	5,000.00	-
(b) Loans repayable on demand from Banks (Rupee Term Loans)	24,861.00	20,491.00
(c) Securitization	884.11	-
Total (A) Borrowings in India	**1,28,221.02**	**98,925.98**
Total (B) Borrowings out side India	**-**	**-**
Total Borrowings (A) + (B)	**1,28,221.02**	**98,925.98**

Note 16.1

a) Secured by a negative lien on the assets of the Company, with a minimum asset cover of 100%. Further the Company shall be entitled to dispose of, transact or otherwise deal, in the ordinary course of business upto 5% of the Specific Assets, including by way of a securitization transaction and as may be required under any law, regulations, guidelines or rules. Subject to maintenance of Asset Cover, as may be applicable and in the normal course of business, the Company may without the consent/approval of the Trustee/Debenture Holder(s)/Beneficial Owner(s)/creditors be entitled to make further issue(s) of Debentures, raise further loans and advances and/or avail further deferred payment guarantees or other financial facilities from time to time from any persons/bank/financial institution/body corporate/any other agency.

Secured by way of Negative Lien on the Assets, to the extent of Asset Cover, without any encumbrance in favour of the Debenture Trustee except to the extent of the charge created in favour of its depositors of the Company pursuant to the regulatory requirement under Section 29B of the NHB Act.

However, the Company shall, from time to time, be entitled to create any charge, mortgage, pledge, security interest, encumber or create lien on its Assets, subject to maintenance of Asset Cover, except to the extent of charge created in favour of its depositors pursuant to the regulatory requirement under Section 29B of the NHB Act or as may be required under any law, regulation, guidelines or rules.

b) The Company has not defaulted in the repayment of the principal amount of, or interest, on such term loans, Loans repayable on demand and securitization Liabilities.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Maturity Profile of Term Loans from Banks, National Housing Bank (Refinance), Other Financial Institutions, Loans repayable on demand and Securitization.

(₹ in Crore)

Particulars	As at March 31, 2026					
	Term Loans from Banks	National Housing Bank (Refinance)	Other Financial Institutions	Loans repayable on demand from Banks	Securitization	Total
	(ROI 6.23% - 7.18%)	(ROI 2.80% - 8.25%)	(ROI 6.90%)	(ROI 5.90% - 7.15%)	(ROI 7.26%)	
Within 12 months	20,738.35	2,106.40	500.00	24,861.00	40.76	48,246.51
Over 1 year to 3 years	40,197.54	5,357.78	1,000.00	-	93.01	46,648.33
Over 3 to 5 years	16,815.67	3,160.32	1,000.00	-	109.43	21,085.42
Over 5 to 7 years	1,257.13	5,125.23	1,000.00	-	128.41	7,510.77
Over 7 Years	-	2,717.49	1,500.00	-	512.50	4,729.99
Total	**79,008.69**	**18,467.22**	**5,000.00**	**24,861.00**	**884.11**	**1,28,221.02**

(₹ in Crore)

Particulars	As at March 31, 2025			
	Term Loans Banks	National Housing Bank (Refinance)	Loans repayable on demand from Banks	Total
	(ROI 7.19% - 8.20%)	(ROI 2.80% - 8.60%)	(ROI 7.22% - 7.75%)	
Within 12 months	24,164.11	1,705.15	20,491.00	46,360.26
Over 1 year to 3 years	28,272.13	4,148.59	-	32,420.72
Over 3 to 5 years	12,489.24	3,210.39	-	15,699.63
Over 5 to 7 years	1,178.55	1,853.71	-	3,032.26
Over 7 Years	-	1,413.11	-	1,413.11
Total	**66,104.03**	**12,330.95**	**20,491.00**	**98,925.98**

NOTE 17 DEPOSITS - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
UNSECURED:		
(i) Public Deposits	5,522.56	4,899.08
(ii) Others : Corporate Deposits	5,866.88	3,343.84
Total	**11,389.44**	**8,242.92**

The Company has designated liquid assets for the purpose of maintaining Statutory Liquid Ratio and Floating Charge on Fixed Deposits with banks has been created in favour of the Trustees for Depositors.

The Company has not defaluted in the repayment of the principal amount of, or interest, on such deposits.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Maturity Profile of Deposits.

(₹ in Crore)

Particulars	As at March 31, 2026 (ROI 6.30% - 6.90%)	As at March 31, 2025 (ROI 6.90% - 7.75%)
Within 12 months	5,155.86	2,872.15
Over 1 year to 3 years	4,095.68	3,253.47
Over 3 to 5 years	2,137.90	2,117.30
Total	**11,389.44**	**8,242.92**

NOTE 18 SUBORDINATED LIABILITIES - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
UNSECURED:		
(i) Subordinated Bonds	1,797.27	1,796.86
Total (A)	**1,797.27**	**1,796.86**
Subordinated Liabilities in India	1,797.27	1,796.86
Subordinated Liabilities outside India	-	-
Total (B)	**1,797.27**	**1,796.86**

The Company has not defaulted in the repayment of the principal amount of, or interest, on such subordinated bonds.

The details of Subordinated Bonds are as under:

(₹ in Crore)

Description	Date of Redemption	Rate of Interest	Earliest Put/ Call Option Date	As at March 31, 2026
3000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	**303.63**
5000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	**498.22**
10000 Bonds of ₹ 1,000,000 each	21-Dec-30	7.05%	-	**995.42**
Total				**1,797.27**

Note:- Reissue premium (₹ 4.41 Crore)

These Bonds are subordinated to present and future senior indebtedness of the Company and qualify as Tier II capital under National Housing Bank (NHB) guidelines for assessing capital adequacy. Based on the balance term to maturity as at March 31, 2026, 80% (F.Y. 2024-25–100 %) of the book value of the subordinated debt is considered as Tier II capital for the purpose of capital adequacy computation.

The details of Subordinated Bonds are as under:

(₹ in Crore)

Description	Date of Redemption	Rate of Interest	Earliest Put/ Call Option Date	As at March 31, 2025
3000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	303.53
5000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	498.64
10000 Bonds of ₹ 1,000,000 each	21-Dec-30	7.05%	-	994.69
Total				**1,796.86**

Note:- Reissue premium (₹ 4.41 Crore)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

These Bonds are subordinated to present and future senior indebtedness of the Company and qualify as Tier II capital under National Housing Bank (NHB) guidelines for assessing capital adequacy. Based on the balance term to maturity as at March 31, 2025, 100% (F.Y. 2023-24–100 %) of the book value of the subordinated debt is considered as Tier II capital for the purpose of capital adequacy computation.

The borrowings have not been guaranteed by directors or others.

The Company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the at the balance sheet date.

NOTE 19 OTHER FINANCIAL LIABILITIES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Interest accrued		
- Non-Convertible Debentures	4,476.09	4,844.33
- Zero Coupon Debentures	-	296.71
- Term Loan	69.44	73.82
- Subordinated Bonds	21.70	21.70
- Securitization	3.17	-
- Deposits	518.56	312.50
(ii) Unclaimed Dividends*	7.60	11.54
(iii) Unclaimed Deposits	21.62	21.60
(iv) Book Overdraft	203.23	193.19
(v) Pre-received Interest Liability on NCD Reissuance	18.10	136.67
(vi) Other Financial Liabilities	154.67	232.77
Total	**5,494.18**	**6,144.83**

*As required under Section 125 of the Companies Act 2013, the Company has transferred ₹ 0.95 Crore (F.Y. 2024-25 ₹ 1.42 Crore) to the Investor Education and Protection Fund (IEPF) during the year.

NOTE 20 PROVISIONS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for Employee Benefits		
(i) Gratuity	13.14	92.48
(ii) Compensated Absenses	124.82	149.98
(iii) Others	125.45	117.97
Total	**263.41**	**360.43**

NOTE 21 OTHER NON-FINANCIAL LIABILITIES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Outstanding Expenses	224.18	29.68
(ii) Statutory Dues	70.20	55.93
(iii) Earnest Money Deposit	10.33	7.04
(iv) Others	26.42	46.05
Total	**331.13**	**138.70**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 22 SHARE CAPITAL

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
AUTHORISED		
750,000,000 Equity Shares of ₹ 2/- each (Previous year 750,000,000 Equity Shares of ₹ 2/- each)	150.00	150.00
ISSUED, SUBSCRIBED AND PAID-UP		
550,063,000 Equity Shares of ₹ 2/- each (Previous Year 550,063,000 Equity Shares of ₹ 2/- each) fully paid up	110.01	110.01
Add: Forfeited shares as per Note.22 (e) below	0.06	0.06
	110.08	**110.08**

Note.22 (a) : Reconciliation of number of shares outstanding and amount of Share Capital at the beginning and at the end of the reporting period

Particluars	As at March 31, 2026		As at March 31, 2025	
	No. of Shares	(₹ in Crore)	No. of Shares	(₹ in Crore)
Equity Shares outstanding as at the beginning of the year	55,00,63,000	110.01	55,00,63,000	110.01
Add/ Less Changes during the year	-	-	-	-
Equity Shares outstanding as at the end of the year	**55,00,63,000**	**110.01**	**55,00,63,000**	**110.01**

Note.22 (b) : Rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 2/- per share. Each shareholder is eligible for one vote per share. The Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company, after distribution of all preferential amount, in proportion to their shareholdings.

Note.22 (c) : Detail of Shareholders holding more than 5% share in the company are given below

Name of Shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Life Insurance Corporation of India	24,88,42,495	45.24	24,88,42,495	45.24

Note.22 (d) : Shares alloted as fully paid-up pursuant to contracts without payment being received in cash during the year of five years immediately preceding the date of the balance sheet are as under: Nil

Note.22 (e) : Forfeited Shares

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Amount received on forfeited shares	0.06	0.06
	0.06	**0.06**

Note.22 (f): Shaeholding of Promoters

Shares held by the Promoter at the end of the year	As at March 31, 2026		
Name of Promoter	No. of Shares held	% of Holding	% Change during the year
Life Insurance Corporation of India	24,88,42,495	45.24	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Shares held by the Promoter at the end of the year	As at March 31, 2025		
Name of Promoter	**No. of Shares held**	**% of Holding**	**% Change during the year**
Life Insurance Corporation of India	24,88,42,495	45.24	-

NOTE 23 OTHER EQUITY

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) (a) Capital Reserve		
As per last Balance Sheet	0.48	0.48
(ii) Securities Premium Account		
As per last Balance Sheet	4,031.72	4,031.72
(iv) Special Reserve - I		
In terms of Section 36(1)(viii) of Income-Tax, 1961 and Section 29C of National Housing Bank (NHB) Act,1987 (Upto financial year 1996-97)		
As per last Balance Sheet	38.98	38.98
(v) Other Statutory Reserves including Special Reserve- II		
Balance at the beginning of the year		
(i) Statutory Reserve u/s 29C of the NHB Act, 1987	0.21	0.20
(ii) Amount of Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 taken into account for purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	11,139.28	9,839.29
Total	**11,139.49**	**9,839.49**
Addition / Appropriation / Withdrawal during the year		
Add :		
(i) Amount transferred u/s 29C of the NHB Act, 1987	0.01	0.01
(ii) Amount of Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 taken into account for purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	1,399.99	1,299.99
Less :		
(i) Amount appropriated from Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
(ii) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 which has been taken into account for purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
(i) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	0.22	0.21
(ii) Amount of Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 taken into account for purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	12,539.27	11,139.28
Total	**12,539.49**	**11,139.49**
(vi) General Reserve		
Opening Balance	10,732.97	9,732.97
Add: Transferred during the year	1,000.00	1,000.00
Closing Balance	**11,732.97**	**10,732.97**
(vii) Impairment Reserve		
Opening Balance	297.50	297.50
Add: Transferred during the year	-	-
Closing Balance	**297.50**	**297.50**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(viii) Surplus in the Statement of Profit and Loss		
Opening balance	9,905.57	7,343.41
Add: Profit for the year	5,595.15	5,429.02
Add: Remeasurement gains/(loss) on Defined Benefit Obligaion (Net)	23.67	(71.81)
Less: Appropriations		
Dividend Paid and Tax on Dividend Paid	550.06	495.06
Transfer to General Reserve	1,000.00	1,000.00
Transfer to Special Reserve - II	1,399.99	1,299.99
Transfer to Impairment Reserve	-	-
Transfer to Statutory Reserve u/s 29C of the NHB Act, 1987	0.01	0.01
Closing Balance	**12,574.33**	**9,905.57**
	41,215.46	**36,146.70**

Nature and purpose of each reserve

Securities Premium Reserve

Securities Premium Reserve" is used to denote the Share premium received on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Cash Flow Hedge Reserve

It represents the effective portion of cumulative gains/(losses) arising on revaluation of the derivative instruments designated as cash flow hedges through OCI.

Special Reserve – I:

Special Reserve – I has been created over the years in terms of Section 36(1)(viii) of the Income-tax Act, 1961, out of the distributable profits of the Company. The amounts of Special Reserve account represent, the reserve created in terms of the provision of Section 36(1)(viii) read together with the proviso thereof, from time to time. Special Reserve No. I relates to the amounts transferred up to the Financial Year 1996-97 (Assessment Year 1997-98) when the word 'created' only was used in the said section and not 'created and maintained'. Admittedly, the position has changed after the amendment made in Section 36(1)(viii) by the Finance Act 1997 with effect from Assessment year 1998-99, when the mandatory requirement of 'maintaining' the special reserve created was inserted. Accordingly, it was interpreted that the Special Reserve created up to Assessment Year 1997-98 need not be 'maintained'. As a logical corollary, it is construed that up to Assessment Year 1997-98, the amounts carried to special reserve ought to be understood as amounts created by transferring to the credit of Special Reserve from time to time.

Special Reserve – II:

Special Reserve – II has been created over the years in terms of Section 36(1)(viii) of the Income-tax Act, 1961, out of the distributable profits of the Company transferred from Financial Year 1997-98 (Assessment Year 1998-99). In the F.Y. 2025-26 ₹ 1399.99 Crore (F.Y. 2024-25 ₹ 1299.99 Crore) has been transferred to Special Reserve No. II in terms of Section 36(1)(viii) of the Income tax Act, 1961.

Statutory Reserves under Section 29C (Regulatory Capital) of NHB:

As per Section 29C of the National Housing Bank Act, 1987 (the 'NHB Act'), the Company is required to transfer atleast 20% of its net profits every year to a reserve before any dividend is declared and no appropriation from the statutory reserves except for the purpose as may be specified by NHB from time to time and every such appropriation shall be reported to the NHB. 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 under Section 29C of the NHB Act, 1987 also. The Company has transferred a sum of ₹ 1399.99 Crore for F.Y. 2025-26 (F.Y. 2024-25 ₹ 1299.99 Crore) to Special Reserve No. II in terms of Section 36(1)(viii) of the Income tax Act, 1961 and ₹ 1.00 lakh for F.Y. 2025-26 (F.Y. 2024-25 ₹ 1.00 lakh) to Statutory Reserve under section 29C of the NHB Act, 1987.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

General Reserve:

Under the erstwhile Companies Act 1956, general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations. The purpose of these transfers was to ensure that if a dividend distribution in a given year is more than 10% of the paid-up capital of the Company for that year, then the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. However, the amount previously transferred to the general reserve can be utilised only in accordance with the specific requirements of Companies Act, 2013. However, since the Company utilises the deduction available to Housing Finance Companies registered with National Housing Bank as provided in Section 36(1)(viii) of the Income tax Act, 1961, wherein the proviso of the Section stipulates that the amount Carried to such reserve account from time to time exceeds twice the amount of the paid up share capital and general reserves of the Company, the rebate is restricted to the twice of the aggregate of paid up capital and the general reserve. Therefore, the Company transfers funds to General Reserve in order to avail the full benefit of Section 36(1)(viii). For the year, the Company has transferred an amount of ₹ 1000 Crore to General Reserve (F.Y. 2024-25 ₹ 1000 Crore).

Impairment Reserve:

The Reserve Bank of India (RBI) issued a notification on 13 March 2020 stating that NBFCs should simultaneously maintain asset classification and compute provisions as per extant prudential norms on income recognition, asset classification and provisioning (IRACP), including borrower-/beneficiary-wise classification, provisioning for standard and restructured assets, and NPA ageing. In case where impairment allowance under Ind AS 109 is lower than the provisions required as per IRACP, the difference should be appropriated from net profit or loss after tax to a separate 'impairment reserve'. The balance in the 'impairment reserve' shall not be reckoned for regulatory capital. Further, no withdrawals shall be permitted from this reserve without prior permission from the Department of Supervision, RBI. The requirement for 'impairment reserve' shall be reviewed, going forward.

Retained Earnings:

Retained earnings represents the surplus in Profit and Loss Account and appropriations.

Note 24 INTEREST INCOME

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Assets measured at Amortised Cost		
i) Interest on Loans	27,763.42	27,219.77
ii) Interest Income from Investments	303.57	305.90
iii) Interest on Deposits with Banks	33.34	9.10
iv) Other Interest Income (Net)	88.75	123.77
Total (I)	**28,189.08**	**27,658.54**

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Assets measured at FVTPL		
i) Interest Income from Investments	10.63	2.92
Total (II)	10.63	2.92
Total (I + II)	**28,199.71**	**27,661.46**

Note 25 FEES & COMMISSION INCOME*

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Processing and Administration Fees	46.08	15.74
ii) Other Charges	32.67	21.35
Total	**78.75**	**37.09**

*Earned in India

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Timing of revenue recognition		
i) At a point in time	78.75	37.09
ii) Over time	-	-
Total	**78.75**	**37.09**

NOTE 26 NET GAIN ON FAIR VALUE CHANGES

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Net gain / (loss) on Financial Instruments measured at Fair Value through Profit or (Loss)		
(i) On Trading Portfolio		
- Investments	76.03	66.72
Total Net Gain on Fair Value changes	**76.03**	**66.72**
Fair Value changes:		
i) Realised Gain	63.55	63.99
ii) Unrealised Gain	12.48	2.73
Total	**76.03**	**66.72**

Note 27 OTHER OPERATING INCOME

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Recoveries against written off loans	341.78	229.99
ii) Miscllaneous Income	68.36	41.97
Total	**410.14**	**271.96**

NOTE 28 OTHER INCOME

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Dividend Income from Subsidiaries	5.95	5.52
ii) Dividend Income from Associates	0.46	0.46
iii) Income from subleasing right-of-use assets	0.10	0.07
iv) Net gain/(loss) on derecognition of property, plant and equipment	-	0.03
v) Others	0.52	2.82
Total	**7.03**	**8.90**

NOTE 29 FINANCE COSTS

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Liabilities measured at Amortised Cost		
i) Interest on -		
- Deposits	870.56	642.19
- Borrowings Other than Debt Securities	7,084.66	7,287.00
- Debt Securities	11,670.48	11,458.16
- Subordinated Liabilities	132.52	132.43
- Lease Liability	12.58	12.17
ii) Other Borrowing Cost	4.39	3.87
Total	**19,775.19**	**19,535.82**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 30 FEES AND COMMISSION EXPENSE

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Commisssion and Incentives	142.10	137.38
ii) Other Charges	20.01	14.31
Total	**162.11**	**151.69**

NOTE 31 NET LOSS ON DERECOGNITION OF FINANCIAL INSTRUMENTS UNDER AMORTISED COST CATEGORY

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Loss on Derecognition of Financial Instruments	31.66	14.64
Total	**31.66**	**14.64**

NOTE 32 IMPAIRMENT ON FINANCIAL INSTRUMENTS

(₹ in Crore)

Particulars On Financial Instruments measured at Amortised Cost	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Loans	560.52	261.10
ii) Others	(6.49)	-
Total	**554.03**	**261.10**

Impairment includes writte off amounting to ₹ 890.90 Crore (F.Y. 2024-25 ₹ 1,632.17 Crore)

The details relating to movment in Impairment on Loans (Expected Credit Loss) is disclosed in Note 36.4.2.4

NOTE 33 EMPLOYEE BENEFITS EXPENSE

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Salaries and Wages	530.09	594.78
ii) Contribution to Provident and Other Funds [Refer Note 41]	48.82	56.98
iii) Provision for Grauity [Refer Note 41]	27.29	13.91
iv) Staff Welfare Expense	34.85	36.06
Total	**641.05**	**701.73**

NOTE 34 DEPRECIATION, AMORTISATION AND IMPAIRMENT

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Depreciation on property, plant & equipment	38.35	28.03
ii) Amortisation on Intangible Assets	20.25	10.22
iii) Depreciation on right of use assets	58.98	55.68
Total	**117.58**	**93.93**

NOTE 35 OTHER EXPENSES

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Rent, Taxes and Energy	19.85	20.42
ii) Repairs and Maintenance	36.33	31.02
iii) Information Tecknowlogy Expenses	62.55	49.35
iv) Communication Costs	9.25	11.40
v) Printing and Stationery	17.51	23.43
vi) Advertisement & Publicity Expenses	58.47	53.87

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
vii) Director's fees, allowances and expenses	2.90	2.60
viii) Auditor's fees and expenses [Refer Note 39]	1.25	1.37
ix) Legal and Professional charges	10.81	10.13
x) Insurance Charges	0.22	0.20
xi) Travelling and Conveyance	24.09	26.21
xii) Marketing and Sales Promotion Expenses	29.92	29.26
xiii) Fines and Penalties	-	0.50
xiv) Service Charges for Safe Custody of Documents	21.96	21.78
xv) Contribution towards CSR activites	109.69	82.96
xvi) Miscellaneous Expenses	4.62	66.91
Total	**409.42**	**431.41**

Corporate Social Responsibility

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
(a) Amount required to be spent by the company during the year	109.61	82.54
(b) Amount of expenditure incurred	44.84	30.28
(i) Construction/ acquisition of any asset	30.45	23.47
(ii) On purposes other than (i) above	14.39	6.81
(c) Shortfall at the end of the year	64.77	52.26
(d) Total of previous years shortfall	23.39	21.50
(e) Reason for shortfall	LIC Housing Finance Limited's Corporate Social Responsibility (CSR) initiatives are implemented through a systematic tranche-based disbursement mechanism, wherein funds are released to implementation partners based on project progress, monitoring, and verification of the effective utilization of previously disbursed funds. Accordingly, only part payments were released during the reporting period, while the balance amount pertaining to ongoing CSR projects was transferred to the Unspent CSR Account in compliance with Section 135(6) of the Companies Act, 2013 and the Companies (CSR Policy) Rules. The remaining funds will be disbursed and utilized within the prescribed statutory timeline and in accordance with the approved project work plans. This structured approach ensures regulatory compliance, prudent financial management, effective implementation of CSR projects, and the creation of sustainable social impact in alignment with LIC HFL's core values.	LIC Housing Finance Limited (LIC HFL) is committed to the effective implementation of its Corporate Social Responsibility (CSR) initiatives through a structured and systematic approach. Funds are disbursed to partner organizations in phases, with each instalment released only after confirming the proper utilization of the previous tranche. This approach promotes accountability and reflects LIC HFL's core values. Subsequent funds are provided upon the achievement of approved milestones outlined in the project's work plan, ensuring successful project execution and meaningful contributions to sustainable community development.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
(f) Nature of CSR activities	(i) Eradicating hunger, poverty and malnutrition, promoting health care, including preventive health care, sanitation and making available safe drinking water. (ii) Promoting education, including special education and employment enhancing vocation skills especially among children, women, elderly, and the differently abled and livelihood enhancement projects. (iii) Promoting gender equality, empowering women, setting up homes and hostels for women and orphans; setting up old age homes, day care centers and such other facilities for senior citizens and measures for reducing inequalities faced by socially and economically backward group (iv) Ensuring environmental sustainability, ecological balance, protection of flora and fauna, animal welfare, agroforestry, conservation of natural resources and maintaining quality of soil, air and water. (v) Protection of National Heritage, art and culture including restoration of buildings and sites of historical importance and works of art; setting up public libraries; promotion and development of traditional arts and handicrafts (vi) Training to promote rural sports, nationally recognised sports, paralympic sports and Olympic sports. (vii) Contribution to incubators or research and development projects in the field of science, technology, engineering and medicine, funded by Central Government or State Government or Public Sector Undertaking or any agency of the Central Government or State Government. (viii) Rural development projects. (ix) Disaster management, including relief, rehabilitation and reconstruction activities.	(i) Eradicating hunger, poverty and malnutrition, promoting health care including preventive health and making available safe drinking water. (ii) Promoting education, including special education and employment enhancing vocation skills especially among children, women, elderly, and the differently abled and livelihood enhancement projects. (iii) Promoting gender equality, empowering women, setting up homes and hostels for women and orphans; setting up old age homes, day care centers and such other facilities for senior citizens and measures for reducing inequalities faced by socially and economically backward groups. (iv) Ensuring environmental sustainability, ecological balance, protection of flora and fauna, animal welfare, agroforestry, conservation of natural resources and maintaining quality of soil, air and water. (v) Protection of national heritage, art and culture including restoration of buildings and sites of historical importance and works of art; setting up public libraries; promotion and development of traditional arts and handicrafts (vi) Rural development projects. (vii) Disaster management, including relief, rehabilitation and reconstruction activities
(g) Details of related party transactions	0.22	NA
(h) Where a provision is made with respect to a liability incurred by entering into a contractual obligation		
Opening Provision Balance	74.14	72.87
Provision created during the year	65.20	52.64
Amount spent during the year	50.75	51.37
Closing provision balance	**88.59**	**74.14**

Note : (i) For the year ended 31 March 2026, the Company has entered into a transaction with IRMA ISEED Foundation for 0.22 Crore for implementation of its Corporate Social Responsibility activities.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

36. FINANCIAL INSTRUMENTS

36.1 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 directions issued by Reserve Bank of India (RBI). The adequacy of the Company's capital is monitored using, among other measures, the guidelines issued by RBI.

The Company's objective, when managing Capital, is to safeguard the ability of the Company to continue as a going concern, maintain strong credit ratings and healthy capital ratios to support its business and to maximise shareholder's value.

The Company's capital management strategy is to effectively determine, raise and deploy capital to maximize the shareholder's value. The capital of the Company comprises of Equity Share Capital and subordinated liabilities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

The Management of the Company monitors the Regulatory capital by overviewing Debt Equity Ratio and makes use of the same for framing the business strategies.

The Debt Equity Ratio of the Company is calculated as below:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Debt Securities	1,36,014.77	1,61,631.46
Borrowings (Other than Debt Securities)	1,28,221.02	98,925.98
Deposits	11,389.44	8,242.92
Subordinated Liabilities	1,797.27	1,796.86
Interest Accrued on above	5,088.97	5,549.05
Unclaimed Deposits	21.62	21.60
Cash & Cash Equivalent	(706.80)	(1,259.72)
A) Total Debt	2,81,826.29	2,74,908.15
B) Total Equity-Shareholder's Funds	41,325.54	36,256.78
C) Debt Equity Ratio (A/B)	6.82	7.58

36.1.1 Breach of Covenants

To achieve the overall objective, the Company's capital management, amongst other things, aims to ensure that it meets the financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breach in meeting these financial covenants would permit the banks and/ or financial institutions to immediately call loans and borrowings. There have been no material breaches in the financial covenants of any borrowing in the reporting year.

36.1.2 Regulatory Capital

For regulatory and supervisory purposes including various types of reporting as per the directions issued by Reserve Bank of India (RBI) have been considered. Accordingly, regulatory capital consists of Tier 1 capital, which comprises share capital, share premium, retained earnings including current year profit. The other component of regulatory capital is Tier 2 Capital Instruments, which includes upper tier 2 and subordinated bonds. Impairment Reserve of ₹ 297.50 Crore (F.Y. 2024-25 ₹ 297.50 Crore) has not been considered as part of Equity.

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Tier 1 capital	39,365.59	34,538.42
Tier 2 capital	2,094.35	2,380.20
Total Capital	41,459.94	36,918.62
Risk weighted assets	1,62,692.93	1,59,128.12
Tier 1 capital adequacy ratio	24.20%	21.70%
Tier 2 capital adequacy ratio	1.29%	1.50%
Total capital adequacy ratio	25.48%	23.20%
Liquidity Coverage Ratio	180.74%	162.96%

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

36.2 Categories of Financial Instruments:

(₹ in Crore)

Particulars	As at March 31, 2026			
	Amortised cost	At Fair Value Through profit or loss	At Deemed Cost/At cost	Total
Financial Assets				
Cash and Cash Equivalents	706.80	-	-	706.80
Bank Balance other than above	571.32	-	-	571.32
Loans	3,16,167.84	-	-	3,16,167.84
Investments	4,432.38	548.34	69.61	5,050.33
Other Financial Assets	339.62	-	-	339.62
Total	**3,22,217.96**	**548.34**	**69.61**	**3,22,835.91**
Financial Liabilities				
Trade Payables	94.51	-	-	94.51
Debt Securities	1,36,014.77	-	-	1,36,014.77
Borrowings (Other than Debt Securities)	1,28,221.02	-	-	1,28,221.02
Deposits	11,389.44	-	-	11,389.44
Subordinated Liabilities	1,797.27	-	-	1,797.27
Other Financial Liabilities	5,494.18	-	-	5,494.18
Total	**2,83,011.19**	**-**	**-**	**2,83,011.19**

(₹ in Crore)

Particulars	As at March 31, 2025			
	Amortised cost	At Fair Value Through profit or loss	At Deemed Cost/At cost	Total
Financial Assets				
Cash and Cash Equivalents	1,259.72	-	-	1,259.72
Bank Balance other than above	144.80	-	-	144.80
Loans	3,02,856.63	-	-	3,02,856.63
Investments	4,455.66	2,346.74	69.61	6,872.01
Other Financial Assets	281.43	-	-	281.43
Total	**3,08,998.24**	**2,346.74**	**69.61**	**3,11,414.59**
Financial Liabilities				
Trade Payables	229.98	-	-	229.98
Debt Securities	1,61,631.46	-	-	1,61,631.46
Borrowings (Other than Debt Securities)	98,925.98	-	-	98,925.98
Deposits	8,242.92	-	-	8,242.92
Subordinated Liabilities	1,796.86	-	-	1,796.86
Other Financial Liabilities	6,144.83	-	-	6,144.83
Total	**2,76,972.03**	**-**	**-**	**2,76,972.03**

36.3 Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal market (or, in its absence, most advantageous) 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.

The Company evaluates the significance of financial instruments and accuracy of the valuations incorporated in the financial statements as they involve a high degree of judgement and estimation uncertainty in determining the carrying values of financial assets and liabilities at the balance sheet date. Fair value of financial instruments is determined using valuation techniques and estimates which, to the extent possible, use observable market inputs, but in some cases use

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non-observable inputs. Changes in the observability of significant valuation inputs can materially affect the fair values of financial instruments. In determining the valuation of financial instruments, the Company makes judgements on the amounts reserved to cater for model and valuation risks, which cover both Level 2 and Level 3 instruments, and the significant valuation judgements in respect of Level 3 instruments.

Fair Value Hierarchy

To show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as explained below.

Assets and liabilities carried at fair value or for which fair values are disclosed have been classified into three levels according to the observability of the significant inputs used to determine the fair values. Changes in the observability of significant valuation inputs during the reporting period may result in a transfer of assets and liabilities within the fair value hierarchy. The Company recognises transfers between levels of the fair value hierarchy when there is a significant change in either its principal market or in the observability of inputs used in the valuation techniques as at the end of the reporting period.

Level 1: Fair value measurements are those derived from unadjusted quoted prices in active markets for identical assets or liabilities

Level 2: Fair value measurements are those with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable

Level 3: Fair value measurements are those where at least one input which could have a significant effect on the instrument's valuation is not based on observable market data

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

(₹ in Crore)

Particulars		Fair Value		Fair Value Hierarchy	Valuation Technique	Key Inputs for Level 2 & Level 3	Significant unobservable input(s) for Level 3
Financial Assets	**Category**	**As at March 31, 2026**	**As at March 31, 2025**				
Mutual funds	FVTPL	420.28	2,276.92	Level 1	Quoted Market Price for Mutual Funds	Refer Note (a)	NA
Investment in Alternate Investment Fund	FVTPL	128.06	64.71	Level 3	NAV as on reporting date declared by The Fund and other factors	Refer Note (b)	Refer Note below
Investment in venture capital fund	FVTPL	-	5.11	Level 3	NAV as on reporting date declared by The Fund and other factors	Refer Note (b)	Refer Note below

There were no transfers between Level 1, Level 2 and Level 3 during the year

Sensitivity Analysis for Level 3 Financial Instruments Measured at Fair Value

As on March 31, 2026

Particulars	Valuation Technique	Significant Unobservable inputs	Change	Sensitivity of the input to fair value
Investment in Alternate Investment Fund	Net Asset Value (NAV) provided by issuer fund which is arrived at based on valuation for unlisted portfolio companies.	Net Asset Value (NAV)	5%	A 5% increase in the valuation factor would increase the carrying value of investment by ₹ 6.40 Crore. A 5% decrease in the valuation factor would decrease the carrying value of investment by ₹ 6.40 Crore

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As on March 31, 2025

Particulars	Valuation Technique	Significant Unobservable inputs	Change	Sensitivity of the input to fair value
Investment in Alternate Investment Fund	Net Asset Value (NAV) provided by issuer fund which is arrived at based on valuation for unlisted portfolio companies.	Net Asset Value (NAV)	5%	A 5% increase in the valuation factor would increase the carrying value of investment by ₹ 3.24 crore. A 5% decrease in the valuation factor would decrease the carrying value of investment by ₹ 3.24 crore
Investment in Venture Capital Fund	Net Asset Value (NAV) provided by issuer fund which is arrived at based on valuation for unlisted portfolio companies.	Net Asset Value (NAV)	5%	A 5% increase in the valuation factor would increase the carrying value of investment by ₹ 0.26 crore. A 5% decrease in the valuation factor would decrease the carrying value of investment by ₹ 0.26 crore

Movements in Level 3 Financial Instruments Measured at Fair Value

(₹ in Crore)

Particulars	Opening balance as on April 01, 2025	Purchase/ (Sales)	Transfer in /(out)	Statement of P/L	Statement of OCI	Closing Balance as on March 31, 2026
Investment in Alternate Investment Fund	64.71	35.88	3.72	23.75	-	128.06
Investment in venture capital fund	5.11	(1.39)	(3.72)	-	-	-

(₹ in Crore)

Particulars	Opening balance as on April 01, 2024	Purchase/ (Sales)	Transfer in /(out)	Statement of P/L	Statement of OCI	Closing Balance as on March 31, 2025
Investment in Alternate Investment Fund	31.56	33.55	-	(0.40)	-	64.71
Investment in venture capital fund	4.93	-	-	0.18	-	5.11

Key Inputs

Equity instruments

a. Units held in mutual funds for which quoted market prices are available are measured at fair value using Level 1 inputs. Other fund investments, where fair value is determined based on the Net Asset Value (NAV) as at the reporting date, after considering applicable redemption restrictions and/or other limitations, are generally classified as Level 3 measurements where significant unobservable inputs are involved.

b. Equity instruments in non-listed entities including investment in private equity funds are initially recognised at transaction price and subsequently remeasured (to the extent information is available) and valued using appropriate valuation techniques on a case-by-case basis and classified as Level 3. However, Provision for Diminution in value of Investment has been considered for computing while determining the fair value.

Valuation adjustments and other inputs and considerations

A one percentage point change in the significant unobservable inputs used in fair value measurement of Level 3 financial assets does not have a significant impact in its value.

No valuation adjustments have been made to the prices/yields provided for valuation.

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Financial Instruments not measured using Fair Value, i.e. measured using Amortised Cost

The following table is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair value of non-financial assets and non-financial liabilities.

(₹ in Crore)

Particulars	Carrying Value	Fair Value Hierarchy	Fair Value
As at March 31, 2026			
Financial Assets			
Government Securities	4,432.38	Level 1	4,327.42
Loans	3,16,167.84	Level 3	Refer note* below
Financial Liabilities			
Debt Securities	1,36,014.77	Level 3	Refer note** below
Borrowings	1,28,221.02	Level 3	
Deposits	11,389.44	Level 3	
Subordinate Bonds	1,797.27	Level 3	

(₹ in Crore)

Particulars	Carrying Value	Fair Value Hierarchy	Fair Value
As at March 31, 2025			
Financial Assets			
Government Securities	4,455.66	Level 1	4464.74
Loans	3,02,856.63	Level 3	Refer note* below
Financial Liabilities			
Debt Securities	1,61,631.46	Level 3	Refer note** below
Borrowings	98,925.98	Level 3	
Deposits	8,242.92	Level 3	
Subordinate Bonds	1,796.86	Level 3	

*Substantial amount of loans is at a floating rate of interest and the carrying amount of these are considered to be approximately equal to their fair value.

**The carrying amount does not differ materially from fair value.

Valuation methodologies of financial instruments not measured at fair value, i.e. measured using Amortised Cost/Cost

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. These fair values were calculated for disclosure purposes only.

Borrowings

Fair value of borrowings has been estimated by discounting expected future cash flows using discount rate equal to rate that reflects the market risk.

Government debt securities

Government debt securities are financial instruments issued by sovereign governments and include long term bonds with fixed rate interest payments. These instruments are generally highly liquid and traded in active markets resulting in a Level 1 classification.

Other Financial Assets and Liabilities

The carrying amounts of trade payables, cash and cash equivalents, other bank balances, other financial assets and other financial liabilities (other than those specifically disclosed) are considered to be the same as their fair values, due to their short term nature.

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36.4 Financial Risk Management

Introduction

The Company has operations in India and representative offices in Dubai. Whilst risk is inherent in the Company's activities, it is managed through an integrated risk management framework, including ongoing identification, measurement, and monitoring, subject to risk limits and other controls. This process of risk management is critical to the Company's continuing profitability and everyone within the Company is accountable for the risk exposures relating to his or her responsibilities. The Company is exposed to credit risk, liquidity risk and market risk. It is also subject to various operating, regulatory and competition risks.

Risk Management Framework

The Company has a formal risk assessment program to proactively identify the risks and ensure all possible strategies to control & mitigate in pursuit of achieving the Company's objective. Every department is responsible for identifying their risks and putting them in their Risk Registers. The consolidated Risk Register is analyzed at Risk Management Committee meetings.

At present, the risks faced by the Company are broadly categorized as below:

- Liquidity Risk
- Credit Risk
- Market Risk
- Interest Rate Risk
- Regulatory Risk
- Strategic Risk
- Currency Risk & mitigation.

Committees

To bring the collective knowledge in decision making, the Company has undertaken a committee approach to deal with the major risks arising in the organization. Committees, their formation, and the roles are provided below.

Top Level Committee

Risk Management Committee of Board (RMCB)

Company has a Risk Management Committee of Board in place which consists of Independent Directors and the MD & CEO of the Company.

The role of the Committee is as follows-:

- Review of Risk Management Policy
- Review of the status on the risk limits in the Risk Management Policy and Report to the Board
- Review the matters on Risk Management
- Review and monitor the risks to which the Company is exposed.
- Review of the ICAAP framework

Internal Committee

Risk Management Committee and Operational Risk Group (RMC & ORG)

Company has an internal Risk Management Committee and Operational Risk Group whose major function includes review of Risk Registers submitted monthly by all departments. It comprises of HODs of Risk Management, Finance, Marketing, Credit Monitoring, IT, and any other member as nominated by MD & CEO of the Company. A list of functions performed by RMC & ORG is given below -:

- Review of Enterprise Risk Management Policy
- Review of monthly Risk Register submitted by various departments.
- Review of the current status on the outer limits prescribed in the Enterprise Risk Management Policy and submitting the report to RMCB & Board
- Assessment of risks in the Company and suggesting control/mitigation measures thereof

The Company has exposure to following risks arising from the financial instruments.

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36.4.1 Liquidity Risk

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due because of mismatches in the timing of the cash flows under both normal and stress circumstances. Such scenarios could occur when funding needed for illiquid asset positions is not available to the Company on acceptable terms. To limit this risk, management has arranged for diversified funding sources and adopted a policy of managing assets with liquidity in mind and monitoring future cash flows and liquidity daily. The Company has developed internal control processes and contingency plans for managing liquidity risk. In addition, the Company is also maintaining Liquidity Coverage Ratio (LCR) from 01st December, 2025 as prescribed by the regulator. (As per notification no. RBI/DoR/2025-26/355 DoR.LRG.REC.No.274/13-10-004/2025-26 November 28, 2025). Housing Finance being the core business, maintaining the liquidity for meeting the growth in the business as also to honour the committed repayments is the fundamental objective of the Asset Liability Management (ALM) framework. Investments, including investments as a part of liquid asset requirement, also forms part of ALM requirement and it is imperative to constantly monitor the liquidity of the investments to achieve the core objective.

Internal Control Process & Liquidity Management

Being in the business of Housing Loans, funds are required to be raised by the Company ahead of loan disbursements so that there is no liquidity crunch. Funds are required to be raised not only for the incremental housing loan assets but also for meeting the committed/due repayments of the earlier borrowings and/or Interest payments on the borrowings. Funds therefore are raised with a reasonable cushion over and above the committed repayments, committed disbursements and unutilized sanctions in pipeline and the expected business targets.

The Company ensures that funds are available from various investor pools and banks. Liquid funds are available in the form of Non-Convertible Debentures and other Market Instruments, Bank Loans and Refinance from NHB. In case of Public Deposits accepted by the Company, a prescribed percentage (as defined by NHB from time to time) is to be invested in approved securities in terms of Liquid Asset Requirement (as per notification no. RBI/DOR/2025-26/346 DOR.FIN. REC.No.265/03.10.119/2025-26 November 28, 2025). On the assets side, the Company has loan products broadly classified under individual retail loans and project finance loans with varying repayment structures depending upon the nature of product.

The liquidity is managed at the Corporate Office of the Company with Back Offices providing their liquidity requirements. The surplus funds available with the Back Offices are pooled and funds from the market are arranged for the Back Offices having a deficit of funds. Only surplus funds arrived after deducting the committed/confirmed outflows (including projected disbursements of loans) from the available resources–both from internal accretions as well as borrowed funds, would be considered as Surplus available for Investment in approved instruments on day-to-day basis. The Company can place surplus funds in Fixed Deposits with selected Scheduled / Commercial / Foreign Banks and / or Financial Institutions within overall exposure limit fixed for each Bank / FI from time to time by the Board. Considering the market risk and the mark-to-market requirements of the debt mutual funds, currently Company is making Investments only in liquid and overnight schemes of mutual funds. Exposure limits for each Investment instrument are approved by the Board and reviewed from time to time as per the requirements.

ALCO Committee

Roles & Responsibilities

The Asset Liability Management (ALM) Committee presents the Structural and Dynamic Liquidity Report to the Risk Management Committee on a quarterly basis, and meetings are held every month. The ALM Committee formulates the ALM Policy which is reviewed at least once a year. If any change is required, then, the revised policy along with desired change and rationale for the same shall be put up to the Risk Management Committee or any Other Committee constituted by the Board. Consequent to the recommendation of the Risk Management Committee, the reviewed policy would be put up to the Board for its approval.

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Contractual Maturities of Financial Liabilities as at March 31, 2026

(₹ in Crore)

Particulars	On demand	Upto 3 months	Above 3 months to 12 months	Above 1 Year -3 Years	Above 3 Years -5 Years	Above 5 Years-10 Years	Above 10 Years	TOTAL
Financial Liabilities								
Lease Liabilities	-	16.97	46.60	107.12	20.80	6.33	0.52	198.34
Trade Payables	94.51	-	-	-	-	-	-	94.51
Debt Securities	-	10,520.80	18,482.40	53,076.40	23,752.40	30,567.30	-	1,36,399.30
Borrowings (Other than Debt Securities)	-	4,757.09	44,139.56	46,027.82	21,425.52	11,591.48	279.55	1,28,221.02
Deposits	-	2,059.05	3,108.96	4,105.33	2,142.94	-	-	11,416.28
Subordinated Liabilities	-	-	-	-	1,800.00	-	-	1,800.00
Other financial liabilities	183.88	2,400.49	2,662.17	172.68	74.96	-	-	5,494.18
Total	**278.39**	**19,754.39**	**68,439.69**	**1,03,489.35**	**49,216.63**	**42,165.11**	**280.07**	**2,83,623.63**

Contractual Maturities of Financial Liabilities as at March 31, 2025

(₹ in Crore)

Particulars	On demand	Upto 3 months	Above 3 months to 12 months	Above 1 Year -3 Years	Above 3 Years -5 Years	Above 5 Years-10 Years	Above 10 Years	TOTAL
Financial Liabilities								
Lease Liabilities	-	15.51	43.12	109.23	26.61	10.27	1.44	206.18
Trade Payables	229.28	-	-	-	-	-	-	229.28
Debt Securities	-	9,709.00	32,787.90	54,919.20	34,352.80	30,567.30	-	1,62,336.20
Borrowings (Other than Debt Securities)	-	8,419.11	38,503.82	32,305.08	15,524.15	4,173.82	-	98,925.98
Deposits	-	492.66	2,386.68	3,261.61	2,122.60	-	-	8,263.55
Subordinated Liabilities	-	-	-	-	-	1,800.00	-	1,800.00
Other financial liabilities	265.91	2,755.49	2,996.78	88.76	37.89	-	-	6,144.83
Total	**495.19**	**21,391.77**	**76,718.30**	**90,683.88**	**52,064.05**	**36,551.39**	**1.44**	**2,77,906.02**

Note : The amount disclosed represents Undiscounted Cashflow and therefore may not reconcile with the carrying amounts presented in the balance sheet.

36.4.2 Credit Risk

Credit Risk refers to the risk arising out of the default by the counterparty on its contractual obligations resulting in financial loss to the Company. The Company has defined Loan selection principles for establishing creditworthiness of the counterparties and criteria for determining the quantum of loan. The Company has adopted a policy of dealing with creditworthy counter parties and obtaining sufficient collateral as a means of mitigating the risk of financial loss from defaults. The exposure is continuously monitored.

36.4.2.1 Credit Risk Mitigation measures

Independent internal legal and technical evaluation team in the Company makes credit decisions more robust and in line to manage collateral risk. The in-house Credit team conducts a credit check and verification procedure on each customer, ensuring consistent quality standards to minimize future losses. To review the adherence to laid down policies and quality of appraisal, Company's independent internal audit team conducts a regular review of files on a sample basis. A dedicated collection and recovery team manages lifecycle of transactions and monitors the portfolio quality.

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Credit Norms:–Certain credit norms and policies are being followed by the Company to manage credit risk, including a standard credit appraisal policy based on customer credit worthiness. These criteria change between loan products and typically include factors such as profile of applicant, income and certain stability factors such as the employment and dependency detail, other financial obligations of the applicant, Loan to value and the loan-to-cost ratio. Standardized credit approval process including a comprehensive credit risk assessment is in place which encompasses analysis of relevant quantitative and qualitative information to ascertain the credit worthiness of the borrower.

The Credit Policy defines parameters such as Borrower's ability to pay, Reputation of Employer, Nature of employment/ Self-employed, Qualification of Applicants, Stability of Residence, Family size and dependence on Applicants income, Insufficient sales proceeds to pay the dues in case of Project Loans due to project slowdown etc. to ensure consistency of credit quality.

Retail lending:

For retail lending, credit risk management is achieved by considering various factors like:

- **Assessment of borrower's capability to pay –** a detailed assessment of borrower's capability to pay is conducted. The approach of assessment is laid down in the credit policy of the Company. Various factors considered for assessment are credit information report, analysis of bank account statement and valuation of property.
- **Security cover –** Analysing the value of the property which is offered as security for the loan is essential for the overall underwriting of the loan. It is essential that it is valued before the disbursement of loan to arrive at a clear idea about its cost, valuation, marketability and loan to property ratio.
- **Additional Security –** Additional Security can be by way of pledge of acceptable Additional Collaterals such as LIC Policies, FDs or other immovable properties. This is taken depending on nature of loan proposal and amount of risk involved.
- **Geographical region –** The Company monitors loan performance in a particular region to assess if there is any stress due to natural calamities etc. impacting the performance of the loan in a particular geographic region.

Project & High Value lending:

For project & high value lending, credit risk management is achieved by considering various factors like:

- **Promoter's strength –** a detailed assessment of borrower's capability to pay is conducted. Various factors considered for promoter's assessment are the financial capability, past track record of repayment, management and performance perspective.
- **Credit information report –** It is very essential to check the Creditworthiness of an Applicant & the Credit History of Borrower for Consumer or Commercial Loans. The Company uses this Report for taking a Decision on Credit Sanction by getting details of the Credit History of a Borrower. For Project Loans, reports from independent institutions are referred so as to get the marketability report of the project and its neighbourhood analysis.
- **Security cover –** Analysing the value of the property which is offered as security for the loan is essential for the overall underwriting of the loan. With respect to project loans, the main security taken is underlying land and structure there on. Technical appraisals are conducted to establish the life, soundness, marketability and value of the security.
- **Additional Security –** Additional Security is taken depending on nature of loan proposal and amount of risk involved. In some cases, the hypothecation of receivables from the loan is taken. The Negative lien is marked on the flats in the project to the extent decided by the Competent Authority as per merits of the case. The Company endeavours to maintain the security cover approved by the Competent Authority as per the merit of the case. Personal Guarantee of promoter directors / corporate guarantee of Company is also obtained as Security on case-to-case basis. In some cases, the Additional Collateral in the form of Fixed Deposits are also accepted. In case of Higher Risk, Debt Service Recovery Account is also maintained. The Charge on the security / Additional Collateral security is also registered in Central Registry / ROC.
- **Geographical region –** The Company monitors loan performance in a particular region to assess if there is any stress due to natural calamities etc. impacting the performance of the loan in that geographic region.

The company has a robust system for risk identification and risk assessment of Project & High value Corporate Loans. The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits.

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36.4.2.2 Collateral

Retail / Project Loans are primarily secured by an Equitable / Registered Mortgage of Property. Apart from the main security, additional collaterals are also sought depending upon merits of the case. Such additional securities include :

- Government Guarantees or Company Guarantees or Personal Guarantees.
- Negative lien on unsold inventory.
- Undertaking to create a security.
- hypothecation of receivables for the loan is also taken.

The Company after exploring all the possible measures, initiates action under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) against the mortgaged properties as a last resort to recover. Company follows the due procedure as laid down in the SARFAESI Act 2002 and accordingly takes the possession of the properties for its logical conclusion. The Company initiates insolvency proceedings against corporate borrowers in default under IBC code 2016, wherever deemed necessary.

As the procedure involved under SARFAESI is to be followed in a time-bound manner, different loan accounts will be at various stages of SARFAESI proceedings.

36.4.2.3 Impairment Assessment

The Company applies the general approach prescribed under Ind AS 109 for the measurement of impairment on financial assets within the expected credit losses (ECL) model. Under this approach, a loss allowance equal to 12-month expected credit losses (Stage 1) is recognised for financial instruments where credit risk has not increased significantly since initial recognition. For financial instruments that have experienced a significant increase in credit risk since initial recognition, a loss allowance equal to lifetime expected credit losses (Stage 2) is recognised. For credit-impaired financial assets, lifetime expected credit losses continue to be recognised (Stage 3). The assessment of significant increase in credit risk incorporates all reasonable and supportable information available, including qualitative and quantitative factors, historical experience, current conditions and forward-looking estimates.

Definition of Default

The Company classifies a financial instrument as defaulted when the borrower is more than 90 days past due on contractual payments. Once defaulted, such instruments are designated as Stage 3 (credit-impaired) for the purpose of Expected Credit Loss (ECL) calculations. The assessment is based on the Company's approved default criteria and behavioural triggers incorporated in its ECL model.

Stage wise Categorisation of Loan Assets

The company categorises loan assets into stages based on the Days Past Due status as the key quantitative indicator, together with other approved behavioural triggers for determining significant increase in credit risk and credit impairment:

- **Stage 1 (0–30 days past due):** Exposures classified under Stage 1 are those for which there has not been a significant increase in credit risk since initial recognition, and which were not credit-impaired at origination. In line with the criteria prescribed under Ind AS 109, the Company considers that credit risk has increased significantly when contractual payments are more than 30 days past due. Accordingly, for exposures with less than 30 days past due, the Company measures the loss allowance based on 12-month expected credit losses, applying a one-year probability of default.

- **Stage 2 (31–90 days past due):** Exposures are classified under Stage 2 when there has been a significant increase in credit risk since initial recognition, but the asset is not yet credit-impaired. In accordance with Ind AS 109, the Company considers contractual payments that are more than 30 days past due as indicative of a significant increase in credit risk. For such exposures, the loss allowance is measured based on lifetime expected credit losses, reflecting the elevated probability of default over the remaining life of the instrument.

- **Stage 3 (more than 90 days past due / credit-impaired):** Exposures are classified under Stage 3 when they are assessed as credit-impaired. A financial asset is considered credit-impaired when one or more events have occurred that have a detrimental impact on the estimated future cash flows of the asset. In accordance with the Company's approved Expected Credit Loss (ECL) methodology and the principles of Ind AS 109, the Company applies both collective and individual

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assessments to identify such exposures. The Company considers default to have occurred when contractual payments are more than 90 days past due, or when other objective evidence of impairment exists. For Stage 3 exposures, the loss allowance for Stage 3 exposures is measured based on lifetime expected credit losses.

Grouping of Loan Portfolio:

For determining significant increases in credit risk and recognising loss allowance on a collective basis, the Company has grouped financial instruments based on shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increase in credit risk identified on a timely basis. The company has grouped portfolio based on borrower type Individuals (Salaried / Non-Individuals) and based on the purpose of the loan Housing loans / non-housing loans / Project and Corporate lending.

Credit Quality Analysis – Classification on basis of risk pattern (Collective and Individual Basis)

(₹ in Crore)

	Stage 1		Stage 2		Stage 3		Total	
	Gross Carrying amount	Allowance for ECL	Gross Carrying amount	Allowance for ECL	Gross Carrying amount	Allowance for ECL	Gross Carrying amount	Allowance for ECL
As at March 31, 2026	3,04,934.93	656.53	8,898.75	449.69	6,902.79	3,462.41	3,20,736.47	4,568.63
As at March 31, 2025	2,89,621.10	583.34	10,536.19	421.74	7,598.35	3,893.93	3,07,755.64	4,899.01

Note: During the year, the Company revised its Expected Credit Loss (ECL) estimation methodology for its loan portfolio by transitioning from a Markov Chain-based model to a Roll Rate model. The revised methodology estimates expected credit losses based on the observed migration of loan accounts across delinquency buckets, calibrated using the Company's historical portfolio performance and supplemented with current and forward-looking information, as required under Ind AS 109, Financial Instruments.

Management believes that the Roll Rate model more appropriately reflects the credit risk characteristics and behavioural patterns of the Company's loan portfolio, resulting in a more reliable and representative estimate of expected credit losses. The revised model has been developed, validated and calibrated using historical recovery and default trends and is subject to periodic review and validation in accordance with the Company's model governance framework.

In accordance with Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors, the revision in the ECL estimation methodology represents a change in accounting estimate arising from the application of an improved estimation technique and updated assumptions, rather than a change in accounting policy. Accordingly, the revised methodology has been applied prospectively from the date of implementation, and the resulting impact has been recognized in the Statement of Profit and Loss for the current year.

36.4.2.4 Methodology for Estimation of Expected Credit Losses

Probability of Default

Probability of Default (PD) represents the likelihood that a loan will default over a specified time horizon based on the Company's historical credit experience and ECL methodology. A 12-month PD reflects the probability of such migration over the next 12 months, while lifetime PD captures the probability of default over the remaining contractual life of the loan. These estimates are used in measuring expected credit losses under the impairment requirements of Ind AS 109.

The Company's loan portfolio is classified into Stage 1, Stage 2 and Stage 3 based on its approved ECL methodology. Stage 1 exposures are measured using 12-month PD, whereas Stage 2 and Stage 3 exposures are measured using lifetime PD, consistent with the impairment requirements of Ind AS 109.

Exposure at default

Exposure at Default (EAD) represents the expected gross carrying amount of financial assets at the time of default and forms the basis for measurement of expected credit loss. The Company estimates EAD using the contractual repayment profile of the loan, adjusted for expected behavioural cash flows, where applicable, over the expected life of the financial asset. The estimation also considers the expected outstanding exposure at the date of default in accordance with the Company's approved ECL methodology.

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Loss given default

Loss Given Default (LGD) is the estimated proportion of an exposure that the Company expects to lose when a default occurs, after accounting for any recoveries from collaterals, repayments and other recovery actions. LGD is estimated using historical recovery experience by discounting expected post-default cash flows to the date of default using the effective interest rate, where applicable. The present value of these recoveries is then compared with the Exposure at Default (EAD) to derive the LGD.

The table below summarises the approach adopted by the Company for various components of ECL viz. PD, EAD and LGD across product lines primarily using relevant empirical data:

Lending Vertical	PD			EAD	LGD
	Stage 1	Stage 2	Stage 3		
Home Loans	The Historical data is used for computing the probability of default. Forecasted PD is estimated based on Vasicek approach		100%	EAD is the amount of money that is at risk of loss in the event of default at the date of exposure. The undrawn loan commitments are considered as part of the EAD.	LGD is computed as 1–Recovery Rate. The recovery rate shall be calculated as the ratio of total recoveries to the total defaulted balance, representing the proportion of exposure recovered post default.
Loan Against Property					
Lease Rental Discounting					
Developer Loans					
Other Loans					

Forward looking information

The estimation of Expected Credit Losses (ECL) for the loan portfolio is based on assumptions and inputs derived primarily from historical portfolio performance. These estimates are subsequently adjusted to reflect current observable conditions, and other relevant forward-looking information, including macroeconomic factors and regulatory developments, where relevant, in accordance with the Company's approved ECL methodology.

Write off policy

Over time, the Company has established a robust and well-defined credit monitoring mechanism for the management of defaulted and delinquent accounts.

The Company adopts a multi-pronged approach to its credit monitoring activities, involving both in-house personnel and external agencies. Each loan account is periodically reviewed to assess the recoverability of the outstanding exposure, and appropriate recovery actions, including legal proceedings where necessary, are initiated in accordance with applicable laws and the Company's recovery policy.

Financial assets are written off, either partially or in full, when the Company concludes that there is no reasonable expectation of recovering the contractual cash flows. The assessment is based on a case-by-case evaluation considering all relevant facts and circumstances, including the outcome of recovery proceedings, the realizable value of collateral, and the likelihood of further recoveries, and is subject to approval in accordance with the Board-approved write-off policy. Write-offs do not extinguish the Company's legal right to recover amounts due, and recovery efforts continue where considered appropriate.

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Financial Assets written off but are still subjected to enforcement activity	4,555.10	4,047.02

Management Overlay:

Management overlay represents adjustments made to the Expected Credit Loss (ECL) estimates where management determines that historical data and modelled outcomes do not adequately reflect current or emerging credit risk conditions. Such adjustments are based on reasonable and supportable information available at the reporting date, including macroeconomic developments, regulatory changes and other portfolio-specific factors, where relevant. The management overlay is subject to periodic review and approval in accordance with the Company's governance framework.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Movement of Gross Exposures and impairment provision of the Financial Instruments (Collective and Individual Basis)

(₹ in Crore)

	Stage 1		Stage 2		Stage 3		Total	
	Amount	Provision	Amount	Provision	Amount	Provision	Amount	Provision
Gross Carrying Amount- March 31, 2024	**2,65,417.26**	**625.48**	**11,959.22**	**768.34**	**9,483.39**	**4,876.26**	**2,86,859.87**	**6,270.08**
Net change in exposures	24,668.65	(165.59)	(1,080.73)	(114.54)	(1,391.28)	110.86	22,185.85	(169.27)
Transfer to Stage 1	4,285.78	217.42	(3,953.39)	(104.61)	(332.38)	(112.81)	–	–
Transfer to Stage 2	(4,314.97)	(66.39)	4,536.88	125.62	(221.91)	(59.23)	–	–
Transfer to Stage 3	(435.62)	(27.58)	(925.79)	(253.07)	1,361.40	280.65	–	–
Changes in contractual cash flows due to modifications not resulting in de-recognition	–	–	–	–	–	–	–	–
Amounts Written Off / Under Possession Properties	–	–	–	–	(1,300.87)	(1,201.80)	(1,300.87)	(1,201.80)
Gross Carrying Amount March 31, 2025	**2,89,621.10**	**583.34**	**10,536.19**	**421.74**	**7,598.35**	**3,893.93**	**3,07,755.64**	**4,899.01**
Net change in exposures	15,587.38	(68.42)	(1,043.44)	138.84	(724.66)	249.99	13,819.28	320.41
Transfer to Stage 1	4,544.62	232.38	(4,339.88)	(181.72)	(204.72)	(50.64)	0.02	0.02
Transfer to Stage 2	(4,314.58)	(77.38)	4,446.23	108.01	(131.65)	(30.63)	0.00	0.00
Transfer to Stage 3	(503.59)	(13.39)	(700.35)	(37.18)	1,203.94	50.57	0.00	0.00
Changes in contractual cash flows due to modifications not resulting in de-recognition	–	–	–	–	–	–	–	–
Amounts Written Off / Under Possession Properties	–	–	–	–	(838.47)	(650.81)	(838.47)	(650.81)
Gross Carrying Amount March 31, 2026	**3,04,934.93**	**656.53**	**8,898.75**	**449.69**	**6,902.79**	**3,462.41**	**3,20,736.47**	**4,568.63**

Transfers – transfers between stages are deemed to occur at the beginning of a year based on prior year closing balances.

Net re-measurement from stage changes – the re-measurement of credit impairment provisions arising from a change in stage is reported within the stage that the assets are transferred to.

Net changes in exposures – comprises new disbursements less repayments in the year.

36.4.2.5 Modified Loans

Where the contractual terms of financial assets have been modified, and this does not result in the instrument being derecognised, a modification gain or loss is recognised in the Statement of Profit and Loss representing the difference between the original cash flows and the modified cash flows, discounted at the effective interest rate. Where modifications arise due to the borrower's financial difficulty or where the Company has granted concessions that it would not ordinarily consider, the Company assesses whether the financial asset is credit-impaired and whether there has been a significant increase in credit risk in accordance with its ECL methodology and the requirements of Ind AS 109. Modifications that are not credit related are subject to an assessment of whether the asset's credit risk has increased significantly since origination by comparing the remaining lifetime probability of default (PD) based on the modified contractual terms with the original contractual terms.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

36.4.3 Market Risk

Market risk is the risk of losses in positions taken by the company which arises from movements in market prices. Any item in the balance sheet which needs re-pricing at frequent intervals and whose pricing is decided by the market forces will be a component of market risk. There are number of items in the Company's balance sheet which exposes it to market risk like Housing loans at floating rate, loans to developers at floating rate, Non-Convertible Debentures (NCDs) with options, bank loans with options, Foreign Currency Bank Loans, Coupon Swaps, etc. The Company is generally exposed to Interest Rate Risk.

36.4.4 Interest Rate Risk

Interest Rate Risk refers to the risk associated with the adverse movement in the interest rates. Adverse movement would imply rising interest rates on liabilities and falling interest yields on the assets. This is the biggest risk which the company faces. It arises because of maturity and re-pricing mismatches of assets and liabilities.

In order to mitigate the impact of this risk, the Company should track the composition and pricing of assets and liabilities on a continuous basis. For the same purpose, the Company has constituted the ALCO Committee which should actively monitor the ALM position and guide appropriately.

Borrowings :

The exposure of the Company's borrowing to interest rate changes at the end of the reporting period are

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed Rate Borrowings	48%	54%
Floating Rate Borrowings	52%	46%
Total Borrowings	**100%**	**100%**

The impact of 10 bps change in interest rates on liabilities on the Profit after tax for the year ended 31st March 2026 is ₹ 143.94 Crore (F.Y. 2024-25 ₹ 123.34 Crore).

Loans & Advances :

The loan outstanding of the company at the end of the reporting period are

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed Rate Loans	1,240.19	1,235.91
Floating Rate Loans	3,19,496.28	3,06,519.73
Total Loans & advances	**3,20,736.47**	**3,07,755.64**

Notes: The outstanding considered is gross loans

36.4.5 Regulatory Risk

Regulatory risk is the risk that a change in laws and regulations will materially impact the Company. Changes in law or regulations made by the government or a regulatory body can increase the costs of operating the business, and/or change the competitive landscape.

Regulatory risk can arise due to change in prudential rules/norms by the regulators viz; NHB, SEBI, RBI etc. In order to mitigate the effects of same, the Company keeps track of all regulatory changes and quickly adapts to the change.

36.4.6 Strategic Risk

Strategic risk is the current and prospective impact on earnings or capital arising from adverse business decisions, improper implementation of decisions, or lack of responsiveness to industry changes. It is the risk to the market share and profitability arising due to competition.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

36.4.7 Currency Risk and mitigation

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Balances in foreign bank account offsets the exchange risk arising out of payment obligations of trade payables since both the exposures have cash flows / maturity within the same accounting year. The company does not deal in foreign exposure in significant way.

36.5 Maturity Analysis of Assets and Liabilities:

The Table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled:

As at March 31, 2026

(₹ in Crore)

Particulars	Upto 12 months	More than 12 months	Total
ASSETS			
Financial Assets			
Cash and Cash Equivalents	706.80	-	**706.80**
Bank Balance other than above	45.32	526.00	**571.32**
Loans	19,776.97	2,96,390.87	**3,16,167.84**
Investments	497.86	4,552.47	**5,050.33**
Other Financial Assets	326.11	13.51	**339.62**
Non-Financial Assets			
Current Tax Assets (Net)	634.80	-	**634.80**
Deferred Tax Assets (Net)	-	1,061.93	**1061.93**
Property, Plant and Equipment	-	191.73	**191.73**
Capital Work in Progress	-	-	**-**
Right of Use Assets	50.93	102.97	**153.90**
Other Intangible Assets	-	38.52	**38.52**
Other Non-Financial Assets	167.74	21.20	**188.94**
Total Assets	**22,206.53**	**3,02,899.20**	**325105.73**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Lease Liability	47.30	127.16	**174.46**
Payables			
Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	0.57	-	**0.57**
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	93.94	-	**93.94**
Debt Securities	28,609.02	1,07,405.75	**1,36,014.77**
Borrowings (Other than Debt Securities)	48,896.65	79,324.37	**1,28,221.02**
Deposits	5,128.49	6,260.95	**11,389.44**
Subordinated Liabilities	-	1,797.27	**1,797.27**
Other Financial Liabilities	5,246.54	247.64	**5,494.18**
Non-Financial Liabilities			
Provisions	230.36	33.05	**263.41**
Other Non-Financial Liabilities	331.13	-	**331.13**
Total Liabilities	**88,584.01**	**1,95,196.18**	**2,83,780.19**
NET	**(66,377.48)**	**1,07,703.02**	**41,325.54**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

As at March 31, 2025

(₹ in Crore)

Particulars	Upto12 months	Morethan 12months	Total
ASSETS			
Financial Assets			
Cash and Cash Equivalents	1,259.72	-	**1,259.72**
Bank Balance other than above	41.55	103.25	**144.80**
Loans	18,345.45	2,84,511.18	**3,02,856.63**
Investments	2,363.46	4,508.55	**6,872.01**
Other Financial Assets	267.69	13.74	**281.43**
Non-Financial Assets			
Current Tax Assets (Net)	610.39	-	**610.39**
Deferred Tax Assets (Net)	-	1,298.85	**1,298.85**
Property, Plant and Equipment	-	161.79	**161.79**
Capital Work in Progress	-	0.09	**0.09**
Intangible Assets under Development	-	51.41	**51.41**
Right of Use Assets	50.70	114.06	**164.76**
Other Intangible Assets	-	23.96	**23.96**
Other Non-Financial Assets	157.72	22.40	**180.12**
Total Assets	**23,096.08**	**2,90,809.88**	**3,13,905.96**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Lease Liability	48.30	129.72	**178.02**
Payables			
Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	1.93	-	**1.93**
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	228.05	-	**228.05**
Debt Securities	41,895.82	1,19,735.64	**1,61,631.46**
Borrowings (Other than Debt Securities)	46,922.93	52,003.05	**98,925.98**
Deposits	2,840.16	5,402.76	**8,242.92**
Subordinated Liabilities	-	1,796.86	**1,796.86**
Other Financial Liabilities	6,018.18	126.65	**6,144.83**
Non-Financial Liabilities			
Provisions	265.04	95.39	**360.43**
Other Non-Financial Liabilities	138.70	-	**138.70**
Total Liabilities	**98,359.11**	**1,79,290.07**	**2,77,649.18**
NET	**(75,263.03)**	**1,11,519.81**	**36,256.78**

37. Segment Reporting:

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM).

The Managing Director & CEO is identified as the Chief Operating Decision Maker (CODM) by the management of the Company. CODM has identified only one operating segment of providing loans for purchase, construction, repairs, renovation etc. and has its operations entirely within India. All other activities of the Company revolve around the main business. As such, there are no separate reportable segments, as per the Indian Accounting Standard (Ind AS) 108 on Segment Reporting.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

38. Contingent Liabilities & Commitments:

(₹ in Crore)

Particulars		March 31, 2026	March 31, 2025
A.	**Contingent Liabilities**		
i.	Claims not acknowledged as Debt	2.99	1.50
ii.	In respect of Income-tax*	9.93	6.43
iii.	In respect of Goods and Service Tax*	8.83	34.22
B.	**Commitments**		
i.	Estimated amount of contracts remaining to be executed on capital account and not provided for	2.76	77.42
ii.	Uncalled liability in respect of commitment made for contribution to Alternate Investment Fund	382.89	425.90
iii.	Undisbursed Sanctions	15,209.79	16,345.79

39. Auditor's Remuneration:

(₹ in Crore)

Particulars	For the year ended March 31, 2026*	For the year ended March 31, 2025*
Audit fee	0.52	0.52
Tax Audit	0.13	0.13
For Quarterly Limited Reviews	0.46	0.46
Other Services (Certification work)	0.09	0.22
Reimbursement of Expenses	0.05	0.04
Total	**1.25**	**1.37**

*Including Ineligible GST

40. Proposed Dividend

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Dividends not recognised at the end of reporting period		
The directors have recommended final dividend of ₹ 10 per fully paid equity share (₹ 10 for March 31, 2025). This proposed dividend is subject to approval of shareholders in ensuing Annual General Meeting.	550.06	550.06

41. Disclosure in respect of Employee Benefits:

In accordance with the Indian Accounting Standard on (Ind AS-19) – "Employee Benefits" the following disclosures have been made:

Provident Fund and Pension Fund Liability

The Company has recognised ₹ 44.48 Crore (Previous year ₹ 51.47 Crore) in the Statement of Profit and Loss towards contribution to Provident fund in respect of company employees. In respect of LIC of India employees on deputation who have opted for pension, ₹ 1.14 Crore (previous year ₹ 2.00 Crore) have been contributed towards LIC of India (Employees) Pension Rules, 1995.

Gratuity Liability

(₹ in Crore)

Changes in the Present Value of Defined Benefit Obligation:	2025-26	2024-25
Present Value of Benefit Obligation at the Beginning of the Year	275.31	163.87
Interest Cost	18.78	11.81
Current Service Cost	20.98	12.78
Past Service Cost	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Changes in the Present Value of Defined Benefit Obligation:	2025-26	2024-25
Benefit Paid from the Fund	(24.96)	(9.91)
Actuarial Loss/(Gain) on obligations – Due to change in financial assumptions	(19.44)	9.64
Actuarial Loss/(Gain) on obligations – Due to experience	(11.03)	87.12
Present Value of Benefit Obligation at the End of the Year	**259.64**	**275.31**

(₹ in Crore)

Changes in Fair Value of the Plan Assets:	2025-26	2024-25
Fair Value of Plan Asset at the Beginning of the Year	182.82	148.26
Interest Income	12.47	10.69
Contributions by the Employer	75.00	32.99
Benefit Paid from the Fund	(24.96)	(9.91)
Return on plan asset excluding interest	1.16	0.79
Fair value of Plan Assets at the End of the Year	246.51	182.82
Total Actuarial Loss/(Gain) to be Recognised	**(31.63)**	**95.96**

(₹ in Crore)

Actual Return on Plan Assets:	2025-26	2024-25
Expected Return on Plan Assets	12.47	10.69
Actuarial Gain / (Loss) on Plan Assets	1.16	0.79
Amount Recognised in the Balance Sheet	**13.63**	**11.48**

(₹ in Crore)

Liability at the end of the year	2025-26	2024-25
Present Value of Benefit Obligation at the end of the Period	(259.64)	(275.31)
Fair Value of Plan Assets at the end of the year	246.51	182.82
Funded Status (Surplus/(Deficit))	(13.14)	(92.48)
Amount Recognised in the Balance Sheet	**(13.14)**	**(92.48)**

(₹ in Crore)

Net Interest Cost for Current Year:	2025-26	2024-25
Present Value of Benefit Obligation at the Beginning of the Year	275.31	163.87
Fair value of Plan Assets at the Beginning of the Year	(182.82)	(148.26)
Net Liability/(Asset) at the Beginning of the Year	92.48	15.60
Interest Cost	18.78	11.81
Interest Income	(12.47)	(10.69)
Net Interest Cost for Current Year	**6.31**	**1.13**

(₹ in Crore)

Expense Recognised in the Statement of Profit and Loss for Current Year:	2025-26	2024-25
Current Service Cost	20.98	12.78
Interest Cost	6.31	1.13
Expected Return on Plan Assets	-	-
Past Service Cost	-	-
Expense recognised in the Statement of Profit and Loss under staff expenses	**27.29**	**13.91**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Expense Recognised in Other Comprehensive Income (OCI) for Current Year:	2025-26	2024-25
Actuarial Loss/(Gain) on obligations	(30.47)	96.75
Return on Plan Assets, excluding Interest Income	(1.16)	(0.79)
Change in Asset Ceiling	-	-
Net (Income)/Expense for the year recognised in OCI	**(31.63)**	**95.96**

(₹ in Crore)

Reconciliation of the Liability recognised in the Balance Sheet:	2025-26	2024-25
Opening Net Liability	92.48	15.60
Expenses recognised in the Statement of Profit & Loss	27.29	13.91
Expenses recognised in OCI	(31.63)	95.96
Contribution by the Company	(75.01)	(32.99)
Amount recognised in the Balance Sheet under "Provision for Retirement Benefits"	13.14	92.48

(₹ in Crore)

Net Interest Cost for Next Year:	2025-26	2024-25
Present Value of Benefit Obligation at the End of the Year	259.64	275.31
Fair value of Plan Assets at the End of the Year	(246.51)	(182.82)
Net Liability/(Asset) at the End of the Year	13.14	92.48
Interest Cost	19.71	18.78
Interest Income	(18.71)	(12.47)
Net Interest Cost for Current Year	**1.00**	**6.31**

(₹ in Crore)

Expense Recognised in the Statement of Profit and Loss for Next Year:	2025-26	2024-25
Current Service Cost	19.35	20.98
Net Interest Cost	1.00	6.31
Expense recognised in the Statement of Profit and Loss under staff expenses	20.34	27.29

(₹ in Crore)

Other Details	2025-26	2024-25
No. of Members in Service	2345	2480
Per Month Salary for Members in Service (₹ in Crore)	31.08	30.74
Weighted Average Duration of the Defined Benefit Obligation	11	11
Average Expected Future Service	15	15
Defined Benefit Obligation (DBO) – Total (₹ in Crore)	259.64	275.31
Defined Benefit Obligation (DBO)–Due but Not Paid	-	-
Expected Contribution in the Next Year (₹ in Crore)	31.08	30.74

(₹ in Crore)

Maturity Analysis of Benefit payments	2025-26	2024-25
Defined Benefits Payable in Future Years From the Date of Reporting		
1st Following Year	22.07	25.19
2nd Following Year	16.66	14.13
3rd Following Year	21.45	25.51
4th Following Year	17.06	21.77
5th Following Year	15.70	17.31
Sum of Years 6 to 10	103.31	84.45
Sum of Years 11 and above	435.74	424.83

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Sensitivity Analysis	2025-26	2024-25
Defined Benefit Obligation on Current Assumptions	259.64	275.31
Delta Effect of +1% Change in Rate of Discounting	(22.06)	(23.57)
Delta Effect of -1% Change in Rate of Discounting	25.71	27.62
Delta Effect of +1% Change in Rate of Salary Increase	23.84	25.67
Delta Effect of -1% Change in Rate of Salary Increase	(20.61)	(22.07)
Delta Effect of +1%Change in Rate of Employee Turnover	0.28	(1.41)
Delta Effect of -1%Change in Rate of Employee Turnover	0.04	1.94

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the defined benefit obligation as recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

Assumptions:	2025-26	2024-25
Expected Return on Plan Assets	7.59%	6.82%
Rate of Discounting	7.59%	6.82%
Rate of Salary Increase	8.00%	8.00%
Rate of Employee Turnover	2.00%	2.00%
Mortality Rate During Employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)

Experience Adjustment

(₹ in Crore)

Particulars	2025-26	2024-25	2023-24	2022-23	2021-22
Defined benefit obligation	259.64	275.31	163.87	126.28	93.93
Plan asset	246.51	182.82	148.26	122.89	*
Surplus /(deficit)	(13.13)	(92.49)	(15.61)	(3.39)	(93.93)
Experience adjustment plan liability loss/(gain)	(30.47)	96.75	4.80	(5.32)	17.22
Experience adjustment plan asset loss/(gain)	1.15	0.79	0.04	1.39	-

*Unfunded

Gratuity Contribution is paid to LIC of India under Gratuity Scheme of LIC.

Actuarial Gains/Losses are recognised in the period of occurrence under Other Comprehensive Income (OCI). All above reported figures of OCI are gross of taxation.

Maturity Analysis of Benefit Payments is undiscounted cashflows considering future salary, attrition & death in respective year for members as mentioned above.

The Company has a defined benefit gratuity plan in India (funded). The company's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund.

The fund is managed by a trust which is governed by the Board of Trustees. The Board of Trustees are responsible for the administration of the plan assets and for the definition of the investment strategy.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Gratuity is a defined benefit plan and company is exposed to the Following Risks:

Interest Risk: A fall in the discount rate which is linked to the Government Security. Rate will increase the present value of the 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 salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Investment Risk: The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below this rate, it will create a plan deficit. Currently, for the plan in India, it has a relatively balanced mix of investments in government securities, and other debt instruments.

Asset Liability Matching Risk: The plan faces the ALM risk as to the matching cash flow. Since the plan is invested in lines of Rule l0l of Income Tax Rules, 1962, this generally reduces ALM risk.

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

Concentration Risk: Plan is having a concentration risk as all the assets are invested with the insurance company and a default will wipe out all the assets. Although probability of this is very less as insurance companies have to follow regulatory guidelines.

A separate trust fund is created to manage the Gratuity plan and the contributions towards the trust fund is done as guided by rule 103 of Income Tax Rules, 1962.

Leave Encashment

(₹ in Crore)

Changes in the Benefit Obligation:	2025-26	2024-25
Liability at the Beginning of the year	164.47	118.83
Interest Cost	11.22	8.57
Current Service Cost	5.31	3.72
Benefit Paid	(6.22)	(7.39)
Actuarial (Gain) / Loss on obligations – Due to change in Financial Obligation	(14.57)	7.13
Actuarial (Gain) / Loss on obligations – Due to Experience	(4.69)	33.61
Liability at the end of the year	155.51	164.47

(₹ in Crore)

Changes in the Fair value of Plan assets:	2025-26	2024-25
Fair value of plan asset at the Beginning of the year	15.09	-
Interest Income	1.03	-
Contributions by the employer	14.99	14.99
Expected contribution from employees	-	-
Return on plan assets, excluding interest income	0.20	0.10
Fair value of plan asset at the end of the year	31.31	15.09

(₹ in Crore)

Actuarial (Gains)/Losses Recognised in the Statement of Profit or Loss	2025-26	2024-25
Actuarial (Gains)/Losses on Obligation For the Period	(19.26)	40.74
Return on Plan Assets, Excluding Interest Income	(0.20)	(0.10)
Actuarial (Gains)/Losses Recognised	(19.46)	(40.64)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Actual Return on Plan Assets	2025-26	2024-25
Interest Income	1.03	-
Return on Plan Assets, Excluding Interest Income	0.20	0.10
Actual Return on Plan Assets	1.23	0.10

(₹ in Crore)

Amount Recognised in the Balance Sheet:	2025-26	2024-25
Liability at the end of the year	(155.51)	(164.47)
Fair Value of Plan Assets at the end of the year	31.31	15.09
Amount recognised in the Balance Sheet*	(124.20)	(149.38)

(₹ in Crore)

Net Interest Cost	2025-26	2024-25
Present Value of Benefit Obligation at the Beginning of the Period	164.47	118.84
(Fair Value of Plan Assets at the Beginning of the Period)	(15.09)	-
Net Liability/(Asset) at the Beginning	149.38	118.84
Interest Cost	11.22	8.57
(Interest Income)	(1.03)	-
Net Interest Cost for Current Period	10.19	8.57

(₹ in Crore)

Expense Recognised in the Statement of Profit and Loss:	2025-26	2024-25
Current Service Cost	5.31	3.72
Interest Cost	10.19	8.57
Expected Return on Plan Assets		
Net Actuarial (Gain) / Loss to be recognised	(19.46)	40.63
Expense recognised in the Statement of Profit and Loss under staff expenses	(3.97)	52.92

(₹ in Crore)

Reconciliation of the Liability recognised in the Balance Sheet:	2025-26	2024-25
Opening Net Liability	149.38	118.83
Expense recognised	(3.97)	52.92
Contribution/Benefit Paid by the Company	(21.21)	(22.37)
Amount recognised in the Balance Sheet under “Provision for Retirement Benefits”	124.20	149.38

Assumptions:	2025-26	2024-25
Retirement Age	58 Years	58 Years
Expected Return on Plan Assets	7.59%	6.82%
Rate of Discounting	7.59%	6.82%
Rate of Salary Increase	8.00%	8.00%
Rate of Employee Turnover	2.00%	2.00%

The estimate of future salary increases, considered in actuarial valuation, include inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market. The above information is certified by the actuary and relied upon by the Auditors.

*Exclusive of Amount ₹ 0.62 Crore (previous year ₹ 0.61 Crore) towards additional provision made for LIC employees.

Sick Leave

The Company has recognised (₹ 0.51 Crore) (Previous year ₹ 9.80 Crore) in the Statement of Profit and Loss towards sick leave in respect of company employees.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

42. Information in accordance with the requirements of INDAS 24 on Related Party Disclosure:

a. Related Party Policy:

Related Party Policy is uploaded on the website of the Company and annexed to the Director Report.

b. Names of related parties:

(i)	**Enterprise having Significant Influence on the Company**
	Life Insurance Corporation of India
(ii)	**Enterprises over which Control exists**
	LICHFL Care Homes Limited
	LICHFL Financial Services Limited
	LICHFL Asset Management Company Limited
	LICHFL Trustee Company Private Limited
(iii)	**Associates of the Company**
	LIC Mutual Fund Asset Management Limited
	LIC Mutual Fund Trustee Private Limited

Key Management Personnel	
Key Management Personnel	
Shri T. Adhikari	MD & CEO
Smt. Varsha Hardasani	Company Secretary
Shri Sudipto Sil	Chief Financial Officer (Upto April 17, 2025)
Shri Lokesh Mundhra	Chief Financial Officer (From April 17, 2025)
Directors (Executive or Otherwise)	
Shri. R Doraiswamy	Chairman (From 16th October 2025)
Shri Siddhartha Mohanty	Chairman (Upto 6th June 2025)
Shri Ratnakar Patnaik	Non-Executive Nominee Director (From 13th May 2025)
Shri Jagannath Mukkavilli	Non-Executive Nominee Director (Upto 31st May 2025)
Shri V. K. Kukreja	Independent Director (Upto 30th June 2025)
Shri Ameet Patel	Independent Director (Upto 18th Aug 2025)
Shri P Koteswara Rao	Non Independent Director
Shri Kashi Prasad Khandelwal	Independent Director
Shri Sanjay Kumar Khemani	Independent Director
Shri Akshay Rout	Non-Independent Director
Smt. Jagennath Jayanthi	Independent Director
Shri Ravi Krishan Takkar	Independent Director
Shri Ramesh Adige	Independent Director
Shri Anil Kaul	Independent Director (From 15th May 2024)
Shri T.C. Suseel Kumar	Independent Director (From 2nd June 2025)
Shri Masil Jeya Mohan	Independent Director (From 2nd June 2025)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

c. Details of transactions and balance at the year end with related parties:

(₹ in Crore)

Related Party	Nature of transactions	For the year ended March 31, 2026	For the year ended March 31, 2025
Life Insurance Corporation of India			
	Repayment of non-convertible debentures	5,750.00	2,000.00
	Interest expenses on Secured and Unsecured loans	615.37	866.79
	Dividend Payment	248.84	223.96
	Rent Rates and Taxes	14.61	14.97
	Payment of Electricity Expenses	0.53	0.66
	Payment for staff training, Conference, etc	-	-
	Reimbursement of Gratuity, Mediclaim, Group Saving Linked Insurance (GSLI), Pension and NPS Fund for staff posted from LIC	2.25	2.92
	Contribution to LIC of India, P & GS, for Gratuity premium for employees, renewal of group term Insurance and other payments related to Employees.	93.69	51.47
	Balance as at the year end towards non convertible debentures (Credit)	1,800.00	7,550.00
	Balance as at the year end towards Interest Accrued on non convertible debentures (Credit)	46.37	200.71
LICHFL Care Homes Limited			
	Rent Received	0.32	0.41
	Investment in Corporate Deposit with the Company	1.90	3.00
	Redemption in Corporate deposit of LICHFL	3.00	7.25
	Interest Expense on corporate Deposit with the Company	0.19	0.19
	Investment in Inter-corporate Deposit (Special approval)	3.00	10.00
	Interest on Inter-corporate Deposit	1.19	0.88
	Balance as the year end towards Inter-corporate deposit	14.86	10.79
	Balance as at the year-end towards Public Deposit and Accrued Interest on Public Deposit (Credit)	1.94	3.07
LICHFL Financial Services Limited			
	Dividend Income	2.85	2.85
	Interest Expense on Corporate Deposit by LICHFL Financial Services Limited	2.12	1.98
	Commission Expenses on Loan Business	91.66	72.03
	Commission Expenses on Public Deposit	0.05	0.07
	Rent Received	0.71	0.70
	Reimbursement of Expenses	0.04	0.20
	Sale of Fixed assets	0.06	-
	Balance as at the year end towards payment of Commission Expense on Loan Business (Credit)	16.88	14.25
	Balance as at the year end towards payment of Commission Expense on Deposits (Credit)	0.01	0.00
	Balance as at the year end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	31.47	29.34
	Balance as at the year end -Others (Debit)	0.02	0.01

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Related Party	Nature of transactions	For the year ended March 31, 2026	For the year ended March 31, 2025
LICHFL Asset Management Co. Ltd.			
	Dividend Income	3.05	2.61
	Investment in Corporate Deposit by LICHFL Asset Management Co. Ltd with the Company	34.00	25.30
	Redemption of Corporate Deposit by LICHFL Asset Management Co. Ltd with the Company	22.00	14.54
	Interest Expense on Corporate Deposit by LICHFL Asset Management Co. Ltd.	2.55	1.73
	Balance as at the year end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	42.11	29.22
	Balance as at the year end- Others (Debit)	0.01	0.01
LICHFL Trustee Company Private Ltd			
	Investment in Corporate Deposit	0.85	0.77
	Interest Expense on investment in Corporate Deposit	0.06	0.06
	Redemption of Corporate Deposit	0.77	0.70
	Balance as at the year-end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	0.90	0.82
LIC Mutual Fund Asset Management Limited			
	Dividend Income	0.52	0.52
LIC Pension Fund Ltd.			
	Interest Expense on investment in Corporate Deposit	0.05	0.63
	Redemption of Corporate Deposit	2.00	12.00
	Balance as at the year-end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	-	2.37
LIC Card Services Ltd.			
	Investment in Corporate Deposit	10.25	-
	Interest Expense on investment in Corporate Deposit	1.70	1.59
	Redemption of Corporate Deposit	7.75	-
	Balance as at the year-end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	25.33	22.98
Shri. Shri R Doraiswamy Chairman (Non-Executive Nominee Director)	Balance as at year end towards Loan outstanding	0.41	-
Shri. Ratnakar Patnaik (Non-Executive Nominee Director)	Balance as at year end towards Loan outstanding	0.41	-
Shri Siddhartha Mohanty Chairman (Non-Executive Nominee Director)	Balance as at year end towards Loan outstanding	-	1.40
Shri T. Adhikari Managing Director and CEO	*Managerial remuneration-Total	1.14	1.06
	Of total above, short term benefits	1.12	1.04
	Of total above, Post employment benefit	0.02	0.02
	Balance as at year end towards Loan outstanding	0.32	0.35

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Related Party	Nature of transactions	For the year ended March 31, 2026	For the year ended March 31, 2025
Mr. Jagannath M (Non-Executive Nominee Director)	Investment in Public Deposit	-	0.01
	Interest Expense on Public Deposit	-	0.02
	Balance as at period end towards Public Deposit and Accrued Interest	-	0.13
	Balance as at year end towards Loan outstanding	-	0.30
Shri Lokesh Mundhra, Chief Financial Officer	*Managerial remuneration	0.62	-
	Of total above, short term benefits	0.60	-
	Of total above, Post employment benefit	0.02	-
	Investment in Public Deposit	0.12	-
	Interest Expense on investment in Public Deposit	0.01	-
	Balance as at year end towards investment in Public Deposit and Accrued Interest on Public Deposit (Credit)	0.13	-
	Balance as at year end towards Loan outstanding	0.05	-
Smt.Varsha Hardasani, Company Secretary	*Managerial remuneration	0.42	0.43
	Of total above, short term benefits	0.42	0.43
Shri Sudipto Sil, Chief Financial Officer	*Managerial remuneration-Total	-	0.71
	Of total above, short term benefits	-	0.71
	Investment in Public Deposit by a Close Member	-	0.76
	Redemption in Public Deposit by a Close Member	-	0.48
	Interest Expense on investment in Public Deposit	-	0.07
	Balance as at year end towards investment in Public Deposit by Close Members and Accrued Interest on Public Deposit (Credit)	-	0.98
Directors	Sitting Fees Paid (Refer note : 48.B13)	1.81	1.81
IRMA ISEED Foundation Ltd (One Director holding Directorship)	Contribution to CSR activities	0.22	-
IDBI Trusteeship Ltd (Fellow Associate)#	Annual Trusteeship Fees	0.15	-

#the transaction does not fall under the definition of Related Party Transaction, however the company is voluntarily disclosing the transaction.

*As the Provision for Performance Linked Incentive (PLI) and Leave encashment is accrued for the company as a whole and not decided individually, hence not included. However payment made during the financial year 2025-2026 has been included.

Gratuity payable by the Company to the Company Secretary and CFO as a post-employment benefit is as per the gratuity trust deed of the company. For the MD & CEO, an amount of 5% of Basic Salary plus DA is contributed as a post- employment benefit to LIC.

43. Leases:

a. The following is the movement of Lease Liability as on March 31, 2026:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Value of Lease Liability as of April 1	178.02	164.72
Additions	64.89	76.53
Terminated	(12.43)	(13.64)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Interest Expense on Lease Liability	13.45	13.02
Interest Expense on Terminal Lease	(0.81)	(0.77)
Actual Payment of Rent	(68.67)	(61.84)
Provision on Disposals	-	-
Closing Value of Lease Liability as of March 31	174.46	178.02

b. The Carrying Value of Right of Use Asset as of March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Value of Right of Use Asset as of April 1	464.39	402.30
Additions	64.89	62.09
Disposals	(12.43)	-
ROU derecognised on subleased asset	(4.33)	-
Gross carrying value as of March 31	**512.52**	**464.39**
Accumulated Depreciation as of April 1	**(220.93)**	**(166.03)**
Depreciation	(61.60)	(55.55)
Accumulated Depreciation on Disposals	1.91	-
Reversal of depreciation - sublease	0.70	0.65
Accumulated Depreciation as of March 31	**(279.92)**	**(220.93)**
Terminated Cases	**(78.70)**	**(78.70)**
Carrying Value as of March 31	**153.90**	**164.76**

As a Lessee:

Amount recognised in Statement of Profit and Loss

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest on lease Liabilities	12.58	12.17
Variable payments not included in measurement of lease liability	-	-
Income from subleasing ROU assets	(0.10)	(0.07)
Expenses relating to short term leases		-
Expenses relating to leases of low value assets, excluding short term leases of low value assets		-
Total amount recognised in the Statement of Profit and Loss	**12.48**	**12.10**

Amount recognised in the Statement of Cash Flow:

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Total amount of cash outflows for leases (net of rental inflows)	64.27	61.84

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

As a Lessor:

Operating Lease - There are no operating furniture lease active as on March 31, 2026

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Within one year	-	0.23
After one year but not more than five years	-	-
More than five years	-	-
Total	**-**	**0.23**

The Company has entered operating leases with subsidiaries for subleasing of premises. The company's obligations under such operating Finance lease are secured by lessor's title to leased assets. Future minimum lease payments under such finance leases together with present value of the net minimum lease payments are, as follows:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Within one year	0.99	0.55
After one year but not more than five years	4.00	-
More than five years	-	-
Total minimum lease payments	4.99	0.55
Less: Finance charges	0.82	0.01
Present value of minimum lease payments	**4.17**	**0.54**

44. Earnings per share:

Earnings per share is calculated by dividing the profit attributable to the equity (ordinary) shareholders by the weighted average number of equity (ordinary) shares outstanding during the year as under:

Particulars		For the year ended March 31, 2026	For the year ended March 31, 2025
Profit after tax attributable to equity shareholders	(₹ in Crore)	5,595.15	5,429.02
Weighted average number of equity shares outstanding during the year	Nos.	55,00,63,000	55,00,63,000
Basic and Diluted Earnings per equity share	₹	101.72	98.70
Face value per equity share	₹	2.00	2.00

45. Taxes on Income:

Movement in Deferred Tax Assets / Liabilities

(₹ in Crore)

Deferred Tax Asset / (Liability) (Net)	As at April 1, 2025	Profit or Loss	Other Comprehensive Income	As at March 31, 2026
Deferred Tax Asset on account of:				
Expected credit losses	1,231.37	(83.12)	-	1148.25
Provisions other than those pertaining to Expected credit loss	47.05	(6.46)	-	40.59
Financial assets at fair value through profit or loss	19.04	(2.29)	-	16.75
Remeasurements of employee benefits	48.70	(26.16)	(7.96)	14.58
Others	59.83	(58.74)	-	1.09
	1,405.98	**(176.77)**	**(7.96)**	**1221.25**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Deferred Tax Asset / (Liability) (Net)	As at April 1, 2025	Profit or Loss	Other Comprehensive Income	As at March 31, 2026
Deferred Tax Liability on account of:				
Property, plant and equipment	(7.80)	5.10	-	(2.70)
Deductions claimed for provision for bad debts under section 36 (1)(viia)	(55.99)	(10.78)	-	(66.77)
Adjustments pertaining to Income and expense recognition based on Expected Interest rate	(43.35)	(46.50)	-	(89.84)
	(107.14)	**(52.18)**	**-**	**(159.32)**
Deferred Tax Asset/ (Liability) Net and charge/ (credit) for the year	**1,298.85**	**(228.95)**	**(7.96)**	**1061.93**

(₹ in Crore)

Deferred Tax Asset / (Liability) (Net)	As at April 1, 2024	Profit or Loss	Other Comprehensive Income	As at March 31, 2025
Deferred Tax Asset on account of:				
Expected credit losses	1,576.54	(345.18)	-	1,231.37
Provisions other than those pertaining to Expected credit loss	62.05	(14.99)	-	47.05
Financial assets at fair value through profit or loss	19.15	(0.11)	-	19.04
Remeasurements of employee benefits	5.20	19.35	24.15	48.70
Others	46.73	13.10	-	59.83
	1,709.67	**(327.84)**	**24.15**	**1,405.98**
Deferred Tax Liability on account of:				
Property, plant and equipment	(8.70)	0.90	-	(7.80)
Deductions claimed for provision for bad debts under section 36 (1)(viia)	(54.63)	(1.36)	-	(55.99)
Adjustments pertaining to Income and expense recognition based on Expected Interest rate	(7.18)	(36.16)	-	(43.35)
	(70.52)	**(36.62)**	**-**	**(107.14)**
Deferred Tax Asset/ (Liability) Net and charge/ (credit) for the year	**1,639.15**	**(364.46)**	**24.15**	**1,298.85**

Income Tax recognised in Statement of profit and loss:

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Current Tax		
In respect of Current Year	1,267.03	1,062.33
In respect of Earlier Year	(10.51)	-
Deferred Tax		
In respect of Current Year	228.95	364.46
Total Income Tax expense recognised in the current year	**1,485.47**	**1,426.79**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Reconciliation of income tax expense of the year to the accounting profit is as follows:

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Standalone Profit before tax	7,080.62	6,855.81
Income tax expense calculated at 25.1680% (Previous Year 25.1680%)	1,782.05	1,725.47
Current tax adjustment with respect to earlier years	(10.51)	-
Effect of expenses that are not deductible in determining taxable profit(net)	33.82	19.77
Effect of incomes not chargeable to tax	(1.61)	(1.50)
Deduction under section 36(1)(viii) of the Income tax Act, 1961	(318.28)	(316.95)
Income tax expense recognised in statement of profit and loss	**1,485.47**	**1,426.79**

46. Event after Balance sheet date:

There have been no events after the reporting date that require adjustment/disclosure in these financial statements.

47. Schedule to the Balance sheet :

As required under the Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025–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), the relevant particulars prescribed in the Schedule to the Balance Sheet under the Companies Act, 2013 are presented below :

(₹ in Crore)

Particulars		Amount outstanding		Amount Overdue	
Liabilities		**As at March 31, 2026**	**As at March 31, 2025**	**As at March 31, 2026**	**As at March 31, 2025**
1.	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**				
(a)	Debentures: Secured	1,33,377.15	1,54,059.31	-	-
	: Unsecured (Subordinate Bonds)	1,818.97	1,818.56	-	-
	(Other than falling within the meaning of public deposits)				
(b)	Deferred Credits	-	-	-	-
(c)	Term Loans	1,02,545.35	78,508.80	-	-
(d)	Inter-corporate loans and borrowing	-	-	-	-
(e)	Commercial Paper	7,131.81	12,849.86	-	-
(f)	Public Deposits	5,735.51	5,040.23	-	-
(g)	Other Loans			-	-
	– Deposits other than Public Deposit	6,172.49	3,515.19	-	-
	– Loans repayable on demand	24,861.00	20,491.00	-	-
	– Securitization	887.28	-	-	-
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	5,735.51	5,040.23	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars		Amount Outstanding	
Assets		**March 31, 2026**	**March 31, 2025**
3	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**		
	(a) Secured	3,16,143.19	3,02,696.12
	(b) Unsecured	20.48	159.74
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	4.17	0.77
(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	-	-
(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	-	-
(iii)	Units of mutual funds	420.28	2,276.92
(iv)	Government Securities	-	-
(v)	Others	-	-
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	4,432.38	4,455.66
(v)	Others	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars		Amount Outstanding	
Assets		**March 31, 2026**	**March 31, 2025**
2	**Unquoted**		
(i)	Shares		
	(a) Equity	69.61	69.61
	(b) Preference	-	-
(ii)	Debentures and Bonds	-	-
(iii)	Units of mutual funds	-	-
(iv)	Government Securities	-	-
(v)	Real Estate Venture Fund & Alternate Investment Fund	128.06	69.82

(₹ in Crore)

6	Borrower group-wise classification of assets financed as in (3) and (4) above:						
	Category	**As at March 31, 2026**			**As at March 31, 2025**		
		Secured	**Unsecured**	**Total**	**Secured**	**Unsecured**	**Total**
1	**Related Parties**						
(a)	Subsidiaries	-	19.03	19.03	-	11.56	11.56
(b)	Companies in the same group	-	-	-	-	-	-
(c)	Other related parties	1.13	-	1.13	2.05	-	2.05
2	Other than related parties	3,15,824.58	323.10	3,16,147.68	3,02,329.24	513.78	3,02,843.02
	Total	**3,15,825.71**	**342.13**	**3,16,167.84**	**3,02,331.29**	**525.34**	**3,02,856.63**

– Amount net of provisions

(₹ in Crore)

7	Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :				
	Category	**As at March 31, 2026**		**As at March 31, 2025**	
		Breakup Value	**Book Value (Net of Provisions)**	**Breakup Value**	**Book Value (Net of Provisions)**
1	**Related Parties**				
(a)	Subsidiaries	18.29	18.29	18.29	18.29
(b)	Companies in the same group	51.32	51.32	51.32	51.32
(c)	Other Related Parties	-	-	-	-
2	**Other than Related Parties**	**Fair Value**	**Total**	**Fair Value**	**Total**
(a)	Investment in Alternate Investment Fund	128.06	128.06	64.71	64.71
(b)	Investment in Venture capital fund	-	-	5.11	5.11
(c)	Mutual Fund	420.28	420.28	2,276.92	2,276.92
(d)	Government Securities	4,327.42	4,432.38	4,464.74	4,455.66

(₹ in Crore)

8	Other Information:		
	Particulars	**As at March 31, 2026**	**As at March 31, 2025**
(i)	**Gross Non-Performing Assets**		
(a)	Related Parties	-	-
(b)	Other than Related Parties	6,902.79	7,598.35
(ii)	**Net Non-Performing Assets**		
(a)	Related Parties	-	-
(b)	Other than Related Parties	3,440.38	3,704.42
(iii)	**Assets acquired in satisfaction of Debt**	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

48. DISCLOSURE REQUIRED BY RESERVE BANK OF INDIA

The following disclosures have been given in terms of **Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025** as per Notification no. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 issued by Reserve Bank of India.

A. Disclosure requirements for all NBFCs as per above mentioned circular

A1. Loans against gold and silver collateral

There were no loans extended against gold and silver collateral.

A2. Disclosure related to project finance

(₹ in Crore)

Sl. No	Item Description	Q4 FY 2025-26		Q3 FY 2024-25	
		Number of accounts	Total outstanding	Number of accounts	Total outstanding
1	Projects under implementation accounts at the beginning of the quarter.	75	1707.83	64	1722.99
2	Projects under implementation accounts sanctioned during the quarter.	17	156.84	16	87.78
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-	1	14.54
3A	Movement of No of Loans & Total Outstanding balances appearing at the beginning of the quarter	(6)	75.28	(4)	(88.40)
4	Projects under implementation accounts at the end of the quarter. (1+2-3+3A)	86	1939.95	75	1707.83
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.	-	-	-	-

Note : Total outstanding represents Principal Outstanding of Loans & advances.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

A3. Non-Fund Based (NFB) Credit Facilities:

		As at 31st March 2026		As at 31st March 2025	
		Secured Portion	Unsecured Portion	Secured Portion	Unsecured Portion
1	Outstanding Guarantees (₹ Crore)	Nil			
	i) In India				
	ii) Outside India				
2	Acceptances, Endorsements and other Obligations (₹ Crore)				
3	Other NFB Credit facilities (₹ Crore)				

A4. Disclosures on Co-Lending Arrangements

The company has not entered into any co-lending arrangements during the current or previous year.

A5. Disclosures relating to securitisation

(₹ in Crore)

Sl. No	Particulars	March 31, 2026	March 31, 2025
1	No of SPEs holding assets for securitisation transactions originated by the originator	1	-
2	Total amount of securitised assets as per books of the SPEs[i]	992.24	-
3	Total amount of exposures retained by the originator to comply with MRR as on the date of balance sheet		
	a) Off-balance sheet exposures		
	• First loss	-	-
	• Others	-	-
	b) On-balance sheet exposures		
	• First loss	-	-
	• Series A2 PTCs	105.89	-
	• Others	-	-
4	Amount of exposures to securitisation transactions other than MRR		
	a) Off-balance sheet exposures		
	i) Exposure to own securitisations		
	• First loss	-	-
	• Others	-	-
	ii) Exposure to third party securitisations		
	• First loss	-	-
	• Others	-	-
	b) On-balance sheet exposures		
	i) Exposure to own securitisations		
	• First loss	-	-
	• Second loss	-	-
	• Others[ii]	55.60	-
	ii) Exposure to third party securitisations		
	• First loss	-	-
	• Others	-	-
5	Sale consideration received for the securitised assets and gain / loss on sale on account of securitisation		
	- Sales Consideration[iii]	1,112.05	-
	- Gain/Loss	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Sl. No	Particulars	March 31, 2026	March 31, 2025
6	Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.	-	-
7	Performance of facility provided. Please provide separately for each facility viz. Credit enhancement, liquidity support, servicing agent etc. Mention percent in bracket as of total value of facility provided. (a) Amount paid (b) Repayment received (c) Outstanding amount	-	-
8	Average default rate of portfolios observed in the past. Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans etc	6.87%	-
9	Amount and number of additional / top up loan given on same underlying asset. Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans, etc.[iv]		
	(a) No of additional loans	121 Loans	-
	(b) Sanctioned amount	22.65	-
10	Investor complaints (a) Directly / Indirectly received and; (b) Complaints outstanding	Nil	-

i. Total Assets as on 31st March, 2026 is Rs.992.24 Crore (Series A1 of Rs.886.35 Crore, Equity Tranche of Rs.105.89 and Principal Overdue of Rs.0.04 Crore).

ii. Cash Reserve Fund.

iii. Sale consideration received at the time of deal is Rs.1,112.05 Crore.

iv. Average default rate for Home Loans per annum for past five years

A6. Disclosure of transfer of loan exposure

i. During the current year and previous year, the company has not transferred any loans which are not in default.

ii. Stressed Loan

1. Details of Stressed Loans transferred during the Financial year :

(₹ in Crore)

Particulars	To ARCs	
	March 31, 2026	March 31, 2025
Number of accounts	1	1
Aggregate principal outstanding of loans transferred	99.30	509.69
Weighted average residual tenor of the loans transferred	-	38 months
Net Book value of loans transferred (at the time of transfer)*	0.00	0.00
Aggregate consideration	70.00	250.00
Additional consideration realized in respect of accounts transferred in earlier years	0.00	0.00
Provision reversed in P/L Account	70.00	250.00

*Net of provisions

2. The company has not transferred any stressed loans except mentioned in the above point to other permitted transferees/other transferees during the year (Previous year: Nil)

3. Security Receipts (SRs) rating for the transactions during the year: NA

iii. The Company has not acquired any loan which is either not in default or stressed during the year ended March 31, 2026 and March 31, 2025.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

A7. Disclosure on restructuring of advances

i. Disclosure of Restructured accounts

(₹ in Crore)

Sl. No.	Type of Restructuring		March 31, 2026					March 31, 2025				
			Others					Others				
	Asset Classification		Standard	Sub-Standard	Doubtful	Loss	Total	Standard	Sub-Standard	Doubtful	Loss	Total
	Details											
1	Restructured Accounts as on April 1 of the FY (opening figures)*	No. of borrowers	-	-	-	-	-	-	-	-	-	-
		Amount outstanding	-	-	-	-	-	-	-	-	-	-
		Provision thereon	-	-	-	-	-	-	-	-	-	-
2	Fresh restructuring during the year	No. of borrowers	-	-	1	-	1	-	-	-	-	-
		Amount outstanding	-	-	464.33	-	464.33	-	-	-	-	-
		Provision	-	-	288.48	-	288.48	-	-	-	-	-
3	Upgradations to restructured standard category during the FY	No. of borrowers	-	-	-	-	-	-	-	-	-	-
		Amount outstanding	-	-	-	-	-	-	-	-	-	-
		Provision thereon	-	-	-	-	-	-	-	-	-	-
4	Restructured standard advances which cease to attract higher provisioning and / or additional risk weight at the end of the FY and hence need not be shown as restructured standard advances at the beginning of the next FY	No. of borrowers	-	-	-	-	-	-	-	-	-	-
		Amount outstanding	-	-	-	-	-	-	-	-	-	-
		Provision thereon	-	-	-	-	-	-	-	-	-	-
5	Down gradation of restructured accounts during the FY	No. of borrowers	-	-	-	-	-	-	-	-	-	-
		Amount outstanding	-	-	-	-	-	-	-	-	-	-
		Provision thereon	-	-	-	-	-	-	-	-	-	-
6	Write-offs of restructured accounts during the FY	No. of borrowers	-	-	-	-	-	-	-	-	-	-
		Amount outstanding	-	-	-	-	-	-	-	-	-	-
		Provision thereon	-	-	-	-	-	-	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Sl. No.	Type of Restructuring		March 31, 2026					March 31, 2025				
			Others					Others				
	Asset Classification		Standard	Sub-Standard	Doubtful	Loss	Total	Standard	Sub-Standard	Doubtful	Loss	Total
	Details											
7	Restructured Accounts as on March 31 of the FY (closing figures*)	No. of borrowers	-	-	1	-	1	-	-	-	-	-
		Amount outstanding	-	-	464.33	-	464.33	-	-	-	-	-
		Provision thereon	-	-	288.48	-	288.48	-	-	-	-	-

Note :

1. The outstanding amount and number of borrowers as at March 31, 2026 and March 31, 2025 is after considering recoveries during the financial years.
2. Since the disclosure of restructured accounts pertains to section "Others", the first two sections namely "Under CDR Mechanism" and "Under SME Debt Restructuring Mechanism" as per the format prescribed in the RBI Directions -RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 Reserve Bank of India (Non-Banking Financial Companies– Financial Statements: Presentation and Disclosures) Directions, 2025 dated November 28, 2025 as amended are not included above.
3. Above disclosure does not include one-time restructuring implemented as prescribed in the notification no. RBI/2020-21/16 DoR.No.BP.BC/3/21.04.048/2020-21 Resolution Framework for COVID-19-related Stress dated August 06, 2020 and RBI/2021-22/31/DoR.STR.REC.11 /21.04.048/2021-22 Resolution Framework–2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses dated May 05, 2021.

ii. **Disclosure on resolution framework:**

Disclosures as required by Reserve Bank of India vide circular DOR.no. BP.BC/3/21.04.048/2020-21 dated August 6, 2020 and circular RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 on Resolution Framework–2.0 read with Reserve Bank of India (Non-Banking Financial Companies–Resolution of Stressed Assets) Directions 2025 dated November 28, 2025 as at March 31, 2026 are given below:

(₹ in Crore)

Type of borrower	Exposure to Accounts classified as Standard consequent to implementation of resolution plan– Position as at September 30, 2025 (A)*	Of (A), aggregate debt that slipped into NPA during the current half year	Of (A), amount written off during the current half year	Of (A), amount paid by the borrowers during the current half year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 31st March 2026.*
Personal Loans	1,507.95	64.64	–	133.79	1,342.73
Corporate persons**	263.44	44.59	–	6.46	212.40
Of which, MSMEs					
Others					
Total	**1,771.39**	**109.23**	**–**	**140.25**	**1,555.13**

*the figures includes accounts cured.

**As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

iii. **Disclosure on acquisition of shares due to conversion of debt to equity during a restructuring process is not applicable.**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

A8. Exposure

i. Exposure to Real Estate Sector

(₹ in Crore)

Category			As at March 31, 2026	As at March 31, 2025
i)	Direct exposure			
	a)	Residential Mortgages –		
		Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented; (Exposure would also include non-fund based (NFB) limits.)	3,05,191.93	2,94,288.50
	b)	Commercial Real Estate –		
		Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits	25,392.86	25,051.23
	c)	Investments in Mortgage-Backed Securities (MBS) and other securitized exposures –		
		(i) Residential	-	-
		(ii) Commercial Real Estate	-	-
ii)		Indirect Exposure		
		Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	5,324.96	4,737.71
		Total Exposure to Real Estate Sector	3,35,909.74	3,24,077.44

Note : Includes Undisbursed sanctions

ii. Exposure to Capital Market

(₹ in Crore)

Particulars		As at March 31, 2026	As at March 31, 2025
(i)	direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;*	-	-
(ii)	advances against shares/bonds/debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii)	advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv)	advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances;	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars		As at March 31, 2026	As at March 31, 2025
(v)	secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi)	loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii)	bridge loans to companies against expected equity flows / issues;	-	-
(viii)	Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix)	Financing to stockbrokers for margin trading	-	-
(x)	All exposures to Alternative Investment Funds:#		
	(ii) Category I	51.39	45.72
	(ii) Category II	459.56	450.00
	(ii) Category III	-	-
Total Exposure to Capital Market		**510.95**	**495.72**

#includes Outstanding Investments and uncalled commitments (Refer note : 38) as at March 31, 2026 & March 31, 2025.

iii. Sectoral exposure

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ Crore)	Gross NPAs (₹ Crore)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ Crore)	Gross NPAs (₹ Crore)	Percentage of Gross NPAs to total exposure in that sector
1. Service						
Real Estate sector	22,409.40	2,968.10	13.24%	12,572.18	3,253.19	25.88%
LAP Commercial	3,336.45	118.94	3.56%	2,803.23	42.91	1.53%
Others	4,971.96	94.97	1.91%	5,162.63	94.97	1.84%
2. Personal						
Retail Loans	2,75,315.59	2,852.55	1.04%	2,75,491.73	2,897.65	1.05%
Loan Against Property	29,886.83	868.23	2.91%	28,060.10	1,309.64	4.67%
3. Others	26.03	-	0.00%	21.56	-	0.00%

Note : As per the disclosure requirement for the purpose of above disclosure GNPA ratio is computed on total exposure (includes on Balance Sheet and off-Balance Sheet exposure) i.e Percentage of Gross NPAs to total exposure to respective sectors. Actual GNPA ratio of the Company is computed on the basis of on Balance Sheet exposure and accordingly are not comparable

iv. Intra-group exposures

	March 31, 2026	March 31, 2025
Total amount of intra-group exposures	21.86	20.79
Total amount of top 20 intra-group exposures	21.86	20.79
Percentage of intra-group exposures to total exposure of the HFC on borrowers/customers	*	*

*Less than 0.005%

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

v. **Unhedged foreign currency exposure**

The below table indicates the Unhedged Foreign currency exposure as required by RBI circular No. RBI/DOR/2025-26/157 DOR.CRE.REC.76/07-02-001/2025-26 dated November 28, 2025

As on 31st March 2026

(AED equivalent to ₹ In Crores)

	Unhedged			Hedged through forward or derivative(#)			Natural Hedge		
	</=1 year	>1 year	Total	</=1 year	>1 year	Total	</=1 year	>1 year	Total
FCY Receivables									
Exports	-	-	-	-	-	-	-	-	-
Loans to JV/WOS	-	-	-	-	-	-	-	-	-
Others	-	0.13	0.13	-	-	-	0.12	-	0.12
Total	-	0.13	0.13	-	-	-	0.12	-	0.12
FCY Payables									
Imports	-	-	-	-	-	-	-	-	-
Trade Credits	-	-	-	-	-	-	-	-	-
ECBs	-	-	-	-	-	-	-	-	-
Other FCY loans	-	-	-	-	-	-	-	-	-
INR to USD swaps	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	0.24	-	0.24
Total	-	-	-	-	-	-	0.24	-	0.24
Net (Payables-Receivables)	**-**	**0.13**	**0.13**	**-**	**-**	**-**	**(0.12)**	**-**	**(0.12)**

Refer note 36.4.7 for policies to manage currency risk & mitigation.

As on 31st March 2025

(AED equivalent to ₹ In Crores)

	Unhedged			Hedged through forward or derivative(#)			Natural Hedge		
	</=1 year	>1 year	Total	</=1 year	>1 year	Total	</=1 year	>1 year	Total
FCY Receivables									
Exports	-	-	-	-	-	-	-	-	-
Loans to JV/WOS	-	-	-	-	-	-	-	-	-
Others	-	0.12	0.12	-	-	-	-	-	-
Total	-	0.12	0.12	-	-	-	-	-	-
FCY Payables							-	-	-
Imports	-	-	-	-	-	-	-	-	-
Trade Credits	-	-	-	-	-	-	-	-	-
ECBs	-	-	-	-	-	-	-	-	-
Other FCY loans	-	-	-	-	-	-	-	-	-
INR to USD swaps	-	-	-	-	-	-	-	-	-
Others	-	0.24	0.24	-	-	-	-	-	-
Total	-	0.24	0.24	-	-	-	-	-	-
Net (Payables-Receivables)	**-**	**0.12**	**0.12**	**-**	**-**	**-**	**-**	**-**	**-**

Refer note 36.4.7 for policies to manage currency risk & mitigation.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

A9. Related Party Disclosure

The Following are the details of transactions & Balances as at 31st March 2026

(₹ in Crore)

Related Party	Associates/ Joint ventures		Subsidiaries		Directors		Key Management Personnel		Relatives of KMP		Enterprise having significant Influence		Other		Total	
Items	**CY**	**PY**	**CY**	**PY**	**CY**	**PY**	**CY**	**PY**	**CY**	**PY**	**CY**	**PY**	**CY**	**PY**	**CY**	**PY**
Debt Securities																
Redemption of Debt Securities	-	-	-	-	-	-	-	-	-	-	5,750.00	2,000.00	-	-	5,750.00	2,000.00
Closing balance	-	-	-	-	-	-	-	-	-	-	1,800.00	7,550.00	-	-	1,800.00	7,550.00
Maximum O/s during the year	-	-	-	-	-	-	-	-	-	-	7,550.00	9,550.00	-	-	7,550.00	9,550.00
Interest on Debt Securities																
Interest Paid	-	-	-	-	-	-	-	-	-	-	615.37	866.79	-	-	615.37	866.79
Balance of Accrued Interest at year end	-	-	-	-	-	-	-	-	-	-	46.37	200.71	-	-	46.37	200.71
Maximum O/s during the year	-	-	-	-	-	-	-	-	-	-	400.64	532.78	-	-	400.64	532.78
Deposit																
Investment in Deposit	-	-	36.75	29.07	-	0.01	0.12	-	-	0.76	-	-	10.25	0.00	47.12	29.84
Redemption in Deposit	-	-	25.77	22.49	-	–	0.00	-	-	0.48	-	-	9.75	12.00	35.52	34.97
Interest on PD	-	-	4.93	3.96	-	0.02	0.01	-	-	0.07	-	-	1.75	2.22	6.69	7.15
Balance O/s	-	-	76.41	62.45	-	0.13	0.13	-	-	0.98	-	-	25.33	25.36	101.87	88.92
Maximum O/s			77.66	66.9	-	0.13	0.13	-	-	0.98	-	-	27.74	38.75	105.53	106.76
Loans & advances																
Balance O/s	-	-	-	-	0.82	1.70	0.36	0.35	-	-	-	-	-	-	1.18	2.05
Max O/s	-	-	-	-	0.86	1.79	0.41	0.38	-	-	-	-	-	-	1.27	2.17
Inter-corporate Deposit																
Investment in ICD	-	-	3.00	10	-	-	-	-	-	-	-	-	-	-	3.00	10.00
Interest on ICD	-	-	1.19	0.88	-	-	-	-	-	-	-	-	-	-	1.19	0.88
Balance O/s	-	-	14.86	10.79	-	-	-	-	-	-	-	-	-	-	14.86	10.79
Maximum O/s	-	-	14.86	10.79	-	-	-	-	-	-	-	-	-	-	14.86	10.79
Sitting Fees	-	-	-	-	1.81	1.81	-	-	-	-	-	-	-	-	1.81	1.81
Managerial Remuneration	-	-	-	-	-	-	2.18	2.20	-	-	-	-	-	-	2.18	2.20
Dividend Paid	-	-	-	-	-	-	-	-	-	-	248.84	223.96	-	-	248.84	223.96
Dividend Received	0.52	0.52	5.90	5.46	-	-	-	-	-	-	-	-	-	-	6.41	5.98
Commission Expenses	-	-	91.71	72.1	-	-	-	-	-	-	-	-	-	-	91.71	72.10
Commission Expenses O/s	-	-	16.89	14.25	-	-	-	-	-	-	-	-	-	-	16.89	14.25
Other transaction	-	-	44.13	26.63	-	-	-	-	-	-	111.08	70.03	0.37	-	155.58	96.66
Other O/s	-	-	0.03	0.02	-	-	-	-	-	-	-	-	-	-	0.03	0.02

*CY – Current Year, PY – Previous Year

Others in transactions include payments related to Rent, electricity charges, Contribution towards Post-employment benefits etc

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Exposure to Related Parties :

(₹ in Crore)

Sl. No.	Particulars	March 31, 2026	March 31, 2025
A.	**Loans to Related Parties**		
1	Aggregate value of loans sanctioned to related parties during the year	Nil	Nil
2	Aggregate value of outstanding loans to related parties	1.18	2.05
3	Aggregate value of outstanding loans to related parties as a proportion of total credit exposure (in %)	*	*
4	Aggregate value of outstanding loans to related parties which are categorized as:		
	(i) Special Mention Accounts	Nil	Nil
	(ii) Non-Performing Assets	Nil	Nil
5	Amount of provisions held in respect of loans to related parties	#	#
B.	**Contracts and Arrangements involving Related Parties**		
6	Aggregate value of contracts and arrangements awarded to related parties during the year	Nil	Nil
7	Aggregate value of outstanding contracts and arrangements involving related parties	Nil	Nil

*Less than 0.005%

#Less than ₹ 0.005 Crores

A10. Disclosure of Complaints

i. **Summary information on complaints received by the company from customers and from the Offices of Ombudsman**

Sr. No		Particulars	As at March 31, 2026	As at March 31, 2025
		Complaints received by the company from its customers		
1.		Number of complaints pending at beginning of the year	-	-
2.		Number of complaints received during the year	3073	3494
3.		Number of complaints disposed during the year	3072	3490
	3.1	Of which, number of complaints rejected by the company		-
4.		Number of complaints pending at the end of the year	1	4
		Maintainable complaints received by the company from Office of Ombudsman		
5.		Number of maintainable complaints received by the company from Office of Ombudsman	NA	NA
	5.1.	Of 5, number of complaints resolved in favour of the company by Office of Ombudsman	NA	NA
	5.2	Of 5, number of complaints resolved through conciliation/ mediation/advisories issued by Office of Ombudsman	NA	NA
	5.3	Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the company	NA	NA
6.		Number of Awards unimplemented within the stipulated time (other than those appealed)	NA	NA

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme.

*The Reserve Bank–Integrated Ombudsman Scheme, 2021 is not applicable to the Company.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

ii. Top five grounds of complaints received by the company 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 (Internal Portals)	Number of complaints received during the year (External Portals)	% increase/ (decrease) in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	**2**	**3**		**4**	**5**	**6**
			Current Year (FY 2025-26)			
HIGH ROI/ Rewriting	2	358	661	170.29%	0	0
NACH related / E-NACH/ Change of EMI/ EMI Related/service related	0	224	261	192.17%	0	0
Emi related issue / Prepayment procedure / Repayment related issue.	0	171	106	(51.06%)	0	0
ROD /LOD/ Non return of original documents	1	259	236	(29.18%)	0	0
Delay or refusal of first/final/subsequent disbursement/ Sanction/ PMAY	0	224	149	(44.08%)	0	0
Others/ Recovery/ Fees/ CIBIL/Guarantor	1	163	261	(58.39%)	1	0
Total	**4**	**1399**	**1674**		**1**	**0**
			Previous Year (FY 2024-25)			
HIGH ROI/ Rewriting	-	230	147	(84.85%)	2	-
NACH related / E-NACH/ Change of EMI/ EMI Related	-	157	9	(90.95%)	-	-
Emi related issue / Prepayment procedure / Repayment related issue.	-	407	159	(79.72%)	-	-
ROD /LOD/ Non return of original documents	-	499	200	(61.88%)	1	1
Delay or refusal of first/final/subsequent disbursement/ Sanction	-	566	101	(62.03%)	-	-
Others/ Recovery/ Fees/ CIBIL	-	573	446	(63.30%)	1	-
Total		**2432**	**1062**		**4**	**1**

A11. Loans to directors, senior officers and relatives of directors

(₹ In Crore)

	Aggregate amount of Sanctioned Loans to Directors, Senior Officers and Relatives of Directors	
	Current Year	**Previous Year**
Directors and their relatives	Nil	Nil
Entities associated with directors and their relatives	Nil	Nil
Senior Officers and their relatives	1.60	2.26

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

A12. Currency futures

The Company has not undertaken any transaction during the current year and previous year for currency futures & currency options.

A13. Liquidity Disclosure on Liquidity Risk in accordance with Reserve Bank of India (Non-Banking Financial Companies–Financial Statements: Presentation and Disclosures) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies–Asset Liability Management) Directions, 2025

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

Particulars	March 31, 2026		March 31, 2025	
	Deposits	Borrowings	Deposits	Borrowings
Number of Significant Counterparties	Nil	18	Nil	22
Amount (₹ in Crore)	Nil	1,80,823.91	Nil	1,82,775.21
% of Total deposits	Nil	NA	Nil	NA
% of Total Liabilities	Nil	63.72%	Nil	65.83%

Note : 1. The Company has considered lenders with more than 1% of total liabilities as significant counterparties.

2. Total liabilities has been computed as sum of all liabilities (balance sheet figure) less equity share capital and other equity.

ii. **Top 20 Large Deposits:**

(₹ in Crore)

Particulars	March 31, 2026	March 31, 2025
Total of top 20 large deposits	3,850.35	3,176.91
Percentage of Deposits of twenty largest depositors to Total Deposits of the Company	33.91%	38.54%

Note : Deposits include both Public & Corporate Deposits

iii. **Top 10 borrowings:**

(₹ in Crore)

Particulars	March 31, 2026	March 31, 2025
Total of top 10 borrowings	1,40,336.64	1,23,068.27
Percentage of top twenty borrowers to Total borrowings of the Company	52.75%	46.91%

*Excludes Deposit

iv. **Funding Concentration based on significant instrument/product.**

(₹ in Crore)

Sr No.	Name of the instrument/product	March 31, 2026		March 31, 2025	
		Amount	% of Total Liabilities	Amount	% of Total Liabilities
1	Term Loans from Banks & Other Financial Institutions	84,008.69	29.60%	66,104.03	23.81%
2	Loans repayable on demand from Banks	24,861.00	8.76%	20,491.00	7.38%
3	NHB Refinance	18,467.22	6.51%	12,330.95	4.44%
4	Non-Convertible Debentures & Zero Coupon Debentures outstanding	1,28,882.96	45.42%	1,48,781.59	53.59%
5	Subordinated bond	1,797.27	0.63%	1,796.86	0.65%
6	Commercial Paper	7,131.82	2.51%	12,849.86	4.63%
7	Securitization Debt	884.11	0.31%	-	-
8	Deposits	11,389.44	4.01%	8,242.92	2.97%
	Total Borrowings	**2,77,422.50**	**97.76%**	**2,70,597.21**	**97.46%**
	Total Liabilities	**2,83,780.19**		**2,77,649.18**	

Note : 1. Total liabilities has been computed as sum of all liabilities (balance sheet figure) less equity share capital and other equity

2. Significant instrument/ product is defined as a single instrument/ product of group of similar instruments/ products which in aggregate amount to more than 1% of the total liabilities of the Company

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

v. Stock Ratios:

Sl. No.	Particulars	March 31, 2026	March 31, 2025
a	Commercial Paper as a % of Total Public Fund	2.57%	4.75%
b	Commercial Paper as a % of Total Liabilities	2.51%	4.63%
c	Commercial Paper as a % of Total Assets	2.19%	4.09%
d	Non-Convertible Debentures (Original maturity of less than one year) as a % of Public Funds	Nil	Nil
e	Non-Convertible Debentures (Original maturity of less than one year) as a % of Total Liabilities	Nil	Nil
f	Non-Convertible Debentures (Original maturity of less than one year) as a % of Total Assets	Nil	Nil
g	Other short term liabilities as a % of Total Public Fund	8.96%	7.57%
h	Other short term liabilities as a % of Total Liabilities	8.76%	7.38%
i	Other short term liabilities as a % of Total Assets	7.65%	6.53%

Note : Total Public funds include Non-Convertible Debentures, Commercial Papers, Bank Loan, Loan repayable on Demand, Securitization, Deposits & Subordinate Debt.

Total liabilities has been computed as sum of all liabilities (balance sheet figure) less equity share capital and other equity

Institutional set-up for liquidity risk management

Measuring and managing liquidity needs are vital for effective operation of the Company. By assuring Company's ability to meet its liabilities as they become due, liquidity management can reduce the probability of an adverse situation developing. The importance of liquidity transcends individual institutions, as liquidity shortfall in one institution can have repercussions on the entire system.

Liquidity Risk implies the risk of not having sufficient funds to discharge the liabilities. Various situations can give rise to liquidity risk such as higher than estimated disbursements, stress on systemic liquidity due to CRR hikes, higher government borrowing program, advance tax outflows, etc. Therefore, it is imperative to anticipate the net cash outflows correctly, as well as to have a contingency plan in case of any unforeseen outgo of funds. Another aspect of liquidity management is avoiding retention of too much of excess liquidity than what may be required, as the same would result in sub-optimal returns on investment. So, the Company has to strike a balance between the above two factors and manage the liquidity position actively / effectively.

The liquidity risk management framework of the Company includes the Risk Management Committee (RMC) of the board which has been constituted by the Board of Directors of the Company. The Risk Management Committee (RMC), which is a committee of the Board, is responsible for evaluating and monitoring the integrated risk management system of the Company including liquidity risk The RMC reviews the liquidity risk position in line with policies and procedures to manage liquidity risk in accordance with limits approved by the Board of Directors. The ALCO is entrusted with ensuring adherence to the board approved Asset Liability Management (ALM) policy and other regulatory guidelines, including Structural Liquidity, Dynamic Liquidity, Interest Rate Sensitivity, etc,. The ALM Policy is reviewed periodically in accordance with regulatory guidelines.

A14. Credit Default Swaps

The Company has not undertaken any transaction during the current year and previous year.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

A15. Comparison between provisions required under IRACP and impairment allowances made under Ind AS 109 As at March 31, 2026

(₹ in Crore)

	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	**(2)**	**(3)**	**(4)**	**(5)=(3)-(4)**	**(6)**	**(7) = (4)-(6)**
Performing Assets						
Standard	Stage 1	3,04,934.93	656.53	3,04,278.40	986.69	(330.16)
	Stage 2	8,898.75	449.69	8,449.06	30.21	419.48
Subtotal		**3,13,833.68**	**1,106.22**	**3,12,727.46**	**1,016.90**	**89.32**
Non-Performing Assets (NPA)						
Substandard	Stage 3	1,156.48	164.05	992.43	173.34	(9.29)
Doubtful–up to 1 year	Stage 3	1,069.10	548.77	520.33	269.61	279.16
1 to 3 years	Stage 3	2,764.17	1,351.05	1,413.12	1,098.72	252.33
More than 3 years	Stage 3	1,886.15	1,371.72	514.43	1,886.21	(514.49)
Subtotal for doubtful		**5,719.42**	**3,271.54**	**2,447.88**	**3,254.54**	**17.00**
Loss	Stage 3	26.89	26.82	0.07	26.82	–
Subtotal for NPA		**6,902.79**	**3,462.41**	**3,440.38**	**3,454.70**	**7.71**
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	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage 1**	**3,04,934.93**	**656.53**	**3,04,278.40**	**986.69**	**(330.16)**
	Stage 2	**8,898.75**	**449.69**	**8,449.06**	**30.21**	**419.48**
	Stage 3	**6,902.79**	**3,462.41**	**3,440.38**	**3,454.70**	**7.71**
	Total	**3,20,736.47**	**4,568.63**	**3,16,167.84**	**4,471.60**	**97.03**

As at March 31, 2025

(₹ in Crore)

	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	**(2)**	**(3)**	**(4)**	**(5)=(3)-(4)**	**(6)**	**(7) = (4)-(6)**
Performing Assets						
Standard	Stage 1	2,89,621.10	583.34	2,89,037.76	930.07	(346.73)
	Stage 2	10,536.19	421.74	10,114.45	38.59	383.15
Subtotal		**3,00,157.29**	**1,005.08**	**2,99,152.21**	**968.66**	**36.42**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	**(2)**	**(3)**	**(4)**	**(5)=(3)-(4)**	**(6)**	**(7) = (4)-(6)**
Non-Performing Assets (NPA)						
Substandard	Stage 3	989.37	326.74	662.63	162.17	164.57
Doubtful–up to 1 year	Stage 3	2,082.32	1,016.56	1,065.76	550.02	466.54
1 to 3 years	Stage 3	2,354.96	1,384.41	970.55	989.93	394.48
More than 3 years	Stage 3	2,155.31	1,149.87	1,005.44	2,155.41	(1,005.54)
Subtotal for doubtful		**6,592.59**	**3,550.84**	**3,041.75**	**3,695.36**	**(144.52)**
Loss	Stage 3	16.39	16.35	0.04	16.35	–
Subtotal for NPA		**7,598.35**	**3,893.93**	**3,704.42**	**3,873.88**	**20.05**
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	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage 1**	**2,89,621.10**	**583.34**	**2,89,037.76**	**930.07**	**(346.73)**
	Stage 2	**10,536.19**	**421.74**	**10,114.45**	**38.59**	**383.15**
	Stage 3	**7,598.35**	**3,893.93**	**3,704.42**	**3,873.89**	**20.04**
	Total	**3,07,755.64**	**4,899.01**	**3,02,856.63**	**4,842.55**	**56.46**

B. Disclosure requirements for NBFCs-Middle Layer (NBFCs-ML) and Upper Layer (NBFCs-UL)

B1. Summary of Significant Accounting Policies

The accounting policies regarding key areas of operations are disclosed as note 1 to 4 to the Standalone Financial Statement for the year ended March 31, 2026

B2. Capital Adequacy Ratio

	March 31, 2026	March 31, 2025
CRAR%	25.48%	23.20%
CRAR –Tier I Capital %	24.20%	21.70%
CRAR-Tier II Capital %	1.29%	1.50%
Amount of Subordinated Debt raised as Tier-II capital	-	-
Amount Raised by the issue of Perpetual Debt Instruments	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

B3. Investments

(₹ In Crores)

Particulars	As at March 31, 2026	As at March 31, 2025
A. Value of Investments		
i) Gross value of Investments	**5,119.44**	**6,947.65**
(a) In India	5,119.44	6,947.65
(b) Outside India		-
ii) Provisions for Depreciation*	**69.11**	**75.64**
(a) In India	69.11	75.64
(b) Outside India		-
iii) Net value of Investments	**5,050.33**	**6,872.01**
(a) In India	5,050.33	6,872.01
(b) Outside India	-	-
B. Movement of provisions held towards depreciation on investments		
(i) Opening balance	75.64	76.09
(ii) Add: Provisions made during the year	0.05	9.71
(iii) Less: Write-off /Write-back of excess provisions during the year	(6.58)	(10.16)
(iv) **Closing Balances**	**69.11**	**75.64**

*Includes fair value changes & provision towards impairment of financial instruments.

B4. Derivatives

The Company has not undertaken any transaction during the current year and previous year.

B5. Asset liability management (Maturity pattern of certain items of Assets and Liabilities)

Maturity pattern of certain items of assets and liabilities is as under:

As at March 31, 2026

(₹ in Crore)

Items/Time buckets	1 to 7 days	8 to 14 days	over 14 days to one month	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Over 10 years	Total
Liabilities													
Deposits	82.10	31.39	444.34	724.43	1,038.98	1,037.61	2,455.93	3,458.56	2,142.95	-	-	-	11,416.28
Borrowings from banks	-	62.50	214.20	480.45	4,002.68	6,103.25	37,393.10	46,656.16	21,076.82	7,483.20	4,368.75	382.15	1,28,223.26
Market Borrowing ***	-	-	300.00	6,520.00	3,700.80	3,922.40	14,560.00	53,076.40	25,552.40	14,687.00	15,880.30	-	1,38,199.30
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Assets													
Advances*	847.85	2,250.21	357.56	3,506.41	4,032.15	12,978.01	26,242.20	33,294.56	30,717.89	32,801.62	50,279.88	1,14,351.06	3,11,659.40
Investments**	2,210.00	-	420.00	-	-	500.00	14.76	374.50	283.98	463.28	1,137.89	69.91	5,474.32
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-	-	-

As at March 31, 2025

(₹ in Crore)

Items/Time buckets	1 to 7 days	8 to 14 days	over 15 days to 30/31 days	Over one month up to 2 months	Over 2 months up to 3 months	Over 3 months up to 6 months	Over 6 months up to 1 year	Over 1 year up to 3 years	Over 3 up to 5 years	Over 5 years	Over 7 to 10 years	Over 10 years	Total
Liabilities													
Deposits	5.68	43.63	121.17	156.82	294.92	924.35	2,118.60	2,437.57	2,160.81	-	-	-	8,263.54
Borrowings from banks	-	62.50	2,210.00	145.00	6,001.61	5,651.74	32,289.41	32,420.72	15,699.63	3,032.26	1,413.11	-	98,925.98
Market Borrowing***	-	-	1,400.00	3,970.00	4,339.00	9,985.00	22,802.90	52,908.20	36,363.80	8,682.00	23,685.30	-	1,64,136.20
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Items/Time buckets	1 to 7 days	8 to 14 days	over 15 days to 30/31 days	Over one month up to 2 months	Over 2 months up to 3 months	Over 3 months up to 6 months	Over 6 months up to 1 year	Over 1 year up to 3 years	Over 3 up to 5 years	Over 5 years	Over 7 to 10 years	Over 10 years	Total
Assets													
Advances*	740.58	1,875.11	314.87	3,395.88	3,792.90	14,094.71	26,124.40	30,512.27	26,415.73	29,020.30	44,560.32	1,17,201.68	2,98,048.75
Investments**	2,210.00	-	1,592.00	-	116.00	-	111.18	35.93	374.50	266.56	848.28	794.91	6,349.36
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-	-	-

*Net of NPA.

**Net of Investment diminutions, G-Sec taken at face value and includes investment in liquid/overnight scheme of mutual fund for cash management

***Commercial Paper & Zero-Coupon Bond taken at face value

Classification of assets and liabilities under different maturity buckets is based on the estimates and assumptions as used by the Company.

Note : The amount disclosed represents Undiscounted Cashflow.

B6. Exposures

i. **Details of financing of parent company products**
The Company is not a subsidiary of any Company, hence there are no details of financing of parent company products.

ii. **Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the NBFC**
The Company has not exceeded single or group borrower exposure limit as prescribed by RBI guidelines during the current year and previous year.

iii. **Unsecured Advances :**

There are no unsecured advances against intangible securities such as rights, licenses, authorisations as collateral security during the year or during the previous year

B7. Corporate governance

RBI has also issued notification regarding corporate governance, which is disclosed in report of corporate governance under the statutory report.

B8. Breach of Covenant

There have been no instances of breach of covenants of all major loans availed or debt securities issued during the current year and previous year.

B9. Divergence in Asset Classification and Provisioning

During the current year, assessment for FY 2024-25 was completed for which there has been no divergence in Asset Classification and Provisioning as per inspection report issued by National Housing Board.

During the previous year, assessment for FY 2023-24 was completed for which there has been no divergence in Asset Classification and Provisioning as per inspection report issued by National Housing Board.

B10. Registration from other financial sector regulators

The Company was incorporated under the Companies Act, 1956 on June 19, 1989 and is governed by Companies Act, 2013. It is regulated by NHB and registered under section 29A of the NHB Act, 1987. Apart from this, the Company is not registered under any other financial regulators. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 in terms of exemption granted under Master Direction–Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025.

B11. Area of Operation

The company does not have any overseas joint ventures and subsidiaries.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

B12. Rating assigned by Credit Rating Agencies and migration of rating during the year

Instruments	Rating Agency	Ratings assigned during FY 2025-26	Ratings assigned during FY 2024-25
Non-Convertible Debentures	CRISIL	CRISIL AAA/STABLE	CRISIL AAA/STABLE
Tier II Bond	CRISIL	CRISIL AAA/STABLE	CRISIL AAA/STABLE
Commercial Paper	CRISIL	CRISIL A1+	CRISIL A1+
Fixed Deposits Programme	CRISIL	CRISIL AAA/STABLE	CRISIL AAA/STABLE
Bank Loan Facilities (Long Term)	CRISIL	CRISIL AAA/STABLE	CRISIL AAA/STABLE
Bank Loan Facilities (Short Term)	CRISIL	CRISIL A1+	CRISIL A1+
Pass Through Certificates (PTCs)	CRISIL	CRISIL AAA (SO)	-
Non-Convertible Debentures	CARE	CARE AAA/STABLE	CARE AAA/STABLE
Tier II Bonds	CARE	CARE AAA/STABLE	CARE AAA/STABLE
Pass Through Certificates (PTCs)	CARE	CARE AAA (SO)	-
Commercial Paper	ICRA	ICRA A1+	ICRA A1+

There is no migration of ratings during the year. New ratings are taken for Pass Through Certificates.

B13. Remuneration of Directors

The Independent Directors of the Company receive only sitting fees for attending the Board / Committee meetings and they do not have any other material or pecuniary relationships or transaction with the Company.

The details of sitting fees paid to Non-Executive Directors has been mentioned below.

(₹ in Crore)

Name of the Directors	March 31, 2026	March 31, 2025
Shri. Dharmendra Bhandari	-	0.07
Shri V. K. Kukreja	0.05	0.15
Shri Ameet N. Patel	0.07	0.21
Shri P Koteswara Rao	0.14	0.21
Shri Kashi Prasad Khandelwal	0.13	0.14
Shri Sanjay Kumar Khemani	0.09	0.08
Shri Akshay Rout	0.22	0.19
Smt. Jagennath Jayanthi	0.22	0.20
Shri Ravi Krishan Takkar	0.19	0.21
Shri Ramesh Adige	0.19	0.17
Shri Anil Kaul	0.21	0.18
Shri T. C. Suseel Kumar	0.12	-
Shri P Masil Jeya Mohan	0.18	-

B14. Net Profit or Loss for the period, prior period items and changes in accounting policies

The Company does not have any prior period items / change in accounting policies during the current year or previous year.

B15. Revenue Recognition

There have been no circumstances in which revenue recognition has been postponed pending the resolution of significant uncertainties during the current or previous year.

Revenue recognition is as per the Accounting Policy mentioned under Material Accounting Policies. Refer Note 3.1.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

B16. Provisions and contingencies

(₹ in Crore)

Breakup of 'Provisions & Contingencies' under the head Expenditure in Profit & Loss Account	For the year ended March 31, 2026	For the year ended March 31, 2025
1. Provisions for depreciation on Investment*	(6.52)	(0.46)
2. Provision made towards Income tax (net)	1,256.52	1,062.33
3. Provision towards NPA/Impairment loss allowance on stage 3 assets	(431.52)	(982.33)
4. Provision for Standard Assets / impairment loss allowance on stage 1 and 2*	101.14	(388.74)
5. Other Provision and Contingencies–Provision for gratuity and compensated absences (including Other Comprehensive Income)	22.81	66.83

*Includes fair value changes & provision towards impairment of financial instruments.

B17. Draw down from Reserves

The Company has not drawn any amount from reserves during the current year and previous year.

B18. Concentration of deposits, advances, exposures and NPAs

i. Concentration of Deposits

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Total Deposits of twenty largest depositors	3,850.35	3,176.91
Percentage of Deposits of twenty largest depositors to Total Deposits of the Company	33.81%	38.54%

ii. Concentration of Advances

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Total Advances to twenty largest borrowers	6,878.44	7,770.45
Percentage of Advances to twenty largest borrowers to Total Advances of the Company	2.14%	2.52%

iii. Concentration of all Exposure (including off-balance sheet exposure)

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to twenty largest borrowers / customers	7,474.05	8,188.29
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the Company on borrowers / customers	2.23%	2.53%

iv. Concentration of NPAs

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to top four NPA accounts	1,625.77	1,836.60

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

v. Sector-wise NPAs

Sr. No	Sector	Percentage of NPAs to Total Advances in that sector	
		As at March 31, 2026	As at March 31, 2025
A.	**Housing Loans:**		
1	Individuals	1.02%	1.08%
2	Builders/Project Loans	0.05%	0.09%
3	Corporates	0.37%	0.43%
4	Others (specify)	-	-
B.	**Non-Housing Loans:**		
1	Individuals	2.71%	2.82%
2	Builders/Project Loans	-	-
3	Corporates	3.57%	4.99%
4	Others (Commercial)	-	-

*Housing and non-housing loans are considered as sector

B19. Movement of NPAs

(₹ in Crore)

Particulars			For the year ended March 31, 2026	For the year ended March 31, 2025
(I)	Net NPAs to Net Advances (%)		**1.08%**	**1.22%**
(II)	Movement of NPAs (Gross)			
	a)	Opening balance	7,598.35	9,483.39
	b)	Additions during the year	1,179.99	1,371.79
	c)	Reductions during the year	1,875.55	3,256.83
	d)	Closing balance	**6,902.79**	**7,598.35**
(III)	Movement of Net NPAs			
	a)	Opening balance	3,704.42	4,607.13
	b)	Additions during the year	424.32	342.28
	c)	Reductions during the year	688.36	1,244.99
	d)	Closing balance	**3,440.38**	**3,704.42**
(IV)	Movement of Provisions for NPAs (excluding provisions on standard assets)			
	a)	Opening balance	3,893.93	4,876.26
	b)	Provisions made during the year*	1,179.94	1,239.20
	c)	Write-off/write-back of excess provisions	1,611.46	2,221.53
	d)	Closing balance	3,462.41	3,893.93

*Including incremental provision on NPA loan accounts at beginning of the year.

Note : The above do not include loans moved into NPAs and upgraded during the year.

B20. Overseas assets (for those with joint ventures and subsidiaries abroad)

The company does not have any Joint venture or subsidiary abroad during the current year and previous year.

B21. Off-balance sheet SPVs sponsored

The company does not have any off-balance sheet SPVs sponsored during the current year and previous year.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

B22. Off-balance sheet exposures and structured products

i. **Off-Balance sheet exposures :**

(₹ in Crore)

Particulars	March 31, 2026	March 31, 2025
A. Contingent Liabilities		
i. Claims not acknowledged as Debt	2.99	1.50
ii. In respect of Income-tax	9.93	6.43
iii. In respect of Goods and Service Tax	8.83	34.22
B. Commitments		
i. Estimated amount of contracts remaining to be executed on capital account and not provided for	2.76	77.42
ii. Uncalled liability in respect of commitment made for contribution towards Alternate Investment Fund	382.89	425.90
iii. Undisbursed Sanctions	15,209.79	16,345.79

ii. **Structured Products :**

The Company has no structured products for the financial year ended March 31, 2026 and March 31, 2025.

B23. Disclosure on Liquidity Coverage Ratio

The RBI has prescribed guidelines on maintenance of Liquidity Coverage Ratio (LCR) for HFCs vide Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 dated 28 November 2025. The guidelines require all deposit taking HFCs to maintain minimum LCR of **100%** by December 2025.

The Liquidity Coverage Ratio (LCR) framework under Liquidity risk management of the Company is managed by Asset Liability Committee in accordance with Board approved policies.

The purpose of LCR is to maintain strong liquidity buffer which will promote resilience of HFC's 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 calendar days. This will reduce the risk of spill over from any financial stress scenario.

LCR = Stock of High-Quality Liquid Assets (HQLAs)/Total Net Cash Outflows over the next 30 calendar days.

Total net cash outflows arrived at after deducting total expected cash inflows (stressed inflows) from total expected cash outflow (stressed outflows) for the subsequent 30 calendar days. To compute expected cash outflow (stressed outflows), all expected and contracted cash outflows are considered by applying a stress of 15% and for expected cash inflows (stressed inflows) of the company is arrived at by considering all expected and contracted inflows by applying an under-flow of 25%.

The HQLA maintained by company comprises of Government securities held for LCR purpose, Government securities held for the purpose of Statutory Liquid Ratio (SLR) with a hair-cut of 20% and balances maintained in current accounts/cash & Cash equivalents.

The main drivers of LCR are:

Outflows comprise of:

- All the contractual debt repayments and interest payments
- Expected operating expense

Inflows comprise of:

- Expected receipt (scheduled EMIs) from all loans
- Liquid investment in the form of unencumbered fixed deposits with banks which are not forming part of High-Quality Liquid Assets
- Sanctioned and undrawn lines of credits.

For concentration of funding sources, refer note 36.4.1 on disclosure on liquidity risk.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Detailed LCR template is presented below according to the format given in RBI circular mentioned

As on March 31, 2026 :

(₹ in Crore)

LIC HOUSING FINANCE LIMITED									
LCR Disclosure		**Q4 FY 2025-26**		**Q3 FY 2025-26**		**Q2 FY 2025-26**		**Q1 FY 2025-26**	
Sr. No.	**Particulars**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**
	High Quality Liquid Assets								
1	Total HQLA*	4,981.06	4,537.60	4,970.51	4,520.27	4,949.57	4,497.47	5,026.58	4,570.36
	Cash Outflows								
2	Deposits	290.32	333.87	398.59	458.38	300.95	346.09	217.39	250.00
3	Unsecured Wholesale Funding	1,750.00	2,012.50	1,063.04	1,222.50	1,597.83	1,837.50	840.66	966.76
4	Secured wholesale funding	5,894.64	6,778.84	5,977.58	6,874.22	5,692.68	6,546.58	6,857.97	7,886.67
5	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	-	-	-	-	-	-	-	-
6	Other contractual funding obligations	687.37	790.48	721.02	829.17	715.35	822.66	948.11	1,090.33
7	Other contingent funding obligation	110.00	126.50	110.00	126.50	110.00	126.50	95.38	109.69
8	**Total Cash Outflows**	**8,732.33**	**10,042.18**	**8,270.23**	**9,510.76**	**8,416.81**	**9,679.33**	**8,959.51**	**10,303.44**
	Cash Inflows								
9	Secured Lending	-	-	-	-	-	-	-	-
10	Inflows from fully performing exposures	5,782.46	4,336.85	5,672.78	4,254.59	5,584.47	4,188.35	5,590.90	4,193.18
11	**Other cash inflows****	**14,303.50**	**10,727.63**	**14,896.37**	**11,172.28**	**13,312.76**	**9,984.57**	**13,648.85**	**10,236.64**
12	**Total Cash Inflows**	**20,085.96**	**15,064.47**	**20,569.15**	**15,426.86**	**18,897.23**	**14,172.92**	**19,239.75**	**14,429.81**
13	**Total HQLA**	**4,981.06**	**4,537.60**	**4,970.51**	**4,520.27**	**4,949.57**	**4,497.47**	**5,026.58**	**4,570.36**
14	Total Net Cash Outflows	2,183.08	2,510.54	2,067.56	2,377.69	2,104.20	2,419.83	2,239.88	2,575.86
15	**Liquidity Coverage Ratio**		**180.74%**		**190.11%**		**185.86%**		**177.43%**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

As on March 31, 2025

(₹ in Crore)

LIC HOUSING FINANCE LIMITED									
LCR Disclosure		**Q4 FY 2024-25**		**Q3 FY 2024-25**		**Q2 FY 2024-25**		**Q1 FY 2024-25**	
Sr. No.	**Particulars**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**	**Total Unweighted Value (average)**	**Total Weighted Value (average)**
	High Quality Liquid Assets								
1	Total HQLA*	5,020.90	4,575.33	4,836.69	4,392.68	4,824.31	4,382.35	4,968.56	4,510.48
	Cash Outflows								
2	Deposits	368.42	423.68	445.54	512.37	585.91	673.79	800.88	921.01
3	Unsecured Wholesale Funding	1,951.67	2,244.42	1,262.72	1,452.13	620.65	713.75	1,483.52	1,706.04
4	Secured wholesale funding	6,580.79	7,567.91	5,474.70	6,295.90	5,477.80	6,299.47	4,225.07	4,858.83
5	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	-	-	-	-	-	-	-	-
6	Other contractual funding obligations	732.72	842.62	833.22	958.20	910.82	1,047.44	1,306.72	1,502.73
7	Other contingent funding obligation	132.00	151.80	125.65	144.50	135.26	155.55	118.57	136.36
8	**Total Cash Outflows**	**9,765.59**	**11,230.43**	**8,141.83**	**9,363.11**	**7,730.44**	**8,890.01**	**7,934.76**	**9,124.98**
	Cash Inflows								
9	Secured Lending	-	-	-	-	-	-	-	-
10	Inflows from fully performing exposures	5,513.38	4,135.04	5,380.31	4,035.23	5,357.72	4,018.29	5,341.53	4,006.15
11	Other cash inflows**	12,616.88	9,462.66	12,786.25	9,589.69	15,169.37	11,377.02	11,772.25	8,829.19
12	**Total Cash Inflows**	**18,130.26**	**13,597.70**	**18,166.56**	**13,624.92**	**20,527.09**	**15,395.32**	**17,113.78**	**12,835.33**
13	**Total HQLA**	**5,020.90**	**4,575.33**	**4,836.69**	**4,392.68**	**4,824.31**	**4,382.35**	**4,968.56**	**4,510.48**
14	Total Net Cash Outflows	2,441.40	2,807.61	2,035.46	2,340.78	1,932.61	2,222.50	1,983.69	2,281.24
15	**Liquidity Coverage Ratio**		**162.96%**		**187.66%**		**197.18%**		**197.72%**

*HQLA includes G-Secs held for LCR purpose, G-Secs held for Statutory Liquid Ratio (SLR) with a hair-cut of 20% and Balance maintained in current accounts.

**Other cash inflows include undrawn borrowing facility and Mutual Fund placements.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

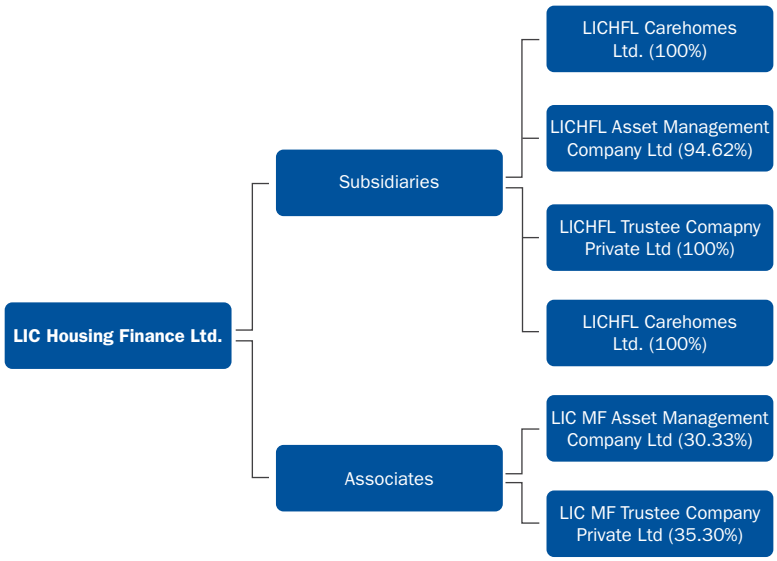
B24. Currency Options:

The company has not undertaken any currency options transaction during the current and previous year.

B25. Consolidated Financial Statements

The Company prepares consolidated financial statements considering all its underlying subsidiaries and associates. Refer to the Consolidated Financial Statements for the relevant disclosures.

B26. Group Structure



B27. Reserve Fund u/s 29C of NHB Act, 1987

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act,1987	0.21	0.20
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	11,139.28	9,839.29
Total	**11,139.49**	**9,839.49**
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	0.01	0.01
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	1,399.99	1299.99
Less:		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the 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 the NHB Act, 1987.	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	0.22	0.21
b) Amount of special reserve u/s 36(1)(viii)of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	12,539.27	11,139.28
Total	**12,539.49**	**11,139.49**

B28. Exposure to group companies engaged in real estate business.

Sl. No.	Description	Amount (₹ in Crore)	% of owned fund
(i)	Exposure to any single entity in a group engaged in real estate business	-	-
(ii)	Exposure to all entities in a group engaged in real estate business	-	-

B29. Housing and Non-housing Loans

(₹ in Crore)

Asset Classification	Housing		Non-Housing	
	For the year ended March 31, 2026	For the year ended March 31, 2025	For the year ended March 31, 2026	For the year ended March 31, 2025
Standard Assets				
a) Total Outstanding Amount	2,69,664.60	2,60,164.03	44,169.08	39,993.26
b) Provisions made	584.10	685.29	522.11	319.79
Sub-Standard Assets				
a) Total Outstanding Amount	679.00	653.80	477.48	335.57
b) Provisions made	65.93	173.85	98.11	152.89
Doubtful Assets – Category-I				
a) Total Outstanding Amount	778.15	1,401.30	290.95	681.02
b) Provisions made	406.83	571.02	141.94	445.54
Doubtful Assets – Category-II				
a) Total Outstanding Amount	1,500.28	1,326.46	1,263.89	1,028.50
b) Provisions made	611.30	699.38	739.75	685.03
Doubtful Assets – Category-III				
a) Total Outstanding Amount	958.00	812.67	928.15	1,342.64
b) Provisions made	657.65	379.59	714.08	770.28
Loss Assets				
a) Total Outstanding Amount	26.50	16.39	0.39	0.00
b) Provisions made	26.44	16.35	0.39	0.00
Total				
a) Total Outstanding Amount	2,73,606.53	2,64,374.65	47,129.94	43,380.99
b) Provisions made	2,352.25	2,525.48	2,216.38	2,373.53

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

B30. Disclosure in terms of RBI Master Directions-Principal Business Criteria-Housing Finance Company

The RBI vide its circular number RBI/2020-21/60/DOR.NBFC (HFC) CC.NO 118/03.10.136/2020-21 dated October 22, 2020 defined the principal business criteria for HFCs. In compliance with the above circular, Principal Business Criteria for the Company registered as "Housing Finance Company" as per the paragraph 10(8) & 10(9) of the Reserve Bank of India (Housing Finance Companies) Directions, 2025 is given below:

Particulars	% for FY 2025-26	% for FY 2024-25
Percentage of total assets towards housing finance	81.46%	83.83%
Percentage of total assets towards housing finance for individuals	80.92%	83.16%

49 Disclosure regarding penalty or adverse comments as per Reserve Bank of India (Housing Finance Companies) Directions, 2025 & Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 during the current year:

49.1 No penalties have been imposed by RBI during the year. During the previous year (FY 2024-25), the Company had paid a penalty amount of ₹ 49.70 lakhs in relation to non-compliance to provisions of relevant directions under para 80.1 (part) and 85.6 of the RBI Master Directions, 2025.

49.2 The NHB conducted its Supervisory inspection of the Company w.r.t position as on 31/03/2025, during the year. The NHB observations were received on 03/02/2026 and were suitably replied on 17/02/2026. The previous year's Supervisory Inspection was carried on for position as on 31/03/2024, observations were received on 14/04/2025 and were suitably replied on 13/05/2025 within the prevalent timelines.

49.3 During FY 2025-26, the Company has reported frauds in 16 loan accounts with outstanding amount of ₹ 9.75 Crore in accordance with the RBI Master Directions on Fraud Risk Management in Non-Banking Financial Companies (NBFCs) (including Housing Finance Companies), 2024. During the previous year (FY 2024-25), the Company had reported frauds in 15 loan accounts with outstanding amount of ₹ 15.08 Crore.

50 Relationship with Struck off Companies

(₹ in Crore)

Name of the struck off company	Nature of transactions with struck off company	Balance Outstanding as at March 31, 2026	Balance Outstanding as at March 31, 2025	Relationship with the struck off company, if any, to be disclosed
Shining Activation (OPC) Private Limited	Purchase of Services	-	-	Not Related party
GRAR Homes Solution Private Ltd.		-	-	
Relay Financial Consultants (P) Ltd.		-	*	
M/s Dhanush Financial Advisors		-	*	
Gk Marketing Services Private Ltd.		-	*	
Just Loans sales & Distribution Private Limited		-	*	
Kaushik Realcon Private Limited	Loan given	15.33	15.33	
Total		**15.33**	**15.34**	

*Less than ₹ 50,000/-

51 The disclosure on the following matters required under schedule III as amended not being relevant or applicable in case of the company, same are not covered such as

a. The Company has not traded or invested in crypto currency or virtual currency during the financial year.

b. There is no undisclosed transaction which have not been recorded in the books that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act,1961.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

For the Year ended March 31, 2026

c. No proceedings have been initiated or pending against the company as the Company does not hold any Benami Property under the Benami Transactions (Prohibition) Act, 1988.

d. The Company has not been declared wilful defaulter by any bank or financial institution or any other lender.

e. The Company has not entered any scheme of arrangement, which have been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

f. No Registration or satisfaction of charges are pending to be filed with ROC.

g. Clause (87) of section 2 of the act read with the Companies (Restriction on number of Layers) Rules, 2017 is not applicable to company.

h. 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 to 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.

i. 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 to 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.

52 Previous year numbers have been regrouped / reclassified, wherever necessary including those as required in keeping with revised Schedule III amendments.

As per our report of even date attached

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

Heneel K Patel
Partner
M. No. 114103

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Parag Hangekar
Partner
M.No. 110096

Place: Mumbai
Date : May 13, 2026

For and on behalf of the Board of Directors

Shri R Doraiswamy
Chairman
DIN : 10358884

Varsha Hardasani
Company Secretary
ACS No.: 50448

Kashi Prasad Khandelwal
Director
DIN : 00748523

Lokesh Mundhra
CFO

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

H. J. Panchariya
General Manager
(Accounts)

INDEPENDENT AUDITORS' REPORT

To
The Members of
LIC Housing Finance Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **LIC Housing Finance Limited** ("the Parent Company") and its subsidiaries (the Parent Company and its subsidiaries together referred to as "the Group") and its associates, which comprise the consolidated balance sheet as at March 31, 2026, the consolidated statement of profit and loss, including other comprehensive income, the consolidated statement of cash flow, the consolidated statement of changes in equity for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the 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 the other auditors on separate financial statements and on other financial information of the subsidiaries and associates, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013, as amended ("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 ("Ind AS") and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its associates as at March 31, 2026, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity 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 sub-section (10) of Section 143 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 and its associates 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 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 reports referred to in the paragraph of the Other Matters section below, is sufficient and appropriate to provide a basis for our audit 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 financial year ended March 31, 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, as reported by them in their audit reports furnished to us by the management, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements

The Key audit matters	How our audit addressed the key audit matter
Assessment of impairment loss allowance based on expected credit loss (ECL) on Loans and Advances (Also refer Note 3.13.i Use of estimates and judgements and 37.4.2 Credit Risk to the consolidated financial statements)	
Impairment of loans and advances, including off-balance sheet elements Charge: ₹ (330.38) crores for year ended March 31, 2026 Provision: ₹ 4,568.63 crores as on March 31, 2026	

The Key audit matters	How our audit addressed the key audit matter
Subjective estimate – Expected Credit Loss (ECL) under Ind AS 109 Under Ind AS 109, Financial Instruments, the Group recognises impairment allowances on loans and advances using the Expected Credit Loss (ECL) model. The ECL represents a probability-weighted estimate of credit losses over the expected life of a financial instrument and incorporates reasonable and supportable information, including historical default and loss experience, current conditions and forward-looking macroeconomic information.	**Our audit procedures included the following:** **Understanding of the process and testing of controls** • We obtained an understanding of the Group's impairment methodology, accounting policies and governance framework for Expected Credit Loss (ECL) and assessed their compliance with the requirements of Ind AS 109 and the applicable Reserve Bank of India (RBI) guidelines.
The estimation of ECL involves significant management judgement and estimation uncertainty. The key areas where we identified increased levels of management judgement, and consequently greater audit focus, are as follows: • Data inputs – The application of the ECL model requires the use of large volumes of data from multiple sources. This increases the risk relating to the completeness, accuracy and appropriateness of the data used in developing the assumptions underlying the ECL model. • Loan staging and credit risk assessment – Significant judgement is applied in determining whether there has been a significant increase in credit risk since initial recognition and in classifying financial assets into the appropriate stage under the ECL framework. This assessment considers various qualitative and quantitative factors, including borrower characteristics, internal credit risk ratings, repayment behaviour, remaining tenor, collateral valuations, expected recovery timelines, industry outlook and other relevant information. • Model estimations – The estimation of ECL involves the use of inherently judgmental models to determine the key inputs, namely Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD). Among these, PD and LGD are the primary drivers of estimation complexity and represent the most significant areas of judgement in the Group's ECL modelling approach. • Economic scenarios – Ind AS 109 requires ECL to be measured on an unbiased, probability-weighted basis by incorporating a range of possible future economic scenarios. Significant management judgement is applied in selecting forward-looking macroeconomic assumptions, developing alternative economic scenarios and assigning probability weightings to those scenarios, particularly in light of uncertainties arising from geopolitical developments, inflationary pressures and the prevailing economic environment. • Post-model adjustments (management overlays) – Where considered necessary, management applies post-model adjustments (management overlays) to reflect risks and uncertainties that are not adequately captured by the underlying ECL models. The determination of such adjustments involves significant judgement and estimates.	• We evaluated the design and tested the operating effectiveness of key controls over the ECL process, including controls relating to data extraction and validation, model governance, approval of key assumptions and review of the impairment allowance. • We tested controls over the completeness and accuracy of data used in the ECL models, including controls over system-generated reports used in determining default status, ageing and other credit risk indicators. • We tested controls over the identification of significant increase in credit risk (SICR), staging of financial assets and timely recognition of impairment. • We tested controls over the selection of forward-looking macroeconomic variables, development of economic scenarios and application of probability weightings used in estimating ECL. • We evaluated controls over the identification, approval, calculation and review of post-model adjustments (management overlays), where applicable. **Substantive audit procedures** • We tested the completeness of loans and advances, including off-balance sheet credit exposures, included in the ECL computation by reconciling them to the underlying accounting records and loan reports. • On a sample basis, we tested the completeness, accuracy and relevance of key data inputs used in the ECL models by agreeing the data to the underlying books, loan documentation and other supporting records. • We tested samples of financial assets classified in Stages 1, 2 and 3 to assess whether they had been appropriately staged in accordance with the requirements of Ind AS 109. This included evaluating whether indicators of significant increase in credit risk had been appropriately identified and whether the resulting stage allocation was appropriate. • We evaluated the reasonableness of assumptions and estimates used in determining Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD) by considering historical performance, observed default experience, recovery trends, collateral information, available external information and other corroborative evidence, where appropriate.

The Key audit matters	How our audit addressed the key audit matter
• Assessment of project finance exposures – For project finance exposures, additional judgement is exercised in assessing expected credit losses based on factors such as the borrower's financial performance, solvency, liquidity, project execution status and industry outlook. The combined effect of these judgements results in a high degree of estimation uncertainty in measuring impairment allowances on loans and advances, including off-balance sheet credit exposures. Consequently, there is a potential range of reasonable outcomes that could materially affect the impairment allowance recognised in the consolidated financial statements. Refer to Note 37.4.2 to the consolidated financial statements for details of the Group's credit risk management framework and the Expected Credit Loss allowance recognised. **Disclosures** The disclosures relating to the Group's application of Ind AS 109 are significant in explaining the judgements, assumptions and estimation techniques applied in determining the Expected Credit Loss allowance. In addition, disclosures required under the applicable RBI regulations relating to non-performing assets and provisioning involve significant judgement and estimation and were therefore an area of audit focus. Considering the significant management judgement involved in estimating the Expected Credit Loss allowance and the materiality of the related impairment provision to the consolidated financial statements, we determined this matter to be a Key Audit Matter for the current year's audit.	• We assessed the reasonableness of management's forward-looking macroeconomic assumptions, economic scenarios and probability weightings used in estimating ECL. • Where management overlays were recognised, we evaluated the rationale, supporting evidence, methodology and consistency of their application to determine whether they appropriately reflected risks not captured by the underlying ECL models. • For selected project finance exposures, we assessed management's impairment evaluation by examining borrower-specific information, including financial performance, solvency, liquidity, project execution status, collateral values, repayment capacity and industry outlook. **Assessing disclosures** • We assessed whether the disclosures in the consolidated financial statements appropriately describe the Group's application of the Expected Credit Loss methodology, significant judgements and assumptions applied, estimation uncertainty involved and the related impairment allowances recognised, in accordance with the requirements of Ind AS 109 and applicable RBI regulations.
Information technology (IT) **IT systems and controls relating to Loan Management System** IT Systems and Controls The Group's processes relating to the sanctioning, disbursement, and recovery of loans and advances are highly dependent on automated controls embedded within its information technology ("IT") systems. The Group uses a Loan Management System to manage its loan portfolio and process a significant volume of transactions. Given the pervasive use of IT systems, deficiencies in the IT control environment, including controls over data integrity, system access, and changes to applications, could result in material misstatements in the financial accounting and reporting records. Accordingly, IT systems and controls relating to the Loan Management System were identified as a Key Audit Matter due to the significant volume of transactions processed through the system and the importance of maintaining effective controls to ensure the integrity, accuracy, and reliability of financial information.	With the assistance of our IT specialists, we performed the following procedures: (a) Obtained an understanding of the Group's information processing systems, IT general controls, and automated controls relevant to applications, databases, and operating systems that are significant to our audit. (b) Obtained an understanding of changes made to the IT applications during the audit period and evaluated the relevant controls over such changes. (c) Tested the design and operating effectiveness of key IT general controls, including: (i) User access management controls, controls over changes to the IT environment, and segregation of duties relating to program maintenance and security administration for key financial accounting and reporting processes. (ii) Controls over periodic review of user access rights and tested selected system change requests to verify appropriate approval and authorization. (iii) Automated controls, including interfaces, system configurations, and reports generated from the Group's information processing systems relating to loans, borrowings, deposits, interest income, interest expense, and other significant financial statement items.

Information Other than the Financial Statements and Auditor's Report Thereon

The Parent Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report but does not include the consolidated financial statements, standalone financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of 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, compare with the financial statements of the subsidiaries audited by the other auditors, to the extent it relates to these entities, and, in doing so, place reliance on the work of the other auditors and 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. Other information so far as it relates to the subsidiaries, is traced from their financial statements audited by other auditors.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Board of Directors for the Consolidated Financial Statements

The Parent Company's Management and Board of Directors are responsible for the matters stated in sub-section (5) of Section 134 of the Act with respect to the preparation 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 changes in equity of the Group and its associates in accordance with the accounting principles generally accepted in India, including Ind AS. The respective Board of Directors of the companies included in the Group and its associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of their respective companies 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 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 Directors of the Parent Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the companies included in the Group and its associates are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate their respective companies or to cease operations, or has no realistic alternative but to do so.

Those charged with governance of the companies included in the Group and its associates are also responsible for overseeing the financial reporting process of their respective companies.

Auditor's Responsibilities for the Audit of the 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 clause (i) of sub-section (3) of Section 143 of the Act, we are also responsible for expressing our opinion on whether the Parent Company has adequate internal financial controls with reference to these 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 the management.
- Conclude on the appropriateness of management and Board of Directors use of the going concern basis of accounting 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 and its associates 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 and its associates 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates of which we are the independent auditors, 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 or business activities included in the consolidated financial statements of which we are the independent auditors. For the other entities or business activities included in the consolidated financial statements, which have been audited by the 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.

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 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 Parent Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal financial controls 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 the consolidated 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 disclosure about the matter 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

a. We did not audit the financial statements and other financial information, in respect of four subsidiaries, whose financial statements and other financial information include total assets of ₹ 329.56 crores as at March 31, 2026, and total revenues of ₹ 132.04 crores and net cash inflows of ₹ 20.87 crores for the year ended on that date. These financial statement and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. The consolidated financial statements also include the Group's share of net profit of ₹ 0.08 crores for the year ended March 31, 2026, as considered in the consolidated financial statements, in respect of one associate, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associate, and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and associate, is based solely on the reports of such other auditors.

b. The accompanying consolidated financial statements also include the Group's share of net profit of ₹ 3.24 crores for the year ended March 31, 2026, as considered in the consolidated financial statements, in respect of one associate, whose financial statements, other financial information have not been audited and whose unaudited financial statements, other unaudited financial information have been furnished to us by the Management. Our opinion, in so far as it relates amounts and disclosures included in respect of this associate, and our report in terms of sub-sections (3) of Section 143 of the Act in so far as it relates to the aforesaid associate, is based solely on such unaudited financial statements and other unaudited financial information. In our opinion and according to the information and explanations given to us by the Management, these financial statements and other financial information are not material to the Group.

   Our opinion on the consolidated financial statements above, and our report on 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 other auditors and the financial statements and other financial information certified by the Management.

c. The consolidated financial statements of the Company for the year ended March 31, 2025 were audited by previous joint auditors under the Act who, vide their joint audit report dated May 15, 2025, expressed an unmodified opinion on those consolidated financial statements.

Our opinion on the consolidated financial statement is not modified in respect of above matter.

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, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of the subsidiary companies and associate companies we give in the "Annexure A" a statement on the matters specified in paragraph 3 (xxi) of the Order.

2. As required by sub-section (3) of Section 143 of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries and associates, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

   a. We/the other auditors whose report we have relied upon 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 so far as it appears from our examination of those books and reports of the other auditors.

   c. The consolidated balance sheet, the consolidated statement of profit and loss including the statement of other comprehensive income, the consolidated statement of cash flow and consolidated statement of changes in equity dealt with by this report are in agreement with the 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 specified under section 133 of the Act.

   e. On the basis of the written representations received from the directors of the Parent Company as on March 31, 2026 taken on record by the Board of Directors of the Parent Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies and associate companies, none of the directors of the Group's companies and its associates, is disqualified as on March 31, 2026 from being appointed as a director in terms of sub-section (2) of Section 164 of the Act

   f. With respect to the adequacy of the internal financial controls with reference to consolidated financial statements of the Parent Company and its subsidiary companies and associate companies and the operating effectiveness of such controls, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of such subsidiary companies and associate companies, and to the extent applicable, as noted in the 'Other Matter' paragraph, refer to our separate Report in "Annexure B" to this report wherein we have expressed an unmodified opinion.

   g. In our opinion and based on the consideration of reports of other statutory auditors of the subsidiaries and associates, the managerial remuneration for the year ended March 31, 2026 has been paid / provided by the Parent Company, its subsidiaries, and associates to their directors in accordance with the provisions of section 197 read with Schedule V to the Act

   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 the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries and associates, as noted in the 'Other matter' paragraph:

      i. The consolidated financial statements disclose the impact of pending litigations on its consolidated financial position of the Group and its associates in its consolidated financial statements – Refer Note 39 to the consolidated financial statements;

      ii. The Group and its associates have made a provision, as required under the applicable law or Indian Accounting Standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts;

      iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Parent Company, its subsidiaries and associates, during the year ended March 31, 2026

      iv. (a) The respective managements of the Parent Company, its subsidiaries and associates whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries and associate respectively that, to the best of its knowledge and belief, 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 Parent Company or any of such subsidiaries and associate to or in any other persons or entities, 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 respective Parent Company or any of such subsidiaries and associates ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The respective managements of the Parent Company, its subsidiaries and associate whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries and associate respectively that, to the best of its knowledge and belief, no funds have been received by the respective Parent Company or any of such subsidiaries and associate from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Parent Company or any of such subsidiaries and associate 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 the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiaries and associate whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.

v. The final dividend paid by the Parent Company and its subsidiaries, during the year in respect of the same declared for the previous year is in accordance with section 123 of the Act to the extent it applies to payment of dividend.

As stated in note 40 to the consolidated financial statements, the respective Board of Directors of the Parent Company and its subsidiary companies incorporated in India has proposed dividend for the year which is subject to the approval of the members of the respective companies at the respective ensuing Annual General Meeting. The dividend declared is in accordance with section 123 of the Act to the extent it applies to declaration of dividend.

vi. Based on our examination which included test checks and that performed by the respective auditors of the subsidiaries, and associates whose financial statements have been audited under the Act, the Parent Company, subsidiaries and associates have used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we and respective auditors of the above referred subsidiaries and associates did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trail has been enabled. Additionally, the audit trail of relevant prior years have been preserved by the Parent Company and the above referred subsidiaries and associates as per the statutory requirements for record retention.

For SHAH GUPTA & CO.,
Chartered Accountants
Firm Registration No.: 109574W

Heneel K Patel
Partner
M. No. 114103
UDIN: 26114103QKMSNE9715

Place: Mumbai
Date: May 13, 2026

For BATLIBOI & PUROHIT
Chartered Accountants
Firm Registration No.: 101048W

Parag Hangekar
Partner
M. No. 110096
UDIN: 26110096BGCRKR3374

Place: Mumbai
Date: May 13, 2026

ANNEXURE A
TO THE INDEPENDENT AUDITORS' REPORT

Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of LIC Housing Finance Limited of even date

In terms of the information and explanations sought by us and given by the respective companies 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:

(xxi) Qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements are:

Name	CIN	Parent company / Subsidiary / Associate	Clause number of the CARO report which is qualified or is adverse
LICHFL Care Homes Limited	U85310MH20 01PLC133341	Subsidiary	xvii xix

For SHAH GUPTA & CO.,
Chartered Accountants
Firm Registration No.: 109574W

Heneel K Patel
Partner
M. No. 114103
UDIN: 26114103QKMSNE9715

Place: Mumbai
Date: May 13, 2026

For BATLIBOI & PUROHIT
Chartered Accountants
Firm Registration No.: 101048W

Parag Hangekar
Partner
M. No. 110096
UDIN: 26110096BGCRKR3374

Place: Mumbai
Date: May 13, 2026

ANNEXURE B
TO THE INDEPENDENT AUDITORS' REPORT

Report on the internal financial controls under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated financial statements of **LIC Housing Finance Limited** (hereinafter referred to as the "Parent Company") as of and for the year ended March 31, 2026, we have audited the internal financial controls with reference to consolidated financial statements of the Parent Company and its subsidiaries (the Parent Company and its subsidiaries together referred to as "the Group") and its associates, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the companies included in the Group and its associates, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Parent Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the ICAI. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Parent Company's internal financial controls with reference to consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, specified under sub-section (10) of Section 143 of the Act, to the extent applicable to an audit of internal financial controls, both, issued by 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 was 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 with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, 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 judgement, including the assessment of the risks of material misstatement of the 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 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 with reference to consolidated financial statements.

Meaning of Internal Financial Controls with reference to these Consolidated Financial Statements

A company's internal financial control with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to consolidated financial statements 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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 with reference to Consolidated Financial Statements

Because of the inherent limitations of internal financial controls 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 with reference to consolidated financial statements to future periods are subject to the risk that the internal financial controls with reference to consolidated 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 Group and its associates, have maintained in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Parent Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matters

Our report under Clause (i) of sub-section (3) of Section 143 of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements of the Parent Company, in so far as it relates to these four subsidiaries and one associate, is based on the corresponding reports of the auditors of such subsidiaries and associate.

For SHAH GUPTA & CO.,
Chartered Accountants
Firm Registration No.: 109574W

Heneel K Patel
Partner
M. No. 114103
UDIN: 26114103QKMSNE9715

Place: Mumbai
Date: May 13, 2026

For BATLIBOI & PUROHIT
Chartered Accountants
Firm Registration No.: 101048W

Parag Hangekar
Partner
M. No. 110096
UDIN: 26110096BGCRKR3374

Place: Mumbai
Date: May 13, 2026

CONSOLIDATED BALANCE SHEET

As at March 31, 2026

(₹ in Crore)

		Note	As at March 31, 2026	As at March 31, 2025
	Assets			
(1)	**Financial Assets**			
	(a) Cash and Cash Equivalents	5	709.56	1,269.56
	(b) Bank Balance other than (a) above	6	638.84	204.88
	(c) Receivables	7		
	(I) Trade Receivables		7.71	11.62
	(II) Other Receivables		-	-
	(d) Loans	8	3,16,065.80	3,02,778.25
	(e) Investments	9	5,132.13	6,941.41
	(f) Other Financial Assets	10	343.00	286.36
	Total Financial Assets		**3,22,897.04**	**3,11,492.08**
(2)	**Non-Financial Assets**			
	(a) Current Tax Assets (Net)	11	638.15	612.41
	(b) Deferred Tax Assets (Net)	12	1,060.99	1,299.67
	(c) Investment Property	13.1	29.12	29.14
	(d) Property, Plant and Equipment	13.2	183.57	153.89
	(e) Right of Use Assets	13.3	164.26	169.44
	(f) Capital Work in Progress	13.4	-	0.09
	(g) Intangible Assets under Development	13.5	-	51.41
	(h) Goodwill on Consolidation		0.21	0.21
	(i) Other Intangible Assets	13.6	39.25	24.57
	(j) Other Non-Financial Assets	14	200.36	184.68
	Total Non-Financial Assets		**2,315.91**	**2,525.51**
	Total Assets		**3,25,212.95**	**3,14,017.59**
	LIABILITIES AND EQUITY			
	LIABILITIES			
(1)	**Financial Liabilities**			
	(a) Lease Liabilities	43	183.13	183.98
	(b) Payables	15		
	(A) Trade Payables			
	(i) Total outstanding dues of micro enterprises and small enterprises		0.59	1.93
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		94.11	214.31
	(B) Other Payables			
	(i) Total outstanding dues of micro enterprises and small enterprises		-	-
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
	(c) Debt Securities	16	1,36,014.78	1,61,631.46
	(d) Borrowings (Other than Debt Securities)	17	1,28,221.02	98,925.98
	(e) Deposits	18	11,322.75	8,187.26
	(f) Subordinated Liabilities	19	1,797.27	1,796.86
	(g) Other Financial Liabilities	20	5,539.77	6,194.05
	Total Financial Liabilities		**2,83,173.42**	**2,77,135.83**
(2)	**Non-Financial Liabilities**			
	(a) Provisions	21	268.38	364.98
	(b) Other Non-Financial Liabilities	22	338.11	161.27
	Total Non-Financial Liabilities		**606.49**	**526.25**
(3)	**EQUITY**			
	(a) Equity Share Capital	23	110.08	110.08
	(b) Other Equity	24	41,318.85	36,241.71
	(c) Non Controlling Interest	24	4.11	3.72
	Total Equity		**41,433.04**	**36,355.51**
	Total Liabilities and Equity		**3,25,212.95**	**3,14,017.59**
See accompanying notes forming part of the Consolidated Financial Statement		1-52		

As per our report of even date attached

For and on behalf of the Board of Directors

For Shah Gupta & Co	**For Batliboi & Purohit**	**Shri R Doraiswamy**	**Kashi Prasad Khandelwal**	**T. Adhikari**
Chartered Accountants	Chartered Accountants	Chairman	Director	Managing Director & Chief Executive Officer
FRN 109574W	FRN 101048W	DIN : 10358884	DIN : 00748523	DIN: 10229197
Heneel K Patel	**Parag Hangekar**	**Varsha Hardasani**	**Lokesh Mundhra**	**H. J. Panchariya**
Partner	Partner	Company Secretary	CFO	General Manager (Accounts)
M. No. 114103	M.No. 110096	ACS No.: 50448		

Place: Mumbai
Date : May 13, 2026

STATEMENT OF CONSOLIDATED PROFIT AND LOSS

For the Year ended March 31, 2026

(₹ in Crore)

		Note	Year ended as at March 31, 2026	Year ended as at March 31, 2025
(1)	**REVENUE FROM OPERATIONS**			
	(i) Interest Income	25	28,234.02	27,689.38
	(ii) Fees and Commission Income	26	112.42	63.97
	(iii) Net gain on Fair Value Changes	27	79.65	71.06
	(iv) Other Operating Income	28	411.02	272.75
Total Revenue from Operations (1)			**28,837.11**	**28,097.16**
(2)	**Other Income** (includes Dividend of ₹ 0.52 Crore) (Previous year ₹ 0.52 Crore)	29	6.38	3.44
(3)	**Total Income (1+2)**		**28,843.49**	**28,100.60**
(4)	**Expenses**			
	(i) Finance Costs	30	19,770.55	19,532.23
	(ii) Fees and Commission Expenses	31	127.65	123.36
	(iii) Net Loss on Derecognition of Financial Instruments under Amortised Cost Category	32	31.66	14.64
	(iv) Impairment on Financial Instruments	33	554.03	261.10
	(v) Employee Benefits Expenses	34	714.36	755.22
	(vi) Depreciation, Amortisation and Impairment	35	121.72	97.77
	(vii) Others Expenses	36	423.37	440.36
Total Expenses (4)			**21,743.34**	**21,224.68**
(5)	Share of Profit/(Loss) of Associates (5)		3.32	2.94
(6)	**Profit Before Tax (3-4+5)**		**7,103.47**	**6,878.86**
(7)	**Tax Expense:**			
	- Current Tax		1,278.18	1,073.31
	- Tax Expense for Earlier Years		(9.80)	(0.04)
	- Deferred Tax Charge		230.85	362.89
Total Tax Expenses (7)			**1,499.23**	**1,436.16**
(8)	**Net Profit after Tax (6-7)**		**5,604.24**	**5,442.70**
(9)	**Other Comprehensive Income**			
	Items that will not be reclassified to Profit or Loss			
	(i) Remeasurement of defined employee benefit plans		31.24	(96.19)
	(ii) Income Tax relating to items that will not be reclassified to Profit or Loss		(7.70)	24.14
	Other Comprehensive Income (i + ii)		**23.54**	**(72.05)**
(10)	**Total Comprehensive Income for the year (8+9)**		**5,627.78**	**5,370.65**
(11)	**Net Profit after Tax attributable to:**			
	Owners of the Company		5,603.67	5,442.23
	Non-Controlling Interest		0.57	0.47
(12)	**Other Comprehensive Income attributable to:**			
	Owners of the Company		23.54	(72.05)
	Non-Controlling Interest		-	-
(13)	**Total Comprehensive Income attributable to:**			
	Owners of the Company		5,627.21	5,370.18
	Non-Controlling Interest		0.57	0.47
(14)	**Earnings per Equity Share**			
	Basic (₹)		101.87	98.95
	Diluted (₹)		101.87	98.95
	Nominal value per Share (₹)		2.00	2.00

See accompanying notes forming part of the Consolidated Financial Statement 1 - 52

As per our report of even date attached

For and on behalf of the Board of Directors

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Shri R Doraiswamy
Chairman
DIN : 10358884

Kashi Prasad Khandelwal
Director
DIN : 00748523

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

Heneel K Patel
Partner
M. No. 114103

Parag Hangekar
Partner
M.No. 110096

Varsha Hardasani
Company Secretary
ACS No.: 50448

Lokesh Mundhra
CFO

H. J. Panchariya
General Manager (Accounts)

Place: Mumbai
Date : May 13, 2026

STATEMENT OF CONSOLIDATED CHANGES IN EQUITY

For the Year ended March 31, 2026

A. EQUITY SHARE CAPITAL

(₹ in Crore)

Balance as at April 1, 2024	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting year	Changes in equity share capital during the year	Balance as at March 31, 2025
110.08	-	-	-	110.08

(₹ in Crore)

Balance as at April 1, 2025	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting year	Changes in equity share capital during the year	Balance as at March 31, 2026
110.08	-	-	-	110.08

Shares held by promoters as at March 31, 2025			% Change during the year
Promoter Name	No. of Shares	% of total shares	
Life Insurance Corporation of India	24,88,42,495	45.24	0.00%

Shares held by promoters as at March 31, 2026			% Change during the year
Promoter Name	No. of Shares	% of total shares	
Life Insurance Corporation of India	24,88,42,495	45.24	0.00%

B. OTHER EQUITY

(₹ in Crore)

	Reserve and Surplus								Total Equity		
	Statutory Reserves	Capital Reserve	Securities Premium	General Reserve	Special Reserve I	Special Reserve II	Impairment Reserve	Retained Earnings	Equity attributable to shareholders of the Company	Non controlling Interests	
Balance as at April 1, 2024	**0.20**	**28.36**	**4,047.52**	**9,702.72**	**38.98**	**9,839.29**	**297.50**	**7,412.03**	**31,366.58**	**3.40**	**31,369.98**
Add: Profit for the year	-	-	-	-	-	-	-	5,439.28	5,439.28	0.47	5,439.75
Add: Remeasurement gains/(loss) on Defined Benefit Obligation (Net)								(72.05)	(72.05)	-	(72.05)
Add: Share of Profit of Associates	-	-	-	-	-	-	-	2.94	2.94		2.94
Less: Dividend of ₹ 9/- per equity share of ₹ 2 /- each	-	-	-	-	-	-	-	(495.06)	(495.06)	(0.15)	(495.21)
Transfer to Statutory Reserves	0.01	-	-	-	-	-	-	(0.01)	-	-	-
Transfer to General Reserves	-	-	-	1,000.00	-	-	-	(1,000.00)	-	-	-
Transfer to Special Reserve II	-	-	-	-	-	1,299.99	-	(1,299.99)	-	-	-
Balance as at March 31, 2025	**0.21**	**28.36**	**4,047.52**	**10,702.72**	**38.98**	**11,139.28**	**297.50**	**9,987.14**	**36,241.71**	**3.72**	**36,245.43**

STATEMENT OF CONSOLIDATED CHANGES IN EQUITY

For the Year ended March 31, 2026

(₹ in Crore)

	Reserve and Surplus								Total Equity		
	Statutory Reserves	Capital Reserve	Securities Premium	General Reserve	Special Reserve I	Special Reserve II	Impairment Reserve	Retained Earnings	Equity attributable to shareholders of the Company	Non controlling Interests	
Balance as at April 1, 2025	**0.21**	**28.36**	**4,047.52**	**10,702.72**	**38.98**	**11,139.28**	**297.50**	**9,987.14**	**36,241.71**	**3.72**	**36,245.43**
Add: Profit for the year	-	-	-	-	-	-	-	5,600.34	5,600.34	0.57	5,600.91
Add: Remeasurement gains/(loss) on Defined Benefit Obligation (Net)								23.54	23.54		23.54
Add: Share of Profit of Associates	-	-	-	-	-	-	-	3.32	3.32	-	3.32
Less: Dividend of ₹ 10/- per equity share of ₹ 2 /- each	-	-	-	-	-	-	-	(550.06)	(550.06)	(0.18)	(550.24)
Transfer to Statutory Reserves	0.01	-	-	-	-	-	-	(0.01)	-	-	-
Transfer to General Reserves	-	-	-	1,000.00	-	-	-	(1,000.00)	-	-	-
Transfer to Special Reserve II	-	-	-	-	-	1,399.99	-	(1,399.99)	-	-	-
Balance as at March 31, 2026	**0.22**	**28.36**	**4,047.52**	**11,702.72**	**38.98**	**12,539.27**	**297.50**	**12,664.27**	**41,318.85**	**4.11**	**41,322.96**

See accompanying notes forming part of the Consolidated financial statement 1 - 52

As per our report of even date attached

For and on behalf of the Board of Directors

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Shri R Doraiswamy
Chairman
DIN : 10358884

Kashi Prasad Khandelwal
Director
DIN : 00748523

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

Heneel K Patel
Partner
M. No. 114103

Parag Hangekar
Partner
M.No. 110096

Varsha Hardasani
Company Secretary
ACS No.: 50448

Lokesh Mundhra
CFO

H. J. Panchariya
General Manager (Accounts)

Place: Mumbai
Date : May 13, 2026

CONSOLIDATED CASH FLOW STATEMENT

For the Year ended March 31, 2026

(₹ in Crore)

Particulars		Year ended March 31, 2026	Year ended March 31, 2025
A.	**Cash Flow from Operating Activities**		
	Profit Before Tax	7,103.47	6,878.86
	Adjustments for		
	Depreciation, Amortisation and Impairment (other than Financial Instruments)	121.72	97.77
	Impairment on Financial Instruments (Expected Credit Loss)	554.03	261.10
	Loss/(Gain) on disposal of Property, Plant and Equipment	(0.01)	(0.10)
	Dividend and Interest Income classified as Investing Cash Flows	(0.52)	(0.52)
	Interest Expense	19,770.55	19,532.23
	Interest Income	(28,234.02)	(27,689.38)
	Deemed Income on Stake dilution	5.34	-
	Adjustments for		
	(Increase)/Decrease in Other Financial Assets	(486.47)	(207.13)
	(Increase)/Decrease in Other Non Financial Assets	(15.68)	26.62
	Increase/(Decrease) in Other Financial Liabilities	(194.47)	(603.99)
	Increase/(Decrease) in Other Non Financial Liabilities	111.50	(192.54)
	Cash (used in) operations before adjustments for interest received and paid	**(1,264.56)**	**(1,897.08)**
	Interest Paid	(20,337.99)	(19,056.40)
	Interest Received	28,278.07	27,535.94
	Cash (used in) operations after adjustments for interest received and paid	**6,675.52**	**6,582.46**
	Income Tax paid	(1,294.12)	(1,208.83)
	Net Cash used in Operations	**5,381.40**	**5,373.63**
	Loans Disbursed (Net of repayments)	(13,885.23)	(22,351.60)
	Net Cash (Used in) Operating Activities (A)	**(8,503.83)**	**(16,977.97)**
B.	**Cash Flow from Investing Activities**		
	Payments for Property, Plant and Equipment	(52.03)	(73.36)
	Proceeds from Sale of Property, Plant and Equipment	0.01	0.10
	Payments for Purchase of Investments	(74.07)	(725.20)
	Proceeds from Sale of Investments	1,877.61	118.97
	Dividends Received	0.52	0.52
	Net Cash Inflow/ (used in) Investing Activities (B)	**1,752.04**	**678.97**
C.	**Cash Flow from Financing Activities**		
	Proceeds from Borrowings	1,61,803.21	1,58,492.94
	Repayment of Borrowings	(1,58,124.78)	(1,38,737.41)
	Deposits (Net of repayments)	3,135.90	(1,661.63)
	Payments towards Lease Liability	(71.36)	(63.34)
	Transfer to Investor Education and Protection Fund	(0.95)	(1.42)
	Dividends paid to Company's Shareholders	(550.06)	(495.06)
	Dividends paid to Non Controlling Interest	(0.17)	(0.15)
	Net Cash generated from Financing Activities (C)	**6,191.79**	**17,533.93**
	Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	**(560.00)**	**(123.01)**

CONSOLIDATED CASH FLOW STATEMENT

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Cash and Cash Equivalents at the beginning of the Year	1,269.56	1,392.57
Cash and Cash Equivalents at the end of the Period	**709.56**	**1,269.56**
Cash and Cash Equivalents as per above comprise of the following		
(i) Cash on hand	2.06	2.40
(ii) Balances with Banks (of the nature of cash and cash equivalents)	694.82	1,178.41
(iii) Cheques and demand drafts on hand	12.68	88.75
Balances as per Statement of Cash Flows	**709.56**	**1,269.56**

Changes in liabilities arising from financing activities

For the year ended March 31, 2026

(₹ in Crore)

Particulars	As at April 01, 2025	Cash Flows	Other*	As at March 31, 2026
Debt Securities	1,61,631.46	(25,616.69)		1,36,014.77
Borrowings(other than Debt Securities)	98,925.98	29,295.04		1,28,221.02
Deposits & Subordinated Liabilities	9,984.12	3,135.90		13,120.02
Lease Liability	183.98	(71.36)	70.52	183.14
Total	**2,70,725.54**	**6,742.89**	**70.52**	**2,77,538.95**

For the year ended March 31, 2025

(₹ in Crore)

Particulars	As at April 01, 2025	Cash Flows	Other*	As at March 31, 2025
Debt Securities	1,44,665.32	16,966.14		1,61,631.46
Borrowings(other than Debt Securities)	96,136.58	2,789.40		98,925.98
Deposits & Subordinated Liabilities	11,645.75	(1,661.63)		9,984.12
Lease Liability	170.75	(63.34)	76.57	183.98
Total	**2,52,618.40**	**18,030.57**	**76.57**	**2,70,725.54**

* Other includes lease additions, lease terminations, interest on lease liabilities & other non-cash adjustments.

As per our report of even date attached

For Shah Gupta & Co
Chartered Accountants
FRN 109574W

Heneel K Patel
Partner
M. No. 114103

For Batliboi & Purohit
Chartered Accountants
FRN 101048W

Parag Hangekar
Partner
M.No. 110096

Place: Mumbai
Date : May 13, 2026

For and on behalf of the Board of Directors

Shri R Doraiswamy
Chairman
DIN : 10358884

Varsha Hardasani
Company Secretary
ACS No.: 50448

Kashi Prasad Khandelwal
Director
DIN : 00748523

Lokesh Mundhra
CFO

T. Adhikari
Managing Director & Chief Executive Officer
DIN: 10229197

H. J. Panchariya
General Manager
(Accounts)

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Corporate information

The LIC Housing Finance Ltd. (Corporate ID No.: L65922MH1989PLC052257) (the Parent Company) was incorporated in 1989 having its registered office and corporate office at 131 Maker Tower, "F" Premises, 13th Floor, Cuffe Parade, Mumbai 400 005. The principal business of the Parent Company is providing finance to individuals, corporates and developers for the purchase, construction, development and repair of houses, apartments and commercial properties in India. The business is conducted through its branches in India and its overseas representative office at Dubai supported by a network of agents for sourcing loans as well as deposits. The Parent Company is a public limited Company, and its shares are listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE). The Parent Company has been classified as Upper Layer Non-Banking Financial Company ("NBFC-UL") by the Reserve Bank of India ("RBI"), as per Scale Based Regulations issued by the RBI.

1 Statement of Compliance

Consolidated Financial Statements of the Group have been prepared in accordance with the accounting principles generally accepted in India including Indian Accounting Standards ("the Ind AS") prescribed under section 133 of the Companies Act, 2013 ("the Act") read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and the guidelines issued by the National Housing Bank ("NHB") and Reserve Bank of India (RBI) to the extent applicable.

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

2 Basis of preparation and presentation

The Group has prepared these Consolidated Financial Statements, which comprises the Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flows and the Statement of Changes in Equity, and material accounting policies and other explanatory information (together hereinafter referred to as "Consolidated Financial Statements" or "Financial Statements") on the historical cost basis except for certain financial instruments and certain employee benefit assets, which are measured at fair value at the end of each reporting period, as explained in the accounting policies below.

The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss and the Consolidated Statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III to the Act. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows". The Group presents its Balance Sheet in the order of liquidity.

The Group generally reports financial assets and financial liabilities on a gross basis in the Balance Sheet. They are offset and reported net only where it has legally enforceable right to offset the recognized amounts and the Company intends to either settle on a net basis or to realise the asset and settle the liability simultaneously as permitted by Ind AS. Similarly, the Company offsets incomes and expenses and reports the same on a net basis where the netting off reflects the substance of the transaction or other events as permitted by Ind AS.

Fair value is the price that would be received on sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorized within the fair value hierarchy into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The consolidated financial statements are prepared on a going concern basis, as the Management is satisfied that the Group shall be able to continue its business for the foreseeable future and no material uncertainty exists that may cast significant doubt on going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The consolidated financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest Crore except when otherwise stated.

Basis of Consolidation

The Consolidated Financial Statements incorporate the financial statements of the Company, its subsidiaries (together referred to as 'the Group') and associates.

a. Subsidiaries :

Subsidiaries are entities (including Structured entities) over which the group has control. Control is achieved where the Company:

- has power over the investee.
- is exposed to, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above. When the Company has less than majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally.

The Company considers all relevant facts and circumstances in assessing whether or not the Company's voting rights in an investee are sufficient to give it power, including:

- the size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Company, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins from the date when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit and loss and other comprehensive income from the date the Company gains control until the date when the Company ceases to control the subsidiary.

The group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance. Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group 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 member's financial statements in preparing the consolidated financial statements to ensure conformity with the Company's accounting policies.

Changes in ownership interests :

The group treats transactions with non-controlling interests that do not result in loss of control as transactions with equity owners of the group. A change in the ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised within equity.

b. Associate : An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies. Investments in associates are accounted for using the equity method of accounting (see below), after initially being recognised at cost. Wherever necessary, adjustments are made to financial statements of associates to bring their

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accounting policies in line with those used by the other members of group.

Equity method :

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of post acquisition profits or losses of the investee in consolidated profit and loss, and the group's share of consolidated other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates are recognised as a reduction in the carrying amount of the investment. Unrealised gains on transactions between the group and its associates and joint ventures are eliminated to the extent of the group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. The carrying amount of equity accounted investments are tested for impairment.

c. List of entities included in the consolidated financial statements:

i. Subsidiaries

a. LICHFL Care Homes Limited

b. LICHFL Financial Services Limited

c. LICHFL Asset Management Company Limited

d. LICHFL Trustee Company Private Limited

ii. Associates

a. LIC Mutual Fund Asset Management Limited

b. LIC Mutual Fund Trustee Private Limited

3 Summary of material accounting policies

This note provides a list of the material accounting policies adopted in the preparation of these financial statements.

3.1 Revenue Recognition

The Group has recognised revenue pursuant to a contract (other than a contract listed in paragraph 5 of Ind AS 115) only if the counterparty to the contract is a customer. A customer is a party that has contracted with an entity to obtain services that are an output of the entity's ordinary activities in exchange for consideration.

i. Interest Income:

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably.

Interest income is accrued on a timely basis, by reference to the principal outstanding and at applicable effective interest rate (EIR). The effective interest method is a method of calculating the amortised cost of a financial asset and allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

ii. Dividend Income:

Dividend income from investment is recognised when the Company's right to receive the payment has been established provided that it is probable that economic benefits will flow to the Group and the amount of income can be measured reliably.

iii. Fees and Commission Income:

Fees and commission income includes fees other than those that are an integral part of EIR. The Group recognises the fees and commission income in accordance with the terms of the relevant contracts / agreements and when it is probable that the Group will collect the consideration.

Revenue from investment management services is measured at fair value of the consideration received or receivable. Ind AS 115 Revenue from contracts with customers outlines a single comprehensive model of accounting for revenue from contracts with customers and supersedes current revenue recognition guidance found within Ind AS. Revenue from Investment management services is recognized in accordance with the Investment Management Agreement read with Contribution Agreement entered by the Fund with its investors.

iv. Revenue from Property Development/ Construction Projects:

Revenue is recognized based on nature of activity when consideration can be reasonably measured and there exists reasonable certainty of its recovery.

a) Income from services is recognized on completion of the works/contract.

b) Revenue from property development / construction projects activity is recognized by applying percentage of completion method of the contract value basis when reasonable expectation of collection of the

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sale consideration from the customers exists. Percentage of completion is determined as a proportion of the cost of work performed to date to the total estimated contract costs and the project so determined has been accounted for proportionate to the percentage of the actual work done.

c) Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

v. Other Operating Income:

The Group recognises recoveries against written off financial assets on realisation. Any other operating income is recognised on completion of service.

vi. Net gain/loss on fair value changes:

a. The Group recognises gains/loss on fair value change of financial assets measured at FVTPL.

b. Realised gains/loss on derecognition of financial asset measured at FVTPL.

vii. Other Income:

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.

3.2 Finance Costs

Finance costs include interest, commission/brokerage on deposits and exchange differences arising from foreign currency borrowings to the extent they are regarded as adjustment to interest cost. Interest expenses are accrued on a timely basis, by reference to the principal outstanding and at the effective interest rate (EIR) applicable. The effective interest method is a method of calculating the amortised cost of a financial liability and allocating interest expenses over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

3.3 Employee Benefits

Short-term and other long-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for services rendered by employees is recognised during the year in which the employees render the service. These benefits include performance incentives and compensated absences that are expected to occur within twelve months after the end of the period in which the employees render the related service.

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 at the undiscounted amount of the benefits expected to be paid in exchange for that service.

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 Group in respect of services provided by employees up to the reporting date.

Retirement benefit costs and termination benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the Projected Unit Credit Method, with actuarial valuations being carried out at the end of each reporting date. Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the Balance Sheet with a charge or credit recognised in other comprehensive income in the year in which they occur. Re-measurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss. Past service cost is recognised in profit or loss in the year of a plan amendment or when the Group recognises corresponding restructuring cost whichever is earlier. Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- re-measurement

The Group presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expenses'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the Balance Sheet represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form

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of refunds from the plans or reductions in future contributions to the plans.

A liability for a termination benefit is recognised at the earlier of when the Group can no longer withdraw the offer of the termination benefit and when the Group recognises any related restructuring costs.

3.4 Taxes

Income tax expense represents the sum of current tax and deferred tax.

Current Taxes

Current income tax is the amount of expected tax payable based on taxable profit for the year as determined in accordance with the applicable tax rates and the provisions of Income Tax Act, 1961.

Deferred Taxes

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary difference can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

The carrying amount of deferred tax assets is reviewed at the end of each reporting year 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 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 by the end of the reporting year.

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 and the same taxation authority.

Current and Deferred tax are recognised in profit or loss, except when they are relating to items that are recognised in the other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

3.5 Financial Instruments

Financial assets and financial liabilities are recognized when an entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at Fair Value through Profit or Loss (FVTPL)) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at Fair Value Through Profit or Loss are recognised immediately in Statement of Profit and Loss.

A. Financial Assets

a) **Recognition and initial measurement**

The Group initially recognises loans and advances, deposits and debt securities purchased on the date on which they originate. Purchases and sale of financial assets are recognised on the trade date, which is the date on which the Group becomes a party to the contractual provisions of the instrument.

All financial assets are recognised initially at fair value except investment in subsidiaries and associates. In the case of financial assets not recorded at FVTPL, transaction costs that are directly attributable to its acquisition of financial assets are included therein.

b) **Classification of Financial Assets and Subsequent Measurement**

On initial recognition, a financial asset is classified to be measured at –

- Amortised cost; or
- Fair Value through Other Comprehensive Income (FVTOCI)–debt investment; or
- Fair Value through Other Comprehensive Income (FVTOCI)-equity investment; or
- Fair Value through Profit or Loss (FVTPL)

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A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt instrument is classified as FVTOCI only if it meets both of the following conditions and is not recognised at FVTPL:

- The asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments included within the FVTOCI 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 Group recognises interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to Statement of Profit and Loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL. For all other equity instruments, the Group may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Group makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in the OCI. There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of investment. However, on sale/disposal the Group may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss. All other financial assets are classified as measured at FVTPL.

In addition, on initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVTOCI as at FVTPL if doing so eliminates or significantly reduces accounting mismatch that would otherwise arise.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains and losses arising on re-measurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any dividend or interest earned on the financial asset and is included in the 'other income' line item. Dividend on financial assets at FVTPL is recognised when:

- The Group's right to receive the dividends is established,
- It is probable that the economic benefits associated with the dividends will flow to the Group,

The dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

c) **Business Model Test**

The Group determines its business model at the level that best reflects how it manages a group of financial assets to achieve its business objective.

The Group's business model is not assessed on instrument-to-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the Group's key management personnel.
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed.

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At initial recognition of a financial asset, the Group determines whether newly recognised financial assets are part of an existing business model or whether they reflect a new business model.

d) **Solely Payments of Principal and Interest ("SPPI") on the principal amount outstanding**

The Group assesses the contractual terms of financial assets to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or Amortisation of the premium/discount)

The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. To make the SPPI assessment, the Group applies judgement and considers relevant factors.

Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI.

e) **Derecognition of Financial Assets**

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in Statement of Profit and Loss if such gain or loss would have otherwise been recognised in Statement of Profit and Loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in Statement of Profit and Loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

f) **Modification of contractual cash flows**

When the contractual cash flows of a financial asset are renegotiated or otherwise modified, and the renegotiation or modification does not result in the derecognition of that financial asset, the Group recalculates the gross carrying amount of the financial asset and shall recognise a modification gain or loss in profit or loss. The gross carrying amount of the financial asset shall be recalculated as at the present value of the renegotiated or modified contractual cash flows that are discounted at the financial asset's original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets) or, when applicable, the revised effective interest rate. Any costs or fees incurred adjust the carrying amount of the modified financial asset and are amortised over the remaining term of the modified financial asset.

g) **Write off**

Financial assets are written off either partially or in their entirety only when the Group has no reasonable expectation of recovery basis past trends. Where the amount to be written off is greater than the accumulated loss allowance, the difference is recorded as an expense in the period of write off. Any subsequent recoveries against such loans are credited to Statement of Profit and Loss. The Group has Board approved policy on write off and one time settlement of loans.

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h) **Collateral Valuation and Repossession**

The Group provides fully secured loans to individuals to mitigate the credit risk on financial assets, the Group seeks to use collateral, where possible as per the powers conferred on the Housing Finance Companies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 ("SARFAESI"). In its normal course of business, the Group does not physically repossess properties or other assets in its retail portfolio, but engages external agents to recover funds, generally at auction, to settle outstanding debt. Any surplus funds are returned to the customers/ obligors. As a result of this practice, the properties under legal repossession processes are not recorded on the balance sheet and not treated as non-current assets held for sale.

i) **Impairment of Financial Assets**

Definition of Default

The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-months or lifetime ECL.

The Group considers the following as constituting an event of default:

- the borrower is past due more than 90 days + cases identified by the Group as Stage 3 as per regulatory guidelines + Objective evidence for impairment (Qualitative overlay); or
- the borrower is unlikely to pay its credit obligations to the Group.

When assessing if the borrower is unlikely to pay its credit obligation, the Group considers both qualitative and quantitative indicators.

The Group applies the expected credit loss (ECL) model for recognising impairment loss on financial assets. The Group applies a three-stage approach for measuring ECL for the following categories of financial assets that are not measured at Fair Value through Profit or Loss:

- debt instruments measured at amortised cost and Fair Value through Other Comprehensive Income; and
- financial guarantee contracts.

No ECL is recognised on equity investments, classified as FVTPL.

Expected credit losses is the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Group estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

Financial assets migrate through the following three stages based on the change in credit risk since initial recognition:

Stage 1: 12-months ECL

Loan will fall under stage one if the DPD is up to 30 days. The Group assesses ECL on exposures where there has not been a significant increase in credit risk since initial recognition and that were not credit impaired upon origination. For these exposures, the Group recognises as a collective provision the portion of the lifetime ECL associated with the probability of default events occurring within the next 12 months. The Group does not conduct an individual assessment of exposures in Stage 1 as there is no evidence of one or more events occurring that would have a detrimental impact on estimated future cash flows.

Stage 2: Lifetime ECL – not credit impaired

The Group considers loan accounts which are overdue for more than or equal to 31 days but up to 90 days as on the reporting date as an indication of significant increase in credit risk. The Group collectively assesses ECL on exposures where there has been a significant increase in credit risk since initial recognition but are not credit impaired. For these exposures, the Group recognises as a collective provision, a lifetime ECL (i.e. reflecting the remaining lifetime of the financial asset). Similar to Stage 1, the Group does not conduct an individual assessment on Stage 2 exposures as the increase in credit risk is not, of itself, an event that could have a detrimental impact on future cash flows.

Stage 3: Lifetime ECL – credit impaired

The Loans that are defaulted are shown under stage three. The Group identifies, both collectively and individually, ECL on those exposures that are assessed as credit impaired based on whether one or more events, that have a detrimental impact

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on the estimated future cash flows of that asset have occurred. For exposures that have become credit impaired, a lifetime ECL is recognised as a collective or specific provision, and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount.

Determining the stage for impairment

At each reporting date, the Group assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the remaining expected life from the reporting date and the date of initial recognition. The Group considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also, forward-looking analysis.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the provision for impairment losses reverts from lifetime ECL to 12-months ECL. Exposures that have not deteriorated significantly since origination are considered to have a low credit risk. The provision for impairment losses for these financial assets is based on a 12-months ECL. When an asset is uncollectible, it is written off against the related provision. Such assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off reduce the amount of the expense in the income statement.

The Group assesses whether the credit risk on an exposure has increased significantly on an individual or collective basis. For the purposes of a collective evaluation of impairment, financial instruments are grouped on the basis of shared credit risk characteristics, taking into account instrument type, class of borrowers, credit risk ratings, date of initial recognition, remaining term to maturity, industry and other relevant factors.

Undrawn loan commitments

Undrawn loan commitments are commitments under which, over the duration of the commitment, the Group is required to provide a loan with prespecified terms to the customer. Undrawn loan commitments are in the scope of the ECL requirements. The Group provides ECL on undisbursed loan commitments classified under Stage 1.

Measurement of ECL

ECL are derived from unbiased and probability-weighted estimates of expected loss, and are measured as follows:

- Financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls over the expected life of the financial asset discounted by the effective interest rate. The cash shortfall is the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses is a portion of the life-time expected credit losses and represents the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.
- Financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of estimated future cash flows discounted by the effective interest rate.

For further details on how the Group calculates ECL including the use of forward looking information, refer to the Credit quality of financial assets in Note 37.4 Financial risk management.

ECL is recognised using a provision for impairment losses in Statement of Profit and Loss. In the case of debt instruments measured at Fair Value through Other Comprehensive Income, the measurement of ECL is based on the three-stage approach as applied to financial assets at amortised cost. The Group recognises the provision charge in profit and loss, with the corresponding amount recognised in other comprehensive income, with no reduction in the carrying amount of the asset in the Balance Sheet.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Group has used a practical expedient as permitted under Ind AS 109. This expected credit loss is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

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j) **Effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL and Interest income is recognised in Statement of Profit and Loss.

k) **Reclassification of Financial Assets**

The Group determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Group's management determines change in the business model as a result of external or internal changes which are significant to the Group's operations. Such changes are evident to external parties. A change in the business model occurs when the Group either begins or ceases to perform an activity that is significant to its operations. If the Group reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Group does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognised in Statement of Profit and Loss.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognised in OCI is reclassified to Statement of Profit and Loss at the reclassification date.

B. Financial Liabilities and Equity Instruments

a) Classification as Debt or Equity

Debt and equity instruments issued by a Group are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

b) Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of directly attributable transaction costs.

c) Financial Liabilities

Financial liabilities are classified as 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 a derivative (that does not meet hedge accounting requirements) or it is designated as such on initial recognition.

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A financial liability is classified as held for trading if:

- It has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'other gains and losses' line item in the Statement of Profit and Loss.

d) Other Financial Liabilities

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

e) Derecognition of Financial Liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

f) Securitisation and Pass-Through Certificate (PTC) Transactions

The Group undertakes securitisation of its housing loan portfolio through the issuance of Pass-Through Certificates (PTCs) in accordance with Ind AS 109 – Financial Instruments. These securitization transactions are structured through a trust that issues PTCs to external investors while the Group continues to service the underlying loans.

Recognition & Measurement

As the Group retains substantial risks and rewards of ownership, the underlying loan assets continue to be recognised on the balance sheet, and the consideration received from PTC investors is recorded as a financial liability, representing the Group's obligation to such investors. The transaction is therefore accounted for as a secured financing arrangement rather than a sale.

Income & Expense Recognition

Interest income is recognised on the entire loan portfolio, and interest expense is recognised on the securitisation liability based on the contractual yield payable to investors. The net interest spread is recognised in the Statement of Profit and Loss over the tenure of the securitisation.

Servicing of Securitised Assets

The Group functions as a servicer for securitised loans. As the loans remain on its books, any servicing element is not recognised as separate income, since the economic effect is captured within the net interest margin.

Cash Reserve Fund (CRF) and Retained Interest:-

Balances held in the Cash Reserve Fund (CRF) are presented as liabilities representing amounts held in trust for investors. The Group's investment in Equity Tranche PTCs towards the Minimum Retention Requirement (MRR) forms part of its continuing involvement and is not recognised as a separate financial asset. The securitisation liability is presented net of such retained interest.

Disclosure:-

Disclosures relating to securitisation structures, continuing involvement and credit enhancements are made in accordance with Ind AS 107 – Financial Instruments: Disclosures.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

3.6 Leases:

As Lessee

The Group, as lessee has recognised lease liabilities and right-of-use assets, has applied the following approach to all of its leases

(a) measured the lease liability at the date of transition to Ind AS by measuring that lease liability at the present value of the remaining lease payments and discounted using the lessee's incremental borrowing rate at the date of transition to Ind AS 116. Lease arrangements entered during the year are measured at incremental borrowing rate computed at the beginning of the year. Lease liabilities are re-measured with a corresponding adjustment to the related right of use asset if there is change to its assessment whether it will exercise an extension or a termination option.

(b) Right Of Use assets are recognized and measured at cost, consisting of initial measurement of lease liability plus any lease payments made to the lessor at or before the commencement date less any lease incentives received, initial estimate of restoration costs and any initial direct costs incurred by lessee. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right of Use Assets are depreciated from the commencement date on a straight- line basis over the shorter of the lease term or useful life of the underlying asset. They are evaluated for recoverability whenever events or changes indicate that their carrying amounts may not be recoverable.

The Group has not applied Ind AS 116 to Short Term Leases, which are defined as leases with a lease term of 12 months or less and leases of low-value assets. The Group recognises the lease payments associated with these leases as an expense over the lease term.

As a Lessor

Leases for which the Group is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Group is an intermediate lessor, it accounts for its interest in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

For operating leases, rental income is recognized on a straight-line basis over the term of the relevant lease.

3.7 Property, Plant and Equipment

Property, Plant and Equipment are recorded at their cost of acquisition, net of refundable taxes or levies, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on disposal or retirement of an item of property, plant and equipment is determined as the difference between the sale proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss. Property, plant and equipment except freehold land held for use for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses, if any.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation is recognised so as to write off the cost of assets (other than freehold land) less their residual values over their useful lives, using the straight–line method as per the useful life prescribed in the Schedule II to the Companies Act, 2013, except in respect of Vehicles (Motor cars) where useful life is estimated as 5 years based on estimated usage of the assets.

Type of Asset	Useful Lives (in years)
Building	60
Furniture & Fixture	10
Vehicles	5
Office Equipment	5
Computers	3
Servers And Networks Equipment	6

Depreciation on additions to Fixed Assets is provided on pro-rata basis from the date of acquisition or installation. Depreciation on assets whose cost individually does not exceed ₹ 5,000/- is fully provided in the year of purchase. Depreciation on Assets sold, discarded, demolished or scrapped, is provided upto the date on which the said Asset is sold, discarded, demolished or scrapped.

The Group has applied depreciation requirements as per Ind AS 116 in depreciating the right of use assets. The Right of Use Asset is depreciated for the life of the lease term.

The Group reviews the residual value, useful lives and depreciation method annually and, if expectations differ

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

from previous estimates, the change is accounted for as a change in accounting estimate on a prospective basis.

3.8 Intangible Assets and amortisation thereof

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis based on their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses, if any.

Computer software is amortised over the period of three to five years on a straight-line basis.

An item of 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.

3.9 Capital Work in Progress

Capital Work in Progress includes assets not ready for the intended use and are carried at cost, comprising direct cost and related incidental expenses less accumulated impairment losses, if any.

3.10 Cash and Cash Equivalent

Cash and cash equivalent in Balance Sheet comprise of cash at bank, cash and cheques on hand and short-term deposits with an original maturity of three months or less which are subject to insignificant risk of changes in value.

3.11 Statement of Cash Flow

Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities are segregated based on the activities of the Group

3.12 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The Managing Director & CEO is identified as the Chief Operating Decision Maker (CODM) by the management of the Group. CODM has identified only one operating segment of providing loans for purchase, construction, repairs renovation etc. and has its operations entirely within India. All other activities of the Group revolve around the main business. As such, there are no separate reportable segments, as per the Indian Accounting Standard (Ind AS) 108 on 'Segment Reporting

3.13 Key Estimates and Judgements:

The preparation of the financial statements in conformity with Indian Accounting Standards ("Ind AS") requires the management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Accounting estimates could change from period to period. Actual results could differ from those estimates. Revisions to accounting estimates are recognised prospectively. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Following areas entail a high degree of estimate and judgement or complexity in determining the carrying amount of certain assets and liabilities.

i. **Determination of Expected Credit Loss ("ECL")**

The measurement of impairment losses (ECL) across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows based on Group's historical experience and collateral values when determining impairment losses along with 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.

Elements of the ECL models that are considered accounting judgements and estimates include:

- Bifurcation of the financial assets into different portfolios when ECL is assessed on collective basis.
- Group's criteria for assessing if there has been a significant increase in credit risk.
- Development of ECL models, including choice of inputs / assumptions used.

The various inputs used, and process followed by the Group in measurement of ECL has been detailed in Note – 37.4.2.3

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

ii. **Fair Value Measurements**

In case of financial assets and financial liabilities recorded or disclosed in financial statements the Group uses the quoted prices in active markets for identical assets or based on inputs which are observable either directly or indirectly for determining the fair value. However, in certain cases, the Group adopts valuation techniques and inputs which are not based on market data. When Market observable information is not available, the Group has applied appropriate valuation techniques and inputs to the valuation model.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. Information about the valuation techniques and inputs used in determining the fair value of Investments are disclosed in Note 37.3.

iii. **Income Taxes**

The Group's tax jurisdiction is in India. Significant judgements are involved in determining the provision for direct and indirect taxes, including amount expected to be paid/recovered for certain tax positions.

iv. **Evaluation of Business Model**

Classification and measurement of financial instruments depends on the results of the solely payments of principal and interest on the principal amount outstanding ("SPPI") and the business model test. The Group determines the business model at a level that reflects how the Group's financial instruments are managed together to achieve a particular business objective.

The Group monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining 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 those instruments.

v. **Provisions and Liabilities**

Provisions and liabilities are recognised in the period when they become probable that there will be an outflow of funds resulting from past operations or events that can be reasonably estimated. The timing of recognition requires judgment to existing facts and circumstances which may be subject to change.

3.14 Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss after tax for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares divided by weighted average no of equity shares year which are adjusted for the effects of all dilutive potential equity shares.

3.15 Provisions and Contingent Liabilities

Provisions involving substantial degree of estimation in measurement are recognised when the Group has a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources, that can be reliably estimated, will be required to settle such an obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

The expense relating to a provision is presented in the Statement of Profit and Loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

provision due to the passage of time is recognised as a finance cost.

A Contingent Liability is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognised but are disclosed in the notes. A contingent asset is disclosed in the Financial Statements, where an inflow of economic benefits is probable.

Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

3.16 Commitments

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

i) The estimated amount of contracts remaining to be executed on capital account and not provided for; and

ii) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

4. Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards. Wherever there are any regulatory or statutory changes applicable in respect of the above policy, the same would automatically be effective and would become part of this policy with immediate effect.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 5 CASH AND CASH EQUIVALENTS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Cash on hand	2.06	2.40
(ii) Balances with Banks in current account	694.82	1,178.41
(iii) Cheques, drafts on hand	12.68	88.75
Total	**709.56**	**1,269.56**

NOTE 6 BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENTS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Earmarked balances with banks*	30.15	30.57
(ii) Deposits with original maturity of less than or equal 12 months**	64.76	58.39
(iii) Deposits with original maturity of more than 12 months**	543.93	115.92
Total	**638.84**	**204.88**

*Balance with Banks includes unclaimed dividend of ₹ 7.60 Crore (F.Y. 2024-25 ₹ 11.54 Crore) ; Unspent CSR of ₹ 17.45 Crore (F.Y. 2024-25 ₹ 15.57 Crore); unclaimed public deposit interest of ₹ 5.10 Crore (F.Y. 2024-25 ₹ 3.46 Crore).

**Fixed Deposits with Banks includes earmarked deposits created in favour of trustees for depositors towards maintaining Statutory Liquid Ratio amounting to ₹ 500 Crore (F.Y. 2024-25 SLR - ₹ 100 Crore) & earmarked deposit created in favour of Pension Fund Regulatory and Development Authority towards statutory requirements amounting to ₹ 0.20 Crore (F.Y. 2024-25 ₹ 0.20 Crore); the Balance also includes accured interest on SLR FD amounting to ₹ 26 Crore (F.Y. 2024-25 SLR - ₹ 3.25 Crore); ₹ 15.17 Crore (F.Y. 2024-25 ₹ 10.98 Crore) created for excess sale proceeds recovered under SARFAESI Act 2002. Fixed deposit placed with banks earns interest at fixed rate.

NOTE 7 RECEIVABLES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(I) Trade Receivables		
(a) Trade Receivables considered good – Secured;	-	-
(b) Trade Receivables considered good – Unsecured;	7.71	11.62
(c) Trade Receivables which have significant increase in Credit Risk	1.06	0.43
(d) Trade Receivables – Credit impaired	-	-
Total	**8.77**	**12.05**
Less: Allowance for Impairment Loss	1.06	0.43
Total	**7.71**	**11.62**
(II) Other Receivables	-	-
Total	**7.71**	**11.62**

No trade or other receivables are due from director or other officer of the Company, either severally or jointly with any person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Trade Receivable Ageing Schedule

(₹ in Crore)

Particulars	Outstanding as on March 31, 2026 from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	7.66	-	0.04	-	0.01	7.71
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	0.03	0.04	0.18	0.81	1.06
(iii) Undisputed Trade Receivables – credit impaired	-	(0.03)	(0.04)	(0.18)	(0.81)	(1.06)
(iv) Disputed Trade Receivables– considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-

#There is no unbilled due pending for FY 2025-26

Trade Receivable Ageing Schedule

(₹ in Crore)

Particulars	Outstanding as on March 31, 2025 from due date of payment#					
	Less than 6 months	6 months - 1 year	1-2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	11.62	-	-	-	-	11.62
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	0.43	0.43
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	(0.43)	(0.43)
(iv) Disputed Trade Receivables– considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-

#There is no unbilled due pending for FY 2024-25

NOTE 8 LOANS - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(A)		
(i) Term Loans*	3,20,623.93	3,07,664.83
(ii) Other Loans#	10.50	12.43
Total - Gross (A)	**3,20,634.43**	**3,07,677.26**
Less: Impairment Loss Allowance	4,568.63	4,899.01
Total - Net (A)	**3,16,065.80**	**3,02,778.25**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(B)		
(i) Secured by tangible assets	3,15,159.95	3,01,902.87
(ii) Secured by book debts/ public deposits	4,973.80	4,995.49
(iii) Secured by government guarantee	177.58	265.13
(iv) Unsecured	323.10	513.78
Total - Gross (B)	**3,20,634.43**	**3,07,677.26**
Less: Impairment Loss Allowance	4,568.63	4,899.01
Total - Net (B)	**3,16,065.80**	**3,02,778.25**
(C)		
(i) Loans in India		
Public Sector	-	-
Others :		
Individual	3,07,185.03	2,93,360.67
Commercial Real Estate Sector	3,962.04	4,231.86
Commercial Real Estate Sector- Others	297.69	871.57
Builder Loans	400.33	475.10
Corporate Loans	3,817.38	3,745.44
Other Housing Finance Companies	4,064.85	4,567.71
Other NBFC	907.11	424.91
Total - Gross (C) (i)	**3,20,634.43**	**3,07,677.26**
Less: Impairment Loss Allowance (Expected Credit Loss)	4,568.63	4,899.01
Total - Net (C) (i)	**3,16,065.80**	**3,02,778.25**
Loans Outside India (C) (ii)	-	-
Total (C) (i+ii)	**3,16,065.80**	**3,02,778.25**

* Term Loans include housing loans to staff amounting to ₹ 221.87 Crore (F.Y. 2024-25 ₹ 204.86 Crore), Loans to directors amounting to ₹ 1.08 Crore (F.Y. 2024-25 ₹ 2.05 Crore) and other related parties ₹ 0.05 Crore (F.Y. 2024-25 ₹ Nil Crore)

Other Loans includes other staff loans, Loan against public deposit.

*Retail / Project Loans are secured by any or all of the following as applicable, based on their categorisation :

a) Equitable / Registered Mortgage of Property.

b) Government Guarantees or Company Guarantees or Personal Guarantees.

c) Negative lien on unsold inventory.

d) Undertaking to create a security.

e) Hypothecation of receivables for the loan is also taken.

For detail disclosures relating to Credit Risk, Impairment Losses, Movement of Impairment Losses refer Note No 37.4.2 of Consolidated Financial Statements.

There are no loans or advances granted to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person that are repayable on demand or without specifying any terms or period of repayment.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 9 INVESTMENTS

(₹ in Crore)

Particulars	As at March 31, 2026				As at March 31, 2025			
	Amortised cost	Other (at cost / deemed cost)*	At Fair Value Through profit or loss	Total	Amortised cost	Other (at cost / deemed cost)*	At Fair Value Through profit or loss	Total
Mutual Funds	-	-	462.33	462.33	-	-	2,322.40	2,322.40
Government Securities*	4,432.38	-	-	4,432.38	4,455.66	-	-	4,455.66
Investment in Subsidiaries & Associates**								
Associates		92.97	-	92.97		84.08	-	84.08
Venture Capital Fund	-	-	0.02	0.02	-	-	5.13	5.13
Alternative Investment Fund (net of Regulatory provision)#	-	-	144.43	144.43	-	-	74.14	74.14
Total - Gross (A)	**4,432.38**	**92.97**	**606.78**	**5,132.13**	**4,455.66**	**84.08**	**2,401.67**	**6,941.41**
(i) Investments outside India	-	-	-	-	-	-	-	-
(ii) Investments in India	4,432.38	92.97	606.78	5,132.13	4,455.66	84.08	2,401.67	6,941.41
Total (B)	**4,432.38**	**92.97**	**606.78**	**5,132.13**	**4,455.66**	**84.08**	**2,401.67**	**6,941.41**
Less: Allowance for Impairment loss (C) (Expected Credit Loss) (C)	-	-	-	-	-	-	-	-
Total – Net (D)= (A)-(C)	**4,432.38**	**92.97**	**606.78**	**5,132.13**	**4,455.66**	**84.08**	**2,401.67**	**6,941.41**

*Kept with designated bank for repayment to depositors and to maintain LCR

*The Company has not recognised any provision under Expected Credit Loss on Investments made in Government Securities, Subsidiaries & Associates.

**Impairment on Financial Instruments represents full impairment of the Company's investment in one of its wholly owned subsidiary, LICHFL Care Homes Limited, as per IND AS 36-Impairment of Asset on prudent basis, since the carrying amount of the investment exceeded its value in use. The value in use was determined based on the future cash flows of the subsidiary. The financial statements of the subsidiary is prepared on the going concern basis.

#Investment in Alternate Investment Fund is net off regulatory provision of ₹ 2.57 Crore (F.Y. 24-25 ₹ 9.06 Crore)

Name of Entity	Place of Business	Proportion of ownership interest and voting power held by the Group		Principal Activities
		As at March 31, 2026	As at March 31, 2025	
		%	%	
Subsidiaries				
LICHFL Asset Management Company Ltd.	India	94.62	94.62	To act as Investment Manager to Venture Capital Funds and Alternative Investment Funds
LICHFL Trustee Company Private Ltd.	India	100.00	100.00	To act as Trustee to Venture Capital Funds and Alternative Investment Funds
LICHFL Financial Services Ltd.	India	100.00	100.00	To provide Financial Services to Various Clients
LICHFL Care Homes Ltd.	India	100.00	100.00	To develop residential Projects for Senior Citizens
Associates				
LIC Mutual Fund Asset Management Company Ltd*	India	30.33	33.52	To act as Investment / Fund Manager
LIC Mutual Fund Trustee Company Ltd.	India	35.30	35.30	To act as Trustee to various Funds

*The Holding Company's shareholding has reduced from 33.52% to 30.33% consequent to the issuance of additional shares by the Associate to other investor.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 10 OTHER FINANCIAL ASSETS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Security Deposits	16.89	16.68
(ii) Other Deposits	0.70	1.09
(iii) Receivables from Subsidiaries/Associates	0.02	0.03
(iv) Advances to Staff	2.68	3.21
(v) Fees Receivable	1.99	2.31
(vi) Unbilled Revenue	2.21	3.70
(vii)Mutual Fund Redemption Receivables	318.51	259.34
Total	**343.00**	**286.36**

NOTE 11 CURRENT TAX ASSETS (NET)

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Advance Tax and Tax Deducted at Source (Net of Provision)	638.15	612.41
Total	**638.15**	**612.41**

NOTE 12 DEFERRED TAX ASSETS (NET)

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Deferred Tax Assets	1,220.70	1,406.66
(ii) Deferred Tax Liabilities	(159.71)	(106.99)
Total	**1,060.99**	**1,299.67**

[Refer Note 45]

NOTE 13.1 INVESTMENT PROPERTY

The changes in carrying value of the Investment Property for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Land	Building	Total
Gross Carrying Value as of April 1, 2025	28.42	0.80	29.22
Additions	-	-	-
(Deductions)	-	-	-
Gross Carrying Value as of March 31, 2026	**28.42**	**0.80**	**29.22**
Accumulated Depreciation as of April 1, 2025	-	0.07	0.07
Depreciation for the year	-	0.03	0.03
(Accumulated Depreciation on Deductions)	-	-	-
Accumulated Depreciation as of March 31, 2026	**-**	**0.10**	**0.10**
Carrying Value as of March 31, 2026	**28.42**	**0.70**	**29.12**

The changes in carrying value of the Investment Property for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Land	Building	Total
Gross Carrying Value as of April 1, 2024	28.42	0.80	29.22
Additions	-	-	-
(Deductions)	-	-	-
Gross Carrying Value as of March 31, 2025	**28.42**	**0.80**	**29.22**
Accumulated Depreciation as of April 1, 2024	-	0.05	0.05
Depreciation for the year	-	0.03	0.03
(Accumulated Depreciation on Deductions)	-	-	-
Accumulated Depreciation as of March 31, 2025	-	0.08	0.08
Carrying Value as of March 31, 2025	**28.42**	**0.72**	**29.14**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 13.2 PROPERTY, PLANT & EQUIPMENT

The changes in carrying value of the Property, Plant & Equipment for the year ended March 31, 2026 are as follows:-

(₹ in Crore)

Particulars	Freehold Land	Building	Leasehold Improvements	Furniture & Fixtures	Vehicles	Office Equipment	Computers	Total
Gross carrying value as of April 1, 2025	6.73	103.06	24.77	15.46	1.46	9.78	87.73	248.99
Additions	-	-	1.28	1.45	-	1.44	64.38	68.55
(Deductions)	-	-	(0.08)	(0.37)	(0.31)	(0.16)	(0.09)	(1.01)
Transfer in	-	-	-	-	-	-	-	-
Gross carrying value as of March 31, 2026	**6.73**	**103.06**	**25.97**	**16.54**	**1.15**	**11.06**	**152.02**	**316.53**
Accumulated Depreciation as of April 1, 2025	-	14.31	14.23	8.98	0.79	5.89	50.90	95.10
Depreciation	-	1.92	3.05	1.65	0.23	1.63	30.16	38.64
(Accumulated Depreciation on Deductions)	-	-	(0.07)	(0.25)	(0.24)	(0.13)	(0.09)	(0.78)
Transfer Out	-	-	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2026	**-**	**16.23**	**17.21**	**10.38**	**0.78**	**7.39**	**80.97**	**132.96**
Carrying Value as of March 31, 2026	**6.73**	**86.83**	**8.76**	**6.16**	**0.37**	**3.67**	**71.05**	**183.57**

The Debentures are secured by mortgage on an immovable Property Owned by the Company valuing approx ₹ 4.51 Crore (Book Value ₹ 0.35 Crore).

The changes in carrying value of the Property, Plant & Equipment for the year ended March 31, 2025 are as follows:-

(₹ in Crore)

Particulars	Freehold Land	Building	Leasehold Improvements	Furniture & Fixtures	Vehicles	Office Equipment	Computers	Total
Gross carrying value as of April 1, 2024	6.73	101.20	22.84	14.37	0.82	7.75	76.53	230.24
Additions	-	1.86	1.93	1.10	0.64	2.18	11.23	18.94
(Deductions)	-	-	-	(0.01)	-	(0.15)	(0.03)	(0.19)
Transfer in	-	-	-	-	-	-	-	-
Gross carrying value as of March 31, 2025	**6.73**	**103.06**	**24.77**	**15.46**	**1.46**	**9.78**	**87.73**	**248.99**
Accumulated Depreciation as of April 1, 2024	-	12.32	11.13	7.60	0.45	4.71	30.64	66.84
Depreciation	-	1.99	3.10	1.39	0.34	1.33	20.28	28.43
(Accumulated Depreciation on Deductions)	-	-	-	(0.01)	-	(0.14)	(0.02)	(0.17)
Transfer Out	-	-	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2025	**-**	**14.31**	**14.23**	**8.98**	**0.79**	**5.90**	**50.90**	**95.10**
Carrying Value as of March 31, 2025	**6.73**	**88.75**	**10.54**	**6.48**	**0.67**	**3.88**	**36.83**	**153.89**

The Debentures are secured by mortgage on an immovable Property Owned by the Company valuing approx ₹ 4.43 Crore (Book Value ₹ 0.35 Crore).

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 13.3 RIGHT OF USE ASSETS

The changes in carrying value of the Right of Use Assets for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Amount
Opening Value of Right of Use Asset as of April 1, 2025	**481.44**
Additions	74.45
(Disposals)	(18.02)
(ROU derecognised on subleased asset)	(4.33)
Gross Carrying Value as of March 31, 2026	**533.54**
Accumulated Depreciation as of April 1, 2025	233.30
Depreciation for the year	65.43
(Accumulated Depreciation on Disposals)	(7.45)
(Reversal of depreciation - sublease)	(0.70)
Accumulated Depreciation as of March 31, 2026	**290.58**
Terminated cases	78.70
Carrying Value as of March 31, 2026	**164.26**

The changes in carrying value of the Right of Use Assets for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Amount
Opening Value of Right of Use Asset as of April 1, 2024	**419.15**
Additions	62.29
(Disposals)	-
(ROU derecognised on subleased asset)	-
Gross Carrying Value as of March 31, 2025	**481.44**
Accumulated Depreciation as of April 1,2024	176.20
Depreciation for the year	57.74
(Accumulated Depreciation on Disposals)	-
(Reversal of depreciation - sublease)	(0.64)
Accumulated Depreciation as of March 31, 2025	**233.30**
Terminated cases	78.70
Carrying Value as of March 31, 2025	**169.44**

NOTE 13.4 CAPITAL WORK IN PROGRESS

The changes in carrying value of Capital Work in Progress for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Capital Work in Progress	Intangible (WIP) Software development	Total
Gross Carrying Value as of April 1, 2025	0.09	-	0.09
Additions	-	-	-
Capitalized during the year	(0.09)	-	(0.09)
Gross Carrying Value as of March 31, 2026	**-**	**-**	**-**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The changes in carrying value of Capital Work in Progress for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Capital Work in Progress	Intangible (WIP) Software development	Total
Gross Carrying Value as of April 1, 2024	0.14	0.06	0.20
Additions	0.09	-	0.09
Capitalized during the year	(0.14)	(0.06)	(0.20)
Gross Carrying Value as of March 31, 2025	**0.09**	**-**	**0.09**

(a) Capital-work-in progress ageing schedule

(₹ in Crore)

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

(₹ in Crore)

CWIP	As at March 31, 2025				
	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	0.09	-	-	-	0.09
Projects temporarily suspended	-	-	-	-	-

(b) Capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan, following CWIP completion schedule has been given:-

(₹ in Crore)

CWIP	As at March 31, 2026			
	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

(₹ in Crore)

CWIP	As at March 31, 2025			
	Amount in CWIP for a period of			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

NOTE 13.5 Intangible Assets under Development

The changes in carrying value of Intangible Assets under Development for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Software under development
Gross Carrying Value as of April 1, 2025	**51.41**
Additions	-
Capitalized during the year	(51.41)
Gross Carrying Value as of March 31, 2026	**-**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The changes in carrying value of Intangible Assets under Development for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Software under development
Gross Carrying Value as of April 1, 2024	**-**
Additions	51.41
Capitalized during the year	-
Gross Carrying Value as of March 31, 2025	**51.41**

(a) Intangible Assets under Development ageing schedule

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2026				
	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2025				
	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	51.41	-	-	-	51.41
Projects temporarily suspended	-	-	-	-	-

(b) Intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan, following Intangible assets under development completion schedule has been given:-

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2026			
	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

(₹ in Crore)

Intangible Asset under Development	As at March 31, 2025			
	To be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1	-	-	-	-
Project 2	-	-	-	-

NOTE 13.6 OTHER INTANGIBLE ASSETS

The changes in carrying value of the Intangible Assets for the year ended March 31, 2026 are as follows :-

(₹ in Crore)

Particulars	Software License
Gross Carrying Value as of April 1, 2025	**53.23**
Additions	34.86
(Deductions)	-
Gross Carrying Value as of March 31, 2026	**88.09**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Software License
Accumulated Amortisation as of April 1, 2025	28.66
Amortisation for the year	20.18
(Accumulated Amortisation on Deductions)	-
Accumulated Depreciation as of March 31, 2026	**48.84**
Carrying Value as of March 31, 2026	**39.25**

The changes in carrying value of the Intangible Assets for the year ended March 31, 2025 are as follows :-

(₹ in Crore)

Particulars	Software License
Gross Carrying Value as of April 1, 2024	**50.68**
Additions	2.96
(Deductions)	(0.41)
Gross Carrying Value as of March 31, 2025	**53.23**
Accumulated Amortisation as of April 1, 2024	18.80
Amortisation for the year	10.27
(Accumulated Amortisation on Deductions)	(0.41)
Accumulated Depreciation as of March 31, 2025	**28.66**
Carrying Value as of March 31, 2025	**24.57**

NOTE 14 OTHER NON - FINANCIAL ASSETS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Capital Advances	2.51	0.57
(ii) Balance Receivables from Government Authorities	114.19	108.34
(iii) Prepaid Expenses	40.54	44.16
(iv) Advances to Creditors	16.31	4.98
(v) Other Deposits	8.47	8.64
(vi) Others	18.34	17.99
Total	**200.36**	**184.68**

NOTE 15 PAYABLES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Trade Payables		
(i) Total outstanding dues of micro enterprises and small enterprises	0.59	1.93
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	94.11	214.31
Total	**94.70**	**216.24**
Other Payables		
(i) Total outstanding dues of micro enterprises and small enterprises	-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
Total	**-**	**-**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The management has identified enterprises which qualify under the definition of micro enterprises and small enterprises, as defined under Micro, Small and Medium Enterprises Development (MSMED) Act, 2006. Accordingly, the disclosure in respect of amount payable to such enterprises as mentioned below is based on information received and available with the Group and relied upon by the statutory auditors.

(₹ in Crore)

Particulars	As at March 31, 2026
Principal amount remaining unpaid	0.59
Interest due thereon remaining unpaid	-
Interest paid by the Group in terms of Section 16 of MSMED Act, 2006, along with the amount of the payment made to the suppliers and service providers beyond the appointed day during the year	-
Interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-
Amount of interest accrued and remaining unpaid at the end of the year	-
Further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006	-

(₹ in Crore)

Trade Payable Ageing as on March 31, 2026	Outstanding as on March 31, 2026 from due date of payment				
Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	0.59	-	-	-	0.59
(ii) Others	93.72	0.37	0.01	0.01	94.11
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

There are no unbilled dues pending for FY 2025-26

(₹ in Crore)

Trade Payable Ageing as on March 31, 2025	Outstanding as on March 31, 2025 from due date of payment				
Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	1.93	-	-	-	1.93
(ii) Others	214.31	-	-	-	214.31
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

There are no unbilled dues pending for FY 2024-25

NOTE 16 DEBT SECURITIES - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(1) SECURED:		
Non Convertible Debentures (Refer Note 16.1)	1,28,882.96	1,47,375.68
Zero Coupon Debentures (Refer Note 16.2)	-	1,405.92
(2) UNSECURED:		
Commercial Paper (Refer Note 16.3)	7,131.82	12,849.86
Total (A) (1+2)	**1,36,014.78**	**1,61,631.46**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Debt securities in India	1,36,014.78	1,61,631.46
Debt securities outside India	-	-
Total (B)	**1,36,014.78**	**1,61,631.46**

Note 16.1

a) Secured by a negative lien on the assets of the Company, with a minimum asset cover of 100%. Further the Company shall be entitled to dispose of, transact or otherwise deal, in the ordinary course of business upto 5% of the Specific Assets, including by way of a securitization transaction and as may be required under any law, regulations, guidelines or rules. Subject to maintenance of Asset Cover, as may be applicable and in the normal course of business, the Company may without the consent/approval of the Trustee/Debenture Holder(s)/Beneficial Owner(s)/creditors be entitled to make further issue(s) of Debentures, raise further loans and advances and/or avail further deferred payment guarantees or other financial facilities from time to time from any persons/bank/financial institution/body corporate/any other agency.

Secured by way of Negative Lien on the Assets, to the extent of Asset Cover, without any encumbrance in favour of the Debenture Trustee except to the extent of the charge created in favour of its depositors of the Company pursuant to the regulatory requirement under Section 29B of the NHB Act.

However, the Company shall, from time to time, be entitled to create any charge, mortgage, pledge, security interest, encumber or create lien on its Assets, subject to maintenance of Asset Cover, except to the extent of charge created in favour of its depositors pursuant to the regulatory requirement under Section 29B of the NHB Act or as may be required under any law, regulation, guidelines or rules.

b) The monies raised through issuance of the said Debentures were utilized for the purpose for which the same was raised and as mentioned in the respective disclosure documents.

c) The Company has not defaulted in the repayment of the principal amount of, or interest, on such debt securities

The Details of Non Convertible Redeemable Debentures (NCD) are as under:-

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2026
3000 NCD's of ₹ 1000000/- each	27-Apr-26	8.3200%	-	300.00
5000 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	498.93
5500 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	549.99
5100 NCD's of ₹ 1000000/- each	22-May-26	8.4500%	-	510.00
4950 NCD's of ₹ 1000000/- each	10-Jun-26	8.4700%	-	495.00
3570 NCD's of ₹ 1000000/- each	15-Jun-26	8.4700%	-	357.00
5000 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	500.00
3488 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	348.80
4724 NCD's of ₹ 1000000/- each	10-Jul-26	8.4300%	-	472.40
2000 NCD's of ₹ 1000000/- each	18-Aug-26	7.9000%	-	200.00
50000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	500.02
75000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	749.92
15000 NCD's of ₹ 1000000/- each	3-Sep-26	6.1700%	-	1,499.94
5000 NCD's of ₹ 1000000/- each	25-Sep-26	7.8300%	-	500.00
10000 NCD's of ₹ 1000000/- each	23-Oct-26	7.4800%	-	1,000.00
17800 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	1,762.81
10000 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	999.93
127500 NCD's of ₹ 100000/- each	11-Dec-26	7.6900%	-	1,274.87
10000 NCD's of ₹ 1000000/- each	16-Dec-26	7.1600%	-	1,000.00

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2026
6050 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	599.56
3000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	300.09
5000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	499.96
100000 NCD's of ₹ 100000/- each	18-Mar-27	7.7300%	-	999.87
6000 NCD's of ₹ 1000000/- each	26-Mar-27	7.9500%	-	600.00
50500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	504.80
119000 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1,189.16
100500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1,004.69
7000 NCD's of ₹ 1000000/- each	17-May-27	7.8600%	-	700.00
15000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	1,501.60
10000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	999.89
257000 NCD's of ₹ 100000/- each	14-Jul-27	7.9265%	-	2,569.31
5000 NCD's of ₹ 1000000/- each	14-Jul-27	7.5600%	-	500.00
325000 NCD's of ₹ 100000/- each	17-Sep-27	6.9000%	-	3,248.63
140000 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	1,410.59
70000 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	699.84
131500 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	1,314.53
25000 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	2,501.31
5300 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	530.00
17300 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	1,730.58
5000 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	499.92
20110 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	2,003.92
14770 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	1,477.00
100300 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1,003.76
150000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1,502.94
71000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	709.57
15000 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1,499.86
10400 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1,039.68
4200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	418.27
3200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	319.91
110000 NCD's of ₹ 1000000/- each	11-Aug-28	7.7700%	-	1,119.49
9410 NCD's of ₹ 1000000/- each	11-Aug-28	7.7700%	-	940.61
6305 NCD's of ₹ 1000000/- each	24-Sep-28	9.1000%	-	630.50
9120 NCD's of ₹ 1000000/- each	10-Oct-28	9.0800%	-	912.00
2749 NCD's of ₹ 1000000/- each	17-Nov-28	8.9700%	-	274.90
5010 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	512.64
16060 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	1,606.00
10000 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1,023.22
13650 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1,365.00
34000 NCD's of ₹ 1000000/- each	23-Mar-29	8.7000%	-	3,400.00
151000 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	1,510.31
210500 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	2,104.24
7520 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	755.74
25000 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	2,500.00

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(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2026
250000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	2,497.74
105000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	1,049.48
163500 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1,628.56
100000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	996.97
130000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1,299.35
274500 NCD's of ₹ 100000/- each	11-Dec-29	7.6600%	-	2,742.89
11200 NCD's of ₹ 1000000/- each	28-Jan-30	7.9700%	-	1,119.77
100000 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	1,013.98
122540 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	1,223.19
100000 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	999.47
111000 NCD's of ₹ 100000/- each	29-Apr-30	7.0700%	-	1,106.11
121000 NCD's of ₹ 100000/- each	29-Apr-30	7.0700%	-	1,209.34
162500 NCD's of ₹ 100000/- each	19-Aug-31	7.6500%	-	1,623.86
9750 NCD's of ₹ 1000000/- each	24-Sep-31	6.9500%	-	974.64
13500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	1,298.02
6570 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	653.38
2500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	250.43
7500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	749.62
12750 NCD's of ₹ 1000000/- each	23-Mar-32	7.1800%	-	1,274.92
20000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	2,000.44
15000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	1,499.34
3000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	299.92
15000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	1,499.35
11500 NCD's of ₹ 1000000/- each	21-Feb-33	7.9500%	-	1,149.57
3000 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	300.15
10550 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	1,054.55
49600 NCD's of ₹ 1000000/- each	15-Apr-33	7.6700%	15-May-26	4,958.12
20000 NCD's of ₹ 1000000/- each	9-May-33	7.7100%	-	1,988.82
11050 NCD's of ₹ 1000000/- each	9-May-33	7.7100%		1,104.52
12500 NCD's of ₹ 1000000/- each	26-Jul-33	7.6400%	-	1,249.46
50300 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	503.17
80000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	799.81
164230 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1,640.03
130000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1,299.38
347000 NCD's of ₹ 100000/- each	22-Mar-34	7.7300%	22-Apr-27	3,467.93
105000 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1,065.37
75100 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	753.02
100400 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1,003.40
173000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1,742.21
150000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1,499.11
124500 NCD's of ₹ 100000/- each	19-Jan-35	7.5800%	-	1,244.26
700000 NCD's of ₹ 100000/- each	23-Mar-35	7.5800%	24-Aug-27	6,995.82
TOTAL				**1,28,882.96**

*Reissue premium (₹ 187.24 Crore)/ discount (₹ 234.53 Crore).

Transactions of amount ₹ 1,800 Crore are with related party

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The Details of Non Convertible Redeemable Debentures (NCD) are as under:-

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
11200 NCD's of ₹ 1000000/- each	20-May-25	5.6937%	-	1,129.94
5500 NCD's of ₹ 1000000/- each	20-May-25	5.6937%	-	549.99
10000 NCD's of ₹ 1000000/- each	29-May-25	8.5500%	-	1,000.00
2050 NCD's of ₹ 1000000/- each	4-Jun-25	8.5000%	-	205.00
17840 NCD's of ₹ 1000000/- each	20-Jun-25	6.2500%	-	1,778.41
11000 NCD's of ₹ 1000000/- each	20-Jun-25	6.2500%	-	1,099.96
1950 NCD's of ₹ 1000000/- each	18-Jul-25	8.5700%	-	195.00
25000 NCD's of ₹ 1000000/- each	30-Jul-25	7.6100%	-	2,500.42
5000 NCD's of ₹ 1000000/- each	30-Jul-25	7.6100%	-	499.98
3000 NCD's of ₹ 1000000/- each	1-Aug-25	8.5800%	-	300.00
5000 NCD's of ₹ 1000000/- each	14-Aug-25	8.5500%	-	500.00
15000 NCD's of ₹ 1000000/- each	18-Aug-25	7.3800%	-	1,499.96
3000 NCD's of ₹ 1000000/- each	29-Aug-25	8.5000%	-	300.00
2000 NCD's of ₹ 1000000/- each	29-Aug-25	8.4800%	-	200.00
9900 NCD's of ₹ 1000000/- each	11-Sep-25	5.7760%	-	989.76
5000 NCD's of ₹ 1000000/- each	11-Sep-25	5.7760%	-	499.96
2100 NCD's of ₹ 1000000/- each	8-Oct-25	8.3400%	-	210.00
3810 NCD's of ₹ 1000000/- each	23-Oct-25	8.2500%	-	381.00
10000 NCD's of ₹ 1000000/- each	13-Nov-25	8.2000%	-	1,000.00
10000 NCD's of ₹ 1000000/- each	28-Nov-25	7.8200%	-	1,001.03
8550 NCD's of ₹ 1000000/- each	28-Nov-25	7.8200%	-	853.35
6500 NCD's of ₹ 1000000/- each	28-Nov-25	7.8200%	-	624.94
10000 NCD's of ₹ 1000000/- each	12-Dec-25	8.4000%	-	1,000.00
15224 NCD's of ₹ 1000000/- each	24-Dec-25	8.7000%	-	1,522.40
10000 NCD's of ₹ 1000000/- each	14-Jan-26	7.8200%	-	1,000.06
8000 NCD's of ₹ 1000000/- each	14-Jan-26	7.8200%	-	799.94
7500 NCD's of ₹ 1000000/- each	28-Jan-26	8.4200%	-	750.00
7500 NCD's of ₹ 1000000/- each	28-Jan-26	8.4300%	-	750.00
5000 NCD's of ₹ 1000000/- each	12-Feb-26	7.7200%	-	499.92
5710 NCD's of ₹ 1000000/- each	12-Feb-26	7.7200%	-	570.84
11755 NCD's of ₹ 1000000/- each	12-Feb-26	7.7200%	-	1,175.28
5000 NCD's of ₹ 1000000/- each	26-Feb-26	8.5300%	-	500.00
10000 NCD's of ₹ 1000000/- each	3-Mar-26	8.5700%	-	1,000.00
4500 NCD's of ₹ 1000000/- each	25-Mar-26	8.1432%	-	449.92
3030 NCD's of ₹ 1000000/- each	25-Mar-26	8.1432%	-	302.97
3000 NCD's of ₹ 1000000/- each	27-Apr-26	8.3200%	-	300.00
5000 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	490.86
5500 NCD's of ₹ 1000000/- each	19-May-26	6.0100%	-	549.94
5100 NCD's of ₹ 1000000/- each	22-May-26	8.4500%	-	510.00
4950 NCD's of ₹ 1000000/- each	10-Jun-26	8.4700%	-	495.00
3570 NCD's of ₹ 1000000/- each	15-Jun-26	8.4700%	-	357.00
5000 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	500.00
3488 NCD's of ₹ 1000000/- each	29-Jun-26	8.4800%	-	348.80

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
4724 NCD's of ₹ 1000000/- each	10-Jul-26	8.4300%	-	472.40
2000 NCD's of ₹ 1000000/- each	18-Aug-26	7.9000%	-	200.00
50000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	500.06
75000 NCD's of ₹ 100000/- each	20-Aug-26	7.8650%	-	749.72
15000 NCD's of ₹ 1000000/- each	3-Sep-26	6.1700%	-	1,499.79
5000 NCD's of ₹ 1000000/- each	25-Sep-26	7.8300%	-	500.00
10000 NCD's of ₹ 1000000/- each	23-Oct-26	7.4800%	-	1,000.00
17800 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	1,738.25
10000 NCD's of ₹ 1000000/- each	30-Nov-26	6.4000%	-	999.84
127500 NCD's of ₹ 100000/- each	11-Dec-26	7.6900%	-	1,274.71
10000 NCD's of ₹ 1000000/- each	16-Dec-26	7.1600%	-	1,000.00
6050 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	593.76
3000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	300.18
5000 NCD's of ₹ 1000000/- each	15-Feb-27	6.6500%	-	499.91
100000 NCD's of ₹ 100000/- each	18-Mar-27	7.7300%	-	999.74
6000 NCD's of ₹ 1000000/- each	26-Mar-27	7.9500%	-	600.00
50500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	504.63
119000 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1,188.46
100500 NCD's of ₹ 100000/- each	11-May-27	7.8350%	-	1,004.43
7000 NCD's of ₹ 1000000/- each	17-May-27	7.8600%	-	700.00
15000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	1,502.81
10000 NCD's of ₹ 1000000/- each	23-Jun-27	7.9000%	-	999.80
257000 NCD's of ₹ 100000/- each	14-Jul-27	7.9265%	-	2,568.82
5000 NCD's of ₹ 1000000/- each	14-Jul-27	7.5600%	-	500.00
70000 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	699.56
131500 NCD's of ₹ 100000/- each	22-Oct-27	7.7400%	-	1,314.47
25000 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	2,502.03
5300 NCD's of ₹ 1000000/- each	23-Nov-27	7.7500%	-	530.00
17300 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	1,730.89
5000 NCD's of ₹ 1000000/- each	22-Dec-27	7.8000%	-	499.88
20110 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	2,000.45
14770 NCD's of ₹ 1000000/- each	29-Jan-28	7.9500%	-	1,477.00
100300 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1,004.12
150000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	1,504.35
71000 NCD's of ₹ 100000/- each	11-Feb-28	7.7400%	-	709.36
15000 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1,499.94
10400 NCD's of ₹ 1000000/- each	16-May-28	7.7000%	-	1,039.65
4200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	417.59
3200 NCD's of ₹ 1000000/- each	4-Jun-28	6.6800%	-	319.90
9410 NCD's of ₹ 1000000/- each	11-Aug-28	7.7700%	-	940.54
6305 NCD's of ₹ 1000000/- each	24-Sep-28	9.1000%	-	630.50
9120 NCD's of ₹ 1000000/- each	10-Oct-28	9.0800%	-	912.00
2749 NCD's of ₹ 1000000/- each	17-Nov-28	8.9700%	-	274.90
5010 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	516.45

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
16060 NCD's of ₹ 1000000/- each	8-Dec-28	8.7500%	-	1,606.00
10000 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1,030.42
13650 NCD's of ₹ 1000000/- each	25-Jan-29	8.8000%	-	1,365.00
34000 NCD's of ₹ 1000000/- each	23-Mar-29	8.7000%	-	3,400.00
151000 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	1,510.43
210500 NCD's of ₹ 100000/- each	14-May-29	7.8700%	-	2,104.17
7520 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	756.75
25000 NCD's of ₹ 1000000/- each	12-Jul-29	7.9900%	-	2,500.00
250000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	2,497.23
105000 NCD's of ₹ 100000/- each	23-Aug-29	7.7500%	-	1,049.41
163500 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1,626.61
100000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	996.14
130000 NCD's of ₹ 100000/- each	18-Oct-29	7.5700%	-	1,299.26
274500 NCD's of ₹ 100000/- each	11-Dec-29	7.6600%	-	2,743.25
11200 NCD's of ₹ 1000000/- each	28-Jan-30	7.9700%	-	1,119.77
122540 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	1,222.62
100000 NCD's of ₹ 100000/- each	21-Feb-30	7.6450%	-	999.41
162500 NCD's of ₹ 100000/- each	19-Aug-31	7.6500%	-	1,623.89
9750 NCD's of ₹ 1000000/- each	24-Sep-31	6.9500%	-	974.62
13500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	1,291.00
6570 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	652.90
2500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	250.50
7500 NCD's of ₹ 1000000/- each	28-Nov-31	7.1300%	-	749.59
12750 NCD's of ₹ 1000000/- each	23-Mar-32	7.1800%	-	1,274.98
20000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	2,000.62
15000 NCD's of ₹ 1000000/- each	18-Aug-32	7.8500%	-	1,499.35
3000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	299.93
15000 NCD's of ₹ 1000000/- each	18-Nov-32	7.8200%	-	1,499.36
11500 NCD's of ₹ 1000000/- each	21-Feb-33	7.9500%	-	1,149.58
3000 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	300.18
10550 NCD's of ₹ 1000000/- each	23-Mar-33	8.0250%	-	1,054.56
49600 NCD's of ₹ 1000000/- each	15-Apr-33	7.6700%	15-May-26	4,958.09
20000 NCD's of ₹ 1000000/- each	9-May-33	7.7100%	-	1,987.78
11050 NCD's of ₹ 1000000/- each	9-May-33	7.7100%	-	1,104.54
12500 NCD's of ₹ 1000000/- each	26-Jul-33	7.6400%	-	1,249.48
50300 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	503.21
80000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	799.83
164230 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1,639.90
130000 NCD's of ₹ 100000/- each	6-Feb-34	7.6900%	-	1,299.40
347000 NCD's of ₹ 100000/- each	22-Mar-34	7.7300%	22-Apr-27	3,467.93
105000 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1,066.53
75100 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	753.18
100400 NCD's of ₹ 100000/- each	29-May-34	7.6800%	-	1,003.40
173000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1,743.16

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Date of Redemption	Rate of Interest	Earliest Put/ Call Option date	As at March 31, 2025
150000 NCD's of ₹ 100000/- each	29-Aug-34	7.6100%	-	1,499.11
124500 NCD's of ₹ 100000/- each	19-Jan-35	7.5800%	-	1,244.26
700000 NCD's of ₹ 100000/- each	23-Mar-35	7.5800%	24-Aug-27	6,995.83
TOTAL				**1,47,375.68**

*Reissue premium (₹ 129.78 Crore)/ discount (₹ 301.12 Crore).

Transactions of amount ₹ 7550 Crore are with related party.

Note 16.2

a) Secured by a negative lien on the assets of the Company, with a minimum asset cover of 100%. Further the Company shall be entitled to dispose of, transact or otherwise deal, in the ordinary course of business upto 5% of the Specific Assets, including by way of a securitization transaction and as may be required under any law, regulations, guidelines or rules. Subject to maintenance of Asset Cover, as may be applicable and in the normal course of business, the Company may without the consent/approval of the Trustee/Debenture Holder(s)/Beneficial Owner(s)/creditors be entitled to make further issue(s) of Debentures, raise further loans and advances and/or avail further deferred payment guarantees or other financial facilities from time to time from any persons/bank/financial institution/body corporate/any other agency.

Secured by way of Negative Lien on the Assets, to the extent of Asset Cover, without any encumbrance in favour of the Debenture Trustee except to the extent of the charge created in favour of its depositors of the Company pursuant to the regulatory requirement under Section 29B of the NHB Act.

However, the Company shall, from time to time, be entitled to create any charge, mortgage, pledge, security interest, encumber or create lien on its Assets, subject to maintenance of Asset Cover, except to the extent of charge created in favour of its depositors pursuant to the regulatory requirement under Section 29B of the NHB Act or as may be required under any law, regulation, guidelines or rules.

b) The monies raised through issuance of the said Debentures were utilized for the purpose for which the same was raised and as mentioned in the respective disclosure documents.

c) The Company has not defaulted in the repayment of the principal amount of, or interest, on such debt securities

The details of Zero Coupon Debentures are as under:

(₹ in Crore)

Particulars	Date of Redemption	Earliest Put/ Call Option Date	As at March 31, 2026
-	-	-	-
-	-	-	-
TOTAL			**-**

The details of Zero Coupon Debentures are as under:

(₹ in Crore)

Particulars	Date of Redemption	Earliest Put/ Call Option Date	As at March 31, 2025
6750 ZCD's of ₹ 1000000/- each*	25-Apr-25	-	674.67
7250 ZCD's of ₹ 1000000/- each*	25-Apr-25	-	731.25
TOTAL			**1,405.92**

Note - Reissue premium (₹ 6.52 Crore)

*Maturity Value of ₹ 13,05,675/- per Debenture including premium.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Note 16.3 The details of Commercial Papers are as under:

(₹ in Crore)

Particulars	Date of Maturity	Discounting Rate	As at March 31, 2026
40000 Units of ₹ 500000 each	24-Jun-26	7.685%	1965.20
50000 Units of ₹ 500000 each	11-Feb-27	7.310%	2351.41
19000 Units of ₹ 500000 each	23-Feb-27	7.030%	893.70
20000 Units of ₹ 500000 each	05-Mar-27	7.070%	938.80
21000 Units of ₹ 500000 each	11-Mar-27	7.270%	982.71
Total			**7,131.82**

The details of Commercial Papers are as under:

(₹ in Crore)

Particulars	Date of Maturity	Discounting Rate	As at March 31, 2025
26000 Units of ₹ 500000 each	14-May-25	7.750%	1,288.89
25000 Units of ₹ 500000 each	26-Jun-25	7.650%	1,228.17
30000 Units of ₹ 500000 each	11-Sep-25	7.750%	1,450.80
20000 Units of ₹ 500000 each	19-Sep-25	7.550%	965.82
10000 Units of ₹ 500000 each	13-Oct-25	7.750%	480.49
11500 Units of ₹ 500000 each	20-Nov-25	7.450%	548.89
15000 Units of ₹ 500000 each	11-Dec-25	7.450%	713.03
16700 Units of ₹ 500000 each	17-Dec-25	7.660%	792.64
30000 Units of ₹ 500000 each	21-Jan-26	7.740%	1,412.79
25000 Units of ₹ 500000 each	18-Feb-26	7.650%	1,171.23
40000 Units of ₹ 500000 each	11-Mar-26	7.675%	1,865.52
20000 Units of ₹ 500000 each	18-Mar-26	7.650%	931.59
Total			**12,849.86**

NOTE 17 BORROWINGS (OTHER THAN DEBT SECURITIES) - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
SECURED (Refer Note 17.1)		
(a) Term Loans		
(i) from Banks (Rupee Term Loans)	79,008.69	66,104.03
(ii) National Housing Bank (Refinance)	18,467.22	12,330.95
(iii) Other Financial Institutions	5,000.00	-
(b) Loans repayable on demand from Banks (Rupee Term Loans)	24,861.00	20,491.00
(c) Securitization	884.11	-
Total (A) Borrowings in India	**1,28,221.02**	**98,925.98**
Total (B) Borrowings out side India	**-**	**-**
Total Borrowings (A) + (B)	**1,28,221.02**	**98,925.98**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Note 17.1

a) Secured by a negative lien on the assets of the Company, with a minimum asset cover of 100%. Further the Company shall be entitled to dispose of, transact or otherwise deal, in the ordinary course of business upto 5% of the Specific Assets, including by way of a securitization transaction and as may be required under any law, regulations, guidelines or rules. Subject to maintenance of Asset Cover, as may be applicable and in the normal course of business, the Company may without the consent/approval of the Trustee/Debenture Holder(s)/Beneficial Owner(s)/creditors be entitled to make further issue(s) of Debentures, raise further loans and advances and/or avail further deferred payment guarantees or other financial facilities from time to time from any persons/bank/financial institution/body corporate/any other agency.

Secured by way of Negative Lien on the Assets, to the extent of Asset Cover, without any encumbrance in favour of the Debenture Trustee except to the extent of the charge created in favour of its depositors of the Company pursuant to the regulatory requirement under Section 29B of the NHB Act.

However, the Company shall, from time to time, be entitled to create any charge, mortgage, pledge, security interest, encumber or create lien on its Assets, subject to maintenance of Asset Cover, except to the extent of charge created in favour of its depositors pursuant to the regulatory requirement under Section 29B of the NHB Act or as may be required under any law, regulation, guidelines or rules.

b) The Company has not defaulted in the repayment of the principal amount of, or interest, on such term loans, Loans repayable on demand and securitization Liabilities.

Maturity Profile of Term Loans from Banks, National Housing Bank (Refinance), Other Financial Institutions, Loans repayable on demand and Securitization.

(₹ in Crore)

Particulars	As at March 31, 2026					
	Term Loans from Banks	National Housing Bank (Refinance)	Other Financial Institutions	Loans repayable on demand from Banks	Securitization	Total
	(ROI 6.23% - 7.18%)	(ROI 2.80% - 8.25%)	(ROI 6.90%)	(ROI 5.90% - 7.15%)	(ROI 7.26%)	
Within 12 months	20,738.35	2,106.40	500.00	24,861.00	40.76	48,246.51
Over 1 year to 3 years	40,197.54	5,357.78	1,000.00	-	93.01	46,648.33
Over 3 to 5 years	16,815.67	3,160.32	1,000.00	-	109.43	21,085.42
Over 5 to 7 years	1,257.13	5,125.23	1,000.00	-	128.41	7,510.77
Over 7 Years	-	2,717.49	1,500.00	-	512.50	4,729.99
Total	**79,008.69**	**18,467.22**	**5,000.00**	**24,861.00**	**884.11**	**1,28,221.02**

(₹ in Crore)

Particulars	As at March 31, 2025			
	Term Loans Banks	National Housing Bank (Refinance)	Loans repayable on demand from Banks	Total
	(ROI 7.19% - 8.20%)	(ROI 2.80% - 8.60%)	(ROI 7.22% - 7.75%)	
Within 12 months	24,164.11	1,705.15	20,491	46,360.26
Over 1 year to 3 years	28,272.13	4,148.59	-	32,420.72
Over 3 to 5 years	12,489.24	3,210.39	-	15,699.63
Over 5 to 7 years	1,178.55	1,853.71	-	3,032.26
Over 7 Years	-	1,413.11	-	1,413.11
Total	**66,104.03**	**12,330.95**	**20,491.00**	**98,925.98**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 18 DEPOSITS - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
UNSECURED:		
(i) Public Deposits	5,523.06	4,899.63
(ii) Others : Corporate Deposits	5,799.69	3,287.63
Total	**11,322.75**	**8,187.26**

The Company has designated liquid assets for the purpose of maintaining Statutory Liquid Ratio and Floating Charge on Fixed Deposits with banks has been created in favour of the Trustees for Depositors.

The Company has not defaluted in repayment of principal amount or interest on such deposits.

Maturity Profile of Deposits

(₹ in Crore)

Particulars	As at March 31, 2026 (ROI 6.30% - 6.90%)	As at March 31, 2025 (ROI 6.90%-7.75%)
Within 12 months	5,142.91	2,849.38
Over 1 year to 3 years	4,041.94	3,220.58
Over 3 to 5 years	2,137.90	2,117.30
Total	**11,322.75**	**8,187.26**

NOTE 19 SUBORDINATED LIABILITIES - AT AMORTISED COST

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
UNSECURED:		
(i) Subordinated Bonds	1,797.27	1,796.86
Total (A)	**1,797.27**	**1,796.86**
Subordinated Liabilities in India	1,797.27	1,796.86
Subordinated Liabilities outside India	-	-
Total (B)	**1,797.27**	**1,796.86**

The Company has not defaluted in repayment of principal amount or interest on such deposits.

The details of Subordinated Bonds are as under:

(₹ in Crore)

Description	Date of Redemption	Rate of Interest	Earliest Put/ Call Option Date	As at March 31, 2026
3000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	**303.63**
5000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	**498.22**
10000 Bonds of ₹ 1,000,000 each	21-Dec-30	7.05%	-	**995.42**
Total				**1,797.27**

Note:- Reissue premium (₹ 4.41 Crore)

These Bonds are subordinated to present and future senior indebtedness of the Company and qualify as Tier II capital under National Housing Bank (NHB) guidelines for assessing capital adequacy. Based on the balance term to maturity as at March 31, 2026, 80% (F.Y. 2024-25 - 100 %) of the book value of the subordinated debt is considered as Tier II capital for the purpose of capital adequacy computation.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

The details of Subordinated Bonds are as under:

(₹ in Crore)

Description	Date of Redemption	Rate of Interest	Earliest Put/ Call Option Date	As at March 31, 2025
3000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	303.53
5000 Bonds of ₹ 1,000,000 each	19-Mar-31	7.70%	-	498.64
10000 Bonds of ₹ 1,000,000 each	21-Dec-30	7.05%	-	994.69
Total				**1,796.86**

Note:- Reissue premium (₹ 4.41 Crore)

These Bonds are subordinated to present and future senior indebtedness of the Company and qualify as Tier II capital under National Housing Bank (NHB) guidelines for assessing capital adequacy. Based on the balance term to maturity as at March 31, 2025, 100% (F.Y. 2023-24–100 %) of the book value of the subordinated debt is considered as Tier II capital for the purpose of capital adequacy computation.

The borrowings have not been guaranteed by directors or others.

The Company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date.

NOTE 20 OTHER FINANCIAL LIABILITIES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Interest accrued		
- Non-Convertible Debentures	4,476.09	4,844.33
- Zero Coupon Debentures	-	296.71
- Term Loan	69.44	73.82
- Subordinated Bonds	21.70	21.70
- Securitization	3.17	-
- Deposits	510.40	307.01
(ii) Unclaimed Dividends*	7.60	11.54
(iii) Unclaimed Deposits	21.62	21.60
(iv) Book Overdraft	203.23	193.19
(v) Pre-received Interest Liability on NCD Reissuance	18.10	136.67
(vi) Other Financial Liabilities	208.42	287.48
Total	**5,539.77**	**6,194.05**

*As required under Section 125 of the Companies Act 2013, the Company has transferred ₹ 0.95 Crore (F.Y. 2024-25 ₹ 1.42 Crore) to the Investor Education and Protection Fund (IEPF) during the year.

NOTE 21 PROVISIONS

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for Employee Benefits		
(i) Gratuity	13.78	93.52
(ii) Compensated Absenses	125.20	150.29
(iii) Others	129.40	121.17
Total	**268.38**	**364.98**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 22 OTHER NON-FINANCIAL LIABILITIES

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Outstanding Expenses	229.17	48.98
(ii) Statutory Dues	72.18	59.17
(iii) Earnest Money Deposit	9.78	7.04
(iv) Others	26.98	46.08
Total	**338.11**	**161.27**

NOTE 23 SHARE CAPITAL

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
AUTHORISED		
75,00,00,000 Equity Shares of ₹ 2/- each (Previous year 75,00,00,000 Equity Shares of ₹ 2/- each)	150.00	150.00
ISSUED, SUBSCRIBED AND PAID-UP		
55,00,63,000 Equity Shares of ₹ 2/- each (Previous Year 55,00,63,000 Equity Shares of ₹ 2/- each) fully paid up	110.01	110.01
Add: Forfeited shares as per Note 23(e) below	0.06	0.06
	110.08	**110.08**

Note.23(a): Reconciliation of number of shares outstanding and amount of Share Capital at the beginning and at the end of the reporting period

(₹ in Crore)

Particluars	As at March 31, 2026		As at March 31, 2025	
	No. of Shares	(₹ in Crore)	No. of Shares	(₹ in Crore)
Equity Shares outstanding as at the beginning of the year	55,00,63,000	110.01	55,00,63,000	110.01
Add/ Less Changes during the year	-	-	-	-
Equity Shares outstanding as at the end of the year	**55,00,63,000**	**110.01**	**55,00,63,000**	**110.01**

Note.23(b): Rights attached to equity shares

The Parent Company has only one class of equity shares having a par value of ₹ 2/- per share. Each shareholder is eligible for one vote per share. The Parent Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Parent Company, after distribution of all preferential amount, in proportion to their shareholdings.

Note.23(c): Detail of Shareholders holding more than 5% share in the company are given below

(₹ in Crore)

Name of Shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Life Insurance Corporation of India	24,88,42,495	45.24	24,88,42,495	45.24

Note.23(d):Shares alloted as fully paid-up pursuant to contracts without payment being received in cash during the year of five years immediately preceding the date of the balance sheet are as under:

NIL

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Note.23(e): Forfeited Shares

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Amount received on forfeited shares	0.06	0.06
	0.06	**0.06**

Note.23(f): Shareholding of Promoters

(₹ in Crore)

Shares held by the Promoter at the end of the year	As at March 31, 2026		
Name of Promoter	**No. of Shares held**	**% of Holding**	**% Change during the year**
Life Insurance Corporation of India	24,88,42,495	45.24	-

(₹ in Crore)

Shares held by the Promoter at the end of the year	As at March 31, 2025		
Name of Promoter	**No. of Shares held**	**% of Holding**	**% Change during the year**
Life Insurance Corporation of India	24,88,42,495	45.24	-

NOTE 24 (A) OTHER EQUITY

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Capital Reserve		
(a) As per last Balance Sheet	0.48	0.48
(b) On acquisition of shares in LICHFL Care Homes Ltd	27.88	27.88
(ii) Securities Premium Account		
As per last Balance Sheet	4,047.52	4,047.52
(iii) Special Reserve - I		
In terms of Section 36(1)(viii) of Income-Tax, 1961 and Section 29C of National Housing Bank (NHB) Act,1987 (Upto financial year 1996-97)		
As per last Balance Sheet	38.98	38.98
(iv) Other Statutory Reserves including Special Reserve- II		
Balance at the beginning of the year		
(i) Statutory Reserve u/s 29C of the NHB Act, 1987	0.21	0.20
(ii) Amount of Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 taken into account for purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	11,139.28	9,839.29
Total	**11,139.49**	**9,839.49**
Addition / Appropriation / Withdrawal during the year		
Add :		
(i) Amount transferred u/s 29C of the NHB Act, 1987	0.01	0.01
(ii) Amount of Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 taken into account for purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	1399.99	1,299.99
Less :		
(i) Amount appropriated from Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
(ii) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 which has been taken into account for purpose of provision u/s 29C of the NHB Act, 1987	-	-

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the end of the year		
(i) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	0.22	0.21
(ii) Amount of Special Reserve u/s 36(1)(viii) of Income-Tax Act, 1961 taken into account for purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	12,539.27	11,139.28
Total	**12,539.49**	**11,139.49**
(v) General Reserve		
Opening Balance	10,702.72	9,702.72
Add: Transferred during the year	1,000.00	1,000.00
Closing Balance	**11,702.72**	**10,702.72**
(vi) Impairment Reserve		
Opening Balance	297.50	297.50
Add: Transferred during the year	-	-
Closing Balance	**297.50**	**297.50**
(vii) Retained Earnings		
Opening balance	9,987.14	7,412.03
Add: Profit for the year	5,600.34	5,439.28
Add: Remeasurement gains/(loss) on Defined Benefit Obligation (Net)	23.54	(72.05)
Add: Share of Profits from Associate	3.32	2.94
Less: Appropriations		
Dividend Paid and Tax on Dividend Paid	550.06	495.06
Transfer to General Reserve	1000.00	1,000.00
Transfer to Special Reserve - II	1399.99	1,299.99
Transfer to Statutory Reserve u/s 29C of the NHB Act, 1987	0.01	0.01
Closing Balance	**12,664.27**	**9,987.14**
	41,318.85	**36,241.71**

Nature and purpose of each reserve

Securities Premium Reserve

"Securities Premium Reserve" is used to denote the Share premium received on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Cash Flow Hedge Reserve

It represents the effective portion of cumulative gains/(losses) arising on revaluation of the derivative instruments designated as cash flow hedges through OCI.

Special Reserve – I:

Special Reserve – I has been created over the years in terms of Section 36(1)(viii) of the Income-tax Act, 1961, out of the distributable profits of the Group. The amounts in Special Reserve account represent, the reserve created in terms of the provision of Section 36(1)(viii) read together with the proviso thereof, from time to time. Special Reserve No. I relates to the amounts transferred up to the Financial Year 1996-97 (Assessment Year 1997-98) when the word 'created' only was used in the said section and not 'created and maintained'. Admittedly, the position has changed after the amendment made in Section 36(1)(viii) by the Finance Act 1997 with effect from Assessment year 1998-99, when the mandatory requirement of 'maintaining' the special reserve created was inserted. Accordingly, it was interpreted that the Special Reserve created up to Assessment Year 1997-98 need not be 'maintained'. As a logical corollary, it is construed that up to Assessment Year 1997-98, the amounts carried to special reserve ought to be understood as amounts created by transferring to the credit of Special Reserve from time to time.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Special Reserve – II:

Special Reserve – II has been created over the years in terms of Section 36(1)(viii) of the Income-tax Act, 1961, out of the distributable profits of the Group transferred from Financial Year 1997-98 (Assessment Year 1998-99). In the F.Y. 2025-26 ₹ 1399.99 Crore (F.Y. 2024-25 ₹ 1299.99 Crore) has been transferred to Special Reserve No. II in terms of Section 36(1)(viii) of the Income tax Act, 1961.

Statutory Reserves under Section 29C (Regulatory Capital) of NHB:

As per Section 29C of the National Housing Bank Act, 1987 (the 'NHB Act'), the Group is required to transfer atleast 20% of its net profits every year to a reserve before any dividend is declared and no appropriation from the statutory reserves except for the purpose as may be specified by NHB from time to time and every such appropriation shall be reported to the NHB. For this purpose, any Special Reserve created by the Group under Section 36(1)(viii) of the Income tax Act, 1961 is considered to be an eligible transfer under Section 29C of the NHB Act, 1987 also. The Group has transferred a sum of ₹ 1399.99 Crore for F.Y. 2025-26 (F.Y. 2024-25 ₹ 1299.99 Crore) to Special Reserve No. II in terms of Section 36(1)(viii) of the Income tax Act, 1961 and ₹ 1.00 lakh for F.Y. 2025-26 (F.Y. 2024-25 ₹ 1.00 lakh) to Statutory Reserve under section 29C of the NHB Act, 1987.

General Reserve:

Under the erstwhile Companies Act 1956, general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations. The purpose of these transfers was to ensure that if a dividend distribution in a given year is more than 10% of the paid-up capital of the Group for that year, then the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn. However, the amount previously transferred to the general reserve can be utilised only in accordance with the specific requirements of Companies Act, 2013. However, since the Group utilises the deduction available to Housing Finance Companies registered with National Housing Bank as provided in Section 36(1)(viii) of the Income tax Act, 1961, wherein the proviso of the Section stipulates that the amount Carried to such reserve account from time to time exceeds twice the amount of the paid up share capital and general reserves of the Group, the rebate is restricted to the twice of the aggregate of paid up capital and the general reserve. Therefore, the Group transfers funds to General Reserve in order to avail the full benefit of Section 36(1)(viii). For the year, the Group has transferred an amount of ₹ 1000 Crore to General Reserve (F.Y. 2024-25 ₹ 1000 Crore).

Impairment Reserve:

The Reserve Bank of India (RBI) issued a notification on 13 March 2020 stating that NBFCs should simultaneously maintain asset classification and compute provisions as per extant prudential norms on income recognition, asset classification and provisioning (IRACP), including borrower-/beneficiary-wise classification, provisioning for standard and restructured assets, and NPA ageing. In case where impairment allowance under Ind AS 109 is lower than the provisions required as per IRACP, the difference should be appropriated from net profit or loss after tax to a separate 'impairment reserve'. The balance in the 'impairment reserve' shall not be reckoned for regulatory capital. Further, no withdrawals shall be permitted from this reserve without prior permission from the Department of Supervision, RBI. The requirement for 'impairment reserve' shall be reviewed, going forward.

Retained Earnings:

Retained earnings represents the surplus in Profit and Loss Account and appropriations.

NOTE 24 (B) NON-CONTROLLING INTEREST (NCI)

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Balance as at the beginning of the year	3.72	3.40
Profit attributable to NCI	0.57	0.47
Dividend attributable to NCI	(0.18)	(0.15)
Balance as at the end of the year	**4.11**	**3.72**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Note 25 INTEREST INCOME

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Assets measured at Amortised Cost		
i) Interest on Loans & Advances	27,789.42	27,242.51
ii) Interest Income from Investments	306.14	304.17
iii) Interest on Deposits with Banks	39.03	14.23
iv) Other Interest Income (Net)	88.80	125.55
Total (I)	**28,223.39**	**27,686.46**

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Assets measured at FVTPL		
i) Interest Income from Investments	10.63	2.92
Total (II)	**10.63**	**2.92**
Total (I + II)	**28,234.02**	**27,689.38**

Note 26 FEES & COMMISSION INCOME*

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Processing and Administration Fees	46.07	15.74
ii) Other Charges**	66.35	48.23
Total	**112.42**	**63.97**

*Earned in India

** One of the Group's subsidairies defers non-refundable set-up fees received in respect of fund management agreements and recognises them as income over the tenure of the respective agreements. During the year, ₹ 0.78 Crore (Previous year: ₹ 0.78 Crore), ₹ 0.83 Crore (Previous year: ₹ 0.54 Crore) have been recognised as income in the Statement of Profit and Loss from the opening deferred one-time fee of ₹ 2.33 Crore (Previous year: ₹ 3.10 Crore), ₹ 5.22 Crore (Previous year: ₹ 3.93 Crore) for LICHFL Housing & Infrastructure Fund & LICHFL Real Estate Debt Opportunities Fund - I respectively. The balance deferred income will be recognised over a period of tenure of the Fund.

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Timing of revenue recognition		
i) At a point in time	110.82	62.65
ii) Over time	1.60	1.32
Total	**112.42**	**63.97**

NOTE 27 NET GAIN ON FAIR VALUE CHANGES

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Net gain on Derecognition of Financial Instruments measured at Fair Value through Profit & Loss Account		
(i) On Trading Portfolio		
- Investments	79.65	71.06
Total Net Gain on Fair Value changes	**79.65**	**71.06**
Fair Value changes:		
i) Realised Gain	68.24	66.07
ii) Unrealised Gain	11.41	4.99
Total	**79.65**	**71.06**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Note 28 OTHER OPERATING INCOME

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Recoveries against written off loans	341.78	229.99
ii) Miscellaneous Income	69.24	42.76
Total	**411.02**	**272.75**

NOTE 29 OTHER INCOME

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Dividend Income from Associates	0.52	0.52
ii) Net gain/(loss) on derecognition of property, plant and equipment	-	0.10
iii) Deemed gain on stake dilution	5.35	-
iv) Others	0.51	2.82
Total	**6.38**	**3.44**

NOTE 30 FINANCE COSTS

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Liabilities measured at Amortised Cost		
i) Interest on -		
- Deposits	865.52	638.21
- Borrowings Other than Debt Securities	7,084.66	7,287.00
- Debt Securities	11,670.48	11,458.16
- Subordinated Liabilities	132.52	132.43
- Lease Liability	12.98	12.56
ii) Other Borrowing Cost	4.39	3.87
Total	**19,770.55**	**19,532.23**

NOTE 31 FEES AND COMMISSION EXPENSE

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Commisssion and Incentives	107.64	109.04
ii) Other Charges	20.01	14.32
Total	**127.65**	**123.36**

NOTE 32 NET LOSS ON DERECOGNITION OF FINANCIAL INSTRUMENTS UNDER AMORTIZED COST CATEGORY

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Loss on Derecognition of Financial Instruments	31.66	14.64
Total	**31.66**	**14.64**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

NOTE 33 IMPAIRMENT ON FINANCIAL INSTRUMENTS

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
On Financial Instruments measured at Amortised Cost		
i) Loans	560.52	261.10
ii) Others	(6.49)	-
Total	**554.03**	**261.10**

Impairment includes writte off amounting to ₹ 890.90 Crore (F.Y. 2024-25: ₹ 1,632.17 Crore)

The details relating to movement in Impairment on Loans (Expected Credit Loss) is disclosed in Note 37.4.2.4

NOTE 34 EMPLOYEE BENEFITS EXPENSE

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Salaries and Wages	593.48	642.35
ii) Contribution to Provident and Other Funds [Refer Note 41]	52.55	60.14
iii) Provision for Grauity [Refer Note 41]	28.77	14.48
iv) Staff Welfare Expense	39.56	38.25
Total	**714.36**	**755.22**

NOTE 35 DEPRECIATION, AMORTISATION AND IMPAIRMENT

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Depreciation on property, plant & equipment	38.79	28.33
ii) Amortisation on Intangible Assets	20.18	10.27
iii) Depreciation on Investment Property	0.03	0.03
iv) Depreciation on Right of Use Assets	62.72	59.14
Total	**121.72**	**97.77**

NOTE 36 OTHER EXPENSES

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i) Rent, Rates and Energy	22.27	21.02
ii) Repairs and Maintenance - Building	36.40	28.16
iii) Information Technology Expenses	62.74	42.03
iv) Communication Costs	9.34	11.50
v) Printing and Stationery	17.70	19.01
vi) Advertisement & Publicity Expenses	58.47	46.88
vii) Director's fees, allowances and expenses	2.99	2.66
viii) Auditor's fees and expenses	1.38	1.49
ix) Legal and Professional charges	12.68	10.48
x) Insurance Charges	0.23	0.20
xi) Travelling and Conveyance	24.42	26.44
xii) Marketing and Sales Promotion Expenses	31.83	30.67

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
xiii) Fines and Penalties	-	0.50
xiv) Service Charges for Safe Custody of Documents	21.96	21.77
xv) Contribution towards CSR activites	110.39	83.60
xvi) Miscellaneous Expenses*	10.57	93.95
Total	**423.37**	**440.36**

* Miscellaneous Expenses includes Duties and Taxes of one of the Group Companies amounting to ₹ 1.88 Crore towards GST liability paid during the year and a provision of ₹ 1.08 Crore recognised towards interest on delayed payment of such liability.

37. FINANCIAL INSTRUMENTS

37.1 Capital Management

The Group maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements as per the directions issued by Reserve Bank of India (RBI). The adequacy of the Group's capital is monitored using, among other measures, the guidelines issued by RBI.

The Group's objective, when managing Capital, is to safeguard the ability of the Group to continue as a going concern, maintain strong credit ratings and healthy capital ratios to support its business and to maximise shareholder's value.

The Group's capital management strategy is to effectively determine, raise and deploy capital to maximize the shareholder's value. The capital of the Group comprises of Equity Share Capital and Subordinated Liabilities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

The Management of the Group monitors the Regulatory capital by overviewing Debt Equity Ratio and makes use of the same for framing the business strategies.

The Debt Equity Ratio of the Group is calculated as below:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Debt Securities	1,36,014.78	1,61,631.46
Borrowings (Other than Debt Securities)	1,28,221.02	98,925.98
Deposits	11,322.75	8,187.26
Subordinated Liabilities	1,797.27	1,796.86
Interest Accrued on above	5,080.81	5,543.57
Unclaimed Deposits	21.62	21.60
Cash & Cash Equivalent	(709.56)	(1,269.56)
A) Total Debt	**2,81,748.69**	**2,74,837.17**
B) Total Equity-Shareholder's Funds	41,433.03	36,355.50
C) Debt Equity Ratio (A/B)	**6.80**	**7.56**

37.1.1 Breach of Covenants

To achieve the overall objective, the Group's capital management, amongst other things, aims to ensure that it meets the financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breach in meeting these financial covenants would permit the banks and/ or financial institutions to immediately call loans and borrowings. There have been no material breaches in the financial covenants of any borrowing in the reporting year.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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37.2 Categories of Financial Instruments:

(₹ in Crore)

Particulars	As at March 31, 2026			
	Amortised cost	At Fair Value Through Profit or Loss	At Deemed Cost/At Cost	Total
Financial Assets				
Cash and Cash Equivalents	709.56	-	-	709.56
Bank Balance other than above	638.84	-	-	638.84
Receivables	7.71	-	-	7.71
Loans	3,16,065.80	-	-	3,16,065.80
Investments	4,432.38	606.78	92.97	5,132.13
Other Financial Assets	343.00	-	-	343.00
Total	**3,22,197.29**	**606.78**	**92.97**	**3,22,897.04**
Financial Liabilities				
Trade Payables	94.70	-	-	94.70
Debt Securities	1,36,014.78	-	-	1,36,014.78
Borrowings (Other than Debt Securities)	1,28,221.02	-	-	1,28,221.02
Deposits	11,322.75	-	-	11,322.75
Subordinated Liabilities	1,797.27	-	-	1,797.27
Other Financial Liabilities	5,539.77	-	-	5,539.77
Total	**2,82,990.29**	**-**	**-**	**2,82,990.29**

(₹ in Crore)

Particulars	As at March 31, 2025			
	Amortised cost	At Fair Value Through Profit or Loss	At Deemed Cost/At Cost	Total
Financial Assets				
Cash and Cash Equivalents	1,269.56	-	-	1,269.56
Bank Balance other than above	204.88	-	-	204.88
Receivables	11.62	-	-	11.62
Loans	3,02,778.25	-	-	3,02,778.25
Investments	4,455.66	2,401.67	84.08	6,941.41
Other Financial Assets	286.36	-	-	286.36
Total	**3,09,006.33**	**2,401.67**	**84.08**	**3,11,492.08**
Financial Liabilities				
Trade Payables	216.24	-	-	216.24
Debt Securities	1,61,631.46	-	-	1,61,631.46
Borrowings (Other than Debt Securities)	98,925.98	-	-	98,925.98
Deposits	8,187.26	-	-	8,187.26
Subordinated Liabilities	1,796.86	-	-	1,796.86
Other Financial Liabilities	6,194.05	-	-	6,194.05
Total	**2,76,951.85**	**-**	**-**	**2,76,951.85**

37.3 Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal market (or, in its absence, most advantageous) 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.

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The Group evaluates the significance of financial instruments and accuracy of the valuations incorporated in the financial statements as they involve a high degree of judgement and estimation uncertainty in determining the carrying values of financial assets and liabilities at the balance sheet date. Fair value of financial instruments is determined using valuation techniques and estimates which, to the extent possible, use observable market inputs, but in some cases use non observable inputs. Changes in the observability of significant valuation inputs can materially affect the fair values of financial instruments. In determining the valuation of financial instruments, the Group makes judgements on the amounts reserved to cater for model and valuation risks, which cover both Level 2 and Level 3 instruments, and the significant valuation judgements in respect of Level 3 instruments.

Fair Value Hierarchy

To show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as explained below.

Assets and liabilities carried at fair value or for which fair values are disclosed have been classified into three levels according to the observability of the significant inputs used to determine the fair values. Changes in the observability of significant valuation inputs during the reporting period may result in a transfer of assets and liabilities within the fair value hierarchy. The Group recognises transfers between levels of the fair value hierarchy when there is a significant change in either its principal market or in the observability of inputs used in the valuation techniques as at the end of the reporting period.

Level 1: Fair value measurements are those derived from unadjusted quoted prices in active markets for identical assets or liabilities

Level 2: Fair value measurements are those with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable

Level 3: Fair value measurements are those where at least one input which could have a significant effect on the instrument's valuation is not based on observable market data.

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

(₹ in Crore)

Particulars	Category	Fair Value		Fair Value Hierarchy	Valuation Technique	Key Inputs for Level 2 & Level 3	Significant unobservable input(s) for Level 3
Financial Assets		**As at March 31, 2026**	**As at March 31, 2025**				
Mutual funds	FVTPL	462.33	2,276.92	Level 1	Quoted Market Price for Mutual Funds	Refer Note (a)	NA
Investment in Alternate Investment Fund	FVTPL	144.45	74.14	Level 3	NAV as on reporting date declared by the Fund and other factors	Refer Note (b)	Refer Note below
Investment in Venture Capital Fund	FVTPL	-	5.13	Level 3	NAV as on reporting date declared by the Fund and other factors	Refer Note (b)	Refer Note below

There were no transfers between Level 1, Level 2 and Level 3 during the year

Sensitive Analysis for Level 3 Financial Instruments Measured at Fair Value

As on March 31, 2026

Particulars	Valuation Technique	Significant Unobservable inputs	Change	Sensitivity of the input to fair value
Investment in Alternate Investment Fund	Net Asset Value (NAV) provided by issuer fund which is arrived at based on valuation for unlisted portfolio companies.	Net Asset Value (NAV)	5%	A 5% increase in the valuation factor would increase the carrying value of investment by ₹ 7.22 Crore. A 5% decrease in the valuation factor would decrease the carrying value of investment by ₹ 7.22 Crore

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

As on March 31, 2025

Particulars	Valuation Technique	Significant Unobservable inputs	Change	Sensitivity of the input to fair value
Investment in Alternate Investment Fund	Net Asset Value (NAV) provided by issuer fund which is arrived at based on valuation for unlisted portfolio companies.	Net Asset Value (NAV)	5%	A 5% increase in the valuation factor would increase the carrying value of investment by ₹ 3.71 Crore. A 5% decrease in the valuation factor would decrease the carrying value of investment by ₹ 3.71 Crore
Investment in Venture Capital Fund	Net Asset Value (NAV) provided by issuer fund which is arrived at based on valuation for unlisted portfolio companies.	Net Asset Value (NAV)	5%	A 5% increase in the valuation factor would increase the carrying value of investment by ₹ 0.26 Crore. A 5% decrease in the valuation factor would decrease the carrying value of investment by ₹ 0.26 Crore

Movements in Level 3 Financial Instruments Measured at Fair Value

(₹ in Crore)

Particulars	Opening balance as on April 01, 2025	Purchase/ (Sales)	Transfer in /(out)	Statement of P/L	Statement of OCI	Closing Balance as on March 31, 2026
Investment in Alternate Investment Fund	74.14	41.40	3.72	25.19	-	144.45
Investment in Venture Capital Fund	5.13	(1.39)	(3.74)	-	-	-

(₹ in Crore)

Particulars	Opening balance as on April 01, 2024	Purchase/ (Sales)	Transfer in /(out)	Statement of P/L	Statement of OCI	Closing Balance as on March 31, 2025
Investment in Alternate Investment Fund	37.30	36.76	-	0.08	-	74.14
Investment in Venture Capital Fund	4.95	-	-	0.18	-	5.13

Key Inputs

Equity instruments

a. Units held in mutual funds for which quoted market prices are available are measured at fair value using Level 1 inputs. Other fund investments, where fair value is determined based on the Net Asset Value (NAV) as at the reporting date, after considering applicable redemption restrictions and/or other limitations, are generally classified as Level 3 measurements where significant unobservable inputs are involved.

b. Equity instruments in non-listed entities including investment in private equity funds are initially recognised at transaction price and subsequently remeasured (to the extent information is available) and valued using appropriate valuation techniques on a case-by-case basis and classified as Level 3. However, Provision for Diminution in value of Investment has been considered for computing while determining the fair value.

Valuation adjustments and other inputs and considerations

A one percentage point change in the significant unobservable inputs used in fair value measurement of Level 3 financial assets does not have a significant impact in its value.

No valuation adjustments have been made to the prices/yields provided for valuation.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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Financial Instruments not measured using Fair Value, i.e. measured using Amortized Cost

The following table is a comparison, by class, of the carrying amounts and fair values of the Group's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair value of non-financial assets and non-financial liabilities.

(₹ in Crore)

Particulars	Carrying Value	Fair Value Hierarchy	Fair Value
As at March 31, 2026			
Financial Assets			
Government Securities	4,432.38	Level 1	4,327.42
Loans	3,16,065.80	Level 3	Refer note* below
Financial Liabilities			
Debt Securities	1,36,014.78	Level 3	Refer note** below
Borrowings	1,28,221.02	Level 3	
Deposits	11,322.75	Level 3	
Subordinate Bonds	1,797.27	Level 3	

(₹ in Crore)

Particulars	Carrying Value	Fair Value Hierarchy	Fair Value
As at March 31, 2025			
Financial Assets			
Government Securities	4,455.66	Level 1	4,464.74
Loans	3,02,778.25	Level 3	Refer note* below
Financial Liabilities			
Debt Securities	1,61,631.46	Level 3	Refer note** below
Borrowings	98,925.98	Level 3	
Deposits	8,187.26	Level 3	
Subordinate Bonds	1,796.86	Level 3	

*Substantial amount of loans is at a floating rate of interest and the carrying amount of these are considered to be approximately equal to their fair value.

** The carrying amount does not differ materially from fair value.

Valuation methodologies of financial instruments not measured at fair value, i.e. measured using Amortized Cost/Cost

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 Group's financial statements. These fair values were calculated for disclosure purposes only.

Borrowings

Fair value of borrowings has been estimated by discounting expected future cash flows using discount rate equal to rate that reflects the market risk.

Government debt securities

Government debt securities are financial instruments issued by sovereign governments and include long term bonds with fixed rate interest payments. These instruments are generally highly liquid and traded in active markets resulting in a Level 1 classification.

Other Financial Assets and Liabilities

The carrying amounts of trade payables, cash and cash equivalents, other bank balances, other financial assets and other financial liabilities (other than those specifically disclosed) are considered to be the same as their fair values, due to their short term nature.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

37.4 Financial Risk Management

Introduction

The Group has operations in India and the Holding Company has representative office in Dubai. Whilst risk is inherent in the Group's activities, it is managed through an integrated risk management framework, including ongoing identification, measurement, and monitoring, subject to risk limits and other controls. This process of risk management is critical to the Group's continuing profitability and everyone within the Group is accountable for the risk exposures relating to his or her responsibilities. The Group is exposed to credit risk, liquidity risk and market risk. It is also subject to various operating, regulatory and competition risks.

Risk Management Framework for Parent Company

The Company has a formal risk assessment program to proactively identify the risks and ensure all possible strategies to control & mitigate in pursuit of achieving the Group's objective. Every department is responsible for identifying their risks and putting them in their Risk Registers. The consolidated Risk Register is analyzed at Risk Management Committee meetings.

At present, the risks faced by the Group are broadly categorized as below:

- Liquidity Risk
- Credit Risk
- Market Risk
- Interest Rate Risk
- Regulatory Risk
- Strategic Risk
- Currency Risk & mitigation.

Committees

To bring the collective knowledge in decision making, the Company has undertaken a committee approach to deal with the major risks arising in the organization. Committees, their formation, and the roles are provided below.

Top Level Committee

Risk Management Committee of Board (RMCB)

Company has a Risk Management Committee of Board in place which consists of Independent Directors and the MD & CEO of the Company.

The role of the Committee is as follows-:

- Review of Risk Management Policy
- Review of the status on the risk limits in the Risk Management Policy and Report to the Board
- Review the matters on Risk Management
- Review and monitor the risks to which the Company is exposed.
- Review of the ICAAP framework

Internal Committee

Risk Management Committee and Operational Risk Group (RMC & ORG)

The Company has an internal Risk Management Committee and Operational Risk Group whose major function includes review of Risk Registers submitted monthly by all departments. It comprises of HODs of Risk Management, Finance, Marketing, Credit Monitoring, IT, and any other member as nominated by MD & CEO of the Company. A list of functions performed by RMC & ORG is given below -:

- Review of Enterprise Risk Management Policy
- Review of monthly Risk Register submitted by various departments.
- Review of the current status on the outer limits prescribed in the Enterprise Risk Management Policy and submitting the report to RMCB & Board
- Assessment of risks in the Company and suggesting control/mitigation measures thereof

The Company has exposure to following risks arising from the financial instruments.

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37.4.1 Liquidity Risk for Parent Company

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due because of mismatches in the timing of the cash flows under both normal and stress circumstances. Such scenarios could occur when funding needed for liquid asset positions is not available to the Company on acceptable terms. To limit this risk, management has arranged for diversified funding sources and adopted a policy of managing assets with liquidity in mind and monitoring future cash flows and liquidity daily. The Company has developed internal control processes and contingency plans for managing liquidity risk. In addition, the Company is also maintaining Liquidity Coverage Ratio (LCR) from 01st December, 2025 as prescribed by the Regulator (as per notification no. RBI/DoR/2025-26/355 DoR.LRG.REC.No.274/13-10-004/2025-26 November 28, 2025). Housing Finance being the core business, maintaining the liquidity for meeting the growth in the business as also to honour the committed repayments is the fundamental objective of the Asset Liability Management (ALM) framework. Investments, including investments as a part of liquid asset requirement, also forms part of ALM requirement and it is imperative to constantly monitor the liquidity of the investments to achieve the core objective.

Internal Control Process & Liquidity Management

Being in the business of Housing Loans, funds are required to be raised by the Company ahead of loan disbursements so that there is no liquidity crunch. Funds are required to be raised not only for the incremental housing loan assets but also for meeting the committed/due repayments of the earlier borrowings and/or Interest payments on the borrowings. Funds therefore are raised with a reasonable cushion over and above the committed repayments, committed disbursements and unutilized sanctions in pipeline and the expected business targets.

The Company ensures that funds are available from various investor pools and banks. Liquid funds are available in the form of Non-Convertible Debentures and other Market Instruments, Bank Loans and Refinance from NHB. In case of Public Deposits accepted by the Company, a prescribed percentage (as defined by NHB from time to time) is to be invested in approved securities in terms of Liquid Asset Requirement (as per notification no. RBI/DOR/2025-26/346 DOR.FIN.REC.No.265/03.10.119/2025-26 November 28, 2025). On the assets side, the Company has loan products broadly classified under individual retail loans and project finance loans with varying repayment structures depending upon the nature of product.

The liquidity is managed at the Corporate Office of the Company with Back Offices providing their liquidity requirements. The surplus funds available with the Back Offices are pooled and funds from the market are arranged for the Back Offices having a deficit of funds. Only surplus funds arrived after deducting the committed/confirmed outflows (including projected disbursements of loans) from the available resources–both from internal accretions as well as borrowed funds, would be considered as Surplus available for Investment in approved instruments on day-to-day basis. The Company can place surplus funds in Fixed Deposits with selected Scheduled / Commercial / Foreign Banks and / or Financial Institutions within overall exposure limit fixed for each Bank / FI from time to time by the Board. Considering the market risk and the mark-to-market requirements of the debt mutual funds, currently Company is making Investments only in liquid and overnight schemes of mutual funds. Exposure limits for each Investment instrument are approved by the Board and reviewed from time to time as per the requirements.

ALCO Committee

Roles & Responsibilities

The Asset Liability Management (ALM) Committee presents the Structural and Dynamic Liquidity Report to the Risk Management Committee on a quarterly basis, and meetings are held every month. The ALM Committee formulates the ALM Policy which is reviewed at least once a year. If any change is required, then, the revised policy along with desired change and rationale for the same shall be put up to the Risk Management Committee or any Other Committee constituted by the Board. Consequent to the recommendation of the Risk Management Committee, the reviewed policy would be put up to the Board for its approval.

Liquidity Risk for Subsidiaries:

The Liquidity risk refers to the risk of financial distress or extraordinary high financing cost arising due to shortage of liquid funds in a situation where business conditions deteriorate and require financing. The objective is to maintain at all times optimum levels of liquidity to meet its cash and collateral requirements. Processess and policies related to such risk are overseen by senior management and management monitors and Company's net liquidity position through rolling forecast on the basis of expected cash flow.

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Contractual Maturities of Financial Liabilities as at March 31, 2026

(₹ in Crore)

Particulars	On demand	Upto 3 months	Above 3 months to 12 months	Above 1 Year -3 Years	Above 3 Years -5 Years	Above 5 Years-10 Years	Above 10 Years	TOTAL
Financial Liabilities								
Lease Liabilities	–	18.08	49.71	112.33	23.46	6.64	0.52	210.73
Trade Payables	94.70	–	–	–	–	–	–	94.70
Debt Securities	–	10,520.80	18,482.40	53,076.40	23,752.40	30,567.30	–	1,36,399.30
Borrowings (Other than Debt Securities)	–	4,757.09	44,139.56	46,027.82	21,425.52	11,591.48	279.55	1,28,221.02
Deposits	–	2,058.20	3,096.86	4,050.93	2,142.95	–	–	11,348.93
Subordinated Liabilities	–	–	–	–	1,800.00	–	–	1,800.00
Other financial liabilities	237.64	2,400.45	2,660.47	166.26	74.96	–	–	5,539.77
Total	**332.34**	**19,750.76**	**68,418.89**	**1,03,419.04**	**49,221.00**	**42,167.78**	**280.77**	**2,83,590.59**

Contractual Maturities of Financial Liabilities as at March 31, 2025

(₹ in Crore)

Particulars	On demand	Upto 3 months	Above 3 months to 12 months	Above 1 Year -3 Years	Above 3 Years -5 Years	Above 5 Years-10 Years	Above 10 Years	TOTAL
Financial Liabilities								
Lease Liabilities	–	16.59	45.35	111.27	27.41	10.78	1.44	212.84
Trade Payables	216.24	–	–	–	–	–	–	216.24
Debt Securities	–	9,709.00	32,787.90	54,919.20	34,352.80	30,567.30	–	1,62,336.20
Borrowings (Other than Debt Securities)	–	8,419.11	38,503.82	32,305.08	15,524.15	4,173.82	–	98,925.98
Deposits	–	469.89	2,383.68	3,231.02	2,122.60	–	–	8,207.19
Subordinated Liabilities	–	–	–	–	–	1,800.00	–	1,800.00
Other financial liabilities	320.63	2,754.14	2,996.70	84.10	37.89	–	–	6,193.46
Total	**495.19**	**21,391.77**	**76,718.30**	**90,683.88**	**52,064.05**	**36,551.39**	**1.44**	**2,77,906.02**

Note : The amount disclosed represents Undiscounted Cashflow and therefore may not reconcile with the carrying amounts presented in the balance sheet.

37.4.2 Credit Risk for Parent Company

Credit Risk refers to the risk arising out of the default by the counterparty on its contractual obligations resulting in financial loss to the Company. The Company has defined Loan selection principles for establishing creditworthiness of the counterparties and criteria for determining the quantum of loan. The Company has adopted a policy of dealing with creditworthy counter parties and obtaining sufficient collateral as a means of mitigating the risk of financial loss from defaults. The exposure is continuously monitored.

Credit Risk for Subsidiaries

Credit risk arises from the possibility that the counterparty will default on its contractual obligations resulting in financial loss to the subsidiary Company. Credit risk arises from cash and cash equivalents, investments, deposits with Banks and other financial institutions as well as credit exposures to outstanding receivables resulting in financial loss to the Company. To manage this, the Company periodically assesses the financial reliability of customers, taking into account the financial conditions, current economic trends, and analysis of historical bad debts and ageing of accounts receivable.

The Trade Receivables which are Management Fees receivable as on the reporting date are generally received within 30 days from the reporting date. Hence the Credit Risk pertaining to Trade Receivables is low.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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The Credit Risk on Cash and cash equivalent is limited as the Company generally invests in deposits with banks and financial institutions with high credit ratings assigned by international and/or domestic credit rating agencies. Investments primarily include investment in liquid mutual fund units and deposit for a specified time period.

37.4.2.1 Credit Risk Mitigation measures for Parent Company

Independent internal legal and technical evaluation team in the Company makes credit decisions more robust and in line to manage collateral risk. The in-house Credit team conducts a credit check and verification procedure on each customer, ensuring consistent quality standards to minimize future losses. To review the adherence to laid down policies and quality of appraisal, Company's independent internal audit team conducts a regular review of files on a sample basis. A dedicated collection and recovery team manages lifecycle of transactions and monitors the portfolio quality.

Credit Norms: Certain credit norms and policies are being followed by the Company to manage credit risk, including a standard credit appraisal policy based on customer credit worthiness. The criteria change between loan products typically include factors such as profile of applicant, income and certain stability factors such as the employment and dependency detail, other financial obligations of the applicant, Loan to value and the loan-to-cost ratio. Standardized credit approval process including a comprehensive credit risk assessment is in place which encompasses analysis of relevant quantitative and qualitative information to ascertain the credit worthiness of the borrower.

The Credit Policy defines parameters such as Borrower's ability to pay, Reputation of Employer, Nature of employment/ Self-employed, Qualification of Applicants, Stability of Residence, Family size and dependence on Applicants income, Insufficient sales proceeds to pay the dues in case of Project Loans due to project slowdown etc. to ensure consistency of credit quality.

Credit Risk Mitigation measures for subsidiaries

To manage credit risk the Group periodically assessed the financial reliability of customers, taking into account the financial conditions current economic trends and analysis of historical bad debts and ageing of accounts receivable.

Retail lending

For retail lending, credit risk management is achieved by considering various factors like:

- **Assessment of borrower's capability to pay –** a detailed assessment of borrower's capability to pay is conducted. The approach of assessment is laid down in the credit policy of the Company. Various factors considered for assessment are credit information report, analysis of bank account statement and valuation of property.
- **Security cover –** Analysing the value of the property which is offered as security for the loan is essential for the overall underwriting of the loan. It is essential that it is valued before the disbursement of loan to arrive at a clear idea about its cost, valuation, marketability and loan to property ratio.
- **Additional Security –** Additional Security can be by way of pledge of acceptable Additional Collaterals such as LIC Policies, FDs or other immovable properties is considered. This is taken depending on nature of loan proposal and amount of risk involved.
- **Geographical region –** The Company monitors loan performance in a particular region to assess if there is any stress due to natural calamities etc. impacting the performance of the loan in a particular geographic region.

Project & High Value lending:

For project & high value lending, credit risk management is achieved by considering various factors like:

- **Promoter's strength –** a detailed assessment of borrower's capability to pay is conducted. Various factors considered for promoter's assessment are the financial capability, past track record of repayment, management and performance perspective.
- **Credit information report –** It is very essential to check the Creditworthiness of an Applicant & the Credit History of Borrower for Consumer or Commercial Loans. The Company uses this Report for taking a Decision on Credit Sanction by getting details of the Credit History of a Borrower. For Project Loans, reports from independent institutions are referred so as to get the marketability report of the project and its neighbourhood analysis.

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- **Security cover –** Analysing the value of the property which is offered as security for the loan is essential for the overall underwriting of the loan. With respect to project loans, the main security taken is underlying land and structure there on. Technical appraisals are conducted to establish the life, soundness, marketability and value of the security.
- **Additional Security –** Additional Security is taken depending on nature of loan proposal and amount of risk involved. In some cases, the hypothecation of receivables from the loan is taken. The Negative lien is marked on the flats in the project to the extent decided by the Competent Authority as per merits of the case. The Company endeavours to maintain the security cover approved by the Competent Authority as per the merit of the case. Personal Guarantee of promoter directors / corporate guarantee of Company is also obtained as Security on case-to-case basis. In some cases, the Additional Collateral in the form of Fixed Deposits are also accepted. In case of Higher Risk, Debt Service Recovery Account is also maintained. The Charge on the security / Additional Collateral security is also registered in Central Registry / ROC.
- **Geographical region –** The Company monitors loan performance in a particular region to assess if there is any stress due to natural calamities etc. impacting the performance of the loan in that geographic region.

The Company has a robust system for risk identification and risk assessment of Project & High value Corporate Loans. The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits.

37.4.2.2 Collateral

Retail / Project Loans are primarily secured by an Equitable / Registered Mortgage of Property. Apart from the main security, additional collaterals are also sought depending upon merits of the case. Such additional securities include :

- Government Guarantees or Company Guarantees or Personal Guarantees.
- Negative lien on unsold inventory.
- Undertaking to create a security.
- hypothecation of receivables for the loan is also taken.

The Parent Company after exploring all the possible measures, initiates action under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) against the mortgaged properties as a last resort to recover. Company follows the due procedure as laid down in the SARFAESI Act 2002 and accordingly takes the possession of the properties for its logical conclusion. The Company initiates insolvency proceedings against corporate borrowers in default under IBC Code, 2016 wherever deemed necessary.

As the procedure involved under SARFAESI is to be followed in a time-bound manner, different loan accounts will be at various stages of SARFAESI proceedings.

The Parent Company has taken possession of the properties under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and held such properties for disposal wherein principal balance of such loans amounts to ₹ 844.75 Crore (FY 2024-25 ₹ 747.13 Crore).

37.4.2.3 Impairment Assessment by Parent Company

The Parent Company applies the general approach prescribed under Ind AS 109 for the measurement of impairment on financial assets within the expected credit losses (ECL) model. Under this approach, a loss allowance equal to 12 month expected credit losses (Stage 1) is recognized for financial instruments where credit risk has not increased significantly since initial recognition. For financial instruments that have experienced a significant increase in credit risk since initial recognition, a loss allowance equal to lifetime expected credit losses (Stage 2) is recognized. For credit-impaired financial assets, lifetime expected credit losses continue to be recognised (Stage 3). The assessment of significant increase in credit risk incorporates all reasonable and supportable information available, including qualitative and quantitative factors, historical experience, current conditions and forward looking estimates.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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Definition of Default

The Parent Company classifies a financial instrument as defaulted when the borrower is more than 90 days past due on contractual payments. Once defaulted, such instruments are designated as Stage 3 (credit impaired) for the purpose of Expected Credit Loss (ECL) calculations. The assessment is based on the Company's approved default criteria and behavioural triggers incorporated in its ECL model.

Stage wise Categorisation of Loan Assets

The company categorises loan assets into stages based on the Days Past Due status as the key quantitative indicator, together with other approved behavioural triggers for determining significant increase in credit risk and credit impairment:

- **Stage 1 (0–30 days past due):** Exposures classified under Stage 1 are those for which there has not been a significant increase in credit risk since initial recognition, and which were not credit impaired at origination. In line with the criteria prescribed under Ind AS 109, the Company considers that credit risk has increased significantly when contractual payments are more than 30 days past due. Accordingly, for exposures with less than 30 days past due, the Company measures the loss allowance based on 12 month expected credit losses, applying a one year probability of default.
- **Stage 2 (31–90 days past due):** Exposures are classified under Stage 2 when there has been a significant increase in credit risk since initial recognition, but the asset is not yet credit impaired. In accordance with Ind AS 109, the Company considers contractual payments that are more than 30 days past due as indicative of a significant increase in credit risk. For such exposures, the loss allowance is measured based on lifetime expected credit losses, reflecting the elevated probability of default over the remaining life of the instrument.
- **Stage 3 (more than 90 days past due / credit impaired):** Exposures are classified under Stage 3 when they are assessed as credit impaired. A financial asset is considered credit impaired when one or more events have occurred that have a detrimental impact on the estimated future cash flows of the asset. In accordance with the Company's approved Expected Credit Loss (ECL) methodology and the principles of Ind AS 109, the Company applies both collective and individual assessments to identify such exposures. The Company considers default to have occurred when contractual payments are more than 90 days past due, or when other objective evidence of impairment exists. For Stage 3 exposures, the loss allowance for Stage 3 exposures is measured based on lifetime expected credit losses.

Grouping of Loan Portfolio:

For determining significant increases in credit risk and recognising loss allowance on a collective basis, the Company has grouped financial instruments based on shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increase in credit risk identified on a timely basis. The company has grouped portfolio based on borrower type Individuals (Salaried / Non-Individuals) and based on the purpose of the loan i.e. Housing loans / non-housing loans / Project and Corporate lending.

Credit Quality Analysis – Classification on basis of risk pattern (Collective and Individual Basis)

	Stage 1		Stage 2		Stage 3		Total	
	Gross Carrying Amount	Allowance for ECL	Gross Carrying Amount	Allowance for ECL	Gross Carrying Amount	Allowance for ECL	Gross Carrying Amount	Allowance for ECL
As at March 31, 2026	3,04,832.89	656.53	8,898.75	449.69	6,902.79	3,462.41	3,20,634.43	4,568.63
As at March 31, 2025	2,89,542.72	583.34	10,536.19	421.74	7,598.35	3,893.93	3,07,677.26	4,899.01

Note: During the year, the Parent Company revised its Expected Credit Loss (ECL) estimation methodology for its loan portfolio by transitioning from a Markov Chain-based model to a Roll Rate model. The revised methodology estimates expected credit losses based on the observed migration of loan accounts across delinquency buckets, calibrated using the Company's historical portfolio performance and supplemented with current and forward-looking information, as required under Ind AS 109, Financial Instruments.

Management believes that the Roll Rate model more appropriately reflects the credit risk characteristics and behavioural patterns of the Company's loan portfolio, resulting in a more reliable and representative estimate of expected credit losses. The revised model has been developed, validated and calibrated using historical recovery and default trends and is subject to periodic review and validation in accordance with the Company's model governance framework.

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In accordance with Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors, the revision in the ECL estimation methodology represents a change in accounting estimate arising from the application of an improved estimation technique and updated assumptions, rather than a change in accounting policy. Accordingly, the revised methodology has been applied prospectively from the date of implementation, and the resulting impact has been recognized in the Statement of Profit and Loss for the current year.

37.4.2.4 Methodology for Estimation of Expected Credit Losses

Probability of Default

Probability of Default (PD) represents the likelihood that a loan will default over a specified time horizon based on the Company's historical credit experience and ECL methodology. A 12 month PD reflects the probability of such migration over the next 12 months, while lifetime PD captures the probability of default over the remaining contractual life of the loan. These estimates are used in measuring expected credit losses under the impairment requirements of Ind AS 109.

The Company's loan portfolio is classified into Stage 1, Stage 2 and Stage 3 based on its approved ECL methodology. Stage 1 exposures are measured using 12-month PD, whereas Stage 2 and Stage 3 exposures are measured using lifetime PD, consistent with the impairment requirements of Ind AS 109.

Exposure at default

Exposure at Default (EAD) represents the expected gross carrying amount of financial assets at the time of default and forms the basis for measurement of expected credit loss. The Company estimates EAD using the contractual repayment profile of the loan, adjusted for expected behavioural cash flows, where applicable, over the expected life of the financial asset. The estimation also considers the expected outstanding exposure at the date of default in accordance with the Company's approved ECL methodology.

Loss given default

Loss Given Default (LGD) is the estimated proportion of an exposure that the Company expects to lose when a default occurs, after accounting for any recoveries from collaterals, repayments and other recovery actions. LGD is estimated using historical recovery experience by discounting expected post-default cash flows to the date of default using the effective interest rate, where applicable The present value of these recoveries is then compared with the Exposure at Default (EAD) to derive the LGD.

The table below summarises the approach adopted by the Company for various components of ECL viz. PD, EAD and LGD across product lines primarily using relevant empirical data:

Lending Vertical	PD			EAD	LGD
	Stage 1	Stage 2	Stage 3		
Home Loans	The Historical data is used for computing the probability of default. Forecasted PD is estimated based on Vasicek approach		100%	EAD is the amount of money that is at risk of loss in the event of default at the date of exposure. The undrawn loan commitments are considered as part of the EAD.	LGD is computed as 1 - Recovery Rate. The recovery rate shall be calculated as the ratio of total recoveries to the total defaulted balance, representing the proportion of exposure recovered post default.
Loan Against Property					
Lease Rental Discounting					
Developer Loans					
Other Loans					

Forward looking information

The estimation of Expected Credit Losses (ECL) for the loan portfolio is based on assumptions and inputs derived primarily from historical portfolio performance. These estimates are subsequently adjusted to reflect current observable conditions and other relevant forward-looking information including macroeconomic factors and regulatory developments, where relevant, in accordance with the Company's approved ECL methodology.

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Write off policy

Over time, the Group has established a robust and well defined credit monitoring mechanism for the management of defaulted and delinquent accounts.

The Group adopts a multi-pronged approach to its credit monitoring activities, involving both in house personnel and external agencies. Each loan account is periodically reviewed to assess the recoverability of the outstanding exposure, and appropriate recovery actions, including legal proceedings where necessary, are initiated in accordance with applicable laws and the Company's recovery policy.

Financial assets are written off, either partially or in full, when the Group concludes that there is no reasonable expectation of recovering the contractual cash flows. The assessment is based on a case-by-case evaluation considering all relevant facts and circumstances, including the outcome of recovery proceedings, the realizable value of collateral, and the likelihood of further recoveries, and is subject to approval in accordance with the Board-approved write-off policy. Write-offs do not extinguish the Group's legal right to recover amounts due, and recovery efforts continue where considered appropriate.

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Financial Assets written off but are still subjected to enforcement activity	4,555.10	4,047.02

Management Overlay:

Management overlay represents adjustments made to the Expected Credit Loss (ECL) estimates where management determines that historical data and modelled outcomes do not adequately reflect current or emerging credit risk conditions. Such adjustments are based on reasonable and supportable information available at the reporting date, including macroeconomic developments, regulatory changes and other portfolio-specific factors, where relevant. The management overlay is subject to periodic review and approval in accordance with the Company's governance framework.

Movement of Gross Exposures and impairment provision of the Financial Instruments (Collective and Individual Basis)

(₹ in Crore)

	Stage 1		Stage 2		Stage 3		Total	
	Amount	Provision	Amount	Provision	Amount	Provision	Amount	Provision
Gross Carrying Amount- March 31, 2024	**2,65,417.26**	**625.48**	**11,959.22**	**768.34**	**9,483.39**	**4,876.26**	**2,86,859.87**	**6,270.08**
Net change in exposures	24,657.85	(165.59)	(1,080.73)	(114.54)	(1,391.28)	110.86	22,185.84	(169.27)
Transfer to Stage 1	4,218.19	217.42	(3,953.39)	(104.61)	(332.38)	(112.81)	(67.59)	-
Transfer to Stage 2	(4,314.97)	(66.39)	4,536.88	125.62	(221.91)	(59.23)	-	-
Transfer to Stage 3	(435.62)	(27.58)	(925.79)	(253.07)	1,361.40	280.65	-	-
Changes in contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-	-	-	-	-
Amounts Written Off / Under Possession Properties	-	-	-	-	(1,300.87)	(1,201.80)	(1,300.87)	(1,201.80)
Gross Carrying Amount March 31, 2025	**2,89,542.72**	**583.34**	**10,536.19**	**421.74**	**7,598.35**	**3,893.93**	**3,07,677.26**	**4,899.01**
Net change in exposures	15,563.72	(68.42)	(1,043.44)	138.84	(724.66)	249.99	13,795.62	320.41
Transfer to Stage 1	4,544.62	232.38	(4,339.88)	(181.72)	(204.72)	(50.64)	0.02	0.02
Transfer to Stage 2	(4,314.58)	(77.38)	4,446.23	108.01	(131.65)	(30.63)	-	-
Transfer to Stage 3	(503.59)	(13.39)	(700.35)	(37.18)	1,203.94	50.57	-	-

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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(₹ in Crore)

	Stage 1		Stage 2		Stage 3		Total	
	Amount	Provision	Amount	Provision	Amount	Provision	Amount	Provision
Changes in contractual cash flows due to modifications not resulting in de-recognition	-	-	-	-	-	-	-	-
Amounts Written Off / Under Possession Properties	-	-	-	-	(838.47)	(650.81)	(838.47)	(650.81)
Gross Carrying Amount March 31, 2026	**3,04,832.89**	**656.53**	**8,898.75**	**449.69**	**6,902.80**	**3,462.42**	**3,20,634.43**	**4,568.63**

Transfers – transfers between stages are deemed to occur at the beginning of a quarter based on prior quarters closing balances.

Net re-measurement from stage changes – the re-measurement of credit impairment provisions arising from a change in stage is reported within the stage that the assets are transferred to.

Net changes in exposures – comprises new disbursements less repayments in the year.

37.4.2.5 Modified Loans

Where the contractual terms of a financial assets have been modified, and this does not result in the instrument being derecognized, a modification gain or loss is recognized in the Statement of Profit and Loss representing the difference between the original cash flows and the modified cash flows, discounted at the effective interest rate. Where modifications arise due to the borrower's financial difficulty or where the Group has granted concessions that it would not ordinarily consider, the Company assesses whether the financial asset is credit-impaired and whether there has been a significant increase in credit risk in accordance with its ECL methodology and the requirements of Ind AS 109. Modifications that are not credit related are subject to an assessment of whether the asset's credit risk has increased significantly since origination by comparing the remaining lifetime probability of default (PD) based on the modified terms to that on the original contractual terms.

37.4.3 Market Risk

Market risk is the risk of losses in positions taken by the Group which arises from movements in market prices. Any item in the balance sheet which needs re-pricing at frequent intervals and whose pricing is decided by the market forces will be a component of market risk. There are number of items in the Group's balance sheet which exposes it to market risk like Housing loans at floating rate, loans to developers at floating rate, Non-Convertible Debentures (NCDs) with options, bank loans with options, Foreign Currency Bank Loans, Coupon Swaps, etc. The Group is generally exposed to Interest Rate Risk.

37.4.4 Interest Rate Risk

Interest Rate Risk refers to the risk associated with the adverse movement in the interest rates. Adverse movement would imply rising interest rates on liabilities and falling interest yields on the assets. This is the biggest risk which the Group faces. It arises because of maturity and re-pricing mismatches of assets and liabilities.

In order to mitigate the impact of this risk, the Group should track the composition and pricing of assets and liabilities on a continuous basis. For the same purpose, the Company has constituted the ALCO Committee which should actively monitor the ALM position and guide appropriately.

Borrowings:

The exposure of the Company's borrowing to interest rate changes at the end of the reporting period are

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed Rate Borrowings	48%	54%
Floating Rate Borrowings	52%	46%
Total Borrowings	**100%**	**100%**

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The impact of 10 bps change in interest rates on liabilities on the Profit after tax for the year ended 31st March 2026 is ₹ 143.94 Crore (F.Y. 2024-25: ₹ 123.34 Crore)

Loans & Advances:

The loan outstanding of the company at the end of the reporting period are

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed Rate Loans	1,221.16	1,224.35
Floating Rate Loans	3,19,413.27	3,06,452.91
Total Loans & advances	**3,20,634.43**	**3,07,677.26**

Note : The outstanding considered is Gross loans.

Interest Rate Risk for Subsidiary

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates, in cases where the borrowings are measured at fair value through profit or loss. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Exposure to Interest Rate Risk

Interest rate risk of the subsidiary Company arises from borrowings. The Company endeavors to adopt a policy of ensuring that maximum of its interest rate risk exposure is at fixed rate.

37.4.5 Operational Risk for Subsidiaries

Operational Risk for Subsidiaries include losses due to failure to adhere to internal policies and processes, human error or external events. Operational risk also includes information technology risk, operations risk and legal risk. The Management of the subsidiaries identifies, assesses, monitors and controls these risks and formulates plans and processes to mitigate the same.

37.4.6 Regulatory Risk

Regulatory risk is the risk that a change in laws and regulations will materially impact the Group. Changes in law or regulations made by the government or a regulatory body can increase the costs of operating the business, and/or change the competitive landscape.

Regulatory risk can arise due to change in prudential rules/norms by the regulators viz; NHB, SEBI, RBI etc. In order to mitigate the effects of same, the Group keeps track of all regulatory changes and quickly adapts to the change.

37.4.7 Strategic Risk

Strategic risk is the current and prospective impact on earnings or capital arising from adverse business decisions, improper implementation of decisions, or lack of responsiveness to industry changes. It is the risk to the market share and profitability arising due to competition.

37.4.8 Currency Risk and mitigation

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Balances in foreign bank account offsets the exchange risk arising out of payment obligations of trade payables since both the exposures have cash flows / maturity within the same accounting year. The company does not deal in foreign exposure in significant way.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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37.5 Maturity Analysis of Assets and Liabilities:

The Table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled:

As at March 31, 2026

(₹ in Crore)

Particulars	Upto 12 months	More than 12 months	Total
ASSETS			
Financial Assets			
Cash and Cash Equivalents	709.56	-	709.56
Bank Balance other than above	94.91	543.93	638.84
Receivables			
Trade Receivables	7.66	0.05	7.71
Other Receivables	-	-	-
Loans	19,678.41	2,96,387.39	3,16,065.80
Investments	527.68	4,604.45	5,132.13
Other Financial Assets	328.44	14.56	343.00
Non-Financial Assets			
Current Tax Assets (Net)	637.65	0.50	638.15
Deferred Tax Assets (Net)	-	1,060.99	1,060.99
Investment Property	-	29.12	29.12
Property, Plant and Equipment	-	183.57	183.57
Capital Work in Progress	-	-	-
Intangible Assets under Development	-	-	-
Right of Use Assets	50.93	113.33	164.26
Goodwill	-	0.21	0.21
Other Intangible Assets	-	39.25	39.25
Other Non-Financial Assets	176.57	23.79	200.36
Total Assets	**22,211.81**	**3,03,001.14**	**3,25,212.95**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Lease Liability	49.01	134.12	183.13
Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	0.59	-	0.59
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	94.09	0.02	94.11
Debt Securities	28,609.02	1,07,405.76	1,36,014.78
Borrowings (Other than Debt Securities)	48,896.65	79,324.37	1,28,221.02
Deposits	5,115.80	6,206.95	11,322.75
Subordinated Liabilities	-	1,797.27	1,797.27
Other Financial Liabilities	5,245.14	294.63	5,539.77

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For the Year ended March 31, 2026

(₹ in Crore)

Particulars	Upto 12 months	More than 12 months	Total
Non-Financial Liabilities			
Current tax liabilities (Net)	-	-	-
Provisions	234.36	34.02	268.38
Other Non-Financial Liabilities	333.53	4.58	338.11
Total Liabilities	**88,578.19**	**1,95,201.72**	**2,83,779.91**
NET	**(66,366.38)**	**1,07,799.42**	**41,433.04**

As at March 31, 2025

(₹ in Crore)

Particulars	Upto 12 months	More than 12 months	Total
ASSETS			
Financial Assets			
Cash and Cash Equivalents	1,269.56	-	1,269.56
Bank Balance other than above	88.96	115.92	204.88
Receivables			
i) Trade Receivables	11.62	-	11.62
ii) Other Receivables	-	-	-
Loans	18,267.07	2,84,511.18	3,02,778.25
Investments	2,419.73	4,521.68	6,941.41
Other Financial Assets	271.94	14.42	286.36
Non-Financial Assets			
Current Tax Assets (Net)	612.41	-	612.41
Deferred Tax Assets (Net)	-	1,299.67	1,299.67
Property, Plant and Equipment	-	153.89	153.89
Capital Work in Progress	-	0.09	0.09
Intangible Assets under Development	-	51.41	51.41
Investment Property	-	29.14	29.14
Right of Use Assets	50.70	118.74	169.44
Goodwill	-	0.21	0.21
Other Intangible Assets	-	24.57	24.57
Other Non-Financial Assets	159.46	25.22	184.68
Assets Held for Sale	-	-	-
Total Assets	**23,151.45**	**2,90,866.14**	**3,14,017.59**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Lease Liability	51.26	132.72	183.98
Trade Payables			
(i) total outstanding dues of micro enterprises and small enterprises	1.93	-	1.93
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	214.31	-	214.31

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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(₹ in Crore)

Particulars	Upto 12 months	More than 12 months	Total
Debt Securities	41,895.83	1,19,735.63	1,61,631.46
Borrowings (Other than Debt Securities)	46,922.92	52,003.06	98,925.98
Deposits	2,784.50	5,402.76	8,187.26
Subordinated Liabilities	-	1,796.86	1,796.86
Other Financial Liabilities	6,067.40	126.66	6,194.05
Non-Financial Liabilities			
Current tax liabilities (Net)	-	-	-
Provisions	269.59	95.39	364.97
Other Non-Financial Liabilities	161.27	-	161.27
Total Liabilities	**98,369.01**	**1,79,293.08**	**2,77,662.08**
NET	**(75,217.56)**	**1,11,573.06**	**36,355.51**

38. Segment Reporting:

As per Ind AS 108 dealing with 'Operating Segments', the Group has identified its reportable main segments and the relevant disclosures have been presented below :

(₹ in Crore)

Particulars	Loans		Other Segments		Inter Segment Adjustments		Total	
	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25
Segment Revenue	28,771.66	28,046.13	140.57	113.60	(68.74)	(59.13)	28,843.49	28,100.60
Segment Result	7,080.62	6,855.81	36	36.09	(13.15)	(13.04)	7,103.47	6,878.86
Share of profit of Associates	-	-	-	-	-	-	3.32	2.94
Current Tax	-	-	-	-	-	-	1,499.23	1,436.16
OCI adjustments	-	-	-	-	-	-	23.54	(72.05)
Share of Profit/(Loss) of Non-Controlling Interest	-	-	-	-	-	-	(0.57)	(0.47)
Total Result	-	-	-	-	-	-	5,627.21	5,370.18
Segment Assets	3,25,105.73	3,13,905.96	329.56	305.17	(222.34)	(193.54)	3,25,212.95	3,14,017.59
Assets held for sale	-	-	-	-	-	-	-	-
Segment Liabilities	2,83,780.19	2,77,649.18	110.16	102.36	(110.44)	(89.46)	2,83,779.91	2,77,662.08
Net Assets	41,325.54	36,256.78	219.40	202.81	(111.90)	104.08	41,433.04	36,355.51
Depreciation & Amortisation	117.58	93.93	4.40	4.16	(0.26)	0.32	121.72	97.77
Non-Cash Expenses other Depreciation & Amortisation	585.69	275.74	-	-	-	-	585.69	275.74

- The accounting policies adopted for segment reporting are in line with the policies of the Group. Segment revenue, segment expenses, segment assets and segment liabilities have been identified to segments on the basis of their relationship to the operating activities of the segment.
- Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.
- Loans segment comprises of providing finance for purchase, construction, repairs, renovation of house/buildings.

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- Other Segments comprise of Financial Services segment which involves business of marketing Financial Products and Services on own account as well as for and on behalf of other service providers, Construction Segment which establishes and operates assisted living community centres for elderly citizens in India, Asset Management segment which includes promoting and managing different schemes on behalf of LIC Mutual Fund and Trusteeship segment which supervises activities of LIC Mutual Fund.
- The Company does not have any material operations outside India and hence, disclosure of geographic segments is not given.
- No single customer represents 10% or more of the Company's total revenue for the year ended March 31, 2026 and March 31, 2025.

39. Contingent Liabilities & Commitments:

(₹ in Crore)

Particulars		March 31, 2026	March 31, 2025
A.	**Contingent Liabilities**		
i.	Claims not acknowledged as Debt	16.39	14.90
ii.	In respect of Income-tax*	9.93	6.43
iii.	In respect of Goods and Service Tax*	8.83	34.22
B.	**Commitments**		
i.	Estimated amount of contracts remaining to be executed on capital account and not provided for	2.76	77.42
ii.	Uncalled liability in respect of commitment made for contribution to Alternate Investment Fund	394.33	442.53
iii.	Undisbursed Sanctions	15,209.79	16,345.79

40. Proposed Dividend

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
The directors have recommended final dividend of ₹ 10 per fully paid equity share (₹ 10 for March 31, 2025). This proposed dividend is subject to approval of shareholders in ensuing Annual General Meeting.	550.06	550.06
Further, the Board of Directors of a subsidiary company has recommended a final dividend of ₹ 5 per fully paid-up equity share (previous year: ₹ 3.50 per fully paid-up equity share). The portion of the proposed dividend attributable to non-controlling interests amounts to ₹ 0.25 lakh (previous year: ₹ 0.17 lakh). The proposed dividend is subject to approval of the shareholders of the subsidiary.	0.25	0.17

41. Disclosure in respect of Employee Benefits:

In accordance with the Indian Accounting Standard on (Ind AS-19) – "Employee Benefits" the following disclosures have been made:

Provident Fund and Pension Fund Liability

The Company has recognised ₹ 47.92 Crore (Previous year ₹ 54.20 Crore) in the Statement of Profit and Loss towards contribution to Provident fund in respect of company employees. In respect of LIC of India employees on deputation who have opted for pension, ₹ 1.35 Crore (previous year ₹ 4.10 Crore) have been contributed towards LIC of India (Employees) Pension Rules, 1995.

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Gratuity Liability

(₹ in Crore)

Changes in the Present Value of Defined Benefit Obligation:	2025-26	2024-25
Present Value of Benefit Obligation at the Beginning of the Year	278.96	166.88
Interest Cost	19.03	12.02
Current Service Cost	21.82	13.27
Past Service Cost	0.40	-
Benefit Paid from the Fund	(25.34)	(10.06)
Actuarial Loss/(Gain) on obligations	(29.79)	96.85
Present Value of Benefit Obligation at the End of the Year	**265.08**	**278.96**

(₹ in Crore)

Changes in Fair Value of the Plan Assets:	2025-26	2024-25
Fair Value of Plan Asset at the Beginning of the Year	185.44	150.53
Interest Income	12.48	10.85
Contributions by the Employer	77.35	33.33
Benefit Paid from the Fund	(25.33)	(10.06)
Return on plan asset excluding interest	1.36	0.80
Fair value of Plan Assets at the End of the year	**251.30**	**185.44**

(₹ in Crore)

Actual Return on Plan Assets:	2025-26	2024-25
Expected Return on Plan Assets	15.43	10.84
Actuarial Gain / (Loss) on Plan Assets	1.36	0.80
Amount Recognized in the Balance Sheet	**16.79**	**11.64**

(₹ in Crore)

Liability at the end of the year:	2025-26	2024-25
Present Value of Benefit Obligation at the end of the Period	(265.08)	(278.96)
Fair Value of Plan Assets at the end of the year	251.30	185.44
Funded Status (Surplus/(Deficit))	–	–
Amount Recognized in the Balance Sheet	**(13.78)**	**(93.52)**

(₹ in Crore)

Net Interest Cost for Current Year:	2025-26	2024-25
Present Value of Benefit Obligation at the Beginning of the Year	278.96	166.88
Fair value of Plan Assets at the Beginning of the Year	(185.44)	(150.44)
Net Liability/(Asset) at the Beginning of the Year	**93.52**	**16.44**
Interest Cost	19.03	12.30
Interest Income	(12.48)	(10.65)
Net Interest Cost for Current Year	**6.55**	**1.65**

(₹ in Crore)

Expense Recognized in the Statement of Profit or Loss for Current Year :	2025-26	2024-25
Current Service Cost	21.82	13.27
Interest Cost	6.55	1.21
Expected return on plan assets	–	–
Past Service Cost	0.40	–
Expenses recognised in statement of Profit and loss under Staff expenses	**28.77**	**14.48**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Expense Recognized in Other Comprehensive Income (OCI) for Current Year :	2025-26	2024-25
Actuarial Loss/(Gain) on obligations	(29.79)	96.81
Return on Plan Assets, excluding Interest Income	(1.36)	(0.81)
Change in Asset Ceiling	-	-
Net (Income)/Expense for the year recognized in OCI	**(31.15)**	**96.00**

(₹ in Crore)

Reconciliation of the Liability recognized in the Balance Sheet:	2025-26	2024-25
Opening Net Liability	93.52	16.39
Expense recognized in the Statement of Profit or Loss	28.77	14.44
Expenses recognised in OCI	(31.15)	96.00
Contribution by the Group	(77.36)	(33.31)
Amount recognized in the Balance Sheet under "Provision for Retirement Benefits"	**13.78**	**93.52**

(₹ in Crore)

Net Interest Cost for Next Year:	2025-26	2024-25
Present Value of Benefit Obligation at the End of the Year	265.08	278.95
Fair value of Plan Assets at the End of the Year	(251.30)	(185.44)
Net Liability/(Asset) at the End of the Year	**13.78**	**93.52**

	2025-26	2024-25
Interest Cost	19.74	18.82
Interest Income	(18.74)	(12.50)
Net Interest Cost for Current Year	**1.00**	**6.32**

(₹ in Crore)

Expense Recognised in the Statement of Profit and Loss for Next Year:	2025-26	2024-25
Current Service Cost	19.42	21.04
Net Interest Cost	1.00	6.31
Expense recognised in the Statement of Profit and Loss under staff expenses	**20.42**	**27.36**

(₹ in Crore)

Other Details	2025-26	2024-25
No of Members in Service	3,301	3,411
Per Month Salary for Members in Service (₹ in Crore)	33.36	32.41
Weighted Average Duration of the Defined Benefit Obligation	10.05	8.68
Average Expected Future Service	15.52	16.55
Defined Benefit Obligation (DBO) – Total (₹ in Crore)	259.99	275.83
Defined Benefit Obligation (DBO)–Due but Not Paid	–	-
Expected Contribution in the Next Year (₹ in Crore)	**32.23**	**30.81**

(₹ in Crore)

Maturity Analysis of Benefit payments	2025-26	2024-25
Defined Benefits Payable in Future Years From the Date of Reporting		
1st Following Year	23.07	25.53
2nd Following Year	17.38	14.25
3rd Following Year	22.18	25.63

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Maturity Analysis of Benefit payments	2025-26	2024-25
4th Following Year	17.84	21.87
5th Following Year	16.56	17.41
Sum of Years 6 to 10	108.33	84.80
Sum of Years 11 and above	481.42	427.49

(₹ in Crore)

Sensitivity Analysis	2025-26	2024-25
Projected Benefit Obligation on Current Assumptions	284.86	278.65
Delta Effect of +1% Change in Rate of Discounting	(19.53)	(20.70)
Delta Effect of -1% Change in Rate of Discounting	33.38	31.01
Delta Effect of +1% Change in Rate of Salary Increase	30.66	29.04
Delta Effect of -1% Change in Rate of Salary Increase	(17.44)	(19.19)
Delta Effect of +1%Change in Rate of Employee Turnover	5.60	1.69
Delta Effect of -1%Change in Rate of Employee Turnover	4.48	5.06

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the defined benefit obligation as recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

(₹ in Crore)

Assumptions:	2025-26	2024-25
Expected Return on Plan Assets	7.59%	6.82%
Rate of Discounting	7.59%	6.82%
Rate of Salary Increase	8.00%	8.00%
Rate of Employee Turnover	2.00%	2.00%
Mortality Rate During Employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)

Experience Adjustment

Particulars	2025-26	2024-25	2023-24	2022-23	2021-22
Defined benefit obligation	265.08	278.96	166.88	128.82	120.4
Plan asset	251.30	185.44	150.29	124.77	*
Surplus /(deficit)	(13.78)	(93.52)	(16.59)	(4.05)	(120.40)
Experience adjustment plan liability loss/(gain)	(29.79)	96.81	4.66	(5.30)	5.29
Experience adjustment plan asset loss/(gain)	(1.36)	(0.81)	(0.01)	(0.01)	1.29

*Unfunded

Gratuity Contribution is paid to LIC of India under Gratuity Scheme of LIC.

Actuarial Gains/Losses are recognised in the period of occurrence under Other Comprehensive Income (OCI). All above reported figures of OCI are gross of taxation.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Maturity Analysis of Benefit Payments is undiscounted cashflows considering future salary, attrition & death in respective year for members as mentioned above.

The Group has a defined benefit gratuity plan in India (funded). The company's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund.

The fund is managed by a trust which is governed by the Board of Trustees. The Board of Trustees are responsible for the administration of the plan assets and for the definition of the investment strategy.

Gratuity is a defined benefit plan and the group is exposed to the Following Risks:

Interest Risk: A fall in the discount rate which is linked to the Government Security. Rate will increase the present value of the 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 salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Investment Risk: The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below this rate, it will create a plan deficit. Currently, for the plan in India, it has a relatively balanced mix of investments in government securities, and other debt instruments.

Asset Liability Matching Risk: The plan faces the ALM risk as to the matching cash flow. Since the plan is invested in lines of Rule l0l of Income Tax Rules, 1962, this generally reduces ALM risk.

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

Concentration Risk: Plan is having a concentration risk as all the assets are invested with the insurance company and a default will wipe out all the assets. Although probability of this is very less as insurance companies have to follow regulatory guidelines.

A separate trust fund is created to manage the Gratuity plan and the contributions towards the trust fund is done as guided by rule 103 of Income Tax Rules, 1962.

Leave Encashment

(₹ in Crore)

Changes in the Benefit Obligation:	**2025-26**	**2024-25**
Liability at the Beginning of the year	164.78	119.14
Interest Cost	11.22	8.57
Current Service Cost	5.38	3.72
Benefit Paid	(6.22)	(7.39)
Actuarial (Gain) / Loss on obligations – Due to change in Financial Obligation	(14.57)	7.13
Actuarial (Gain) / Loss on obligations – Due to Experience	(4.69)	33.61
Liability at the end of the year	**155.89**	**164.78**

(₹ in Crore)

Changes in the Fair value of Plan assets:	**2025-26**	**2024-25**
Fair value of plan asset at the Beginning of the year	15.09	–
Interest Income	1.03	–
Contributions by the employer	14.99	14.99
Expected contribution from employees	–	–
Return on plan assets, excluding interest income	0.20	0.10
Fair value of plan asset at the end of the year	**31.31**	**15.09**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Actuarial (Gains)/Losses Recognized in the Statement of Profit or Loss	2025-26	2024-25
Actuarial (Gains)/Losses on Obligation For the Period	(19.26)	40.74
Return on Plan Assets, Excluding Interest Income	(0.20)	(0.10)
Actuarial (Gains)/Losses Recognized	**(19.46)**	**40.64**

(₹ in Crore)

Actual Return on Plan Assets	2025-26	2024-25
Interest Income	1.03	–
Return on Plan Assets, Excluding Interest Income	0.20	0.10
Actual Return on Plan Assets	**1.23**	**0.10**

(₹ in Crore)

Amount Recognised in the Balance Sheet:	2025-26	2024-25
Liability at the end of the year	(155.89)	(164.78)
Fair Value of Plan Assets at the end of the year	31.31	15.09
Amount recognised in the Balance Sheet*	**(124.58)**	**(149.69)**

(₹ in Crore)

Net Interest Cost	2025-26	2024-25
Present Value of Benefit Obligation at the Beginning of the Period	164.78	119.14
(Fair Value of Plan Assets at the Beginning of the Period)	(15.09)	–
Net Liability/(Asset) at the Beginning	149.69	119.14
Interest Cost	11.22	8.57
(Interest Income)	(1.03)	–
Net Interest Cost for Current Period	**10.19**	**8.57**

(₹ in Crore)

Expense Recognised in the Statement of Profit and Loss:	2025-26	2024-25
Current Service Cost	5.38	3.72
Interest Cost	10.19	8.57
Expected Return on Plan Assets	–	–
Net Actuarial (Gain) / Loss to be recognised	(19.46)	40.63
Expense recognised in the Statement of Profit and Loss under staff expenses	**(3.89)**	**52.92**

(₹ in Crore)

Reconciliation of the Liability recognised in the Balance Sheet:	2025-26	2024-25
Opening Net Liability	149.69	118.83
Expense recognised	(3.89)	52.92
Contribution/Benefit Paid by the Company	(21.21)	22.06
Amount recognised in the Balance Sheet under "Provision for Retirement Benefits"	**124.58**	**149.69**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Assumptions:	2025-26	2024-25
Retirement Age	58 Years	58 Years
Expected Return on Plan Assets	7.59%	7.59%
Rate of Discounting	7.40%/7.36%/7.59%	6.85%/6.79%/6.82%
Rate of Salary Increase	8.00%/5.00%/8.00%	8.00%/5.00%/8.00%
Rate of Employee Turnover	2.00%/5.00%/2.00%	2.00%/5.00%/2.00%

The estimate of future salary increases, considered in actuarial valuation, include inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market. The above information is certified by the actuary and relied upon by the Auditors.

*Exclusive of Amount ₹ 0.62 Crore (previous year ₹ 0.61 Crore) towards additional provision made for LIC employees.

The Parent Company operates both funded leave encashment schemes whereas certain subsidiaries operate unfunded leave encashment schemes.

Sick Leave

The Company has recognised (₹ 0.51 Crore) (Previous year ₹ 9.82 Crore) in the Statement of Profit and Loss towards sick leave in respect of company employees.

42. Information in accordance with the requirements of INDAS 24 on Related Party Disclosure:

a. Related Party Policy:

Related Party Policy is uploaded on the website of the Company and annexed to the Director Report.

b. Names of related parties:

(i)	**Enterprise having Significant Influence on the Company**
	Life Insurance Corporation of India
(ii)	**Enterprises over which Control exists**
	LICHFL Care Homes Limited
	LICHFL Financial Services Limited
	LICHFL Asset Management Company Limited
	LICHFL Trustee Company Private Limited
(iii)	**Associates of the Company**
	LIC Mutual Fund Asset Management Limited
	LIC Mutual Fund Trustee Private Limited

Key Management Personnel	
Key Management Personnel	**Designation**
Shri T. Adhikari	MD & CEO
Smt. Varsha Hardasani	Company Secretary
Shri Sudipto Sil	Chief Financial Officer (Upto April 17, 2025)
Shri Lokesh Mundhra	Chief Financial Officer (From April 17, 2025)
Directors (Executive or Otherwise)	
Shri. R Doraiswamy	Chairman (From 16th October 2025)
Shri Siddhartha Mohanty	Chairman (Upto 6th June 2025)
Shri Ratnakar Patnaik	Non-Executive Nominee Director (From 13th May 2025)
Shri Jagannath Mukkavilli	Non-Executive Nominee Director (Upto 31st May 2025)
Shri V. K. Kukreja	Independent Director (Upto 30th June 2025)
Shri Ameet Patel	Independent Director (Upto 18th Aug 2025)

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Key Management Personnel	
Key Management Personnel	**Designation**
Shri P Koteswara Rao	Non Independent Director
Shri Kashi Prasad Khandelwal	Independent Director
Shri Sanjay Kumar Khemani	Independent Director
Shri Akshay Rout	Non-Independent Director
Smt. Jagennath Jayanthi	Independent Director
Shri Ravi Krishan Takkar	Independent Director
Shri Ramesh Adige	Independent Director
Shri Anil Kaul	Independent Director (From 15th May 2024)
Shri T.C. Suseel Kumar	Independent Director (From 2nd June 2025)
Shri Masil Jeya Mohan	Independent Director (From 2nd June 2025)

c. Details of transactions and balance at the year end with related parties:

(₹ in Crore)

Related Party	Nature of transactions	For the year ended March 31, 2026	For the year ended March 31, 2025
Life Insurance Corporation of India			
	Repayment of non-convertible debentures	5,750.00	2,000.00
	Interest expenses on Secured and Unsecured loans	615.37	866.79
	Dividend Payment	248.84	223.96
	Rent Rates and Taxes	14.89	15.21
	Payment of Electricity Expenses	0.54	0.66
	Reimbursement of Gratuity, Mediclaim, Group Saving Linked Insurance (GSLI), Pension and NPS Fund for staff posted from LIC	3.05	4.03
	Contribution to LIC of India, P & GS, for Gratuity premium for employees, renewal of group term Insurance and other payments related to Employees.	96.48	51.89
	Income from Commission	1.27	1.52
	Payment of Security Deposit	0.02	–
	Balance as at the year end towards non convertible debentures (Credit)	1,800.00	7,550.00
	Balance as at the year end towards Interest Accrued on non convertible debentures (Credit)	46.37	200.71
	Balance as at the year end -Others (Debit)	0.14	0.21
LIC Mutual Fund Asset Management Limited			
	Dividend Income	0.52	0.52
LIC Mutual Fund Trustee Company Pvt Ltd			
	Income From Commission	0.05	0.09
	Investment Income	0.36	0.60
LIC Pension Fund Ltd.			
	Interest Expense on investment in Corporate Deposit	0.05	0.63
	Redemption of Corporate Deposit	2	12
	Balance as at the year-end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	-	2.37

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Related Party	Nature of transactions	For the year ended March 31, 2026	For the year ended March 31, 2025
LIC Card Services Ltd.			
	Investment in Corporate Deposit	10.25	-
	Interest Expense on investment in Corporate Deposit	1.7	1.59
	Redemption of Corporate Deposit	7.75	-
	Income From Commission	0.03	-
	Balance as at the year-end towards Corporate Deposit and Accrued Interest on Corporate Deposit (Credit)	25.33	22.98
Trusteeship fees from Funds			
	LICHFL Urban Development Fund	0.05	0.05
	LICHFL Housing and Infrastructure Trust	0.10	0.10
	LICHFL Real Estate Debt Opportunities Fund -1	0.15	0.07
Shri. Shri R Doraiswamy Chairman (Non-Executive Nominee Director)	Balance as at year end towards Loan outstanding	0.41	-
Shri. Ratnakar Patnaik (Non-Executive Nominee Director)	Balance as at year end towards Loan outstanding	0.41	-
Shri Siddhartha Mohanty Chairman (Non-Executive Nominee Director)	Balance as at year end towards Loan outstanding	-	1.40
Shri T. Adhikari Managing Director and CEO	*Managerial remuneration-Total	1.14	1.06
	Of total above, short term benefits	1.12	1.04
	Of total above, Post employment benefit	0.02	0.02
	Balance as at year end towards Loan outstanding	0.32	0.35
Mr. Jagannath M (Non-Executive Nominee Director)	Investment in Public Deposit	-	0.01
	Interest Expense on Public Deposit	-	0.02
	Balance as at period end towards Public Deposit and Accrued Interest	-	0.13
	Balance as at year end towards Loan outstanding	-	0.30
Shri Lokesh Mundhra, Chief Financial Officer	*Managerial remuneration	0.62	-
	Of total above, short term benefits	0.60	-
	Of total above, Post employment benefit	0.02	-
	Investment in Public Deposit	0.12	-
	Interest Expense on investment in Public Deposit	0.01	-
	Balance as at year end towards investment in Public Deposit and Accrued Interest on Public Deposit (Credit)	0.13	-
	Balance as at year end towards Loan outstanding	0.05	-
Smt.Varsha Hardasani, Company Secretary	*Managerial remuneration	0.42	0.43
	Of total above, short term benefits	0.42	0.43

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Related Party	Nature of transactions	For the year ended March 31, 2026	For the year ended March 31, 2025
Shri Sudipto Sil, Chief Financial Officer	*Managerial remuneration-Total	-	0.71
	Of total above, short term benefits	-	0.71
	Investment in Public Deposit by a Close Member	-	0.76
	Redemption in Public Deposit by a Close Member	-	0.48
	Interest Expense on investment in Public Deposit	-	0.07
	Balance as at year end towards investment in Public Deposit by Close Members and Accrued Interest on Public Deposit (Credit)	-	0.98
Directors	Sitting Fees Paid	1.81	1.81
IRMA ISEED Foundation Ltd (One Director holding Directorship)	Contribution to CSR activities	0.22	-
IDBI Trusteeship Ltd (Fellow Associate)#	Annual Trusteeship Fees	0.15	-

#the transaction does not fall under the definition of Related Party Transaction, however the Holding company is voluntarily disclosing the transaction

*As the Provision for Performance Linked Incentive (PLI) and Leave encashment is accrued for the company as a whole and not decided individually, hence not included. However payment made during the financial year 2025-2026 has been included.

Gratuity payable by the Company to the Company Secretary and CFO as a post-employment benefit is as per the gratuity trust deed of the company. For the MD & CEO, an amount of 5% of Basic Salary plus DA is contributed as a post- employment benefit to LIC.

43. Leases:

a. Actual Payment of Rent from 01.04.2025 to 31.03.2026 is ₹ 73.19 Crore (Previous Year ₹ 66.30 Crore).

b. The following is the breakup of Current and non-current portion of Lease Liability as on March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Current	57.26	51.26
Non-Current	125.87	132.72
Total Lease Liability as of March 31	**183.13**	**183.98**

c. The following is the movement of Lease Liability as on March 31, 2026:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Value of Lease Liability as of April 1	183.98	172.64
Additions	74.31	78.66
Terminated	(16.59)	(16.29)
Interest Expense on Lease Liability	13.93	13.49
Interest Expense on Terminated Lease	(0.81)	(0.77)
Finance Income on Subleased Assets	-	-
Finance Income Receivable on Subleased Assets	(0.32)	(0.41)
Actual Payment of Rent	(71.36)	63.34
Provision on Disposals	-	-
Closing Value of Lease Liability as of March 31	**183.13**	**183.98**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

d. The Carrying Value of Right of Use Asset as of March 31, 2026

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Value of Right of Use Asset as of April 1	481.44	419.15
Additions	74.45	62.47
Disposals	(18.02)	(0.18)
ROU derecognised on subleased asset	(4.33)	-
Gross carrying value as of March 31	**533.54**	**481.44**
Accumulated Depreciation as of April 1	**(233.30)**	**(176.20)**
Depreciation	(65.43)	(57.74)
Accumulated Depreciation on Disposals	7.45	-
Reversal of depreciation-sublease	0.70	0.64
Accumulated Depreciation as of March 31	**(290.58)**	**(233.30)**
Terminated Cases	(78.70)	(78.70)
Carrying Value as of March 31	**164.26**	**169.44**

e. The following represents the Contractual Maturity of the Lease Liability on an undiscounted basis:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
On demand	-	-
Upto 3 months	18.08	16.59
Above 3 months to 12 months	49.71	45.35
Above 1 Year -3 Years	112.33	111.27
Above 3 Years-5 Years	23.46	27.41
Above 5 Years-10 Years	6.64	10.78
Above 10 Years	0.52	1.44
Total	**210.73**	**212.85**

As a Lessee:

Amount recognised in Statement of Profit and Loss

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest on lease Liabilities	13.06	12.55
Variable payments not included in measurement of lease liability	-	-
Income from subleasing ROU assets	(0.18)	-
Expenses relating to short term leases	0.03	-
Expenses relating to leases of low value assets, excluding short term leases of low value assets	0.07	-
Total amount recognised in the Statement of Profit and Loss	**12.98**	**12.55**

Amount recognised in the Statement of Cash Flow:

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Total amount of cash outflows for leases (net of rental inflows)	68.75	66.30

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

As a Lessor:

Operating Lease - There are no operating furniture lease active as on March 31, 2026

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Within one year	-	0.23
After one year but not more than five years	-	-
More than five years	-	-
Total	**-**	**0.23**

The Group has entered operating leases with subsidiaries for subleasing of premises. The Group's obligations under such operating Finance lease are secured by lessor's title to leased assets. Future minimum lease payments under such finance leases together with present value of the net minimum lease payments are, as follows:

(₹ in Crore)

Particulars	As at March 31, 2026	As at March 31, 2025
Within one year	0.99	0.55
After one year but not more than five years	4.00	-
More than five years	-	-
Total minimum lease payments	4.99	0.55
Less: Finance charges	0.82	0.01
Present value of minimum lease payments	4.17	0.54

44. Earnings per share:

Earnings per share is calculated by dividing the profit attributable to the equity (ordinary) shareholders by the weighted average number of equity (ordinary) shares outstanding during the year as under:

Particulars		For the year ended March 31, 2026	For the year ended March 31, 2025
Profit after tax attributable to equity shareholders	(₹ in Crore)	5,603.67	5,442.23
Weighted average number of equity shares outstanding during the ye	Nos.	55,00,63,000	55,00,63,000
Basic and Diluted Earnings per equity share	₹	101.87	98.95
Face value per equity share	₹	2.00	2.00

45. Taxes on Income:

Movement in Deferred Tax Assets / Liabilities

(₹ in Crore)

Particulars	As at April 1, 2025	Profit or Loss	Other Comprehensive Income	As at March 31, 2026
Deferred Tax Asset on account of:				
Expected credit losses	1,231.36	(83.12)	-	1,148.24
Provisions other than those pertaining to Expected credit loss	47.06	(6.46)	-	40.60
Financial assets at fair value through profit or loss	15.78	(2.59)	-	13.19
Remeasurements of employee benefits	48.71	(26.23)	(7.83)	14.65
Others	63.75	(58.97)	-	4.78
Deemed gain on stake dilution	-	(0.76)	-	(0.76)
	1,406.66	**(178.13)**	**(7.83)**	**1,220.70**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

(₹ in Crore)

Particulars	As at April 1, 2025	Profit or Loss	Other Comprehensive Income	As at March 31, 2026
Deferred Tax Liability on account of:				
Property, plant and equipment	(7.66)	4.56	-	(3.10)
Deductions claimed for provision for bad debts under section 36 (1)(viia)	(55.99)	(10.78)	-	(66.77)
Adjustments pertaining to Income and expense recognition based on Expected Interest rate	(43.34)	(46.50)	-	(89.84)
	(106.99)	(52.72)	-	(159.71)
Deferred Tax Asset/ (Liability) Net and charge/ (credit) for the year	**1,299.67**	**(230.85)**	**(7.83)**	**1,060.99**

(₹ in Crore)

Particulars	As at April 1, 2024	Profit or Loss	Other Comprehensive Income	As at March 31, 2025
Deferred Tax Asset on account of:				
Expected credit losses	1,576.54	(345.18)	-	1,231.36
Provisions other than those pertaining to Expected credit loss	62.05	(6.46)	-	47.06
Financial assets at fair value through profit or loss	16.45	(0.67)	-	15.78
Remeasurements of employee benefits	5.22	19.35	24.14	48.71
Others	48.75	15.00	-	63.75
	1,709.01	**(326.49)**	**24.14**	**1,406.66**
Deferred Tax Liability on account of:				
Property, plant and equipment	(8.79)	1.13	-	(7.66)
Deductions claimed for provision for bad debts under section 36 (1)(viia)	(54.63)	(1.36)	-	(55.99)
Adjustments pertaining to Income and expense recognition based on Expected Interest rate	(7.18)	(36.16)	-	(43.34)
	(70.60)	**(36.39)**	**-**	**(106.99)**
Deferred Tax Asset/ (Liability) Net and charge/ (credit) for the year	**1,299.67**	**(362.88)**	**24.14**	**1,299.67**

Income Tax recognized in Statement of profit and loss:

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Current Tax		
In respect to of Current Year	1,278.18	1,073.31
In respect of prior years	(9.80)	(0.04)
Deferred Tax		
In respect of Current Year	230.85	362.89
Total Income Tax expense recognised in the current year	**1,499.23**	**1,436.16**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

Reconciliation of income tax expense of the year to the accounting profit is as follows:

(₹ in Crore)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit before tax	7,103.47	6,878.86
Income tax expense calculated at 25.1680% (Previous Year 25.1680%)	1,787.80	1,731.27
Current tax adjustment with respect to earlier years	(9.80)	(0.04)
Effect of expenses that are not deductible in determining taxable profit(net)	35.60	20.38
Effect of incomes which are exempt from tax	(1.61)	(1.50)
Effect on deferred tax balances	0.08	(1.20)
Tax impact on capital gain	(0.14)	(0.46)
Effect of different tax rates of subsidiaries	(0.01)	(0.01)
Effect of deferred tax on Deemed gain on stake dilution	0.76	-
Deduction under section 36(1)(viii) of the Income tax Act, 1961	(318.28)	(316.95)
Others	4.83	4.67
Income tax expense recognised in statement of profit and loss	**1,499.23**	**1,436.16**
Effective Tax Rate	**21.11%**	**20.88%**

46. Event after Balance sheet date:

There have been no events after the reporting date that require adjustment/disclosure in these financial statements.

47. Interests in Other Entities Subsidiaries

The Company's Subsidiaries as at March 31, 2026 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Company, and the proportion of ownership interests held equals the voting rights held by the Company.

Name of Entity	Place of Business	Ownership interest held by the Company		Ownership interest held by non-controlling interests		Principal Activities
		As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	
		%	%	%	%	
LICHFL Asset Management Company Ltd.	India	94.62	94.62	5.38	5.38	To act as Investment Manager to Venture Capital Funds and Alternative Investment Funds
LICHFL Trustee Company Private Ltd.	India	100.00	100.00	-	-	To act as Trustee to Venture Capital Funds and Alternative Investment Funds
LICHFL Financial Services Ltd.	India	100.00	100.00	-	-	To provide Financial Services to Various Clients
LICHFL Care Homes Ltd.	India	100.00	100.00	-	-	To develop residential Projects for Senior Citizens

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

48. Indian Accounting Standard 110-Consolidated Financial Statements

The Consolidated Financial Statements is prepared in accordance with Indian Accounting Standard 110 "Consolidated Financial Statements" issued by ICAI and notified under the relevant Provision of the Companies Act, 2013.

The detailed note is included under Significant Accounting Policies and Notes to Accounts of the Consolidated Financial Statements.

Additional information, as required under Schedule III of the Companies Act, 2013, of enterprises consolidated as Subsidiaries / Associates.

(₹ in Crore)

NAME OF THE ENTITY		NET ASSETS I.E Total Assets minus total liabilities		Share in profit or loss		Share of Comprehensive Income		Share of Total Comprehensive Income	
		As a % of consolidated net assets	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated OCI	Amount	As a % of consolidated Total Comprehensive Income	Amount
Parent									
LIC Housing Finance Limited	(A)	99.74%	41,325.54	99.84%	5,595.15	100.56%	23.67	99.84%	5,618.82
Subsidiaries									
LICHFL Financial Services Ltd.		0.34%	142.33	0.32%	18.17	-1.57%	(0.37)	0.32%	17.80
LICHFL Care homes Ltd.		0.00%	(1.05)	-0.11%	(6.04)	0.12%	0.03	-0.11%	(6.01)
LICHFL Asset Management Company Ltd.		0.18%	76.58	0.18%	10.02	-0.04%	(0.01)	0.18%	10.01
LICHFL Trustee Company Private Ltd.		0.00%	1.54	0.01%	0.31	-	-	0.01%	0.31
Total Subsidiaries	**(B)**	**-**	**219.40**	**-**	**22.45**	**-**	**(0.35)**	**-**	**22.10**
Non-Controlling Interests in Subsidiaries	(C)	0.01%	4.11	0.01%	0.57	0.00%	0.00	0.01%	0.57
Goodwill on Consolidation	(D)	0.00%	0.21	-	-	-	-	-	-
Associates									
Lic Mutual Fund Asset Management Ltd		0.10%	41.56	0.14%	7.84	0.93%	0.22	0.14%	8.05
Lic Mutual Fund Trustee Pvt Ltd		0.00%	0.08	0.00%	0.08	-	-	0.00%	0.08
Total Associates	**(E)**	**-**	**41.65**	**-**	**7.92**	**-**	**0.22**	**-**	**8.13**
Consol Adjustment and elimination	(F)	-0.38%	(157.85)	-0.39%	(21.85)	-	-	-0.39%	(21.85)
Total (A+B+C+D+E+F)		**100.00%**	**41,433.05**	**100.00%**	**5,604.24**	**100.00%**	**23.54**	**100.00%**	**5,627.77**

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

49. Impact of social security codes (New Labour Codes):

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 Security Code 2020, and the Occupational Safety, Health and Working Conditions, 2020 – consolidating 29 existing labour laws. The Ministry of Labour & Employment published draft Central Rules & FAQs to enable assessment of the financial impact due to changes in regulations. The Group has considered and assessed the impact of the changes consistent with the Labour Codes, draft rules, FAQs. Considering the immateriality and regulatory-driven, non-recurring nature of this impact, the Group has presented such incremental impact under 'employee benefit expenses' in the statement of profit and loss for the year ended March 31,2026. The Group 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.

50. Relationship with Struck off Companies

(₹ in Crore)

Name of the struck off company	Nature of transactions with struck off company	Balance Outstanding as at March 31, 2026	Balance Outstanding as at March 31, 2025	Relationship with the struck off company, if any, to be disclosed
Shining Activation (OPC) Private Limited	Purchase of Services	-	-	Not Related party
GRAR Homes Solution Private Ltd.		-	-	
Relay Financial Consultants (P) Ltd.		-	*	
M/s Dhanush Financial Advisors		-	*	
Gk Marketing Services Private Ltd.		-	*	
Just Loans sales & Distribution Private Limited		-	*	
Kaushik Realcon Private Limited	Loan given	15.33	15.33	
Total		**15.33**	**15.34**	

*Less than ₹ 50,000/-

51. The disclosure on the following matters required under schedule III as amended not being relevant or applicable in case of the company, same are not covered such as

a. The Group has not traded or invested in crypto currency or virtual currency during the financial year.

b. There is no undisclosed transaction which have not been recorded in the books that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act,1961.

c. No proceedings have been initiated or pending against the Group as the Group does not hold any Benami Property under the Benami Transactions (Prohibition) Act, 1988.

d. The Group has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

e. The Group has not entered any scheme of arrangement, which have been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

f. No Registration or satisfaction of charges are pending to be filed with ROC.

g. No revaluation of any class of asset is carried out during the year.

h. During the year the Group has not revalued its Investment Property.

i. The Group doesn't hold any immovable property in the name of third party.

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

For the Year ended March 31, 2026

j. Clause (87) of section 2 of the act read with the Companies (Restriction on number of Layers) Rules, 2017 is not applicable to company.

k. 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 Group 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 to or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

l. No funds have been received by the Group from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Group shall, whether, directly or indirectly, lend to 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.

52. Previous year numbers have been regrouped / reclassified, wherever considered necessary, to correspond with current year presentation. There are no significant regrouping / reclassifications during the year under report

As per our report of even date attached

For and on behalf of the Board of Directors

For Shah Gupta & Co Chartered Accountants FRN 109574W	**For Batliboi & Purohit** Chartered Accountants FRN 101048W	**Shri R Doraiswamy** Chairman DIN : 10358884	**Kashi Prasad Khandelwal** Director DIN : 00748523	**T. Adhikari** Managing Director & Chief Executive Officer DIN: 10229197
Heneel K Patel Partner M. No. 114103	**Parag Hangekar** Partner M.No. 110096	**Varsha Hardasani** Company Secretary ACS No.: 50448	**Lokesh Mundhra** CFO	**H. J. Panchariya** General Manager (Accounts)

Place: Mumbai
Date : May 13, 2026

LIC HFL

LIC HOUSING FINANCE LTD

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