Independent Auditor's review report on Unaudited Financial Results for the quarter and half year ended September 30, 2025, of IKF Home Finance Limited pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors of
IKF Home Finance Limited

1. We have reviewed the accompanying statement of unaudited financial results of IKF Home Finance Limited (the "Company") for the quarter and half year ended September 30, 2025 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, 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 (the "Act"), read with the relevant Rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation principles 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation, 2015 as amended along with the circulars, guidelines and directions issued by the Reserve Bank of India (RBI)/National Housing Bank (NHB) to the extent applicable. Our responsibility is to express a conclusion on the Statement based on our review.

3. 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 Institute of Chartered Accountants of India ('the ICAI'). A review of interim financial information consists of making inquiries, primarily of persons 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 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 have not performed an audit and accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in accordance with recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, read with the relevant Rules issued thereunder and has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement

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5. **Other Matters**

a) The financial results of the Company for the quarters ended June 30, 2025, September 30, 2024 and year to date results for the period from April 01, 2024 to September 30, 2024, were reviewed by the erstwhile statutory auditor, vide their reports dated August 04,2025 and November 04, 2024, respectively in which the predecessor auditor have expressed unmodified conclusion,

b) The numbers and details pertaining to the year ended March 31, 2025, and notes related thereto in the Statement have been traced from the Financial Statements of the Company audited by erstwhile statutory auditor vide their unmodified report dated May 21 ,2025.

Our conclusion on the Statement is not modified in respect of these matters.

For **S G C O & Co. LLP**
Chartered Accountants
Firm Registration No.: 112081W/W100184

SUDHA JAIDEEP SHETTY
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Sudha Jaideep Shetty
Partner
Membership No.: 047684
UDIN: 25047684BMIGCC5579

Place: Mumbai
Date: November 04, 2025

IKF Home Finance

IKF Home Finance Limited
CIN No- U65922AP2002PLC039417
Statement of Financial Results for the period ended September 30, 2025
Statement of Profit & Loss Account

(Amount in Lakhs unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Revenue From operations						
	Interest income	5,468.92	4,874.18	3,551.06	10,343.10	7,020.06	15,524.91
	Fees and commission income	477.46	464.82	417.02	942.28	710.31	1,740.59
	Net gain on derecognition of financial instruments under amortised cost category for assigned loans	674.30	597.14	450.91	1,271.44	1,488.23	3,058.53
(I)	**Total revenue from operations**	**6,620.67**	**5,936.15**	**4,418.99**	**12,556.82**	**9,218.60**	**20,324.03**
(II)	Other income	261.68	260.82	58.36	522.50	276.58	932.53
(III)	**Total income (I + II)**	**6,882.35**	**6,196.97**	**4,477.34**	**13,079.32**	**9,495.18**	**21,256.57**
	Expenses						
	Finance costs	2,812.72	2,834.91	1,996.02	5,647.63	3,907.64	8,840.32
	Impairment on financial instruments	178.22	377.71	209.37	555.93	543.79	944.82
	Employee benefits expenses	1,447.15	1,416.39	1,071.78	2,863.55	2,052.27	4,690.91
	Depreciation, amortization and impairment	63.93	56.92	40.34	120.84	74.69	179.19
	Others expenses	924.13	611.58	431.11	1,535.71	870.60	2,073.27
(IV)	**Total expenses**	**5,426.16**	**5,297.51**	**3,748.61**	**10,723.67**	**7,448.99**	**16,728.51**
(V)	Profit / (loss) before exceptional items and tax (III - IV)	1,456.19	899.46	728.73	2,355.65	2,046.19	4,528.06
(VI)	Exceptional Items	-	-	-	-	-	-
(VII)	**Profit before tax (V - VI)**	**1,456.19**	**899.46**	**728.73**	**2,355.65**	**2,046.19**	**4,528.06**
(VIII)	Tax Expense:						
	(1) Current Tax	285.44	307.43	218.84	592.87	456.23	973.18
	(2) Deferred Tax	52.19	-78.28	-34.08	-26.08	61.24	175.64
	(3) Adjustment of tax relating to earlier periods	-	-	-	-	-	2.83
	Total Tax Expense (VIII)	**337.64**	**229.15**	**184.76**	**566.79**	**517.47**	**1,151.65**
(IX)	**Net Profit / (loss) for the period (VII-VIII)**	**1,118.55**	**670.31**	**543.98**	**1,788.86**	**1,528.72**	**3,376.41**
(X)	Other comprehensive income						
	(A) Items that will not be reclassified to profit or loss (specify items and amounts)						
	(a) Items that will not be reclassified to profit or loss	8.94	-2.43	5.89	6.51	4.90	9.72
	(b) Income tax relating to items that will not be reclassified to profit or loss	(2.25)	0.61	(1.48)	(1.64)	(1.23)	(2.45)
	(B) Items that will be reclassified to profit or loss (specify items and amounts)						
	(a) Items that will be reclassified to profit or loss	155.66	-6.69	-44.99	148.98	1.05	(64.97)
	(b) Income tax relating to items that will be reclassified to profit or loss	(18.35)	3.46	11.32	(14.89)	(0.26)	16.57
(XI)	**Total comprehensive income for the period (IX + X)**	**1,262.56**	**665.27**	**514.72**	**1,927.83**	**1,533.18**	**3,335.28**
(XII)	Earnings per share (equity share, par value of Rs.10 each)						
	Basic** (Rs.)	1.62	0.97	0.79	2.58	2.21	4.88
	Diluted** (Rs.)	1.62	0.97	0.79	2.58	2.21	4.88
	Reserves excluding Revaluation Reserves as at March 31 2025						**17,799.38**

** Not Annualized for the Quarterly Figures

Vupputuri Vasantha Lakshmi

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IKF Home Finance Limited
CIN No- U65922AP2002PLC039417
Statement of Financial Results for the quarter ended September 30, 2025
Statement of Assets and Liabilities

(Amount in Lakhs unless otherwise stated)

Particulars	As at 30-Sep-25 (Unaudited)	As at 30-Sep-24 (Unaudited)	As at 31-Mar-25 (Audited)
ASSETS			
(1) Financial assets			
Cash and cash equivalents	1,787.65	6,698.79	8,309.24
Bank balance other than cash and cash equivalents	1,223.82	525.78	1,224.44
Trade Receivables	-	-	-
Loans	1,34,422.34	96,138.36	1,18,062.91
Investments	5,053.14	-	436.31
Derivative financial instruments	82.75	41.85	-
Other financial assets	6,221.54	4,751.44	6,513.42
Subtotal - Financial assets	**1,48,791.25**	**1,08,156.23**	**1,34,546.33**
(2) Non-financial assets			
Current tax assets (Net)	-	52.58	14.10
Investment property	31.93	-	32.20
Property, plant and equipment	3,318.88	118.85	141.98
Capital work in progress	27.25	-	2,596.09
Right of use asset	469.68	171.12	471.51
Other intangible assets	33.55	62.62	45.02
Other non-financial assets	369.56	1,209.09	556.03
Subtotal - Non Financial assets	**4,250.84**	**1,614.25**	**3,856.92**
Total assets	**1,53,042.09**	**1,09,770.48**	**1,38,403.26**
LIABILITIES AND EQUITY			
LIABILITIES			
(1) Financial liabilities			
Derivative financial instruments	-	-	43.06
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	126.89	120.44	82.26
Debt securities	5,959.48	4,011.59	6,945.48
Borrowings (other than debt securities)	1,05,582.88	80,511.72	1,02,331.04
Other financial liabilities	3,494.94	1,202.34	2,868.09
Subtotal - Financial liabilities	**1,15,164.20**	**85,846.09**	**1,12,269.94**
(2) Non-financial liabilities			
Current tax liabilities (Net)	47.95	-	-
Provisions	59.19	63.56	67.43
Deferred tax liabilities (Net)	572.84	483.62	582.40
Other non-financial liabilities	88.68	529.33	831.75
Subtotal - Non-Financial liabilities	**768.66**	**1,076.51**	**1,481.57**
EQUITY			
Equity share capital	8,064.46	6,924.82	6,924.82
Other equity	29,044.77	15,923.05	17,726.92
Subtotal - Equity	**37,109.23**	**22,847.87**	**24,651.74**
Total liabilities and equity	**1,53,042.09**	**1,09,770.48**	**1,38,403.26**

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IKF Home Finance

IKF Home Finance Limited
CIN No- U65922AP2002PLC039417
Statement of Cash Flows for the period ended Sep 30, 2025

(Amount in Lakhs unless otherwise stated)

Particulars	For the period ended 30-Sep-25 (Unaudited)	For the period ended 30-Sep-24 (Unaudited)
Cash flow from operating activities:		
Net profit before tax as per the statement of profit and loss	2,355.65	2,046.19
Adjustments for		
Net (gain) / loss on derecognition of financial instruments under amortised cost category	-1,271.44	-1,488.23
Finance cost - Leases	25.43	6.30
Transfer from Special Reserves u/s 36(1)(viia) Income tax	-	-
Expense relating to ESOP	12.19	-
Profit on sale of assets	-	-
Depreciation and amortisation	120.84	74.69
Acturial Gain/(Loss)-Defined Benefit Plan		4.90
Interest income on Security deposit- Leases	-2.31	-0.98
Impairment allowance on loans	555.93	543.79
Net gain/loss on financial assets	-125.81	21.99
Operating profit before working capital changes	**1,670.48**	**1,208.65**
Changes in working capital		
Decrease / (increase) in Loans	-16,915.36	-7,915.37
Decrease / (increase) in other financial assets	1,563.33	796.85
Decrease / (increase) in other non financial assets	186.47	-27.92
Increase / (Decrease) in other payables	-49.66	-37.41
Increase / (Decrease) in other financial liabilities	711.30	529.20
Increase / (Decrease) increase in provisions	124.21	8.95
Increase / (Decrease) Increase in other non financial liabilities	-743.07	-460.77
Total Changes in Working Capital	**-15,122.78**	**-7,106.46**
Income taxes paid (net)	-514.30	-623.14
Cash flow from operating activities (A)	**-13,960.10**	**-6,520.96**
Payment for the purchase of property, plant and equipment	-632.66	-34.59
Proceeds from sale of Property	0.00	0.16
Sale of investments	-4,616.83	1.00
Purchase of investments	-5,249.49	0.00
Net cash (used in) / generated from investing activities (B)	**-10,498.98**	**-33.43**
Cash flow from financing activities		
Issue of equity shares (including securities premium)	10,517.47	0.00
Increase in borrowings	14,500.00	24,304.61
Decrease/ repayment in borrowings	-12,234.16	-11,327.07
Principal repayment of financial lease liability	-69.88	-37.44
Interest repayment of financial lease liability	-25.43	0.00
Net cash (used in) generated from financing activities (C)	**12,688.00**	**12,940.11**
Net (decrease) in cash and cash equivalents (A+B+C)	**-6,521.59**	**6,385.72**
Cash and cash equivalents at the beginning of the year	8,309.24	313.07
Cash and cash equivalents at the end of the year	**1,787.65**	**6,698.79**

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IKF Home Finance Limited
CIN No- U65922AP2002PLC039417
Statement of Financial Results for the quarter ended September 30, 2025

Notes:

1 The financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Accounting Standards) Rules, 2015 (as amended from time to time) and notified under Section 133 of the Companies Act, 2013.

2 The above unaudited results for the quarter ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on Nov 04, 2025 and subjected to limited review by statutory auditors in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

3 The Company is engaged primarily in the business of financing and accordingly there are no separate reportable segments as per IND AS 108 dealing with operating segments.

4 On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of income recognition and asset classification norms. The Management has taken necessary steps to comply with norms/changes as and when they became applicable.

5 The figures for the quarter ended Sep 2025, are the balancing figures between unaudited figures in respect of YTD FY26 and published unaudited year to date figures upto the first quarter ended Jun, 2025.

6 Disclosure pursuant to RBI Notification – RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021

(a) Details of transfer through assignment in respect of loans not in default during the Quarter ended 30 September 2025

Entity/Assignee	Housing Finance Companies
Count of Loan accounts Assigned	280
Amount of Loan accounts Assigned (Rs in Lakhs)	2,631.64
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	263.16
Weighted Average Maturity (Residual Maturity) (Months)	129
Weighted Average Holding Period (Months)	16
Coverage of tangible security coverage	1.11x
Rating wise distribution of rated loans	-

(b) Details of acquired through assignment in respect of loans not in default during the Quarter ended 30 September 2025

Entity/Assignee	Housing Finance Companies
Count of Loan accounts Assigned	Nil
Amount of Loan accounts Assigned (Rs in Lakhs)	Nil
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	Nil
Weighted Average Maturity (Residual Maturity) (Months)	Nil
Weighted Average Holding Period (Months)	Nil
Coverage of tangible security coverage	Nil
Rating wise distribution of rated loans	-

(c) The Company has not transferred or acquired any stressed loans during the quarter ended 30 September, 2025.

7 Previous year / periods figures have been regrouped / rearranged wherever necessary to conform with current period's classification.

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8 Details of resolution plan implemented under the Resolution Framework for COVID-19 pandemic related stress, as per RBI circular August 6, 2020 (Resolution Framework 1.0) and May 5, 2021 (Resolution Framework 2.0) as at September 30, 2025 are given below:

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan-Position as at the end of the previous year i.e., March 31,2025 (A)	Of (A), agregate debt that slipped into NPA during the quarter ended i.e., September 30,2025	Of (A) amount written off during the quarter ended i.e., September 30,2025	Of (A) amount paid by the borrowers during the period ended i.e., September 30,2025	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position quarter ended i.e., September 30,2025
Individual Loans	104.33	35.83	-	1.01	67.49
Corporate Persons					
Of which MSME's					
Others					
Total	104.33	35.83	-	1.01	67.49

For and on behalf of the Board of Directors of
IKF Home Finance Limited

Vupputuri Vasantha Lakshmi

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V Vasantha Lakshmi
Managing Director

Place: Hyderabad
Date: 04-Nov-2025

IKF Home Finance Limited
CIN No- U65922AP2002PLC039417

Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements)Regulations, 2015 for quarter ended September 30 2025

Particulars	Quarter ended			Half year ended		Year ended
	30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Debt Equity Ratio	3.01	4.49	3.70	3.01	3.70	4.43
Debt Service Coverage Ratio *	NA	NA	NA	NA	NA	NA
Interest Service Coverage Ratio *	NA	NA	NA	NA	NA	NA
Outstanding redemption preference shares (quantity and value)	NA	NA	NA	NA	NA	NA
Debenture Redemption Reserve/ Capital redemption reserve	NA	NA	NA	NA	NA	NA
Net worth (in ₹ lakh)	37,109.23	25,329.21	22,847.87	37,109.23	22,847.87	24,651.74
Net profit after tax (in ₹ lakh)	1,118.55	670.31	543.98	1,788.86	1,528.72	3,376.41
Earnings per share (of ₹10/- each)						
- Basic	1.62	0.97	0.79	2.58	2.21	4.88
- Diluted	1.62	0.97	0.79	2.58	2.21	4.88
Long term debt to working capital **	NA	NA	NA	NA	NA	NA
Current Ratio **	NA	NA	NA	NA	NA	NA
Bad debts to Account receivable ratio	NA	NA	NA	NA	NA	NA
Current liability ratio **	NA	NA	NA	NA	NA	NA
Total debts to total assets (%)	72.88%	79.35%	77.00%	72.88%	77.00%	78.96%
Debtors turnover **	NA	NA	NA	NA	NA	NA
Inventory turnover **	NA	NA	NA	NA	NA	NA
Operating margin (%) **	NA	NA	NA	NA	NA	NA
Net profit margin (%)	16.25%	10.82%	12.15%	13.68%	16.10%	15.88%
Sector Specific equivalent ratio						
Provision Coverage Ratio (%)	36.90%	38.98%	53.28%	36.90%	53.28%	42.02%
Gross Non- Performing Asset (GNPA) (%)	1.55%	1.39%	1.16%	1.55%	1.16%	1.23%
Net Non- Performing Asset (NNPA) (%)	0.98%	0.85%	0.54%	0.98%	0.54%	0.71%
CRAR (%)	37.79%	27.05%	31.13%	37.79%	31.13%	27.79%

Fomulae for computation of ratios are as follows:
1. Debt equity ratio is (Debtsecurities + Borrowings (other than debt secutities)/ Networth
2. Networth is equal to Equity share capital + other equity
3. Total debts to total assets (%) = (Debtsecurities + Borrowings (other than debt secutities)/ Total assets
4. Net profit margin (%) = (profit for the period) / Total income
5. Provision coverage ratio = ECL on gross stage 3 loans principal outstanding / gross stage 3 loans principal outstanding
6. GNPA (%) = NPA loan principal outstanding / Total loan principal outstanding
7. NNPA (%) = (NPA loan principal outstanding- ECL on NPA loan principal outstanding) / Total loan principal outstanding

* Disclosure is not applicable to Housing Finance Companies registered with NHB/ RBI as per Regulation 52(4) and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as ame

** The Company prepares the Financial statements as per Division III to Schedule III of Companies Act, 2013, hence these ratios are not applicable.

Vupputuri Vasantha Lakshmi

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