GRIHUM HOUSING FINANCE
Apna Ghar. Apni Pehchan.

03 November, 2026

To,
BSE Limited
Corporate Relationship Department
25th Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai-400001 (Company Code –10828)

Dear Sir/Madam,

Subj.: **Outcome of Board Meeting held on 03 November, 2026 pursuant to Regulations 51, 52 and 54 and other applicable Regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')**

This is to inform you that the Board of Directors of Grihum Housing Finance Limited ("**Company**") at its Meeting held today i.e. on 03 November, 2026 has *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and half year ended 30 September, 2026.

In compliance with the provisions of Regulations 52 and 54 of the SEBI Listing Regulations, we are enclosing herewith the below-mentioned documents:

1. Limited Review Report of the Statutory Auditors of the Company for the quarter and half year ended 30 September 2026 pursuant to Regulation 52(2) of the SEBI Listing Regulations;
2. Unaudited Financial Results of the Company for the quarter and half year ended 30 September, 2026 pursuant to Regulation 52 of the SEBI Listing Regulations;
3. Disclosure and Security cover certificate as per Regulation 54(3) of the SEBI Listing Regulations;
4. Statement of disclosures of line items pursuant to Regulation 52(4) of the SEBI Listing Regulations.

The meeting of the Board of Directors commenced at 12:00 P.M. and concluded at 02.00 P.M.

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

Vaishnavi Suratwala
Company Secretary
Membership No: A41827

802, Lloyds Chambers
Near Ambedkar Bhavan
Pune – 411 011
India
+91 20 2605 0802; 2605 0803
www.sharpandtannan.com

SHARP& TANNAN ASSOCIATES LLP chartered accountants

Independent Auditor's Limited Review Report on unaudited financial results of Grihum Housing Finance Limited for the quarter and half year ended 30 September 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)
Registered Office:
6th Floor, B-Building, Ganga Trueno,
Lohegaon, Pune-411014, Maharashtra

Introduction:

1. We have reviewed the accompanying statement of unaudited financial results of **Grihum Housing Finance Limited** ('the Company') for the quarter and half year ended 30 September 2026, together 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. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors in its meeting held on 03 November 2026, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 *'Interim Financial Reporting'* ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, as amended (the 'Act'), the circulars, guidelines and directions issued by Reserve Bank of India ('RBI') from time to time, applicable to the Company ('RBI guidelines') and other accounting principles generally accepted in India and is in compliance with Regulation 52 of the Listing Regulations.

Scope of review:

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries primarily with Company personnel responsible for financial and accounting matters and applying analytical and other review procedures.

   A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion:

4. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, RBI guidelines and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **SHARP & TANNAN ASSOCIATES LLP**
Chartered Accountants
Firm's registration no. 109983W/W101313

ARNOB CHOUDHURI
Digitally signed by ARNOB CHOUDHURI
Date: 2026.11.03 14:11:32 +05'30'

CA Arnob Choudhuri
Partner
Membership no.(F) 156378
UDIN: 26156378ATVUAL4045

Mumbai, 03 November 2026

GRIHUM HOUSING FINANCE
Apna Ghar. Apni Pehchan.

GRIHUM HOUSING FINANCE LIMITED

Statement of Unaudited Financial Results for the quarter and half year ended 30 September 2026

(₹ in Crores)

	Particulars	Quarter ended			Half year ended		Year ended
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	**Revenue from operations**						
	(a) Interest income	276.95	279.29	306.03	556.24	618.26	1,196.39
	(b) Fees and commission income	17.48	13.61	11.81	31.09	26.74	50.63
	(c) Net gain on fair value changes	2.01	-	0.18	1.62	3.11	1.16
	(d) Net gain on derecognition of financial instruments under amortised cost category	13.66	18.06	3.71	31.72	-	-
	Total revenue from operations	**310.10**	**310.96**	**321.73**	**620.67**	**648.11**	**1,248.18**
	(e) Other income	1.68	1.78	1.31	3.46	2.28	5.42
	Total income	**311.78**	**312.74**	**323.04**	**624.13**	**650.39**	**1,253.60**
2.	**Expenses**						
	(a) Finance costs	109.01	107.06	122.35	216.07	255.69	478.92
	(b) Net loss on fair value changes	-	0.39	-	-	-	-
	(c) Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	0.28	3.17
	(d) Impairment on financial instruments	22.36	32.30	37.74	54.66	77.26	112.92
	(e) Employee benefits expenses	88.10	86.22	83.85	174.32	157.02	342.25
	(f) Depreciation, amortisation and impairment	5.54	5.28	4.67	10.82	9.43	21.66
	(g) Other expenses	23.58	23.89	26.30	47.47	47.24	98.29
	Total expenses	**248.59**	**255.14**	**274.91**	**503.34**	**546.92**	**1,057.21**
3.	**Profit before tax (1-2)**	**63.19**	**57.60**	**48.13**	**120.79**	**103.47**	**196.39**
4.	**Tax expense**						
	(a) Current tax	10.53	14.12	5.89	24.65	18.00	28.46
	(b) Deferred tax charge/(credit)	3.70	(1.69)	6.20	2.01	7.92	(16.96)
	(c) Tax expense of earlier years	-	0.03	-	0.03	(0.06)	(0.15)
	Total tax expense	**14.23**	**12.46**	**12.09**	**26.69**	**25.86**	**11.35**
5.	**Profit for the period (3-4)**	**48.96**	**45.14**	**36.04**	**94.10**	**77.61**	**185.04**
6.	**Other comprehensive income**						
	(i) Items that will not be reclassified to profit or loss	0.26	(0.51)	0.27	(0.25)	0.07	(0.10)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.05)	0.11	(0.07)	0.06	(0.02)	0.01
	Total other comprehensive income	**0.21**	**(0.40)**	**0.20**	**(0.19)**	**0.05**	**(0.09)**
7.	**Total comprehensive income for the period (5+6)**	**49.17**	**44.74**	**36.24**	**93.91**	**77.66**	**184.95**
8.	**Paid-up equity share capital (face value of ₹ 10/- each)**	**330.81**	**330.77**	**329.16**	**330.81**	**329.16**	**330.67**
9.	**Earnings per share***						
	(a) Basic (in ₹)	1.48	1.36	1.10	2.84	2.37	5.63
	(b) Diluted (in ₹)	0.99	0.92	0.74	1.91	1.59	3.78

* Not annualised for the quarters ended and half years.

GRIHUM HOUSING FINANCE

Apna Ghar. Apni Pehchan.

GRIHUM HOUSING FINANCE LIMITED

Statement of Assets and Liabilities as at 30 September 2026

(₹ in Crores)

Particulars		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
A.	**ASSETS**		
1.	**Financial Assets**		
	(a) Cash and cash equivalents	431.27	243.93
	(b) Bank balances other than cash and cash equivalents	81.67	142.78
	(c) Receivables		
	(I) Trade receivables	-	-
	(II) Other receivables	6.08	1.97
	(d) Loans	7,748.27	7,413.85
	(e) Investments	239.16	223.69
	(f) Other financial assets	398.93	323.46
	Total Financial Assets	**8,905.38**	**8,349.68**
2.	**Non-financial Assets**		
	(a) Current tax assets (net)	12.66	5.49
	(b) Property, plant and equipment	14.29	14.04
	(c) Intangible assets under development	0.90	1.00
	(d) Other intangible assets	21.20	20.95
	(e) Right of use assets	57.31	52.34
	(f) Other non-financial assets	33.24	40.91
	Total Non-financial Assets	**139.60**	**134.73**
	Total Assets	**9,044.98**	**8,484.41**
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	3.42	3.13
	(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	20.65	19.16
	(b) Debt securities	39.91	49.86
	(c) Borrowings (other than debt securities)	5,863.72	5,403.21
	(d) Lease liabilities	68.08	62.30
	(e) Other financial liabilities	106.53	107.38
	Total Financial Liabilities	**6,102.31**	**5,645.04**
2.	**Non-financial Liabilities**		
	(a) Provisions	9.37	8.23
	(b) Deferred tax liabilities (net)	18.99	17.04
	(c) Other non-financial liabilities	8.16	9.70
	Total Non-financial Liabilities	**36.52**	**34.97**
3.	**Equity**		
	(a) Equity share capital	330.81	330.67
	(b) Instruments entirely equity in nature	160.62	160.62
	(c) Other equity	2,414.72	2,313.11
	Total Equity	**2,906.15**	**2,804.40**
	Total Liabilities and Equity	**9,044.98**	**8,484.41**

GRIHUM HOUSING FINANCE LIMITED

Statement of Cash flow for the half year ended 30 September 2026

(₹ in Crores)

	Particulars	As at 30 September 2026 (Unaudited)	As at 30 September 2025 (Unaudited)
A	**Cash flow from operating activities**		
	Profit before tax	120.79	103.48
	Adjustments for:		
	Interest Income	(549.25)	(612.61)
	Depreciation, amortisation and impairment	10.82	9.42
	Net loss on financial instruments at fair value through profit or loss	0.06	-
	Allowance for impairment loss	54.66	78.08
	Liability no longer required written back	(0.20)	(0.30)
	Loss on sale of property, plant and equipment	0.49	0.28
	Net loss/(gain) on derecognition of financial instruments	(31.72)	0.28
	Finance cost	216.07	255.69
	Interest Income on investments	(6.99)	(5.76)
	Gain on redemption of mutual fund	(1.67)	(6.50)
	(Reversal)/Expense on employee stock option scheme	7.10	(0.29)
		(179.84)	**(178.23)**
	Finance cost paid	(195.70)	(238.15)
	Interest Income Received on loans	530.43	606.80
	Operating profit before working capital changes	**154.89**	**190.42**
	Changes in working capital:		
	(Increase)/Decrease in loans	(356.44)	221.02
	(Increase)/Decrease in receivables	(4.12)	10.42
	(Increase) in other financial assets	(75.47)	(36.75)
	Decrease/(Increase) in other non financial assets	8.55	(5.20)
	Decrease in other bank balances	61.12	238.08
	Increase in trade and other payables	1.98	8.33
	(Decrease) in other financial liabilities	(0.85)	(7.42)
	Increase in other non financial liabilities	0.42	1.94
	Increase/(Decrease) in provisions	1.14	(0.41)
	Cash generated (used)/from in operating activities	**(208.78)**	**620.43**
	Income tax paid (net of refunds)	(33.86)	(9.96)
	Net cash generated (used)/ from in operating activities (A)	**(242.64)**	**610.47**
B	**Cash flow from investing activities**		
	Purchase of property, plant and equipment including capital advances	(2.64)	(0.63)
	Sale of property, plant and equipment	0.21	0.02
	Purchase of intangible assets and intangible assets under development	(2.40)	(3.34)
	Purchase of investments measured at amortised cost	(43.99)	(71.56)
	Sale of investments measured at amortised cost	28.52	91.28
	Purchase of investments measured at FVTPL	(2,008.00)	(2,024.90)
	Sale of investments measured at FVTPL	2,009.67	1,824.05
	Interest received on investments	6.88	(0.32)
	Net cash (used) in investing activities (B)	**(11.75)**	**(185.40)**
C	**Cash flow from financing activities**		
	Proceeds from issue of equity shares including securities premium	0.97	11.38
	Repayment of debt securities	(10.00)	(360.00)
	Proceeds from borrowings other than debt securities	1,804.70	341.36
	Repayment of borrowings other than debt securities	(1,344.90)	(791.90)
	Payment of lease liability	(9.04)	(7.39)
	Net cash generated from/ (used) in financing activities (C)	**441.73**	**(806.55)**
	Net Increase/ (decrease) in cash and cash equivalents (A+B+C)	**187.34**	**(381.48)**
	Cash and cash equivalents at the beginning of the year	**243.93**	**557.97**
	Cash and cash equivalents at the ending of the year*	**431.27**	**176.49**
	***Components of cash and cash equivalents:**		
	Cash on hand	-	-
	Balances and deposits with banks		
	In Current Accounts	**281.24**	**101.46**
	Fixed Deposit (with original maturity of 3 months or less)	**150.03**	**75.03**
		431.27	**176.49**

GRIHUM HOUSING FINANCE LIMITED

Statement of Unaudited Financial Results for the quarter and half year ended 30 September 2026

Notes :

1] The above unaudited 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 03 November, 2026.

2] The unaudited 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 Disclosure Requirements) ("SEBI") Regulations, 2015, as amended.

3] The unaudited financial results have been subjected to limited review by the statutory auditors of the Company. The statutory auditors have expressed an unmodified conclusion on these financial results.

4] 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".

5] As per Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations") read with regulation 56(1)d 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 28 September 2026.

6] 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 half year ended 30 September 2026:

(₹ in Crores)

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 31 March 2026 (A)	Of (A), aggregate debt that slipped into NPA during six month period ended 30 September 2026	Of (A) amount written off during six month period ended 30 September 2026	Of (A) amount paid by the borrowers during six month period ended 30 September 2026#	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 30 September 2026
Personal Loans	85.22	2.53	-	4.06	78.63
Corporate persons*	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**85.22**	**2.53**	**-**	**4.06**	**78.63**

*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.

7] 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 half year ended 30 September 2026:

Entity/Assignee	NBFC/HFC
Count of Loan accounts Assigned	2,333 Loans
Amount of Loan accounts Assigned	₹ 185.34 Crores
Retention of beneficial economic interest (MRR)*	10%
Weighted Average Maturity (Residual Maturity)**	145 Months
Weighted Average Holding Period**	27 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

(b) Details of transfer through Co-lending in respect of loans not in default during the half year ended 30 September 2026:

Entity/Assignee	Bank
Number of Co-lending partners	1
Count of Loan accounts Assigned	403 Loans
Amount of Loan accounts Assigned	₹62.01 Crores
Retention of beneficial economic interest (MRR)*	20%
Quantum of Co-lending**	
- Number of Co-lending partners	2
- Number of outstanding loans	530 Loans
- Amount of outstanding	₹19.82 Crores
Weighted Average Rate of Interest	8.95%
Rating wise distribution of rated loans	Unrated
Fees charged during the period	₹0.01 Crore
Broad sectors in which CLA was made	Loan against property
Performance of loans under CLA**	
- Standard loan	₹19.72 Crores
- Non performing loan	₹0.10 Crores
Details related to default loss guarantee	NA

* Retained by the originator

** As per originator's books

(c) Details of acquired through assignment in respect of loans not in default during the half year ended 30 September 2026.

Entity/Assignor	NBFC/HFC
Count of Loan accounts Assigned	1267 Loans
Amount of Loan accounts Assigned	₹ 174.52 Crores
Retention of beneficial economic interest (MRR)*	10%
Weighted Average Maturity (Residual Maturity)**	123 Months
Weighted Average Holding Period	13 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 acquisition

Notes (contd.) :

(d) Details of stressed loans transferred during the half year ended 30 September 2026:

Particulars	To ARCs	To permitted transferees	To other transferees
No. of accounts	504 Loans	-	-
Aggregate principal outstanding of loans transferred (at the time of transfer)	₹35.75 Crores	-	-
Weighted average residual tenor of the loans transferred	157 Months	-	-
Net book value of loans transferred (at the time of transfer)	₹25.72 Crores	-	-
Aggregate consideration	₹25.03 Crores	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-

8] During Q2 FY 2026-27, the Company issued 25,000 equity shares of ₹10 each and 12,500 0.001% Compulsorily Convertible Preference Shares (CCPS) of ₹10 each to eligible employees under its Employee Stock Option Plans. Further, 12,500 CCPS were converted into the equity shares of the Company. In view of the above issuance, allotment, and conversion of shares, the issued, subscribed, and paid-up share capital of the Company as at 30 September, 2026, stood at ₹491,43,15,162.69 comprising 33,15,35,713 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.

9] During Q2 FY 2026-27, pursuant to the resolutions passed by the Nomination and Remuneration Committee on 03 August 2026, the Committee approved the grant of 1,25,000 employee stock options to eligible employees of the Company under the Grihum Employee Stock Option Plan 2026, with effect from 01 September 2026.

10] During the period under review, the Board of Directors of the Company appointed Mr. Rakesh Asawa as the Chief Financial Officer (CFO) of the Company with effect from 04 August, 2026.

11] In accordance with the Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions 2025. dated 28 November 2025, no resolution plans have been implemented during the quarter ended 30 September 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.

12] The figures for the quarter ended 30 September 2026 and 30 September 2025 are the balancing figures between the reviewed figures in respect of half year ended 30 September 2026 and 30 September 2025 and the reviewed figures for the quarter ended 30 June 2026 and 30 June 2025 respectively.

13] 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

ARJUN CHOWDHRY
Digitally signed by ARJUN CHOWDHRY
Date: 2026.11.03 14:03:38 +05'30'

Arjun Chowdhry
Managing Director & Chief Executive Officer
DIN: 02947622

Place: Mumbai
Date: 03 November 2026

802, Lloyds Chambers
Near Ambedkar Bhavan
Pune – 411 011
India
+91 20 2605 0802; 2605 0803
www.sharpandtannan.com

SHARP& TANNAN ASSOCIATES LLP chartered accountants

Independent Auditor's Certificate

A:2026-27 /AC - GHFL / 19

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 at 30 September 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 at 30 September 2026, pursuant to the requirements of Regulation 54 read with Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") and paragraph 5.5 of Chapter III and paragraph 1.1 of Chapter V read with Annex-VA of SEBI Master Circular No. HO/17/11/12(2)2026-DDHS-POD1/I/22420/2026 dated 28 September 2026 ("the SEBI Master Circular") 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 SEBI Master 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 SEBI Master Circular, 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 30 September 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 the Institute of Chartered Accountants of India ("the ICAI") and in accordance with generally accepted auditing techniques.

7. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

8. 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. We have been provided with the unaudited financial results of the Company for the quarter and half year ended 30 September 2026, which have been subjected to limited review by us in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Listing

Regulations') including circulars issued by SEBI. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the ICAI. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. We rely upon these unaudited financial results and other additional information as provided by the Company's management for the purpose of the certificate.

iii. Traced the principal amount of the debt security outstanding as at 30 September 2026 and the value of assets indicated in Annexure to the unaudited financial results of the Company as stated in 8.ii above.

iv. 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.

Conclusion:

9. 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 30 September 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:

10. 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.

11. 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 LLP
Chartered Accountants
ICAI Firm Reg. No.109983W/W101313

ARNOB CHOUDHURI

Digitally signed by ARNOB CHOUDHURI
Date: 2026.11.03 14:13:47 +05'30'

CA Arnob Choudhuri
Partner
Membership No.: (F) 156378
UDIN: 26156378ICRDBH7019

Mumbai, 03 November 2026

Enclosure : Annexure of Security Cover Certificate as per Regulation 54 read with Regulation 56(1)(d) of the Listing Regulations, as on 30 September 2026.

Annexure to the Certificate No. A: 2026-27 /AC - GHFL / 19 dt. 03 November 2026

Security Cover Certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosures Requirements) Regulations, 2015 as on 30 September 2026 (₹ in Crores)

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
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	Other Adjustments related to IND-AS	(Total C to J)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by 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)		debt amount considered more than once (due to exclusive plus pari passu charge)			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, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=L+M+N+O)
													Relating to Column F		
		Book Value	Book Value	Yes / No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment		-	-	-	-	-	14.29	-	-	14.29	-	-	-	-	-
Capital Work-in- Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	-	-	-	57.31	-	-	57.31	-	-	-	-	-
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	21.20	-	-	21.20	-	-	-	-	-
Intangible Assets under Development		-	-	-	-	-	0.90	-	-	0.90	-	-	-	-	-
Investments		-	-	-	-	-	239.16	-	-	239.16	-	-	-	-	-
Loans (Note)	Represents Loan given under financial activity	-	2,139.90	-	5,338.85	-	427.63	-	(31.26)	7,875.12	-	-	-	5,338.85	5,338.85
Inventories		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Receivables		-	-	-	-	-	6.08	-	-	6.08	-	-	-	-	-
Cash and Cash Equivalents		-	-	-	-	-	431.27	-	-	431.27	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	81.67	-	-	-	-	-	-	81.67	-	-	-	-	-
Others		-	62.48	-	-	-	382.35	-	-	444.83	-	-	-	-	-
Total		**-**	**2,284.05**	**-**	**5,338.85**	**-**	**1,580.19**	**-**	**(31.26)**	**9,171.83**	**-**	**-**	**-**	**5,338.85**	**5,338.85**

Annexure to the Certificate No. A: 2026-27 /AC - GHFL / 19 dt. 03 November 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
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	Other Adjustments related to IND-AS	(Total C to J)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by 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)		debt amount considered more than once (due to exclusive plus pari passu charge)			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, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=L+M+N+O)
													Relating to Column F		
		Book Value	Book Value	Yes / No	Book Value	Book Value									
LIABILITIES															
Debt securities to which this certificate pertains		-	-	Yes	40.00	-	-	-	(0.09)	39.91	-	-	-	40.00	40.00
Other debt sharing pari-passu charge with above debt			-	No	4,099.71	-	-	-	(4.42)	4,095.29	-	-	-	-	-
Other Debt			-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt			-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings			-	-	-	-	-	-	-	-	-	-	-	-	-
Bank-Term Loan			1,214.98	-	-	-	-	-	-	1,214.98	-	-	-	-	-
Debt Securities			-	-	-	-	-	-	-	-	-	-	-	-	-
Others-PTC			553.49	-	-	-	-	-	(0.04)	553.45	-	-	-	-	-
Payables		Not to be filled	-	-	-	-	24.07	-	-	24.07	-	-	-	-	-
Lease Liabilities			-	-	-	-	68.08	-	-	68.08	-	-	-	-	-
Provisions	Represents provision for compensated absences & gratuity		-	-	-	-	9.37	-	-	9.37	-	-	-	-	-
Provision on Impairment on Loans	Represents ECL provision on Financial Assets		-	-	-	-	126.85	-	-	126.85	-	-	-	-	-
Others	-		21.25	-	0.82	-	111.62	-	-	133.69	-	-	-	-	-
Total		**-**	**1,789.72**	**-**	**4,140.53**	**-**	**339.99**	**-**	**(4.55)**	**6,265.69**	**-**	**-**	**-**	**40.00**	**40.00**
Cover on Book Value					1.29										
Cover on Market Value															
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

Note: The Company extends loan under financial arrangements (Home loans and Loan against properties) which have been classified under amortised cost as per applicable Ind AS. Hence the Company has considered the book value (gross of impairment provisions) for the purpose of this certificate.

For Sharp & Tannan Associates LLP
Chartered Accountants
Firm Registration Number: 109983W/ W101313

ARNOB CHOUDHURI
Digitally signed by ARNOB CHOUDHURI
Date: 2026.11.03 14:14:24 +05'30'

Arnob Choudhuri
Partner
Membership Number: 156378
Place: Mumbai
Date: 03 November 2026

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

ARJUN CHOWDHRY
Digitally signed by ARJUN CHOWDHRY
Date: 2026.11.03 14:04:04 +05'30'

Arjun Chowdhry
Managing Director & Chief Executive Officer
DIN: 02947622
Place: Mumbai
Date: 03 November 2026

This statement is signed for identification purposes only and should be read along with Certificate No. 19.

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 ended 30 September 2026

Sl. No.	Particulars	Quarter ended		Year ended
		30 September 2026	30 September 2025	31 March 2026
		(Unaudited)	(Unaudited)	(Audited)
a.	Debt-equity ratio (Total debts / Shareholder's fund) (in times)	2.03	2.11	1.94
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)	2,906.15	2,690.13	2,804.40
g.	Net profit after tax (₹ in Crores)	48.96	36.04	185.04
h.	Earnings per share (in ₹)*			
	(i) Basic :	1.48	1.10	5.63
	(ii) Diluted :	0.99	0.74	3.78
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 (%)	65.27%	65.85%	64.27%
n.	Debtors turnover	Not Applicable		
o.	Inventory turnover	Not Applicable		
p.	Operating margin (%)	Not Applicable		
q.	Net profit margin (%)	15.70%	11.16%	14.76%
r.	Sector specific equivalent ratios, as applicable			
	(i) Capital to risk weighted assets ratio (CRAR) as at	50.65%	50.33%	53.47%
	(ii) Gross Stage 3 Ratio as at	2.56%	2.04%	2.34%
	(iii) Net Stage 3 Ratio as at	1.64%	1.26%	1.51%
	(iv) Liquidity coverage ratio as at	163.65%	161.30%	152.91%

* 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: 2026.11.03 14:04:23 +05'30'

Arjun Chowdhry
Managing Director & Chief Executive Officer
DIN: 02947622

Place: Mumbai
Date: 03 November 2026