



Home Finance

Date: May 5, 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 May 5, 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., Tuesday, May 5, 2026, which commenced at 03:00 P.M and concluded at 06:20 P.M., inter-alia, considered and approved the following:

1. Audited Financial Results of the Company for the quarter and year ended March 31, 2026, along with Independent Auditor's Report as per the provisions of Regulation 52 of SEBI Listing Regulations
2. Appointment of M/s. B.S.S. & Associates, Practising Company Secretaries as Secretarial Auditor of the Company for the FY 2026-27 (Annex I)
3. Appointment of M/s. Brahmayya & Co. as Internal Auditors of the Company for the FY 2026-27 (Annexure - II)
4. Taking note of Secretarial Audit Report for the financial year 2025-26 issued by Secretarial Auditors of the company, M/s. B S S & Associates, Practicing Company Secretaries.
5. Taking note of Internal Audit Report for the financial year 2025-26 issued by Internal Auditors of the company, M/s. Brahmayya & Co, Chartered Accountants
6. Approved the Boards' Report for the FY 2025-26 along with annexures
7. Approval for convening the 24th Annual General Meeting (AGM) of the Company and Notice thereto.

Accordingly, following documents are enclosed herewith:

1. A copy of Audited Financial Results for the quarter and year ended March 31, 2026, along with the Auditor's Report thereon pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 thereof (Annex III)
2. Details as per Regulation 52(4) of SEBI Listing Regulations
3. Declaration regarding audit report with unmodified opinion under Regulation 52 (2)(e) of SEBI Listing Regulations (Annex IV)

For IKF HOME FINANCE LTD.


Company Secretary

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

4. 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 March 31, 2026 read with SEBI Master Circular dated July 11, 2025. (Annex V)
5. 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 IRSD_CRADT/CIR/P/2022/67 dated 19 May 2022 and 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 (Annex VI)

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

For IKF HOME FINANCE LTD.



Company Secretary

Aakanksha Puligilla

Company Secretary & Compliance Officer

M. No. A75114

Place: Hyderabad

Annexure - I

Appointment of M/s. B S S & Associates, Practicing Company Secretaries as Secretarial Auditors of the Company

Sr. No.	Particulars	Information of such event(s)
1	Name of the Auditors	M/s. B S S & Associates, Company Secretaries, Peer Reviewed Firm of Company Secretaries in Practice (Unique Identification Number P2012AP026600), as Secretarial Auditors of the Company.
2	Reason for change viz. appointment, resignation, removal, death or otherwise;	Appointment of M/s. B S S & Associates, Practicing Company Secretaries as the Secretarial Auditors of the Company for the FY 2026-27
3	Date of Appointment /- Cessation & Term of Appointment	May 5, 2026
4	Brief profile (in case of appointment)	B S S & Associates, Company Secretaries, was founded by a Practicing Company Secretary, CS S. Srikanth, who is also a Registered Valuer and Insolvency Professional, having vast experience in dealing with Corporates with respect to corporate law, SEBI, FEMA / RBI, Insolvency & Bankruptcy and Valuation. He along with his team of professionals through their unrelenting quest for excellence have established their remarkable position in the related professional field. During the last 18 years of its existence, it has grown into a multifaceted big sized Company Secretary firm offering a broad spectrum of services to its diverse clientele. The firm has had a long and trustworthy history. Since the firm's formation in 2008, the firm has pride itself on values such as professionalism, dedication, responsibility, honesty Serving to the wider business community from the last 18 years, firm enjoyed unparalleled reputation and respect of clients, who trust and rely on us for our expertise and professionalism
5	Disclosure of Relationships between directors (in case of appointment of Director)	NIL

For IKF HOME FINANCE LTD.

Ashwathy
Company Secretary

Annexure - II

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

S. No	Particulars	Details
1	Name of the Auditors	M/s. Brahmayya & Co, Chartered Accounts
2	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment of M/s. Brahmayya & Co., Chartered Accounts as Internal Auditors of the Company for the Financial Year 2026-27
3	Date of Appointment/ re-appointment, cessation (as applicable) & Term of Appointment	May 5, 2026
4	Brief profile (in case of appointment)	M/s. Brahmayya & 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

For IKF HOME FINANCE LTD.


Company Secretary

SGCO & Co.LLP

Chartered Accountants

Independent Auditors' Report on the Quarter and Year ended Audited Financial Results 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

Report on the Audit of the Financial Results

Opinion

We have audited the accompanying statement for the quarter and year to date financial results of IKF Finance Limited (the "Company") for the quarter ended March 31, 2026 and for the year ended March 31, 2026 (the "Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. Is presented in accordance with the requirements of Regulation 52 of the SEBI (listing obligations and Disclosure Requirement) Regulations, 2015 as amended; and
- ii. gives a true and fair view in conformity with applicable Indian Accounting Standards and other accounting principles generally accepted in India of the net profit, other and total comprehensive income and other financial information for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013, as amended (the "Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions

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of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Managements and Board of Directors' Responsibilities for the Financial Results

The Statement have been prepared on the basis of the annual financial statements. The Company's Management and the Board of Directors is responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit, other and total comprehensive income and other financial information in accordance with the applicable Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Board of Directors.

In preparing the Statement, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management and the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



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The Management and the Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the Statement made by the Board of Directors.

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- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern.
- If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

- The Statement includes the figures for the last quarter of the current and previous financial year, which are the balancing figures between the audited figures in respect of the full financial years.

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- The Statement also includes comparative figures of the Company for the year ended 31st March 2025, which have been audited by the predecessor auditors, K.S. Rao & Co., vide their report dated 21st May 2025, in which the predecessor auditors have expressed an unmodified opinion.

Our opinion is not modified in respect of these matters.

For SGCO & Co. LLP

Chartered Accountants

Firm Registration Number: 112081W/W100184

Sudha Jaideep Shetty

Sudha Jaideep Shetty

Partner

Membership Number: 047684



UDIN: 26047684HNVBF11675

Hyderabad,

May 05th, 2026

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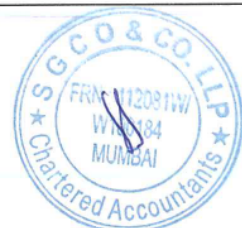
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IKF Home Finance Limited
CIN No- U65922AP2002PLC039417
Statement of Financial Results for the period ended March 31, 2026
Statement of Profit & Loss Account

Sr.	Particulars	Quarter ended			Year ended	
		31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
	Revenue From operations					
	Interest income	6,261.55	5,791.44	4,795.94	22,861.87	16,515.84
	Fees and commission income	491.67	442.31	429.90	1,622.08	1,415.31
	Net gain on fair value changes	113.40	172.13	62.82	524.25	304.17
	Net gain on derecognition of financial instruments under amortised cost category	160.07	984.38	1,271.77	1,711.40	1,763.43
(I)	Total revenue from operations	7,026.70	7,390.26	6,560.43	26,719.60	19,998.75
(II)	Other income	256.47	177.64	373.40	956.60	932.53
(III)	Total income (I + II)	7,283.16	7,567.90	6,933.83	27,676.20	20,931.28
	Expenses					
	Finance costs	2,780.97	2,785.63	2,712.74	11,199.16	8,817.19
	Impairment on financial instruments	252.04	143.30	250.37	951.27	944.82
	Employee benefits expenses	1,749.06	1,496.61	1,497.90	6,109.22	4,690.91
	Depreciation, amortization and impairment	101.94	80.28	52.96	303.06	179.19
	Others expenses	578.09	798.87	533.51	2,673.57	1,771.11
(IV)	Total expenses	5,462.11	5,304.69	5,047.47	21,236.28	16,403.23
(V)	Profit / (loss) before exceptional items and tax (III - IV)	1,821.06	2,263.21	1,886.36	6,439.92	4,528.06
(VI)	Exceptional Items	-	-	-	-	-
(VII)	Profit before tax (V - VI)	1,821.06	2,263.21	1,886.36	6,439.92	4,528.06
(VIII)	Tax Expense:					
	(1) Current Tax	108.40	569.61	389.81	1,270.88	973.18
	(2) Deferred Tax	45.95	229.29	133.03	249.15	175.64
	(3) Adjustment of tax relating to earlier periods	-	-	-	-	2.83
	Total Tax Expense (VIII)	154.35	798.89	522.84	1,520.03	1,151.65
(IX)	Profit / (loss) for the period (VII-VIII)	1,666.71	1,464.32	1,363.52	4,919.89	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	(9.37)	8.58	(2.50)	5.72	9.72
	(b) Income tax relating to items that will not be reclassified to profit or loss	2.36	(2.16)	0.63	(1.44)	(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	(9.10)	(58.36)	(158.29)	81.52	(64.97)
	(b) Income tax relating to items that will be reclassified to profit or loss	5.83	(0.00)	40.05	(9.06)	16.57
(XI)	Total comprehensive income for the period (IX + X)	1,656.42	1,412.38	1,243.41	4,996.63	3,335.27
(XII)	Earnings per share (Not Annualized for the Quarterly Figures)					
	Basic (in Rs.)	3.46	1.98	1.97	5.44	4.88
	Diluted (in Rs.)	3.46	1.98	1.97	5.44	4.88
	Face value of Equity Share	10.00	10.00	10.00	10.00	10.00
(XIII)	Paid up equity share capital	9,047.32	8,555.89	6,924.82	9,047.32	6,924.82
(XIV)	Other Equity				40,276.98	17,726.92



Particulars	Rs. in lakhs	
	As at	As at
	31-Mar-26 (Audited)	31-Mar-25 (Audited)
ASSETS		
(1) Financial assets		
Cash and cash equivalents	2,233.33	8,309.24
Bank balance other than cash and cash equivalents	1,223.92	1,224.44
Loans	1,51,583.79	1,18,062.91
Investments	3,217.43	436.31
Other financial assets	7,801.47	6,513.42
	1,66,059.94	1,34,546.33
(2) Non-financial assets		
Current tax assets (Net)	-	14.10
Investment property	31.66	32.20
Property, plant and equipment	3,439.59	141.98
Capital Work in progress	-	2,596.09
Intangible assets under development	41.00	
Right of use asset	413.28	471.51
Other intangible assets	55.60	45.02
Other non-financial assets	303.20	556.03
	4,284.33	3,856.92
Total assets	1,70,344.27	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	6.62	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	177.85	82.26
Debt securities	4,970.41	6,945.48
Borrowings (other than debt securities)	1,11,316.65	1,02,331.04
Lease Liabilities	437.08	473.37
Other financial liabilities	3,053.56	2,394.72
	1,19,962.17	1,12,269.94
(2) Non-financial liabilities		
Current tax liabilities (Net)	13.69	-
Provisions	96.43	67.43
Deferred tax liabilities (Net)	841.99	582.40
Other non-financial liabilities	105.69	831.75
	1,057.80	1,481.57
EQUITY		
Equity share capital	9,047.32	6,924.82
Other equity	40,276.98	17,726.92
	49,324.31	24,651.74
Total liabilities and equity	1,70,344.27	1,38,403.26



Rs. in lakhs

Particulars	For the period ended	For the period ended
	31-Mar-26	31-Mar-25
	(Audited)	(Audited)
Cash flow from operating activities:		
Net profit before tax as per the statement of profit and loss	6,439.92	4,528.06
Adjustments for		
Net (gain) / loss on derecognition of financial instruments under amortised cost category	(1,711.40)	(3,058.53)
Finance cost	11,199.16	8,817.19
Interest on fixed deposits with Banks	(105.16)	(48.10)
Share based payments to employees	83.40	1.77
Net gain on changes in fair value	(524.25)	(304.17)
Depreciation and amortisation	303.06	179.19
Actuarial Gain/(Loss)-Defined Benefit Plan	5.72	-
Interest income on Security deposit- Leases	(5.07)	(2.89)
Impairment allowance on loans	951.27	944.82
Net gain/loss on financial assets	(43.06)	40.88
Operating profit before working capital changes	16,593.59	11,098.22
Changes in working capital		
Decrease / (increase) in Loans	(33,072.34)	(30,240.95)
Decrease / (increase) in other financial assets	(1,288.05)	(96.45)
Decrease / (increase) in other non financial assets	252.83	(989.29)
Increase / (Decrease) in other payables	102.21	(75.59)
Increase / (Decrease) in other financial liabilities	658.84	1,892.88
Increase / (Decrease) increase in provisions	29.00	22.53
Increase / (Decrease) Increase in other non financial liabilities	(726.06)	(158.35)
Total Changes in Working Capital	(34,043.57)	(29,645.21)
Finance Cost	(10,498.04)	(8,791.17)
Income taxes paid (net)	(1,520.44)	(1,104.44)
Cash flow from operating activities (A)	(29,468.46)	(28,442.61)
Cash flow from investing activities		
Payment for the purchase of property, plant and equipment	(741.98)	(1,759.01)
Proceeds from sale of Property	-	19.37
Interest received on bank deposits	59.85	44.38
Sale of investments	(47,621.12)	60,862.50
Purchase of investments	44,840.00	(61,297.81)
Income received from Investments	506.02	304.17
Net cash (used in) / generated from investing activities (B)	(2,957.22)	(1,826.40)
Cash flow from financing activities		
Issue of equity shares (including securities premium)	19,592.54	-
Increase in borrowings	40,500.00	60,726.29
Decrease/ repayment in borrowings	(33,489.46)	(22,338.23)
Principal repayment of financial lease liability	(204.65)	(96.85)
Interest repayment of financial lease liability	(48.66)	(26.02)
Net cash (used in) generated from financing activities (C)	26,349.77	38,265.19
Net (decrease) in cash and cash equivalents (A+B+C)	(6,075.91)	7,996.18
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	2,233.33	8,309.24



Notes:

- 1 The audited 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 and year ended March 31, 2026 have been audited 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 May 05, 2026. The auditor's report thereon is unmodified. The information presented above is extracted from the audited financial statements
- 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 and 31 March 2025 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 31 March 2026

Particulars	Housing Finance Companies
Count of Loan accounts Assigned	240
Amount of Loan accounts Assigned (Rs in Lakhs)	2,465.59
Retention of beneficial economic interest (MRR) (Rs in Lakhs)	313.74
Weighted Average Maturity (Residual Maturity) (Months)	143
Weighted Average Holding Period (Months)	10
Coverage of tangible security coverage	1.13
Rating wise distribution of rated loans	-

(b) The Company has not acquired, any loans not in default during the quarter ended March 31, 2026

(c) The Company has not transferred or acquired any stressed loans during the quarter ended 31 March, 2026.

(d) The Company has not entered into any new co-lending arrangements during the quarter ended 31 March 2026. Hence, no disclosure is required pertaining to co-lending arrangements

- 7 The comparatives for previous periods have been regrouped/reclassified wherever necessary to confirm the current period presentation.
- 8 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

- 9 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 March, 2026 are given below:

Rs. In lakhs					
Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan -Position as at the half year ended Sep 30, 2025	Of (A) debt that slipped into NPA during the half year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution planPosition as at the end of this half-year ended March 31, 2026
Individual Loans	67.49	-	-	1.37	66.12
Corporate Persons	-	-	-	-	-
Of which MSME's	-	-	-	-	-
Others	-	-	-	-	-
Total	67.49	-	-	1.37	66.12



- 10 Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the quarter ended and year ended March 31, 2026 is attached as Annexure I.
- 11 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 respective debenture trust deed. The proceeds of the NCDs were used for the objects that were stated in the respective offer document/disclosure document. The security cover as per Regulation 54(3) of the Listing Regulations is enclosed in Annexure- II
- 12 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 audited financial results for the year ended March 31, 2026. 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.
- 13 The Company does not have any subsidiary/associate/joint venture entity(ies), hence consolidation is not applicable.
- 14 These audited Financial Results are also available on the stock exchange websites www.bseindia.com and on our website www.ikfhomefinance.com

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

Place: Hyderabad
Date: 05-05-2026



V Vasantha Lakshmi
Managing Director



Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for quarter and year ended March 31 2026

Particulars	Quarter ended			Year ended	
	31-Mar-26 (Audited)	31-Dec-25 (Unaudited)	31-Mar-25 (Audited)	31-Mar-26 (Audited)	31-Mar-25 (Audited)
Debt Equity Ratio	2.36	2.64	4.43	2.36	4.43
Debt Service Coverage Ratio *	NA	NA	NA	NA	NA
Interest Service Coverage Ratio *	NA	NA	NA	NA	NA
Outstanding redemption preference shares (quantity and value)	NA	NA	NA	NA	NA
Debenture Redemption Reserve/ Capital redemption reserve	NA	NA	NA	NA	NA
Net worth (in ₹ lakh)	49,324.31	43,145.28	24,651.74	49,324.31	24,651.74
Net profit after tax (in ₹ lakh)	1,666.71	1,464.32	1,363.52	4,919.89	3,376.41
Earnings per share (of ₹10/- each)					
- Basic	3.46	1.98	1.97	5.44	4.88
- Diluted	3.46	1.98	1.97	5.44	4.88
Long term debt to working capital **	NA	NA	NA	NA	NA
Current Ratio **	NA	NA	NA	NA	NA
Bad debts to Account receivable ratio	NA	NA	NA	NA	NA
Current liability ratio **	NA	NA	NA	NA	NA
Total debts to total assets (%)	68.27%	70.32%	78.96%	68.27%	78.96%
Debtors turnover **	NA	NA	NA	NA	NA
Inventory turnover **	NA	NA	NA	NA	NA
Operating margin (%) **	NA	NA	NA	NA	NA
Net profit margin (%)	22.88%	19.35%	19.66%	17.78%	16.13%
Sector Specific equivalent ratio					
Provision Coverage Ratio (%)	35.07%	35.50%	42.02%	35.07%	42.02%
Gross Non- Performing Asset (GNPA) (%)	1.65%	1.70%	1.23%	1.65%	1.23%
Net Non- Performing Asset (NNPA) (%)	1.07%	1.10%	0.71%	1.07%	0.71%
CRAR (%)	45.65%	41.26%	27.79%	45.65%	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,
** The Company prepares the Financial statements as per Division III to Schedule III of Companies Act, 2013, hence these ratios are not applicable.





Home Finance

Date: May 5, 2026

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

Scrip Code: 959612, 975067, 976278

Sub: Declaration for unmodified opinion pursuant to Regulation 52(2)(e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/ Madam,

This is in reference to Regulation 52(2)(e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, I hereby state that the Statutory Auditors of the company, SGCO & Co. LLP., Chartered Accountants (FRN No. 112081W/W100184) have issued audit report with unmodified opinion in respect of Annual Audited Financial Statements for the Quarter and Financial Year ended on March 31, 2026.

We request you to take the same on record.

Thanking You,

For and on behalf of IKF Home Finance Limited

For IKF HOME FINANCE LTD.


Company Secretary

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

Place: Hyderabad

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

Date: May 5, 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 March 31, 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



Company Secretary

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	-	-



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

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	March 31, 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	
  Name of the Signatory: Vupputuri Vasantha Lakshmi Designation: Managing Director Date: May 5, 2026	



Home Finance

Date: May 5, 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 EB/HO/MIRSD/M IRSO_CRADT/CIR/P/2022/67 dated 19 May 2022 and 19 May 2022 and 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 and year ended March 31, 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
For IKF HOME FINANCE LTD.

Company Secretary

Aakanksha Puligilla

Company Secretary & Compliance Officer

M. No. A75114

Place: Hyderabad

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

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Ph: 040-69268899 | **Website:** www.ikfhomefinance.com | **Email:** info@ikfhomefinance.com

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 Annexure showing 'Security Cover' for listed secured Non- Convertible Debentures as at March 31, 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.

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2nd Floor, Sahar Road,
Near Andheri Station,
Andheri (East),
Mumbai - 400 069

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Fax. +91 22 6625 6364
E-mail. info@sgco.co.in
www.sgco.co.in



3. The Management is also responsible for ensuring that the Company complies with requirements of LODR Regulations, SEBI Circular with respect to all listed secured Non- Convertible debentures issued during the three months ended March 31, 2026 or outstanding as at March 31, 2026 and provides all relevant information to the Stock Exchanges and Debenture Trustees.

Auditor's Responsibility

4. Pursuant to the requirements of the SEBI Regulations and the circular, it is our responsibility to provide a limited assurance as to whether as at March 31, 2026, the Company has maintained security cover as per the terms of the Information Memorandum and Debenture Trust Deeds.
5. The following documents have been furnished by the Company-
 - a) Annexure for the security computation as of March 31, 2026 prepared only for listed secured Non-Convertible Debentures;
 - b) Books of accounts and other relevant records for the year ended March 31, 2026;
 - c) Obtained the amount of security cover as at March 31, 2026, certified by the management and M/s. Kondepoti & Co. Chartered Accountants dated April 30, 2026.
 - d) Obtained statement of receivables hypothecated to lenders for Listed non-convertible Debentures as at March 31, 2026, certified by the management and M/s. Kondepoti & Co. Chartered Accountants dated April 30, 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 audit of the financial statements of the Company for the year



ended March 31, 2026, and issued an unmodified opinion vide our report dated May 05, 2026. Our audit of such financial statements was conducted in accordance with the Standard on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India ("ICAI"). Those standards require that we plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free from material misstatements. Further, we have not audited any financial statements of the Company as of any date or for any period subsequent to March 31, 2026.

7. 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.

8. 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.
9. 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 March 31, 2026 with the audited financial statements referred above, and the books of account maintained by the Company as at year ended March 31, 2026.
 - c) Traced the book value of assets indicated in the Statement to the financial results as at and for the year ended March 31, 2026 referred 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.
10. 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 Books of accounts and other relevant records submitted to us:

Conclusion

11. Based on the procedures performed by us, as referred to in paragraph 9 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 March 31, 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.



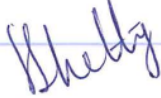
Restriction on Use

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.

For SGC O & Co. LLP

Chartered Accountants

FRN 112081W/W100184



Sudha Jaideep Shetty

Partner

Membership No. 047684



UDIN No.: 26047684JKYKAM7766

Place: Hyderabad

Date: 5th May, 2026

Enclosure:

Annexure for 'Security Cover' for listed secured Non- Convertible Debentures as at March 31, 2026.



Home Finance

Security cover certificate as per Regulation 54(3) of the SEBI (LODR) Regulations, 2015 as at Mar 31, 2026

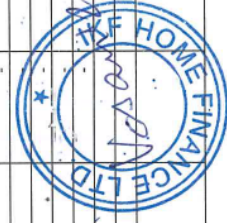
Annexure- II

IKF Home Finance Limited															Annexure-1
Security cover certificate as per Regulation 54(3) of the SEBI (LODR) Regulations, 2015 as at Mar 31, 2026															
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge		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	Eliminati on amount in negative)	(Total C to H)	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)	
		Debt for which this certificate being issued	Other Secured Debt *												Yes/ No
ASSETS															
Property, Plant and Equipment		-	-	Yes	-	-	3,439.59	-	3,439.59	-	-	-	-	-	
Capital Work-in- Progress		-	-	No	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets		-	-	No	-	-	413.28	-	413.28	-	-	-	-	-	
Goodwill		-	-	No	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	No	-	-	55.60	-	55.60	-	-	-	-	-	
Intangible Assets under Development		-	-	No	-	-	41.00	-	41.00	-	-	-	-	-	
Investments		-	-	No	-	-	3,217.43	-	3,217.43	-	-	-	-	-	
Loans	Book Debt and receivables	4,442.36	1,29,374.33	No	-	-	17,767.10	-	1,51,583.79	-	4,442.36	-	-	4,442.36	
Inventories		-	-	No	-	-	-	-	-	-	-	-	-	-	
Trade Receivables		-	-	No	-	-	-	-	-	-	-	-	-	-	
Cash and Cash Equivalents		-	-	No	-	-	2,233.33	-	2,233.33	-	-	-	-	-	
Bank Balances other than Cash and Cash Equivalents	Lien Marked FD	-	1,223.10	No	-	-	0.82	-	1,223.92	-	-	-	-	-	
Others		-	-	No	-	-	8,136.33	-	8,136.33	-	-	-	-	-	
Total		4,442.36	1,30,597.43	-	-	-	35,304.48	-	1,70,344.27	-	-	-	-	-	
LIABILITIES															
Debt securities to which this certificate pertains	Listed Debt Securities	3,962.98	-	No	-	-	-	-	3,962.98	-	-	-	-	-	
Other debt sharing pari-assu charge with above debt		-	-	No	-	-	-	-	-	-	-	-	-	-	
Other Debt		-	-	No	-	-	-	-	-	-	-	-	-	-	
Subordinated debt		-	-	No	-	-	-	-	-	-	-	-	-	-	
Borrowings		-	31,059.05	No	-	-	-	-	31,059.05	-	-	-	-	-	
Bank		-	80,257.59	No	-	-	-	-	80,257.59	-	-	-	-	-	
Debt Securities #		-	1,007.43	No	-	-	-	-	1,007.43	-	-	-	-	-	
Others		-	-	No	-	-	-	-	-	-	-	-	-	-	
Trade payables		-	-	No	-	-	184.47	-	184.47	-	-	-	-	-	
Lease Liabilities		-	-	No	-	-	437.08	-	437.08	-	-	-	-	-	
Provisions		-	-	No	-	-	96.43	-	96.43	-	-	-	-	-	
Others		-	-	No	-	-	4,014.93	-	4,014.93	-	-	-	-	-	
Total		3,962.98	1,12,324.08				4,732.91	-	1,21,019.97	-	-	-	-	-	
Cover on Book Value **															
Cover on Market Value															
Exclusive Security Cover Ratio		1.12													

*Underlying exposure is on outstanding principal basis.

**Asset cover 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.



SGCO & Co.LLP

Chartered Accountants

Independent Auditor's Report on Compliance with Covenants as at March 31, 2026 under Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

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 March 31, 2026 (the "Statement") which has been prepared by the Company from the financial statements and other relevant records and documents maintained by the Company as at and for the quarter ended March 31, 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').



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2nd Floor, Sahar Road,
Near Andheri Station,
Andheri (East),
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Fax. +91 22 6625 6364
E-mail: info@sgco.co.in
www.sgco.co.in

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 Statement 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 March 31, 2026, the Company is not in compliance with all the covenants, as mentioned in the Debenture Trust Deeds in respect of securities mentioned in the accompanying Annexures.
5. The following documents have been furnished by the Company-
 - a. Annexure I and Annexure II;
 - b. Books of accounts and other relevant records for the year ended March 31, 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 audit of the financial statement of the Company for the quarter and year ended March 31, 2026 and issued an unmodified opinion vide report date May 5, 2026. Our audit of these financial statements were conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. Our audit was not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties. Further, we have not audited any financial statements of the Company as of any date or for any period subsequent to March 31, 2026.
7. We have conducted our examination of the accompanying Annexures 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").
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 March 31, 2026 and verified the figures included in such computation with the standalone financial statements as at March 31, 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 March 31, 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 year ended March 31, 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 9 above and according to the information and explanations received and Management representations obtained,



SGCO & Co.LLP

Chartered Accountants

nothing has come to our attention that causes us to believe that, as at March 31, 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

Shetty



Sudha Jaideep Shetty

Partner

Membership No.: 047684

UDIN:

Place: Hyderabad

Date: 5th May, 2026

Enclosure:

Annexures I and II

Date: 5th May 2026

To

Axis Trustee Services 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 Mar'26 Audited financials:

Financial Covenant	Covenant	Mar-26	Status
CRAR	=>18%	45.65%	Complied
PAR>90 and write-offs	<=4%	1.70%	Complied
Debt/TNW Ratio	<6x	2.36x	Complied
Long Term rating	Not Below BBB+	Care A+ , IND AA-	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
Managing Director



Home Finance

Date: 5th May, 2026

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

Sub: Compliance with Quarterly Covenants as on 31st March, 2026

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 31st March 2026. Kindly refer to the below table.

Sl No	Particulars	Parameters	Limits as per Covenant	As on 31 st March 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%	45.65%	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%	1.58%	Complied
3	Ratio of PAR 90 less LLR to Tangible Net worth.	(PAR 90 Less: LLR) to Tangible net worth	<10%	4.31%	Complied
4	Leverage ratio	Debt/Equity	<5x	2.36x	Complied

For IKF Home Finance Limited,

Vasanth
Vupputuri Vasantha Lakshmi
Managing Director

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