IKF
Home Finance

Date: July 30, 2026

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 July 30, 2026**

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

Dear Sir/ Madam,

We would like to inform you that the Board of Directors of the Company in their meeting held today i.e., Thursday, July 30, 2026, which commenced at 02:00 P.M and concluded at 05:15 P.M., inter-alia, considered and approved the Un-audited Financial Results of the Company along with Limited Review Report for the quarter ended June 30, 2026, pursuant to Regulation 52 of SEBI Listing Regulations.

Accordingly, following documents are enclosed herewith:

1. A copy of Un-audited Financial Results along with the Limited Review Report thereon for the quarter ended June 30, 2026, 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 June 30, 2026, read with SEBI Master Circular dated July 11, 2025.

4. Security Cover Certificate of non-convertible debt securities pursuant to Regulation 54(3) of the SEBI Listing Regulations read with SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, and Covenants Certificate under Regulation 56(1)(d) of SEBI Listing Regulations

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

**IKF Home Finance Limited | CIN: U65922AP2002PLC039417**
Corporate Office: 10th Floor, Tower-3, Equinox by Phoenix, Survey No. 53/paiki, Lumbini Avenue, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad, Telangana - 500032
**Registered Office:** 40-1-144, 1st Floor, Corporate Centre, M.G. Road, Vijayawada, Andhra Pradesh - 520010
**Ph:** 040-69268899 | **Website:** www.ikfhomefinance.com | **Email:** info@ikfhomefinance.com

Home Finance

We request you to kindly take the same on records.

Thanking You,

**For and on behalf of IKF Home Finance Limited**

Puligilla
Aakanksha

Digitally signed by Puligilla Aakanksha
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pseudonym=2df992ded51146c186e65b4c79752e52,
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**Aakanksha Puligilla**
**Company Secretary & Compliance Officer**
**M. No. A75114**

Place: Hyderabad

**Independent Auditor's review report on Unaudited Financial Results for the quarter ended June 30, 2026 of IKF Home Finance Limited pursuant to Regulation 52 of the Securities and Exchange Board of India (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 ended June 30, 2026 ('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. Attention is drawn to the fact that the figures for the three months ended 31st March, 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

5. 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.

6. **Other Matters**

   The Statement includes comparative figures of the Company for the quarter ended June 30, 2025 which have been reviewed by the predecessor firms of statutory auditors vide its report dated August 4, 2025 in which the predecessor auditor has expressed unmodified conclusion. 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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Date: 2026.07.30 18:48:52 +05'30'

**Sudha Jaideep Shetty**
**Partner**
**Membership No.: 047684**
**UDIN: 26047684PBDZMV6394**

**Place: Mumbai**
**Date:** 30th July 2026

**IKF Home Finance Limited**
**CIN No- U65922AP2002PLC039417**
**Statement of Financial Results for the period ended June 30, 2026**
**Statement of Profit & Loss Account**

Rs. In lakhs

| Sr. | Particulars | Quarter ended | | | Year ended |
|---|---|---|---|---|---|
| | | 30-Jun-26 | 31-Mar-26 | 30-Jun-25 | 31-Mar-26 |
| | | (Unaudited) | (Audited) | (Unaudited) | (Audited) |
| | **Revenue From operations** | | | | |
| | Interest income | 6,747.22 | 6,261.55 | 4,898.64 | 22,861.87 |
| | Fees and commission income | 409.88 | 491.67 | 346.66 | 1,622.08 |
| | Net gain on fair value changes | 79.02 | 113.40 | 135.31 | 524.25 |
| | Net gain on derecognition of financial instruments under amortised cost category | (173.63) | 160.07 | 437.38 | 1,711.40 |
| (I) | **Total revenue from operations** | **7,062.49** | **7,026.70** | **5,817.99** | **26,719.60** |
| (II) | Other income | 93.86 | 256.47 | 260.82 | 956.60 |
| (III) | **Total income (I + II)** | **7,156.35** | **7,283.16** | **6,078.81** | **27,676.20** |
| | **Expenses** | | | | |
| | Finance costs | 2,762.62 | 2,780.97 | 2,834.91 | 11,199.16 |
| | Impairment on financial instruments | 250.79 | 252.04 | 377.71 | 951.27 |
| | Employee benefits expenses | 1,697.51 | 1,749.06 | 1,416.39 | 6,109.22 |
| | Depreciation, amortization and impairment | 99.88 | 101.94 | 56.92 | 303.06 |
| | Others expenses | 639.33 | 578.09 | 493.42 | 2,673.57 |
| (IV) | **Total expenses** | **5,450.13** | **5,462.11** | **5,179.35** | **21,236.28** |
| (V) | Profit / (loss) before exceptional items and tax (III - IV) | 1,706.22 | 1,821.06 | 899.46 | 6,439.92 |
| (VI) | Exceptional Items | - | - | - | - |
| (VII) | **Profit before tax (V - VI)** | **1,706.22** | **1,821.06** | **899.46** | **6,439.92** |
| (VIII) | Tax Expense: | | | | |
| | (1) Current Tax | 473.20 | 108.40 | 307.43 | 1,270.88 |
| | (2) Deferred Tax | (93.40) | 45.95 | (78.28) | 249.15 |
| | **Total Tax Expense (VIII)** | **379.80** | **154.35** | **229.15** | **1,520.03** |
| (IX) | **Profit / (loss) for the period (VII-VIII)** | **1,326.42** | **1,666.71** | **670.31** | **4,919.89** |
| (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 | 0.40 | (9.37) | (2.43) | 5.72 |
| | (b) Income tax relating to items that will not be reclassified to profit or loss | (0.10) | 2.36 | 0.61 | (1.44) |
| | (B) Items that will be reclassified to profit or loss (specify items and amounts) | | | | |
| | (a) Items that will be reclassified to profit or loss | (101.53) | (9.10) | (6.69) | 81.52 |
| | (b) Income tax relating to items that will be reclassified to profit or loss | 25.55 | 5.83 | 3.46 | (9.06) |
| (XI) | **Total comprehensive income for the period (IX + X)** | **1,250.74** | **1,656.42** | **665.27** | **4,996.63** |
| (XII) | Earnings per share (Not Annualized for the Quarterly Figures) | | | | |
| | Basic (in Rs.) | 1.47 | 3.46 | 0.97 | 5.44 |
| | Diluted (in Rs.) | 1.47 | 3.46 | 0.97 | 5.44 |
| | Face value of Equity Share | 10.00 | 10.00 | 10.00 | 10.00 |
| (XIII) | Paid up equity share capital | 9,047.32 | 9,047.32 | 6,924.82 | 9,047.32 |
| (XIV) | Other Equity | | | | 40,276.98 |

Vupputuri Vasantha Lakshmi

**IKF Home Finance Limited**
**CIN No- U65922AP2002PLC039417**
**Statement of Financial Results for the quarter ended June 30, 2026**

**Notes:**

1 The unaudited financial results have been prepared in accordance with applicable accounting standards prescribed under Section 133 of Companies Act, 2013 read with (Indian Accounting Standard) Rules, 2015 (Ind AS), as amended from time to time, and other accounting principles generally accepted in India, in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations") read with circulars issued by SEBI from time to time as applicable and guidelines, directions etc. issued by Reserve Bank of India and National Housing Bank from time to time as applicable.

2 The above results for the quarter ended June 30,2026 have been reviewed by the Statutory Auditors of the Company and have been reviewed by the Audit Committee and on its recommendation have been approved by the Board of Directors of the Company at their meeting held on Jul 30, 2026.

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 figure for the quarter ended 31 March 2026 are balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the end of the third quarter of the respective financial year.

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 June 2026

| **Particulars** | **Housing Finance Companies** |
|---|---|
| Count of Loan accounts Assigned | 118 |
| Amount of Loan accounts Assigned (Rs in Lakhs) | 1,420.47 |
| Retention of beneficial economic interest (MRR) (Rs in Lakhs) | 142.05 |
| Weighted Average Maturity (Residual Maturity) (Months) | 139 |
| Weighted Average Holding Period (Months) | 14 |
| Coverage of tangible security coverage | 245% |
| Rating wise distribution of rated loans | NA |

(b) The Company has not acquired, any loans not in default during the quarter ended June 30, 2026

(c) The Company has not transferred or acquired any stressed loans during the quarter ended 30 June, 2026.

(d) The Company has not entered into any new co-lending arrangements during the quarter ended 30 June 2026. Hence, no disclosure is required pertaining to co-lending arrangements

7 IKF Home finance Limited (“the Company”) is a Housing Finance Company registered with National Housing Bank (“NHB”). The Company is regulated by the Reserve Bank of India (“RBI”) and supervised by NHB. The RBI / NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that have been considered by the Company in preparing its financial statements

8 Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the quarter ended June 30, 2026 is attached as Annexure I.

9 The Secured Listed Non-Convertible Debentures ("NCDs") of the Company are secured by exclusive first charge on specific receivables of the Company and/or financial assets. The total security cover required thereof has been maintained as per the terms and conditions stated in the the respective respective debenture trust deed. The proceeds of the NCDs were used for the objects that were stated inthe respective offer document/disclosure document. The security cover as per Regulation 54(3) of the Listing Regulations is enclosed in Annexure- II

10 The Company does not have any subsidiary/associateljoint venture entity(ies), hence consolidation is not applicable.

11 Figures for the previous period/year have been regrouped wherever necessary, in order to make them comparable with current period / year

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

Vupputuri Vasantha Lakshmi

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Date: 2026.07.30 18:44:20 +05'30'

**Place: Hyderabad**
**Date: 30-07-2026**

**V Vasantha Lakshmi**
**Managing Director**

IKF Home Finance

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

**Annexure I**

**Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements)Regulations, 2015 for quarter ended June 30 2026**

| Particulars | Quarter ended | | | Year ended |
|---|---|---|---|---|
| | 30-Jun-26 | 31-Mar-26 | 30-Jun-25 | 31-Mar-26 |
| | (Unaudited) | (Audited) | (Unaudited) | (Audited) |
| Debt Equity Ratio | 2.36 | 2.36 | 4.49 | 2.36 |
| Debt Service Coverage Ratio * | NA | NA | NA | NA |
| Interest Service Coverage Ratio * | NA | NA | NA | NA |
| Outstanding redemption preference shares (quantity and value) | NA | NA | NA | NA |
| Debenture Redemption Reserve/ Capital redemption reserve | NA | NA | NA | NA |
| Net worth (in ₹ lakh) | 50,611.33 | 49,324.31 | 25,329.21 | 49,324.31 |
| Net profit after tax (in ₹ lakh) | 1,326.42 | 1,666.71 | 670.31 | 4,919.89 |
| Earnings per share (of ₹10/- each) | | | | |
| - Basic | 1.47 | 3.46 | 0.97 | 5.44 |
| - Diluted | 1.47 | 3.46 | 0.97 | 5.44 |
| Long term debt to working capital ** | NA | NA | NA | NA |
| Current Ratio ** | NA | NA | NA | NA |
| Bad debts to Account receivable ratio | NA | NA | NA | NA |
| Current liability ratio ** | NA | NA | NA | NA |
| Total debts to total assets (%) | 68.43% | 68.27% | 79.35% | 68.27% |
| Debtors turnover ** | NA | NA | NA | NA |
| Inventory turnover ** | NA | NA | NA | NA |
| Operating margin (%) ** | NA | NA | NA | NA |
| Net profit margin (%) | 18.53% | 22.88% | 11.03% | 17.78% |
| **Sector Specific equivalent ratio** | | | | |
| Provision Coverage Ratio (%) | 34.23% | 35.07% | 38.98% | 35.07% |
| Gross Non- Performing Asset (GNPA) (%) | 1.81% | 1.65% | 1.39% | 1.65% |
| Net Non- Performing Asset (NNPA) (%) | 1.19% | 1.07% | 0.85% | 1.07% |
| CRAR (%) | 43.81% | 45.65% | 27.05% | 45.65% |

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 amended.

** 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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serialNumber=e069b3d2ea8e8214b3124651c78c1e4c16941f09f5a8362da31ce47c5d60a781,
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IKF
Home Finance

Date: July 30, 2026

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/2025/0000000103 dated July 11, 2025, kindly find attached the statement of utilisation of issue proceeds of non-convertible debentures raised by the Company during the quarter ended June 30, 2026, 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**

Puligilla Aakanksha

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

Place: Hyderabad

IKF
Home Finance

**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 | - | - |

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Vasantha
Lakshmi

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IKF Home Finance

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 | June 30, 2026 |
| 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 | |

Vupputuri Vasantha Lakshmi

Digitally signed by Vupputuri Vasantha Lakshmi
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Date: 2026.07.30 18:45:24 +05'30'

Name of the Signatory: Vupputuri Vasantha Lakshmi
Designation: Managing Director
Date: July 30, 2026

IKF
Home Finance

Date: July 30, 2026

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 SEBI Master Circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, kindly find attached the Security Cover Certificate and Covenants Certificate from the Statutory Auditors for quarter ended June 30, 2026, 2026, 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**

Puligilla
Aakanksha

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Date: 2026.07.30 19:14:10 +05'30'

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

Place: Hyderabad

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 Annexure showing 'Security Cover' for listed secured Non- Convertible Debentures as at June 30, 2026 (as per the "Annexure") in accordance with Regulation 54 and 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" 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 respect to all listed secured Non- Convertible debentures issued during the three months ended June 30, 2026 or outstanding as at June 30, 2026 and provides all relevant information to the Stock Exchanges and Debenture Trustees.

**Auditor's Responsibility**

4. Pursuant to the requirements of SEBI Regulations and the Circular, it is our responsibility to provide a limited assurance whether as at June 30, 2026, the Company has maintained security cover as per the terms of the Information Memorandum / Placement Memorandum and Debenture Trust Deeds.

5. The following documents have been furnished by the Company-

   a) Annexure for the security computation as of June 30, 2026 prepared only for listed secured Non-Convertible Debentures;
   b) Unaudited books of accounts and other relevant records for the three months period ended June 30, 2026;
   c) Obtained the amount of security cover as at June 30, 2026, certified by the management and M/s. Kondepati & Co. Chartered Accountants dated July 15, 2026.
   d) Obtained statement of receivables hypothecated to Lenders for Listed non-convertible Debentures as at June 30, 2026, certified by the management and M/s. Kondepati & Co. Chartered Accountants dated July 15, 2026.
   e) Workings for the computation of the security cover;
   f) System extracted Statement of Receivables;
   g) Term Sheets/ Offer documents of Non-Convertible Debentures 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 June 30, 2026, and issued an unmodified conclusion vide our report dated July 30, 2026. 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 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 June 30, 2026.

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 June 30, 2026 with the unaudited financial results referred to in paragraph 6 above, and the books of account maintained by the Company as at quarter ended June 30, 2026.

c) Traced the book value of assets indicated in the Statement to the financial results as at and for the quarter ended June 30, 2026 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 Annexure.

g) Performed necessary inquiries with the Management and obtained necessary representations.

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.

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.

**Conclusion**

11. 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 June 30, 2026 as detailed in the Annexure;
    b) Security cover available for debenture holders is not 100% or more than the cover required as per Offer Document/ Information Memorandum in respect of listed debt securities.

**Restriction on Use**

12. 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

Digitally signed by SUDHA JAIDEEP SHETTY
DN: c=IN, o=PERSONAL, title=0806, 2.5.4.20=0d1590f05c8390e6b44fe7981d80987606d21aadacbe23e7abd73296474d3037, postalCode=400064, st=Maharashtra, serialNumber=d1dcd0612a3a2227491f69012f925f75a5efc4ece1e8bb257aa0e355302eb578, cn=SUDHA JAIDEEP SHETTY
Date: 2026.07.30 18:49:36 +05'30'

**Sudha Jaideep Shetty**
**Partner**
**Membership No. 047684**

**UDIN No.: 26047684TFHEJF8210**
**Place: Mumbai**
**Date:** 30th July 2026

**<u>Enclosure:</u>**
Annexure for 'Security Cover' for listed secured Non- Convertible Debentures as at June 30, 2026

Home Finance

Annexure- II

**IKF Home Finance Limited**

**Security cover certificate as per Regulation 54(3) of the SEBI (LODR) Regulations, 2015 as at Jun 30,2026**

**Rs. in lakh**

| 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 | | Exclusive Charge | | Pari- Passu Charge | | | | | Eliminati on amount in negative) | (Total C to I) | Related to only those items covered by this certificate | | | | |
| | Description of asset for which this certificate relate | Debt for which this certificate being issued | Other Secured Debt* | Debt for which this certificate being issued | Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari - passu charge | Other assets on which there is pari- Passu charge (excluding items covered in column F | Assets not offered as Security | Debt not backed by any assets offered as security | 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(=K+L+M+N) |
| | | | | | | | | | | | | Relating to Column F | | | |
| | | Book Value | Book Value | Yes/ No | Book Value | Book Value | | | | | | | | | |
| **ASSETS** | | | | | | | | | | | | | | | |
| Property, Plant and Equipment | | - | - | | - | - | 3,416.60 | - | - | 3,416.60 | - | - | - | - | - |
| Capital Work-in- Progress | | - | - | | - | - | - | - | - | - | - | - | - | - | - |
| Right of Use Assets | | - | - | | - | - | 365.70 | - | - | 365.70 | - | - | - | - | - |
| Goodwill | | - | - | | - | - | - | - | - | - | - | - | - | - | - |
| Intangible Assets | | - | - | | - | - | 49.90 | - | - | 49.90 | - | - | - | - | - |
| Intangible Assets under Development | | - | - | | - | - | 77.35 | - | - | 77.35 | - | - | - | - | - |
| Investments | | - | - | | - | - | 5,947.53 | - | - | 5,947.53 | - | - | - | - | - |
| Loans | Book Debt and receivables | 4,414.62 | 1,34,139.20 | | - | - | 15,387.08 | - | - | 1,53,940.90 | - | 4,414.62 | - | - | 4,414.62 |
| Inventories | | - | - | | - | - | - | - | - | - | - | - | - | - | - |
| Trade Receivables | | - | - | | - | - | - | - | - | - | - | - | - | - | - |
| Cash and Cash Equivalents | | - | - | | - | - | 2,302.79 | - | - | 2,302.79 | - | - | - | - | - |
| Bank Balances other than Cash and Cash Equivalents | Lien Marked FD | - | 1,223.10 | | - | - | 2.25 | - | - | 1,225.35 | - | - | - | - | - |
| Others | | - | - | | - | - | 7,173.52 | - | - | 7,173.52 | - | - | - | - | - |
| **Total** | | **4,414.62** | **1,35,362.30** | | **-** | **-** | **34,722.72** | **-** | **-** | **1,74,499.64** | - | **4,414.62** | - | - | **4,414.62** |
| | | | | | | | | | | | | - | | | |
| **LIABILITIES** | | | | | | | | | | | | | | | |
| Debt securities to which this certificate pertains | Secured and listed non-convertible debts ** | 3,965.81 | - | | - | - | - | - | - | 3,965.81 | - | 3,965.81 | - | - | 3,965.81 |
| Other debt sharing pari-assu charge with above debt | | not to be filled | - | | - | - | - | - | - | - | - | - | - | - | - |
| Other Debt | | | - | | - | - | - | - | - | - | - | - | - | - | - |
| Subordinated debt | | | - | | - | - | - | - | - | - | - | - | - | - | - |
| Borrowings | | | 31,936.72 | | - | - | - | - | - | 31,936.72 | - | - | - | - | - |
| Bank | | | 83,003.30 | | - | - | - | - | - | 83,003.30 | - | - | - | - | - |
| Debt Securities # | Unsecured | | - | | - | - | - | 503.94 | - | 503.94 | - | - | - | - | - |
| Others | | | - | | - | - | - | - | - | - | - | - | - | - | - |
| Trade payables | | | - | | - | - | 99.21 | - | - | 99.21 | - | - | - | - | - |
| Lease Liabilities | | | - | | - | - | 393.22 | - | - | 393.22 | - | - | - | - | - |
| Provisions | | | - | | - | - | 106.35 | - | - | 106.35 | - | - | - | - | - |
| Others | | | - | | - | - | 3,879.76 | - | - | 3,879.76 | - | - | - | - | - |
| **Total** | | **3,965.81** | **1,14,940.02** | | **-** | **-** | **4,478.54** | **503.94** | - | **1,23,888.30** | - | **3,965.81** | - | - | **3,965.81** |
| **Cover on Book Value**** | | | | | | | | | | | | | | | |
| **Cover on Market Value** | | | | | | | | | | | | | | | |
| | **Exclusive Security Cover Ratio** | **1.11** | | | | | | | | | | **1.11** | | | **1.11** |

Listed debt amt outstanding is Rs.40 cr and in security cover we have provided INDAS outstanding amt of Rs.39.65 cr

*Underlying exposure is on outstanding principal basis.

**Asset covers is calculated only on debt for which this certificate is being issued

# Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "hold to collect" cash flows that are solely principal and interest. Accordingly, these loans are not fair valued and the book value of loans are considered as the value of security for this certificate.

Vupputuri Vasantha Lakshmi

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pseudonym=42bd3511b13e4e87881ae64a00a614c7,
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SUDHA JAIDEEP SHETTY

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2.5.4.20=0d1590f05c8390e6b44fe7981d80987606d21aadacbe23e7abd73296474d3037, postalCode=400064,
st=Maharashtra,
serialNumber=d1dcd0612a3a2227491f69012f925f75a5efc4ece1e8bb257aa0e355302eb578, cn=SUDHA JAIDEEP SHETTY
Date: 2026.07.30 19:05:16 +05'30'

**Independent Auditor's Report on Compliance with Covenants as at June 30, 2026 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for submission to Debenture Trustees**

**To,**
**The Board of Directors,**
**IKF Home Finance Limited,**

40-1-44, 1st Floor, Corporate Centre,
M.G. Road, Vijayawada- 52010
Andhra Pradesh, India

Dear Sirs,

1. We, SGCO & Co. LLP and Chartered Accountants are the Statutory Auditor of IKF Home Finance Limited (the "Company"), and have been requested by the Company to examine the accompanying Annexures showing 'Compliance with Covenants' for the listed non-convertible debt securities as per Debenture Trust Deeds as at June 30, 2026 (the "Annexure") which has been prepared by the Company from the unaudited financial statements and other relevant records and documents maintained by the Company as at and for the ended June 30, 2026 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, and circular SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/2022/67 dated May 19, 2022 (together referred to as the 'Regulations').

**Management's Responsibility**

2. The preparation and completeness of the accompanying Annexures is the responsibility of the Management of the Company 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 Annexures and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

3. The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deeds and Information Memorandums.

**Auditor's Responsibility**

4. Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide limited assurance as to whether any matter has come to our attention that causes us to believe that, as at June 30, 2026, the Company is not in compliance with all the financial covenants, as mentioned in the Debenture Trust Deeds in respect of securities mentioned in the accompanying Annexure.
5. The following documents have been furnished by the Company-
   a. Annexure I and Annexure II;
   b. Unaudited books of accounts and other relevant records for the three months period ended June 30, 2026;
   c. Term Sheets/ Offer documents of Non-Convertible Debentures, applicable Financial Covenants Listing and related supporting documents;
   d. 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 June 30, 2026, and issued an unmodified conclusion vide our report dated July 30, 2026. 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 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. Further, we have not reviewed / audited any financial statements of the Company as of any date or for any period subsequent to June 30, 2026.

7. We conducted our examination of the accompanying Annexures, on a test check basis, in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8. 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.

9. 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 engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Limited assurance engagement includes performing procedures to obtain sufficient appropriate audit evidence on the reporting criteria mentioned in paragraph 4 above. The procedures selected depend on the auditor's judgment, including the assessment of the associated risks with the reporting requirements. We have performed the following procedures:

   A. On test check basis obtained and read the Debenture Trust Deeds and the Information Memorandums in respect of the non - convertible debt securities.
   B. Obtained the computation of the financial covenants as at June 30, 2026 and verified the figures included in such computation with the unaudited financial results as at June 20, 2026 and the books of account and other relevant records maintained by the Company on a test check basis.
   C. Compared, on a test check basis, the financial covenants computed by the management as at June 30, 2026 with the requirements stipulated in the Debenture Trust Deed(s) to verify whether such covenants are in compliance with the requirements of the Debenture Trust Deeds.

   D. With respect to covenants other than those mentioned above, the management has represented and confirmed that the Company has complied with such covenants including affirmative, reporting, and negative covenants, as prescribed in the Debenture Trust Deeds, as at and for the quarter ended June 30, 2026 except for covenants where the due date for compliance has not elapsed as on date of this Report and that such covenants shall be complied with subsequent to the date of this Report. We have solely relied on such representation provided by the management and have not performed any independent procedures in this regard.
   E. Performed necessary inquiries with the Management and obtained necessary representations.

   F. We have relied on management representations for accuracy and correctness of figures and information given in the accompanying Annexures.

10. **Conclusion**

Based on the procedures performed by us, as referred to in paragraph 10 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, as at June 30, 2026, the Company is not in compliance with all the covenants as mentioned in the Debenture Trust Deeds in respect of the securities mentioned in the accompanying Annexures.

11. **Restriction on Use**

The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 1 above and to be submitted with the accompanying Annexures to the Debenture Trustees and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come.

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

**For SGCO & Co. LLP**

**Chartered Accountants**

Firm Registration No.: 112081W/W100184

SUDHA JAIDEEP SHETTY

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Date: 2026.07.30 18:49:19 +05'30'

**Sudha Jaideep Shetty**

**Partner**

**Membership No.: 047684**

**UDIN: 26047684SBDHHN4624**

**Place: Mumbai**

**Date:** 30th July 2026

**Enclosure:**

Annexure I and II showing ‘Compliance with Covenants’ for the listed non-convertible debt securities as per Debenture Trust Deeds as at June 30, 2026.

IKF
Home Finance

Date: 30th July, 2026

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

**Sub: Compliance with Quarterly Covenants as on 30th June, 2026 for NCD of Rs. 60 Cr**

Dear Sir,

IKF Home Finance Limited has taken NCD from Northern Arc and as per the sanction terms we are complying with the covenants is and financial covenants as on 30th June 2026. Kindly refer to the below table.

| SI No | Particulars | Parameters | Limits as per Covenant | As on 30th June, 2026 | 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% | 43.81% | 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% | 1.68% | Complied |
| 3 | Ratio of PAR 90 less LLR to Tangible Net worth. | (PAR 90 Less: LLR) to Tangible net worth | <10% | 4.49% | Complied |
| 4 | Leverage ratio | Debt/Equity | <5x | 2.36 | Complied |

**For IKF Home Finance Limited,**

Vupputuri Vasantha Lakshmi

Digitally signed by Vupputuri Vasantha Lakshmi
DN: c=IN, o=Personal, title=9773, pseudonym=42bd3511b13e4e87881ae64a00a614c7, 2.5.4.20=e28a3b6242a05133301a61003a8610bb234232aa8741ca9c4807ce21c1902230, postalCode=500089, st=Telangana, serialNumber=e069b3d2ea8e8214b3124651c78c1e4c16941f09f5a8362da31ce47c5d60a781, cn=Vupputuri Vasantha Lakshmi
Date: 2026.07.30 18:46:09 +05'30'

**Authorized Signatory**

IKF

Home Finance

Date: 30th July, 2026

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

**Sub: Compliance with Quarterly Covenants as on 30th June 2026 for NCD of Rs 40 Cr**

Dear Sir,

Compliance status of Financial Covenants based as on June 30, 2026:

| Financial Covenant | Covenant | Jun-26 | Status |
|---|---|---|---|
| CRAR | =>18% | 43.81% | Complied |
| PAR>90 and write-offs | <=4% | 1.73% | Complied |
| Debt/TNW Ratio | <6x | 2.37 | Complied |
| Long Term rating | Not Below BBB+ | Care AA- | Complied |

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

**For IKF Home Finance Limited,**

Vupputuri Vasantha Lakshmi

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pseudonym=42bd3511b13e4e87881ae64a00a614c7,
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cn=Vupputuri Vasantha Lakshmi
Date: 2026.07.30 18:46:30 +05'30'

**Authorized Signatory**