

**Independent Auditor's review report on Unaudited Financial Results for the quarter and nine months ended December 31<sup>st</sup> 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 Unaudited Standalone Financial Results of IKF Home Finance Limited (the "Company") for the quarter and nine months ended December 31, 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'). 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 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.

**5) Other Matters**

4A, Kaledonia, 2 <sup>nd</sup> Floor, Sahar Road, Near Andheri Station, Andheri (East), Mumbai – 400 069	Tel. +91 22 6625 6363 Fax. +91 22 6625 6364 E-mail: info@sgco.co.in www.sgco.co.in
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- (a) The financial results of the Company for the quarters ended December 31, 2024, and year to date results for the period from April 01, 2024 to December 31, 2024, were reviewed by the erstwhile statutory auditor, vide their report dated February 10, 2025 in which the erstwhile 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 **SGCO & Co. LLP**  
Chartered Accountants  
Firm Registration No.: 112081W/W100184

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**Sudha Jaideep Shetty**  
Partner  
Membership No.: 047684  
UDIN: 26047684LVEQKK9959  
Place: Mumbai  
Date: February 03, 2026

4A, Kaledonia, 2 <sup>nd</sup> Floor, Sahar Road, Near Andheri Station, Andheri (East), Mumbai – 400 069	Tel. +91 22 6625 6363 Fax. +91 22 6625 6364 E-mail: info@sgco.co.in www.sgco.co.in
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IKF Home Finance Limited  
CIN No- U65922AP2002PLC039417  
Statement of Financial Results for the quarter and nine months ended December 31, 2025  
Statement of Profit & Loss Account

(Amount in Lakhs unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		31-Dec-25	30-Sep-25	31-Dec-24	31-Dec-25	31-Dec-24	31-Mar-25
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	<b>Revenue From operations</b>						
	Interest income	5,431.20	5,468.92	3,944.62	15,774.30	10,964.68	15,524.91
	Fees and commission income	442.31	341.44	275.10	1,130.41	985.41	1,414.40
	Net gain on derecognition of financial instruments under amortised cost category for assigned loans	1,516.75	674.30	-	2,788.19	1,488.23	3,058.53
(I)	<b>Total revenue from operations</b>	<b>7,390.26</b>	<b>6,484.66</b>	<b>4,219.72</b>	<b>19,692.90</b>	<b>13,438.32</b>	<b>19,997.84</b>
(II)	Other income	177.64	261.68	282.56	700.13	559.13	932.53
(III)	<b>Total income (I + II)</b>	<b>7,567.90</b>	<b>6,746.33</b>	<b>4,502.27</b>	<b>20,393.04</b>	<b>13,997.46</b>	<b>20,930.38</b>
	<b>Expenses</b>						
	Finance costs	2,785.63	2,806.16	2,196.81	8,418.19	6,104.46	8,817.19
	Impairment on financial instruments	143.30	178.22	150.67	699.23	694.45	944.82
	Employee benefits expenses	1,496.61	1,447.15	1,140.74	4,360.16	3,193.02	4,690.91
	Depreciation, amortization and impairment	80.28	63.93	51.54	201.12	126.23	179.19
	Others expenses	798.87	794.68	367.00	2,095.48	1,237.60	1,770.20
(IV)	<b>Total expenses</b>	<b>5,304.69</b>	<b>5,290.14</b>	<b>3,906.77</b>	<b>15,774.17</b>	<b>11,355.76</b>	<b>16,402.32</b>
(V)	Profit / (loss) before exceptional items and tax (III - IV)	2,263.21	1,456.19	595.51	4,618.86	2,641.70	4,528.06
(VI)	Exceptional Items	-	-	-	-	-	-
(VII)	<b>Profit before tax (V - VI)</b>	<b>2,263.21</b>	<b>1,456.19</b>	<b>595.51</b>	<b>4,618.86</b>	<b>2,641.70</b>	<b>4,528.06</b>
(VIII)	Tax Expense:						
	(1) Current Tax	569.61	285.44	127.14	1,162.48	583.37	973.18
	(2) Deferred Tax	229.29	52.19	-18.63	203.20	42.61	175.64
	(3) Adjustment of tax relating to earlier periods	-	-	2.83	-	2.83	2.83
	<b>Total Tax Expense (VIII)</b>	<b>798.89</b>	<b>337.64</b>	<b>111.33</b>	<b>1,365.68</b>	<b>628.81</b>	<b>1,151.65</b>
(IX)	<b>Net Profit / (loss) for the period (VII-VIII)</b>	<b>1,464.32</b>	<b>1,118.55</b>	<b>484.17</b>	<b>3,253.18</b>	<b>2,012.89</b>	<b>3,376.41</b>
(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	8.58	8.94	7.31	15.09	12.22	9.72
	(b) Income tax relating to items that will not be reclassified to profit or loss	(2.16)	(2.25)	(1.84)	(3.80)	(3.07)	(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	(58.36)	155.66	92.27	90.62	93.32	(64.97)
	(b) Income tax relating to items that will be reclassified to profit or loss	(0.00)	(18.35)	(23.22)	(14.89)	(23.49)	16.57
(XI)	<b>Total comprehensive income for the period (IX + X)</b>	<b>1,412.38</b>	<b>1,262.56</b>	<b>558.69</b>	<b>3,340.21</b>	<b>2,091.87</b>	<b>3,335.28</b>
(XII)	Earnings per share (equity share, par value of Rs.10 each)						
	Basic** (Rs.)	1.98	1.62	0.70	4.39	2.91	4.88
	Diluted** (Rs.)	1.98	1.62	0.70	4.39	2.91	4.88
	Reserves excluding Revaluation Reserves as at March 31 2025						17,799.38

\*\* Not Annualized for the Quarterly Figures

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**IKF Home Finance Limited**  
CIN No- U65922AP2002PLC039417

**Statement of Financial Results for the quarter and nine months ended December 31, 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 period ended December 31, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on Feb 03, 2026 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 December 2025, are the balancing figures between unaudited figures in respect of YTD FY26 and published unaudited year to date figures upto the second quarter ended September, 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 31 December 2025

Entity/Assignee	Housing Finance Companies
Count of Loan accounts Assigned	632
Amount of Loan accounts Assigned (Rs in Lakhs)	5,854.43
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	811.51
Weighted Average Maturity (Residual Maturity) (Months)	134
Weighted Average Holding Period (Months)	13
Coverage of tangible security coverage	1.16x
Rating wise distribution of rated loans	-

(b) Details of acquired through assignment in respect of loans not in default during the Quarter ended 31 December 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 31 December, 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 December, 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 period ended i.e., December 31,2025	Of (A) amount written off during the quarter ended i.e., December 31,2025	Of (A) amount paid by the borrowers during the period ended i.e., December 31,2025	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position quarter ended i.e., December 31,2025
Individual Loans	104.32	0.67	-	1.39	102.27
Corporate Persons					
Of which MSME's					
Others					
Total	104.32	0.67	-	1.39	102.27

9 On November 21, 2025, the Government of India notified the four Labour Codes the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 ('Labour Codes') -consolidating 29 existing labour laws. The Labour Codes, amongst other things introduce changes, including a uniform definition of wages. The Company has estimated the financial implication of the change in definition of wages based on certain estimates and assumptions Including expected revisions to staff emoluments which has resulted an increase in the liability towards gratuity and compensated absences arising out of past service cost by Rs 14.02 lakhs.Considering the regulatory-driven and non-recurring nature of the impact, and in line with the guidance issued by ICAI which permits entities to exercise judgment based on materiality, the Company has not classified this incremental impact as an "Exceptional item" in the standalone unaudited financial results for the quarter and nine months ended December 31, 2025. The Company continues to monitor the finalisation of Central/ State Rules and clarifications from the Government on other aspects of the Labour Codes and impact estimates will be re assessed and finalised based on the final Rules, industry practices, etc.

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

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**V Vasantha Lakshmi  
Managing Director**

**Place: Hyderabad  
Date: February 3, 2026**



**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 and nine months ended December 31 2025

Particulars	Quarter ended			Nine months ended		Year ended
	31-Dec-25	30-Sep-25	31-Dec-24	31-Dec-25	31-Dec-24	31-Mar-25
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Debt Equity Ratio	2.64	3.01	4.00	2.64	4.00	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)	43,145.28	37,109.23	23,406.56	43,145.28	23,406.56	24,651.74
Net profit after tax (in ₹ lakh)	1,464.32	1,118.55	484.17	3,253.18	2,012.89	3,376.41
Earnings per share (of ₹10/- each)						
- Basic	1.98	1.62	0.70	4.39	2.91	4.88
- Diluted	1.98	1.62	0.70	4.39	2.91	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 (%)	70.32%	72.88%	77.92%	70.32%	77.92%	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 (%)	19.35%	16.58%	10.75%	15.95%	14.38%	16.13%
<b>Sector Specific equivalent ratio</b>						
Provision Coverage Ratio (%)	35.50%	36.90%	42.37%	35.50%	42.37%	42.02%
Gross Non- Performing Asset (GNPA) (%)	1.70%	1.55%	1.30%	1.70%	1.30%	1.23%
Net Non- Performing Asset (NNPA) (%)	1.10%	0.98%	0.75%	1.10%	0.75%	0.71%
CRAR (%)	41.26%	37.79%	29.65%	41.26%	29.65%	27.79%

Formulae for computation of ratios are as follows:

1. Debt equity ratio is ( Debtsecurities + Borrowings (other than debt securities) / Networth
2. Networth is equal to Equity share capital + other equity
3. Total debts to total assets (%) = ( Debtsecurities + Borrowings (other than debt securities) / 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 amended

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

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