

Date: November 4, 2025

To
The Listing Department
Department of Corporate Services
BSE Limited
P J Tower, Dalal Street,
Mumbai – 400001

Scrip Code: 959612, 975067, 976278

Sub: Outcome of the Board Meeting held on November 4, 2025

Ref: Regulation 51 and 52 read with Part B of Schedule III of the SEBI (Listing Obligation and Disclosure Requirements Regulations), 2015.

Dear Sir/ Madam,

We would like to inform you that the Board of Directors of the Company in their meeting held today i.e., Tuesday, November 4, 2025 which commenced at 04:00 P.M and concluded at 06:30 P.M., inter-alia, considered and approved the following:

1. Un-audited Financial Results of the Company along with Limited Review Report for the quarter and half year ended September 30, 2025 as per the provisions of Regulation 52 of SEBI Listing Regulations.
2. Appointment of Mr. Santosh Aryendra Kumar (DIN: 08284506) as Additional Director (Non-Executive Non-Independent Director) of the Company **(Annexure -I)**
3. Appointment of Mr. Kanad Kishor Chaudhari (DIN: 11151836) as Nominee Director of the Company **(Annexure -II)**
4. Appointment of M/s. Brahmaiah & Co. as Internal Auditors of the Company for the FY 2025-26. **(Annexure -III)**

Accordingly, following documents are enclosed herewith:

1. A copy of Un-audited Financial Results along with the Limited Review Report thereon for the quarter and half year ended September 30, 2025 pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 thereof.
2. Details as per Regulation 52(4) of SEBI Listing Regulations.
3. The statement of utilisation of Issue proceeds of non-convertible securities pursuant to Regulation 52(7) & 52(7A) of SEBI Listing Regulations for the quarter ended September 30, 2025 read with SEBI Master Circular dated May 21, 2024.
4. Security Cover Certificate of non-convertible debt securities pursuant to Regulation 54(3) of the SEBI Listing Regulations read with SEBI circular SEB/HO/MIRSD/M IRSO_CRADT/CIR/P/2022/67 dated 19 May 2022.



This intimation will be available on the website of the company at <https://ikfhomefinance.com/>

We request you to kindly take the same on records.

Thanking You,

For and on behalf of IKF Home Finance Limited

Aakanksha Puligilla
Company Secretary & Compliance Officer
M. No. A75114

Place: Hyderabad
Date: November 4, 2025

Annexure I

Appointment of Mr. Santosh Aryendra Kumar (DIN: 08284506) as an Additional Director (Non-Executive – Non-Independent Director) of the Company

S. No	Particulars	Details
1	Name of the Director	Mr. Santosh Aryendra Kumar (DIN: 11151836)
2	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment Mr. Santosh Aryendra Kumar as Additional Director of the Company
3	Date of Appointment/ re-appointment, cessation (as applicable) & Term of Appointment	November 5, 2025
4	Brief profile (in case of appointment)	Mr. Santosh Aryendra Kumar has served in various leadership roles and as an advisory consultant on the boards of reputed companies. He also contributed to the IT sector through his work with Satyam Computers as a domain consultant, gaining valuable experience in the UK and other European markets. Additionally, he has actively participated in workshops organized by the National Housing Bank (NHB) and the Ministry of Housing, further solidifying his expertise. Throughout his illustrious career, Mr. Aryendra has been instrumental in driving transformative changes in organizations, leveraging his vast knowledge of financial systems and IT solutions. His strategic leadership has consistently delivered results, fostering growth and innovation in highly competitive environments. In the realm of Financial Services, his experience predominantly encompasses in SME loans, commodity finance, and a deep understanding of Housing Finance being primary domain. This includes extensive exposure to Retail lending, with a specific focus on Rural & Semi-Urban lending, Affordable Housing finance, Micro Housing Finance, Loans against Properties, and Developer Finance. His responsibilities ranged from managing the company's top line & bottom line, to hard-core sales and distribution through various channels. He also took charge of Credit & Collections
5	Disclosure of Relationships between directors (in case of appointment of Director)	Nil

Annexure II

Appointment of Mr. Kanad Kishor Chaudhari (DIN: 11151836) as Nominee Director of the Company

S. No	Particulars	Details
1	Name of the Director	Mr. Kanad Kishor Chaudhari (DIN: 11151836)
2	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment Mr. Kanad Kishor Chaudhari as Nominee Director of the Company
3	Date of Appointment/ re-appointment, cessation (as applicable) & Term of Appointment	November 5, 2025
4	Brief profile (in case of appointment)	Kanad is a Chartered Accountant, having experience of over 11 years in private equity (2 years with ICICI and 9+ years with MO Alternatives). At MO alternates he is responsible for financial services investments across the private equity life cycle including deal evaluation, deal execution, deal execution, portfolio management, fund raising and investor relations. Kanad holds a Bachelor's degree in Commerce, is a member of the Institute of Chartered Accountants of India, and is an MBA from the Indian Institute of Management, Bangalore
5	Disclosure of Relationships between directors (in case of appointment of Director)	Nil

Annexure III

Appointment of M/s. Brahmaiah & Co, Chartered Accountants as Internal Auditors of the Company

S. No	Particulars	Details
1	Name of the Director	M/s. Brahmaiah & Co, Chartered Accounts
2	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment of M/s. Brahmaiah & Co., Chartered Accounts as Internal Auditors of the Company for the Financial Year 2025-26
3	Date of Appointment/ re-appointment, cessation (as applicable) & Term of Appointment	November 5, 2025
4	Brief profile (in case of appointment)	M/s. Brahmaiah & Co. LLP is a professional services firm specializing in Internal Audit, Statutory Audit and Compliance Advisory. It was founded in 1932 by Mr. Parvataneni Brahmayya, one of the pioneers of the Chartered Accountancy profession in India. The firm serves a diverse portfolio of clients across industries including manufacturing, financial services, technology, healthcare, and the public sector.
5	Disclosure of Relationships between directors (in case of appointment of Director)	Nil

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

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
Partner
Membership No.: 047684
UDIN: 25047684BMIGCC5579

Place: Mumbai
Date: November 04, 2025

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



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	As at	As at
	30-Sep-25	30-Sep-24	31-Mar-25
	(Unaudited)	(Unaudited)	(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



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	For the period ended
	30-Sep-25	30-Sep-24
	(Unaudited)	(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)(vii) Income tax	-	-
Expense relating to ESOP	12.19	-
Profit on sale of assets	-	-
Depreciation and amortisation	120.84	74.69
Actuarial 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
Cash flow from investing activities (B)		
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



Home Finance

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.

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), aggregate 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**

**Place: Hyderabad
Date: 04-Nov-2025**

**V Vasantha Lakshmi
Managing Director**



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.

To
The Listing Department
Department of Corporate Services
BSE Limited
P J Tower, Dalal Street,
Mumbai – 400001

Scrip Code: 959612, 975067, 976278

Sub: Disclosure under Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/ Madam,

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Master Circular No. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2024/48 dated May 21, 2024, kindly find attached the statement of utilisation of issue proceeds of non-convertible debentures raised by the Company during the quarter and half year ended September 30, 2025, in terms of Regulation 52(7) of Listing Regulations.

We request you to take the same on record.

Thanking You,
For and on behalf of IKF Home Finance Limited

Aakanksha Puligilla
Company Secretary & Compliance Officer
M. No. A75114

Place: Hyderabad

A. Statement of Utilization of Issue Proceeds

Name of the Issuer	IKF Home Finance Limited	
ISIN	INE02VP08022	INE02VP07065
Mode of Fund Raising (Public Issue/Private Placement)	Private Placement	Private Placement
Type of Instrument	Non-Convertible Debentures	Non-Convertible Debentures
Date of raising funds	August 31, 2023	December 24, 2024
Amount Raised	Rs. 60,00,00,000	Rs. 40,00,00,000
Funds Utilized	Rs. 60,00,00,000	Rs. 40,00,00,000
Any deviation (Yes/No)	No	No
If yes, then specify the purpose for which the funds were utilized	NA	NA
Remarks, if any	-	-

B. Statement of Deviation or Variation in the use of proceeds of the issue of listed non-convertible debt securities- Not Applicable

Statement of Deviation or Variation	
Name of Listed Entity	IKF Home Finance Limited
Mode of Fund Raising	Private Placement
Type of Instrument	Non-Convertible Debentures
Amount raised and Date of Fund raising	-
Report filed for the Quarter ended	September 30, 2025
Is there a deviation/ variation in use of funds raised?	No
If yes, are details of the approval so required?	-
Date of approval	-
Explanation for the Deviation / Variation	-
Comments of the audit committee after review	-
Comments of the auditors if any	-
Objects for which funds have been raised and where there has been a deviation	
Name of the Signatory: Vupputuri Vasantha Lakshmi Designation: Managing Director Date: November 4, 2025	

Date: November 4, 2025

To
The Listing Department
Department of Corporate Services
BSE Limited
P J Tower, Dalal Street,
Mumbai – 400001

Scrip Code: 959612, 975067, 976278

Sub: Disclosure under Regulation 54(3) and 56 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/ Madam,

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with EB/HO/MIRSD/M IRSO_CRADT/CIR/P/2022/67 dated 19 May 2022, kindly find attached the Security Cover Certificate from the Statutory Auditors for quarter ended September 30, 2025, in terms of Regulation 54(3) and 56(1)(d) of Listing Regulations.

We request you to take the same on record.

Thanking You,

For and on behalf of IKF Home Finance Limited

Aakanksha Puligilla
Company Secretary & Compliance Officer
M. No. A75114

Place: Hyderabad

SGCO & Co.LLP

Chartered Accountants

The Board of Directors,
IKF Home Finance Limited
40-1-44, 1st Floor, Corporate Centre,
M.G. Road, Vijayawada- 52010
Andhra Pradesh, India

Statutory Auditor's Certificate on Compliance of Regulation 54 and 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

1. We, M/s. SGCO & Co. LLP, Chartered Accountants, the Statutory Auditors of IKF Home Finance Limited ("the Company") have been requested by the Company, to certify the accompanying Statement showing 'Security Cover' for listed secured Non- Convertible Debentures as at September 30, 2025 (as per the "Annexure") and compliance with the applicable financial covenants as at that date in accordance with Regulation 56(1)(d) of the Securities and exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("LODR Regulations") and SEBI Circular dated May 19, 2022 bearing ref. no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 ("SEBI Circular"), for the purpose of onward submission to the Debenture Trustees of the Company.

Management's Responsibility

2. The preparation and presentation of the "Annexure" and compliance with applicable financial covenants is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents as implementation and maintenance of internal control relevant to the preparation and presentation of the Annexure and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that the Company complies with requirements of LODR Regulations r.w. SEBI Circular, complies with the applicable financial covenants of the Debenture Trust Deeds ('DTD's') with respect to all listed secured Non- Convertible debentures issued during the three months period ended September 30, 2025 or outstanding as at September 30, 2025 and provides all relevant information to the Debenture Trustees.

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E-mail: info@sgco.co.in
www.sgco.co.in

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Auditor's Responsibility

4. Pursuant to the requirements of Regulation 56(1)(d) of the LODR Regulations r.w. SEBI Circular, it is our responsibility to provide a limited assurance whether the Company has maintained security cover for listed secured Non-Convertible Debentures as of September 30, 2025 and complied with the applicable financial covenants with respect to listed secured Non-Convertible debentures as at that date.
5. The following documents have been furnished by the Company-
 - a) Annexure for the security computation as of September 30, 2025 prepared only for listed secured Non-Convertible Debentures;
 - b) Unaudited books of accounts and other relevant records for the three months period ended September 30, 2025;
 - c) Obtained the amount of security cover as at September 30, 2025, certified by the management and M/s. Kondepati & Co. Chartered Accountants dated October 29, 2025.
 - d) Obtained statement of receivables hypothecated to Lenders for Listed non-convertible Debentures as at September 30, 2025, certified by the management and M/s. Kondepati & Co. Chartered Accountants dated October 29, 2025.
 - e) Workings for the computation of the security cover;
 - f) Copy of Balance book of receivables as extracted from the system;
 - g) Term Sheets/ Offer documents of Non-Convertible Debentures, applicable Financial Covenants Listing and related supporting documents;
 - h) Written representations by the Management in this regard.
6. We have carried out limited review of the unaudited financial results of the Company for the quarter ended September 30, 2025, and issued an negative assurance vide our report dated November 04, 2025. 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 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

SGCO & Co.LLP

Chartered Accountants

does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Further, we have not audited any financial statements of the Company as of any date or for any period subsequent to September 30, 2025.

7. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 4 above. The procedures performed vary in nature and timing from and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:
- a) Obtained and read on a test check basis, the Debenture Trust Deeds and the Information Memorandum in respect of the secured Debentures and noted the particulars of security cover and the security cover percentage required to be maintained by the Company in respect of such Debentures, as indicated in the Statement.
 - b) Traced and agreed the principal amount of the Debentures outstanding as at September 30, 2025 to the financial results referred to in paragraph 6 above, and the books of account maintained by the Company as at quarter ended September 30, 2025.
 - c) Traced the book value of assets indicated in the Statement to the financial results as at and for the quarter ended September 30, 2025 referred to in paragraph 6 above and other relevant records maintained by the company.
 - d) Obtained the list of the security cover maintained by the company. Traced the value of charge created against assets to the asset cover.
 - e) Obtained the list and the book value of assets placed under lien or encumbrance for the purpose of obtaining any other loan and determined that such assets are not included in the calculation of security cover in respect of the Debentures on a test check basis.
 - f) Examined and verified the arithmetical accuracy of the computation of security cover indicated in the Statement.
 - g) Performed necessary inquiries with the Management and obtained necessary representations.

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8. We have verified the computation of the security cover submitted by the Company in the "Annexure" to ensure that it is in agreement with the unaudited books of accounts and other relevant records submitted to us. Further, we have verified the compliance with the applicable financial covenants as per the term sheets/ offer documents along with the related supporting and documents.
9. We have conducted our examination 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 ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
10. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1 Quality Control for Firms that Perform Audit and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by ICAI.
11. Our scope of work did not involve us performing audit tests for the purposed of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit, the objective of which would be expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

Conclusion

12. Based on the procedures performed by us, as referred to in paragraph 7 above and according to the information and explanations received and Management representations obtained, nothing has come to our attention that causes us to believe that:
 - a) The Company has not maintained security cover for listed secured Non-Convertible Debentures as of September 30, 2025 as detailed in the Annexure; and
 - b) The Company has not complied with the applicable financial covenants as per the terms sheets/ offer documents with respect to listed secured Non-Convertible Debentures to the extent applicable to them.

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Restriction on Use

13. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of onward submission to the Debenture Trustees and should not be used by any other person or for any other purpose. Accordingly, we neither accept nor assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

We have no responsibility to update this certificate for any events or circumstances occurring after the date of this certificate.

For SGCO & Co. LLP

Chartered Accountants

FRN 112081W/W100184

Sudha Jaideep Shetty

Partner

Membership No. 047684

UDIN No.: 25047684BMIGCB7188

Place: Mumbai

Date: 4th November, 2025

4A, Kaledonia,
2nd Floor, Sahar Road,
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(₹ in crore)

(₹ in crore)



Date: 04th November, 2025

To

Axis Bank Limited
Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar West
Mumbai-400028

Dear Sir,

Re: Covenants as per sanction letter dated 16th December 2024 for NCD of Rs 40 Cr

Compliance status of Financial Covenants based on Sep'25 provisional financials:

Financial Covenant	Covenant	Sep-25	Status
CRAR	=>18%	37.79%	Complied
PAR>90 and write-offs	<=4%	1.51%	Complied
Debt/TNW Ratio	<6x	3.01x	Complied
Long Term rating	Not Below BBB+	Care A	Complied

All other covenants listed in the term sheet have been duly complied with.

Thanking You

For and on behalf of IKF Home Finance Ltd

(Vupputuri Vasantha Lakshmi)
Authorized Signatory

Date: 04th November 2025

Vardhman Trusteeship Private Limited,
3rd Floor, Room No – 156,
Lyons Range, Turner Morrison House,
Kolkata — 700001

Sub: Compliance with Quarterly Covenants as on 30th September, 2025

Dear Sir,

IKF Home Finance Limited having has taken a NCD from Northern Arc. And as per the sanction terms we are complying with the covenants is and financial covenants as on 30th September, 2025. Kindly refer to the below table.

SI No	Particulars	Parameters	Limits as per Covenant	As on 30 st September 2025	Status
1	Minimum capital ratio of Tier I Capital and Tier II Capital to aggregate risk weighted assets on-balance sheet and of risk adjusted value of off-balance sheet items or as per the regulatory minimum prescribed by the Reserve Bank of India under the NBFC Master Directions, whichever is higher.	CRAR	>18%	37.79%	Complied
2	Maximum permissible ratio of sum of the Par > 90 and write-offs (on the Borrower's entire portfolio including receivables sold or discounted on a non-recourse basis) to Gross Loan Portfolio write-offs would be calculated for trailing twelve months.	PAR 90 to AUM	<4%	1.47%	Complied

3	Ratio of PAR 90 less LLR to Tangible Net worth.	(PAR 90 Less: LLR) to Tangible net worth	<10%	4.58%	Complied
4	Leverage ratio	Debt/Equity	<5x	3.01	Complied

For IKF Home Finance Limited

Authorized Signatory