

Independent Auditor's Report on financial results of Grihum Housing Finance Limited for the quarter and year ended 31 March 2026, pursuant to the Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To,

The Board of Directors

Grihum Housing Finance Limited

(CIN: U65922PN2004PLC208751)

6th Floor, B-Building, Ganga Trueno,

Lohegaon, Pune-411014, Maharashtra

Opinion

1. We have audited the accompanying statement of financial results of **Grihum Housing Finance Limited** (the 'Company') for the quarter and year ended 31 March 2026 along with notes thereon (the 'Statement') being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us this statement:
 - A. is presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
 - B. gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act 2013 ('the Act') read with relevant rules issued thereunder, directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information of the Company for the quarter and year ended 31 March 2026.

Basis for opinion

3. We conducted our audit in accordance with the Standards on Auditing ('SAs') specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Statement* 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 statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Managements and Board of Directors responsibilities for the Statement

4. The Statement has been prepared on the basis of financial statements. The Company's Management and Board of Directors are responsible for the preparation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, prescribed under Section 133 of the Act read with relevant rules issued thereunder, RBI Guidelines and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.
5. In preparing the Statement, the Company's management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's responsibilities for the audit of the Statement

6. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.
7. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - A. Identify and assess the risks of material misstatement of the Statement, 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.

- B. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
 - C. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
 - D. Conclude on the appropriateness of the 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 Statement 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.
 - E. Evaluate the overall presentation, structure, and content of the Statement, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.
8. Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, make it probable that the economic decisions of a reasonably knowledgeable user of the 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 financial statements
9. 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 control that we identify during our audit.
10. 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.

Other matters

11. The Statement includes the results for the quarter ended 31 March 2026 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to nine months ended 31 December 2025 of the current financial year, which were subjected to limited review by us.

12. The Statement includes the results for the quarter ended 31 March 2025 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to nine months ended 31 December 2024, which were subjected to limited review by us.

Our opinion is not modified in respect of these other matters.

For **Sharp & Tannan Associates**
Chartered Accountants
Firm's Registration no. 109983W

Digitally signed by ARNOB
CHOUDHURI
Date: 2026.05.14 14:21:43 +05'30'

CA. Arnob Choudhuri
Partner

Membership no.(F) 156378
UDIN: 26156378LEPCHH5662

Pune, 14 May 2026



GRIHUM HOUSING FINANCE LIMITED

Statement of Audited Financial Results for the quarter and year ended 31 March 2026

(₹ in Crores)

Particulars	Quarter ended			Year ended	
	31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
	(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
1. Revenue from operations					
(a) Interest income	288.76	289.79	301.52	1,196.91	1,133.54
(b) Fees and commission income	11.61	11.87	13.11	50.11	68.25
(c) Net gain on fair value changes	-	-	1.02	1.16	10.15
(d) Net gain on derecognition of financial instruments under amortised cost category	0.72	-	11.19	-	49.93
Total revenue from operations	301.09	301.66	326.84	1,248.18	1,261.87
(e) Other income	1.98	1.16	3.41	5.42	10.48
Total income	303.07	302.82	330.25	1,253.60	1,272.35
2. Expenses					
(a) Finance costs	109.10	114.13	129.72	478.92	505.04
(b) Net loss on fair value changes	0.87	1.07	-	-	-
(c) Net loss on derecognition of financial instruments under amortised cost category	-	3.61	-	3.17	-
(d) Impairment on financial instruments	3.15	31.70	21.93	112.92	84.65
(e) Employee benefits expenses (Refer Note 7)	102.40	82.84	72.32	342.25	288.52
(f) Depreciation, amortisation and impairment	7.14	5.09	5.37	21.66	21.60
(g) Other expenses	27.67	24.20	19.76	98.29	91.62
Total expenses	250.33	262.64	249.10	1,057.21	991.43
3. Profit before tax (1-2)	52.74	40.18	81.15	196.39	280.92
4. Tax expense					
(a) Current tax	4.43	6.03	14.39	28.46	61.69
(b) Deferred tax charge	(26.65)	1.77	5.79	(16.96)	8.73
(c) Tax expense of earlier years	-	(0.08)	0.01	(0.15)	(0.21)
Total tax expense	(22.22)	7.72	20.19	11.35	70.21
5. Profit for the period (3-4)	74.96	32.46	60.96	185.04	210.71
6. Other comprehensive income					
(i) Items that will not be reclassified to profit or loss	(0.06)	(0.11)	0.04	(0.10)	(0.43)
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	0.03	(0.01)	0.01	0.11
Total other comprehensive income	(0.06)	(0.08)	0.03	(0.09)	(0.32)
7. Total comprehensive income for the period (5+6)	74.90	32.38	60.99	184.95	210.39
8. Paid-up equity share capital (face value of ₹ 10/- each)	330.67	329.23	326.78	330.67	326.78
9. Earnings per share*					
(a) Basic (in ₹)	2.28	0.99	1.87	5.63	6.46
(b) Diluted (in ₹)	1.53	0.66	1.25	3.78	4.32

* Not annualised for the quarters ended.

GRIHUM HOUSING FINANCE LIMITED

Statement of Assets and Liabilities as at 31 March 2026

(₹ in Crores)

Particulars	As at	As at
	31 March 2026	31 March 2025
	(Audited)	(Audited)
A. ASSETS		
1. Financial Assets		
(a) Cash and cash equivalents	243.93	557.97
(b) Bank balances other than cash and cash equivalents	142.78	418.90
(c) Receivables		
(I) Trade receivables	-	-
(II) Other receivables	1.97	12.18
(d) Loans	7,413.85	7,759.24
(e) Investments	223.69	201.41
(f) Other financial assets	323.46	215.06
Total Financial Assets	8,349.68	9,164.76
2. Non-financial Assets		
(a) Current tax assets (net)	5.49	6.18
(b) Property, plant and equipment	14.04	19.24
(c) Intangible assets under development	1.00	11.56
(d) Other intangible assets	20.95	6.59
(e) Right of use assets	52.34	63.09
(f) Other non-financial assets	40.91	36.26
Total Non-financial Assets	134.73	142.92
Total Assets	8,484.41	9,307.68
B. LIABILITIES AND EQUITY		
Liabilities		
1. Financial Liabilities		
(a) Payables		
(I) Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	3.13	3.63
(II) 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	19.16	10.53
(b) Debt securities	49.86	419.51
(c) Borrowings (other than debt securities)	5,403.21	5,959.13
(d) Subordinated liabilities	-	99.89
(e) Lease liabilities	62.30	70.39
(f) Other financial liabilities	107.38	94.16
Total Financial Liabilities	5,645.04	6,657.24
2. Non-financial Liabilities		
(a) Provisions	8.23	5.47
(b) Deferred tax liabilities (net)	17.04	34.00
(c) Other non-financial liabilities	9.70	9.90
Total Non-financial Liabilities	34.97	49.37
3. Equity		
(a) Equity share capital	330.67	326.78
(b) Instruments entirely equity in nature	160.62	160.62
(c) Other equity	2,313.11	2,113.67
Total Equity	2,804.40	2,601.07
Total Liabilities and Equity	8,484.41	9,307.68

Statement of Cash flow for the year ended 31 March 2026

(₹ in Crores)

Particulars	As at	As at
	31 March 2026	31 March 2025
	(Audited)	(Audited)
A Cash flow from operating activities		
Profit before tax	196.39	280.92
Adjustments for:		
Interest Income	(1,185.81)	(1,120.22)
Depreciation, amortisation and impairment	21.66	21.60
Net loss on financial instruments at fair value through profit or loss	8.46	2.61
Allowance for impairment loss	112.92	84.66
Liability no longer required written back	(0.80)	(0.55)
Loss on sale of property, plant and equipment	0.34	0.20
Net loss/(gain) on derecognition of financial instruments	3.17	(49.93)
Finance cost	478.92	505.04
Interest Income on investments	(11.10)	(13.32)
Gain on redemption of mutual fund	(9.79)	(12.90)
(Reversal)/Expense on employee stock option scheme	(0.29)	0.17
	(385.93)	(301.72)
Finance cost paid	(486.74)	(530.79)
Interest Income Received on loans	1,163.40	1,100.12
Operating profit before working capital changes	290.73	267.61
Changes in working capital:		
Decrease/(Increase) in loans	251.60	(684.97)
Decrease/(Increase) in receivables	10.21	(0.96)
(Increase) in other financial assets	(108.40)	(35.29)
(Increase) in other non financial assets	(3.30)	(5.40)
Decrease/(Increase) in other bank balances	276.12	(323.97)
Increase/(Decrease) in trade and other payables	8.93	(2.91)
Increase in other financial liabilities	13.23	11.46
(Decrease) in other non financial liabilities	(17.16)	(6.84)
Increase in provisions	2.77	1.17
Cash generated from / (used) in operating activities	724.73	(780.10)
Income tax paid (net of refunds)	(10.67)	(63.22)
Net cash generated from / (used) in operating activities (A)	714.06	(843.32)
B Cash flow from investing activities		
Purchase of property, plant and equipment including capital advances	(2.79)	(5.36)
Sale of property, plant and equipment	0.03	0.25
Purchase of intangible assets and intangible assets under development	(6.26)	(13.46)
Purchase of investments measured at amortised cost	(107.46)	(132.56)
Sale of investments measured at amortised cost	85.18	138.86
Purchase of investments measured at FVTPL	(3,582.82)	(4,633.77)
Sale of investments measured at FVTPL	3,592.61	4,646.67
Interest received on investments	11.19	11.98
Net cash (used) in/generated from investing activities (B)	(10.32)	12.61
C Cash flow from financing activities		
Proceeds from issue of equity shares including securities premium	26.01	0.17
Repayment of debt securities	(370.00)	(470.00)
Proceeds from borrowings other than debt securities	1,531.94	2,889.79
Repayment of borrowings other than debt securities	(2,090.73)	(1,656.26)
Repayment of subordinated liabilities	(100.00)	-
Payment of lease liability	(15.00)	(15.50)
Net cash (used) in / generated from financing activities (C)	(1,017.78)	748.20
Net (decrease) in cash and cash equivalents (A+B+C)	(314.04)	(82.51)
Cash and cash equivalents at the beginning of the year	557.97	640.48
Cash and cash equivalents at the ending of the year*	243.93	557.97
*Components of cash and cash equivalents:		
Cash on hand	-	-
Balances and deposits with banks		
In Current Accounts	138.89	89.53
Fixed Deposit (with original maturity of 3 months or less)	105.04	468.44
	243.93	557.97



GRIHUM HOUSING FINANCE LIMITED

Statement of Audited Financial Results for the quarter and year ended 31 March 2026

Notes :

- The above audited financial results have been reviewed by the Audit Committee and approved by the Board of Directors of Grihum Housing Finance Limited ("the Company") at their respective meetings held on 14 May 2026.
- The audited financial results of the Company have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) ("SEBI") Regulations, 2015, as amended.
- The financial results have been audited by the statutory auditors of the Company. The statutory auditors have expressed an unmodified opinion on these financial results. The information presented above is extracted from the audited financial statements as stated.
- The Company is primarily engaged in mortgage-backed finance and as such the Board reviews the Company's performance as a single business. Accordingly no separate information is required to be furnished in terms of Ind AS 108 "Operating segments".
- As per Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations") as amended from time to time, the listed Non-Convertible Debentures issued by the Company are fully secured by way of hypothecation over the book debts / loan receivables and other eligible security, to the extent as stated in the respective information memorandum. Further, the Company has maintained security cover as stated in the respective information memorandum which is sufficient to discharge the principal amount at all times of the non-convertible debentures issued by the Company. The details of the security cover as per the prescribed format pursuant to Regulation 54(3) of the SEBI Listing Regulations read with SEBI Circular dated 19 May 2022 has been enclosed.
- Disclosure pursuant to RBI Notification - RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 read with Reserve Bank of India (Non-Banking Financial Companies- Resolution of Stressed Assets) Directions, 2025 dated 28 November 2025 for the year ended 31 March 2026.

(₹ in Crores)

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 30 September 2025 (A)	Of (A), aggregate debt that slipped into NPA during six month period ended 31 March 2026	Of (A) amount written off during six month period ended 31 March 2026	Of (A) amount paid by the borrowers during six month period ended 31 March 2026 [†]	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 31 March 2026
Personal Loans	94.61	3.89	-	5.50	85.22
Corporate persons*	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	94.61	3.89	-	5.50	85.22

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

[†]Amount paid by the borrower during the half year is net of additions.

- The Government of India has consolidated multiple existing labour legislations into an unified framework comprising four labour codes collectively referred to as the "New Labour Codes". The Company has assessed the implications of the New Labour Codes and have taken an incremental provision of Rs. 4.01 Crores and recognised in the employee benefits expenses in the financial results for the year ended 31 March 2026.
- Disclosures pursuant to RBI Notification - RBI/DOR/2025-26/359 DOR ACC REC.No.278/21.04.018/2025-26 dated 28 November 2025

(a) Details of transfer through assignment in respect of loans not in default during the year ended 31 March 2026:

Entity/Assignee	Bank/NBFC/HFC
Count of Loan accounts Assigned	4,848 Loans
Amount of Loan accounts Assigned	₹447.13 Crores
Retention of beneficial economic interest (MRR)*	10% / 20%
Weighted Average Maturity (Residual Maturity)**	136 Months
Weighted Average Holding Period	15 Months
Coverage of tangible security coverage	100%
Rating wise distribution of rated loans	Unrated
Number of instances (transactions) where transferor has agreed to replace the transferred loans	NA
Number of transferred loans replaced	NA

* Retained by the originator

** At the time of assignment/acquisition

(b) Details of transfer through Co-lending in respect of loans not in default during the year ended 31 March 2026:

Entity/Assignee	Bank
Number of Co-lending partners	2
Count of Loan accounts Assigned	120 Loans
Amount of Loan accounts Assigned	₹17.09 Crores
Retention of beneficial economic interest (MRR)*	20%
Quantum of Co-lending**	
- Number of outstanding loans	148 Loans
- Amount of outstanding	₹5.14 Crores
Weighted Average Rate of Interest	15.93%
Rating wise distribution of rated loans	Unrated
Fees charged during the year	₹0.01 Crores
Broad sectors in which CLA was made	Loan against property
Performance of loans under CLA**	
- Standard loan	₹5.09 Crores
- Non performing loan	₹0.05 Crores
Details related to default loss guarantee	NA

* Retained by the originator

** As per originator's books

- The Company has not acquired any loan which is either not in default or stressed during the year ended 31 March 2026.

(d) Details of stressed loans transferred during the year ended 31 March 2026:

Particulars	To ARCs	To permitted transferees	To other transferees
No. of accounts	2,437 Loans	-	-
Aggregate principal outstanding of loans transferred (at the time of transfer)	₹185.43 Crores	-	-
Weighted average residual tenor of the loans transferred	174 Months	-	-
Net book value of loans transferred (at the time of transfer)	₹128.55 Crores	-	-
Aggregate consideration	₹62.99 Crores	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-



GRIHUM HOUSING FINANCE LIMITED

Statement of Audited Financial Results for the quarter and year ended 31 March 2026

Notes (contd.) :

- 9] During the year under review the Company has assigned the receivables amounting to ₹297.45 Crores under a Residential Mortgage-Backed Securities (RMBS) transaction, in accordance with Reserve Bank of India (Non-Banking Financial Companies – Securitisation Transactions) Directions, 2025.
- 10] During the year under review, the Company issued 25,90,000 equity shares of ₹10 each and 12,95,000 0.001% Compulsorily Convertible Preference Shares (CCPS) of ₹10 each to eligible employees under its Employee Stock Option Plans. Further, 12,95,000 CCPS were converted into the equity shares of the Company. Additionally, the Company had allotted 7,33,269 partly paid-up equity shares (“PPS”) of ₹10 each at an issue price of ₹ 112.58 per equity share, on the private placement basis for an initial subscription price of ₹0.01, with the balance subscription amount payable within a period of 12 months from 31 August, 2025. In view of the above issuance, allotment, and conversion of shares, the issued, subscribed, and paid-up share capital of the Company as at 31 March 2026, stood at ₹4,91,28,45,162.69, comprising 33,13,88,713 equity shares of ₹10 each (including 7,33,269 partly paid-up equity shares) and 16,06,28,339 0.001% CCPS of ₹10 each as compared to ₹4,87,39,87,830 as at 31 March 2025, comprising 32,67,70,444 equity shares of ₹10 each and 16,06,28,339 CCPS of ₹10 each. Except for the PPS, all other shares of the Company are fully paid up and are in dematerialized form as at 31 March 2026.
- 11] As per the Company’s review of probability of utilisation of the Special Reserve created u/s 36(1)(viii) of the Income Tax Act, 1961, there is no intention of utilisation of this Special Reserve in future and the deferred tax liability created on the said special reserve is not capable of being reversed. In the absence of any temporary difference, no deferred tax liability is required to be recognised. Consequently, during the quarter ended, the Company reversed the deferred tax liability amounting to INR 33.91 Crores and recognised the corresponding credit in the Statement of Profit and Loss.
- 12] During the year under review, Mr. Manish Jaiswal had stepped down from the position of Managing Director & Chief Executive Officer (MD & CEO) w.e.f. 31.08.2025. Further, Mr. Arjun Chowdhry (DIN: 02947622) was appointed as Chief Executive Officer (CEO) of the Company with effect from 02 September 2025 and pursuant to the approval of the Reserve Bank of India vide its letter dated 01 December 2025, was appointed as MD & CEO, not liable to retire by rotation, for a term not exceeding five years with effect from 10 February 2026, as approved by the Shareholders at the Extra-Ordinary General Meeting held on 02 March 2026.
- 13] Mr. Pankaj Rathi stepped down from the position of Chief Financial Officer (CFO) of the Company with effect from 31 March, 2026. At present, the CFO position is vacant. The Company is in the process of identifying a suitable candidate and shall complete the appointment within the timelines prescribed under the Companies Act, 2013.
- 14] In accordance with the Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions, dated 28 November 2025, no resolution plans have been implemented during the quarter and year ended 31 March 2026 in projects financed on or after 1 October 2025. Hence, no disclosure is required pertaining to projects financed under the Reserve Bank of India (Non-Banking Financial Companies - Financial Statements Presentation and Disclosures) Directions, dated 28 November 2025.
- 15] The figures for the quarter ended 31 March 2026 and 31 March 2025 are the balancing figures between the audited figures in respect of the year ended 31 March 2026 and 31 March 2025 and the reviewed figures for the nine months ended 31 December 2025 and 31 December 2024 respectively.
- 16] Figures for the previous year/period have been regrouped and/or reclassified whenever considered necessary.

For and on behalf of the Board of Directors of
Grihum Housing Finance Limited

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CHOWDHRY

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ARJUN CHOWDHRY
Date: 2026.05.14
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Arjun Chowdhry
Managing Director & Chief Executive Officer
DIN: 02947622

Place: Mumbai
Date: 14 May 2026

Registered Office : 6th Floor, B-Building, Ganga Trueno, Lohegaon, Pune – 411014, Maharashtra
Website : www.grihumhousing.com; **CIN :** U65922PN2004PLC208751

Independent Auditor's Certificate

A:2026-27 /AC - GHFL / 04

To,

Board of Directors

Grihum Housing Finance Limited
6th Floor, B Building, Ganga Trueno,
Lohegaon, Pune, Maharashtra 411014

Subject: To certify the Security Cover for listed non-convertible debt security of Grihum Housing Finance Limited as of 31 March 2026

1. This has reference to your request, to certify the Security Cover as per the terms of the Placement Memorandum and Debenture Trust Deed for listed non-convertible debt security as of 31 March 2026, pursuant to the requirements of Regulation 54, 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), the SEBI Circular No. SEBI/HO/MIRSD_CRADT/CIR/P/2022/67 dated 19 May 2022 and SEBI Master Circular No. SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May 2024 ("the circulars") of Grihum Housing Finance Limited ("the Company") (referred to as "the Annexure").

Management's responsibility:

2. The preparation of the Annexure is the responsibility of the Company's management, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to preparation and presentation of the Annexure and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.
3. The Company's management is solely responsible for ensuring the compliance with all the relevant requirements of the Listing Regulations, the circular, relevant provisions of the Companies Act, 2013 and other applicable laws and regulations, as applicable.
4. The Company's management is solely responsible for ensuring flagging/tagging/earmarking of the loan pool provided for the charge in respect of this debt security.

Auditor's responsibility:

5. Pursuant to the requirements of the Listing Regulations and the circulars, it is our responsibility to express a limited assurance in the form of a conclusion as to whether anything has come to our attention which causes us to believe that as at 31 March 2026, the Company has not maintained security cover for listed non- convertible debt security as per the terms of the Placement Memorandum and Debenture Trust Deed.
6. We conducted our examination, on a test check basis, of the Annexure in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) ("the Guidance Note") issued by Institute of Chartered Accountants of India ("the ICAI") and in accordance with generally accepted auditing techniques.
7. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgement, including the assessment of areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation to the Annexure:
 - i. Obtained Annexure prepared by the Company.
 - ii. Traced the principal amount of the debt security outstanding as at 31 March 2026 and the value of assets indicated in Annexure to the audited financial results of the Company.
 - iii. Obtained and read the particulars of security cover required to be provided in respect of debt security on test check basis as indicated in the Placement Memorandum and Debenture trust Deed and noted the security cover percentage required to be maintained by the Company in respect of debt security and compared it with the information furnished in Annexure.
 - iv. Performed necessary inquiries with the management.

Conclusion:

8. Based on the procedures performed above, evidences obtained and according to the information and explanations provided by the Company's management, nothing has come to our attention which causes us to believe that as at 31 March 2026, the Company has not maintained security cover for listed non- convertible debt security as per the terms of the Placement Memorandum and Debenture Trust Deed.

Restriction on use:

9. Our work was performed solely to assist you in meeting your responsibilities in relation to submission of the certificate to Debenture Trustee and to the Stock Exchange. Our obligations

in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.

10. This certificate is addressed to and provided to the directors of the Company solely for the purpose of enabling them to submit with the Debenture Trustee and to the Stock Exchange and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this certificate for events and circumstances occurring after the date of this certificate.

SHARP & TANNAN ASSOCIATES

Chartered Accountants

ICAI Firm Reg. No.109983W

Digitally signed by ARNOB

CHOU DHURI

Date: 2026.05.14 14:22:45 +05'30'

CA Arnob Choudhuri

Partner

Membership No.: (F) 156378

UDIN: 26156378JNQOQU9005

Pune, 14 May 2026

Enclosure : Annexure of Security Cover Certificate as per Regulation 54(3), 56(1)(d) of Listing Regulations, as on 31 March 2026.

Security Cover Certificate as per Regulation 54(G) of the Securities and Exchange Board of India (Listing Obligation and Disclosures Requirements) Regulations, 2015 as on 31 March 2026															
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
															(₹ in Crores)
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Part- Passu Charge	Part- Passu Charge	Part- Passu Charge	Part- Passu Charge	Elimination (amount in negative)	Other Adjustments related to (Total C to J)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSR market value is not applicable)	Market Value for Part passu charge Assets	Carrying value/book charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSR market value is not applicable)	Total Value=(L+M+N+O)	
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)	Assets not offered as Security	debt amount considered more than once (due to pari passu charge)	Other Adjustments related to (Total C to J)						Relating to Column F
		Book Value	Book Value	Yes / No	Book Value	Book Value	Book Value								
ASSETS															
Property, Plant and Equipment		-	-	-	-	-	14.04	-	-	14.04	-	-	-	-	-
Capital Work-in-Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	52.34	-	-	52.34	-	-	-	-	-
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	20.95	-	-	20.95	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	1.00	-	-	1.00	-	-	-	-	-
Investments		-	-	-	-	-	223.69	-	-	223.69	-	-	-	-	-
Loans (Note)	Represents Loan given under financial activity	-	2,009.84	Yes	5,358.36	-	177.13	-	(20.23)	7,525.10	-	-	5,358.36	5,358.36	
Inventories		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Receivables		-	-	-	-	-	1.97	-	-	1.97	-	-	-	-	-
Cash and Cash Equivalents		-	-	-	-	-	243.93	-	-	243.93	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	-	-	-	-	142.78	-	-	142.78	-	-	-	-	-
Others		-	-	-	-	-	569.86	-	-	569.86	-	-	-	-	-
Total		-	2,009.84	-	5,358.36	-	1,247.69	-	(20.23)	8,595.66	-	-	-	5,358.36	5,358.36



GRIHUM HOUSING FINANCE LIMITED

Disclosure in compliance with Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended 31 March 2026

Sl. No.	Particulars	Quarter ended		Year ended	
		31 March 2026 (Audited)	31 March 2025 (Audited)	31 March 2026 (Audited)	31 March 2025 (Audited)
a.	Debt-equity ratio (Total debts / Shareholder's fund) (in times)	1.94	2.49	1.94	2.49
b.	Debt service coverage ratio	Not Applicable			
c.	Interest service coverage ratio	Not Applicable			
d.	Outstanding redeemable preference shares (quantity and value)	Not Applicable			
e.	Capital/Debenture redemption reserve	Not Applicable			
f.	Net worth (₹ in Crores)	2,804.40	2,601.07	2,804.40	2,601.07
g.	Net profit after tax (₹ in Crores)	74.96	60.96	185.04	210.71
h.	Earnings per share (in ₹)*				
	(i) Basic :	2.28	1.87	5.63	6.46
	(ii) Diluted :	1.53	1.25	3.78	4.32
i.	Current ratio	Not Applicable			
j.	Long term debt to working capital	Not Applicable			
k.	Bad debts to account receivable ratio as at	Not Applicable			
l.	Current liability ratio	Not Applicable			
m.	Total debts to total assets as at	64.27%	69.60%	64.27%	69.60%
n.	Debtors turnover	Not Applicable			
o.	Inventory turnover	Not Applicable			
p.	Operating margin (%)	Not Applicable			
q.	Net profit margin (%)	24.73%	18.46%	14.76%	16.56%
	Sector specific equivalent ratios, as applicable				
r.	(i) Capital to risk weighted assets ratio (CRAR) as at	53.47%	48.83%	53.47%	48.83%
	(ii) Gross Stage 3 Ratio as at	2.34%	1.63%	2.34%	1.63%
	(iii) Net Stage 3 Ratio as at	1.51%	1.00%	1.51%	1.00%
	(iv) Liquidity coverage ratio as at	152.91%	168.03%	152.91%	168.03%

* Not annualised for the quarters ended.

For and on behalf of the Board of Directors of
Grihum Housing Finance Limited

ARJUN
CHOWDHRY

Digitally signed by
ARJUN CHOWDHRY
Date: 2026.05.14
14:08:14 +05'30'

Arjun Chowdhry
Managing Director & Chief Executive Officer
DIN: 02947622

Place: Mumbai
Date: 14 May 2026

Registered Office: 6th Floor, B-Building, Ganga Trueno, Lohegaon, Pune – 411014, Maharashtra
Website : www.grihumhousing.com; CIN : U65922PN2004PLC208751



GRIHUM
HOUSING FINANCE

Apna Ghar. Apni Pehchan.

14 May, 2026

To,

BSE Limited

Corporate Relationship Department
25th Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai-400001

(Company Code –10828)

Dear Sir/Madam,

Subject: Declaration in respect of the unmodified opinion on Annual Audited Financial Results for the Financial Year ended 31 March, 2026

Reference.: Regulation 52(3)(a) of Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements), 2015 (“SEBI Listing Regulations”)

Dear Sir/Madam,

Pursuant to the provisions of Regulation 52(3)(a) of SEBI Listing Regulations, we hereby declare and confirm that the Statutory Auditors of the Company, M/s. Sharp & Tannan, Chartered Accountants, have issued the Audit Report with unmodified opinion on the Annual Audited Financial Results of the Company for the financial year ended 31 March, 2026.

We request you to kindly take the same on record.

Thanking you,

Yours faithfully,

For **Grihum Housing Finance Limited**

VAISHNAVI
BHUPENDRA
SURATWALA

Digitally signed by
VAISHNAVI BHUPENDRA
SURATWALA
Date: 2026.05.14 14:31:26
+05'30'

Vaishnavi Suratwala

Company Secretary

Membership No: A41827

Grihum Housing Finance Limited

CIN: U65922PN2004PLC208751 | ☎ 020 - 67815500 | ✉ Info@grihumhousing.com

Registered Office: 6th Floor, B-Building, Ganga Trueno, Lohegaon, Pune – 411014

www.grihumhousing.com