SMFG Grihashakti

Nayi Asha. Naya Vishwas.

11 November, 2025

To
The General Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, Plot No. C-1, Block G
Bandra Kurla Complex, Bandra (East)
Mumbai – 400 051

Ref: Our letter dated 6 November, 2025 on prior intimation under Regulation 50(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sub: Outcome of Board Meeting and Submission of the Un-audited Financial Results for the quarter and half year ended 30 September, 2025 along with Limited Review Report issued by the Statutory Auditors

Dear Sir/ Madam,

Pursuant to Regulation 51(2) and Regulation 52 read with Para A of Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') (as amended from time to time), we hereby inform that the Board of Directors of the Company at its meeting held today i.e., Tuesday, 11 November, 2025, has *interalia* approved the Un-audited Financial Results of the Company for the quarter and half year ended 30 September, 2025 duly reviewed by the Audit Committee.

Accordingly, please find enclosed the following:

- Un-audited Financial Results of the Company for the quarter and half year ended 30 September, 2025 along with Limited Review Report issued by the Statutory Auditors.
- Disclosures of items specified in Regulation 52(4) of the Listing Regulations.
- Disclosures of related party transactions for the half year ended 30 September, 2025, pursuant to Regulation 62K (9) read with Regulation 23(9) of the Listing Regulations.
- Disclosure of security cover in terms of Regulation 54(3) of the Listing Regulations read with SEBI Circular No. SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May, 2024.

Further, please note that the Statutory Auditors of the Company have submitted a Limited Review Report with unmodified opinion on the financial results for the quarter and half year ended 30 September, 2025.

Pursuant to Regulation 52(7) and 52(7A) of the Listing Regulations read with SEBI Master Circular SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 dated 11 July, 2025 (as amended from time to time), the Company hereby confirms that the issue proceeds of Non-Convertible Debentures raised up to 30 September, 2025 were fully utilized for the purpose for which the same were raised by the Company and there is no deviation in the utilization of their issue proceeds. The said confirmation as duly placed before the Audit Committee, is enclosed in the format as specified under the Listing Regulations.

SMFG Grihashakti

Nayi Asha. Naya Vishwas.

The Board Meeting commenced at 04.30 P.M. and concluded at 06.15 P.M.

Request you to take the same on record.

Thanking you

For SMFG India Home Finance Company Limited

ARCHANA PRAVIN NADGOUDA
Digitally signed by ARCHANA PRAVIN NADGOUDA
Date: 2025.11.11 18:35:28 +05'30'

Archana Nadgouda
Company Secretary
Membership No. A17140

Encl: As above

B. K. Khare & Co.
Chartered Accountants
706/708, Sharda Chambers, New Marine
Lines, Mumbai – 400 020, India

Independent Auditor's Review Report on Unaudited Quarterly and Year to Date Financial Results of SMFG India Home Finance Co. Ltd. under Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
SMFG India Home Finance Co. Ltd.

1. We have reviewed the accompanying statement of unaudited financial results of SMFG India Home Finance Co. Ltd. (the 'Company') for the quarter ended September 30, 2025 and the year to date results for the period from April 1, 2025 to September 30, 2025 ('the Statement'), 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 from time to time("Listing Regulations").

2. This Statement, which is responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013, the circulars, guidelines and directions issued by Reserve Bank of India / National Housing Bank (NHB) from time to time to the extent applicable and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognized accounting practices has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For B. K. Khare & Co
Chartered Accountants
Firm Registration Number: 105102W

Rahalkar

Shirish Rahalkar
Partner
Membership No.: 111212
UDIN: 25111212BMKYNH8354
Place: Mumbai
Date: 11 November 2025

B.K. KHARE & CO.
Chartered Accountants

SMFG Grihashakti

Nayi Asha. Naya Vishwas.

SMFG India Home Finance Co. Ltd.
Registered office address: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, Tamil Nadu
Toll Free no. 18001021003/ Email: grihashakti@grihashakti.com
Website : www.grihashakti.com/CIN- U65922TN2010PLC076972

Statement of Unaudited Financial Results for the quarter and half year ended September 30, 2025

	Quarter ended September 30, 2025 (₹ lakhs) Unaudited (refer note 10)	Quarter ended June 30, 2025 (₹ lakhs) Unaudited	Quarter ended September 30, 2024 (₹ lakhs) Unaudited (refer note 10)	Half year ended September 30, 2025 (₹ lakhs) Unaudited	Half year ended September 30, 2024 (₹ lakhs) Unaudited	Year ended March 31, 2025 (₹ lakhs) Audited
Revenue from operations						
Interest Income	34,642	34,009	27,002	68,651	52,579	1,15,201
Fee and commission income	1,092	1,097	1,176	2,189	1,996	4,072
Gain on derecognition of financial instruments held at amortized cost	1,944	1,454	2,105	3,398	4,471	10,466
Net gain on financial asset at FVTPL	298	229	107	527	201	400
Ancillary income	166	146	109	312	186	442
Total revenue from operations (a)	**38,142**	**36,935**	**30,499**	**75,077**	**59,433**	**1,30,581**
Other income (b)	39	28	23	67	24	130
Total income (c)=(a) + (b)	**38,181**	**36,963**	**30,522**	**75,144**	**59,457**	**1,30,711**
Expenses						
Finance costs	20,142	20,056	16,548	40,198	31,712	68,731
Impairment on financial instruments	1,998	3,563	(1,570)	5,561	(492)	3,454
Employee benefits expense	6,954	7,140	6,933	14,094	14,048	26,681
Depreciation and amortisation	449	619	617	1,068	1,166	2,500
Other expenses	3,402	3,862	3,444	7,264	6,285	13,237
Total expenses (d)	**32,945**	**35,240**	**25,972**	**68,185**	**52,719**	**1,14,603**
Profit/(Loss) before tax (e)=(c)-(d)	**5,236**	**1,723**	**4,550**	**6,959**	**6,738**	**16,108**
Tax expense						
Current tax	1,494	1,227	562	2,721	1,391	3,232
Deferred tax expense / (credit)	(150)	(758)	615	(908)	362	924
Income tax for earlier years	(18)	(13)	-	(31)	-	-
Total tax expense (f)	**1,326**	**456**	**1,177**	**1,782**	**1,753**	**4,156**
Net profit/(loss) after tax (g)= (e)-(f)	**3,910**	**1,267**	**3,373**	**5,177**	**4,985**	**11,952**
Other comprehensive income/(loss)						
Items that will not be reclassified to profit or loss, net of tax						
Re-measurement of defined benefit plan	(44)	(74)	2	(118)	(39)	(56)
Tax relating to above	11	19	(0)	30	10	14
Items that will be reclassified to profit or loss						
Gain / (loss) on Derivatives designated at Cash flow hedge	388	(531)	-	(143)	-	(177)
Tax relating to above	(98)	134	-	36	-	45
Other comprehensive income/(loss) (h)	**257**	**(452)**	**2**	**(195)**	**(29)**	**(174)**
Total comprehensive income/(loss) for the period (i)= (g)+(h)	**4,167**	**815**	**3,375**	**4,982**	**4,956**	**11,778**
Earnings per equity share:						
Basic earnings per share* (in ₹)	1.05	0.34	0.99	1.39	1.47	3.43
Diluted earnings per share* (in ₹)	1.05	0.34	0.99	1.39	1.47	3.43
Face value per share (in ₹)	10.00	10.00	10.00	10.00	10.00	10.00

*not annualised for periods other than year ended March 31, 2025.

B.K. KHARE & CO. Chartered Accountants

SMFG India Home Finance Co. Ltd.

SMFG Grihashakti

Nayi Asha. Naya Vishwas.

SMFG India Home Finance Co. Ltd.

Notes to the financial results :

1. Statement of assets and liabilities as at September 30, 2025

	As at September 30, 2025 (₹ lakhs) Unaudited	As at March 31, 2025 (₹ lakhs) Audited
ASSETS		
Financial assets		
Cash and cash equivalents	30,977	59,896
Bank balances other than cash and cash equivalents	814	800
Derivative Financial Instruments	1,398	117
Investments	24,760	41,041
Trade receivables	299	174
Loans and advances	10,74,060	9,84,066
Other financial assets	17,174	16,851
	11,49,482	**11,02,945**
Non financial assets		
Current tax assets (net)	282	-
Deferred tax asset (net)	4,568	3,624
Other non financial assets	3,053	3,469
Property, plant and equipment	2,409	2,639
Right to use of asset	4,945	6,100
Intangibles assets	679	770
	15,936	**16,602**
Total Assets	**11,65,418**	**11,19,547**
LIABILITIES AND EQUITY		
Liabilities		
Financial liabilities		
Derivative Financial Instruments	-	1,261
Trade payables		
i) total outstanding dues to micro enterprises and small enterprises	861	713
ii) total outstanding dues to creditors other than micro enterprises and small enterprises	3,757	2,740
Debt securities	2,78,275	2,38,153
Subordinated liabilities	24,683	25,357
Borrowings	6,57,134	6,63,237
Other financial liabilities	35,144	27,666
	9,99,854	**9,59,127**
Non financial liabilities		
Current tax liabilities (net)	-	12
Provisions	1,665	1,310
Other non financial liabilities	3,130	3,311
	4,795	**4,633**
Equity		
Equity share capital	37,116	37,116
Other equity	1,23,653	1,18,671
	1,60,769	**1,55,787**
Total liabilities and equity	**11,65,418**	**11,19,547**

B.K. KHARE & CO. Chartered Accountants

SMFG India Home Finance Co. Ltd.

SMFG
Grihashakti
Nayi Asha. Naya Vishwas.

SMFG India Home Finance Co. Ltd

2. Statement of cash flow for the half year ended September 30, 2025

	Half year ended September 30, 2025 (₹ lakhs) Unaudited	Half year ended September 30, 2024 (₹ lakhs) Unaudited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	**6,959**	**6,738**
Adjustments for :		-
Financial asset measured at amortised cost	(2,004)	(1,286)
Financial liabilities measured at amortised cost	(117)	4,362
Depreciation & amortisation	1,068	1,165
Interest income on fixed deposits, bonds & investments	(1,976)	(1,377)
Net (gain)/loss on financial assets at FVTPL	(527)	(201)
Impairment on financial instruments	5,561	(492)
Write off of fixed assets & intangible assets	1	-
Profit on sale of property, plant & equipment	(3)	(4)
Fair valuation of stock appreciation rights	628	622
Gain on derecognition of financial instruments held at amortised cost	(3,398)	(4,471)
Operating profit before working capital changes	**6,192**	**5,056**
Adjustments for working capital:		
- (Increase)/decrease in loans & advances	(93,551)	(73,796)
- (Increase)/ decrease in other assets (financial & non financial assets)	1,142	1,343
- Increase/(decrease) in other liabilities (provision, financial & non financial liabilities)	5,565	(77,586)
Cash generated from/(used in) operating activities	**(80,652)**	**(1,44,983)**
Income tax paid (net)	(294)	(1,462)
Net cash generated from/(used in) operating activities (A)	**(80,946)**	**(1,46,445)**
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property plant & equipment & intangibles	437	(260)
Proceeds from sale of property, plant & equipment & intangibles	95	1,633
Purchase of investments	(3,19,210)	(1,79,065)
Sale/maturity of investments	3,19,846	1,77,825
Fixed deposit placed during the year/period	(4,92,936)	(2,22,641)
Fixed deposit matured during the year/period	5,09,084	2,22,635
Interest received on fixed deposits & Investment	2,001	1,380
Net cash generated from/(used in) investing activities (B)	**19,317**	**1,507**
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issuance of share capital (including share premium)	-	15,000
Proceeds from borrowings from banks & financial institutions	1,35,883	1,98,417
Repayment of borrowings from banks & financial institutions	(1,01,674)	(64,535)
Payment of ancillary borrowing costs	(623)	(655)
Principal payment of lease liability	(876)	(727)
Net cash generated from/(used in) financing activities (C)	**32,710**	**1,47,500**
Net increase / (decrease) in cash & cash equivalents D=(A+B+C)	**(28,919)**	**2,562**
Cash & cash equivalents as at the beginning of the period (E)	59,896	33,671
Closing balance of cash & cash equivalents (D+E)	**30,977**	**36,233**
Components of cash & cash equivalents:		
Cash on hand	73	107
Balances with banks		
- in current accounts	4,795	6,856
- in fixed deposit with maturity less than 3 months	25,768	28,826
Cheques, drafts on hand	341	444
Cash & cash equivalents	**30,977**	**36,233**

Note:
The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.

B.K. KHARE & CO. Chartered Accountants

SMFG India Home Finance Co. Ltd.

SMFG Grihashakti

Nayi Asha. Naya Vishwas.

SMFG India Home Finance Co. Ltd

Notes:

3 SMFG India Home Finance Company Limited ('the Company') is a public limited company domiciled in India and incorporated under the provisions of Companies Act, 1956. The Company is a Housing finance company ('HFC') registered vide Registration number DOR-00122 dated May 19, 2023 with the Reserve Bank of India ('RBI'), erstwhile Registration number 07.0122.15 dated July 14, 2015 with the National Housing Bank ('NHB').

4 These financial result have been prepared in accordance with Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the 'Listing Regulations') and recognition and measurement principles laid down in Indian Accounting Standards, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, other relevant provisions of the Act, guidelines issued by the RBI as applicable to NBFCs, HFCs and other accounting principles generally accepted in India.

5 Financial results for the quarter and half year ended September 30, 2025, were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 11, 2025 and reviewed by statutory auditor, pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended. Information as required by Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is given in Annexure 1 attached.

6 All the secured non-convertible debentures of the Company including those issued during the current quarter are fully secured by first pari passu charge by mortgage of the Company's immovable property at Chennai and/or by hypothecation of book debts/loan receivables and fixed deposits to the extent as stated in the information memorandum. Further, the Company has maintained asset cover as stated in the information memorandum which is sufficient to discharge the principal amount at all times for the non-convertible debt securities issued.

7 Disclosures pursuant to RBI Notification - RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020 and RBI/2021-22/31/ DOR.STR.REC.11/21.04.048 / 2021-22 dated 5 May 2021

Type of Borrowers (₹ lakhs)	Exposure to accounts classified as Standard consequent to implementation of resolution plan- Positions as at 31 March 2025 (A)	Of (A) aggregate debt that slipped into NPA during the half year ended 30 September 2025**	Of (A) amount written off during the half- year 30 September 2025	Of (A) amount paid by the borrowers during the half year ended 30 September 2025	Exposure to accounts classified as Standard consequent to implementation of resolution plan- Position as at the end of this half year ended 30 September 2025*
Personal Loans	1,637	117	8	319	1,299
Others (including MSMEs)	269	-	-	128	172
Total	**1,906**	**117**	**8**	**447**	**1,471**

* includes interest capitalised post implementation of one time resolution plan

** Net of upgradation from NPA to standard

8 The Company's operating segments are established in the manner consistent with the information regularly reviewed by the Chief Operating Decision Maker as defined in Ind AS 108 – Operating Segments. The Company operates in a single business segment i.e. financing, which has similar risks and returns. The Company operates in a single geographic segment i.e. domestic.

9 Disclosures pursuant to Master Direction — Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 in terms of RBI circular RBI/DOR/2021-22/86DOR.STR.REC. 51/21.04.048/2021-22 dated September 24, 2021:

a. Details of transfers through Assignment in respect of loans not in default

Particulars	For the Half year ended September 30, 2025
Entity	Bank
Number of loans assigned	1,529
Amount of loans assigned (₹ lakhs)	22,811
Weighted average maturity (in months)	157
Weighted average holding period (in months)	10
Retention of beneficial economic interest	10%
Coverage of tangible security	100%
Rating-wise distribution of rated loans	NA

b. The Company did not acquire any loans not in default/ or in default during the quarter and half year ended September 30, 2025.

c. The compnay did not transfer or acquire stressed assets during the quarter and half year ended September 30, 2025

10 The figures for the quarter ended September 30, 2025 and September 30, 2024 are the balancing figures between unaudited figures in respect of the half year ended September 30, 2025 and September 30, 2024 and unaudited figures for the quarter ended June 30, 2025 and June 30, 2024 respectively.

11 Previous period / year figures have been regrouped / reclassified, wherever necessary, to conform to current period / year classification.

B.K. KHARE & CO. Chartered Accountants

For and on behalf of the Board of Directors of
SMFG India Home Finance Co. Ltd.

Deepak Patkar
Managing Director & CEO
DIN : 09731775
Date: November 11, 2025

SMFG India Home Finance Co. Ltd.

SMFG Grihashakti

Nayi Asha. Naya Vishwas.

Annexure-1

Additional disclosures required by Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter and half year ended September 30, 2025

Particulars	Quarter ended September 30, 2025 (₹ lakhs) Unaudited	Quarter ended June 30, 2025 (₹ lakhs) Unaudited	Quarter ended September 30, 2024 (₹ lakhs) Unaudited	Half Year ended September 30, 2025 (₹ lakhs) Unaudited	Half Year ended September 30, 2024 (₹ lakhs) Unaudited	Year ended March 31, 2025 (₹ lakhs) Audited
Debt Equity ratio ***(Refer Note 1)***	6.0x	6.1x	6.8x	6.0x	6.8x	6.0x
Debt service coverage ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Interest service coverage ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Outstanding redeemable preference shares (quantity and value)	Nil	Nil	Nil	Nil	Nil	Nil
Capital redemption reserve	Nil	Nil	Nil	Nil	Nil	Nil
Debenture redemption reserve ***(Refer Note 2)***	Nil	Nil	Nil	Nil	Nil	Nil
Networth(₹ lakhs) ***(Refer Note 3)***	1,59,014	1,54,381	1,17,179	1,59,014	1,17,179	1,53,316
Net profit after tax (₹ lakhs)	3,910	1,267	3,373	5,177	4,985	11,952
Earning per share (not annualised):						
(a) Basic	1.05	0.34	0.99	1.39	1.47	3.43
(a) Diluted	1.05	0.34	0.99	1.39	1.47	3.43
Current ratio ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Long term debt to working capital ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Bad debts to Account receivable ratio ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Current liability ratio ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Debtors turnover ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Inventory turnover ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Operating margin ***(Refer note 4)***	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Total debt to total asset ***(Refer note 5)***	0.82	0.83	0.84	0.82	0.84	0.83
Net profit margin ***(Refer note 6)***	10.2%	3.4%	11.0%	6.9%	8.4%	9.1%
Sector specific equivalent ratios ***(Refer note 7)***:						
(a) Gross Non-performing Assets (NPA)	2.9%	2.7%	2.6%	2.9%	2.6%	2.4%
(b) Net NPA	1.9%	1.8%	1.7%	1.9%	1.7%	1.6%
(c) Provision coverage Ratio (PCR)	35.9%	34.2%	37.3%	35.9%	37.3%	32.0%

Note:

1. Debt-equity ratio = (Debt securities + Borrowings + Subordinated liabilities) / Shareholders fund.
2. The Company is not required to create debenture redemption reserve in terms of the Companies (Share Capital and Debenture) Rules, 2014 read with the Companies (Share Capital and Debenture) Amendments Rules, 2019.
3. Networth is calculated as defined in section 2(57) of Companies Act 2013
4. The Company is a Housing finance Company registered under the Reserve Bank of India Act, 1934 hence these ratios are generally not applicable.
5. Total debts to total assets = (Debt securities+ Borrowings + Subordinated liabilities) / total assets.
6. Net profit margin= Net profit after tax / total income.
7. Gross NPA % = Gross NPA/Gross carrying value of portfolio loans
   Net NPA % = (Gross NPA- NPA provision)/(Gross carrying value of portfolio loans -NPA provision)
   PCR = NPA provision / Gross NPA

B.K. KHARE & CO. Chartered Accountants

SMFG India Home Finance Co. Ltd.

SMFG India Home Finance Company Limited

Related party transactions for the half -year ended 30 September 2025

Amount in Lakhs

Sr.No	Details of the party	Details of the Counterparty		Type of related party transaction	Value of transactions as approved by audit committee	Value of transactions for the half year ended September 30 2025	Outstanding Balance		Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken							
									In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of loans,inter-corporate deposits, advances or investments				
	Name of the listed entity	Name of the counterparty	Relationship of the counterparty with the listed entity				As at 30 Sept'25	As at 31 March'25	Nature of indebtedness (loan / issuance of debt / any other etc.)	Cost	Tenure	Nature	Interest Rate (%)	Tenure	Secured or not	Purpose of funds
1	SMFG India Home Finance Company Limited	SMFG India Credit Company Limited	Holding Company	Expense as per resource sharing agreement^	5,700	2,691	(1,607)	(1,424)	-	-	-	-	-	-	-	-
				Income as per resource sharing agreement	200	64	17	12	-	-	-	-	-	-	-	-
				Gratuity receivable/(payable) on account of employee transfer	-	-	16	(16)	-	-	-	-	-	-	-	-
				Fee paid on committed line extended by Parent Company^	Refer Note 1	-	-	(3)	-	-	-	-	-	-	-	-
				Equity investment made by Parent Company	-	-	1,33,500	1,33,500	-	-	-	-	-	-	-	-
				Corporate Guarantee obtained for NHB refinance#	50,000	-	22,015	23,559	-	-	-	-	-	-	-	-
				GST payable on account of Deemed Guarantee Commission	-	-	(20)	(11)	-	-	-	-	-	-	-	-
				Service Fees Income towards Assignment transaction	Refer Note 2	44	32	18	-	-	-	-	-	-	-	-
				Transfer of standard assets through assisgnment to parent company	-	-	(1,161)	(1,389)	-	-	-	-	-	-	-	-
		Yes Bank Ltd	Associate of Ultimate Holding Company (from 18 Sept 2025)	Service Fees Income towards Assignment transaction	Refer Note 3	2	1	0.41	-	-	-	-	-	-	-	-
				Payable towards Assignment transaction	Refer Note 3	-	(35)	(67)								

Sr.No	Details of the party	Details of the Counterparty		Type of related party transaction	Value of transactions as approved by audit committee	Value of transactions for the half year ended September 30 2025	Outstanding Balance		Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken							
									In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of loans,inter-corporate deposits, advances or in.estments				
	Name of the listed entity	Name of the counterparty	Relationship of the counterparty with the listed entity				As at 30 Sept'25	As at 31 March'25	Nature of indebtedness (loan / issuance of debt / any other etc.)	Cost	Tenure	Nature	Interest Rate (%)	Tenure	Secured or not	Purpose of funds
		Mr. Radhakrishnan Menon (till 22 December, 2024)	Independent Director	Director's sitting fee and commission	Refer Note 4	-	-	(25)	-	-	-	-	-	-	-	-
		Ms. Sudha Pillai (till - 20 August, 2024)	Independent Director	Director's sitting fee and commission	Refer Note 4	-	-	(14)	-	-	-	-	-	-	-	-
		Ms. Dakshita Das	Independent Director	Director's sitting fee and commission	Refer Note 4	29	(18)	(33)	-	-	-	-	-	-	-	-
		Mr. Colathur Narayanan Ram (w.e.f. 20 August, 2024)	Chairman, Additional Director (Non-Executive and Independent director)	Director's sitting fee and commission	Refer Note 4	28	(18)	(22)	-	-	-	-	-	-	-	-
		Mr. Surya Prakash Rao (w.e.f. 11 September, 2025)	Non-Executive Director	Director's sitting fee and commission	Refer Note 4	5	(4)	-	-	-	-	-	-	-	-	-
		Mr. Deepak Patkar	Chief Executive Officer (w.e.f 7 Sep 2022) & Managing Director (w.e.f 2 Feb 2023)	Remuneration (includes post employement benefits)	Refer Note 5	819	(33)	(44)	-	-	-	-	-	-	-	-
		Mr. Ashish Chaudhary	Chief Financial Officer	Remuneration (includes post employement benefits)	Refer Note 5	70	(6)	(6)	-	-	-	-	-	-	-	-
		Mr. Parthasarathy Iyengar (till 23 June, 2025)	Company Secretary	Remuneration (includes post employement benefits)	Refer Note 5	12	-	-								
		Ms. Archana Nadgouda (w.e.f 23 September, 2025)	Company Secretary	Remuneration (includes post employement benefits)	Refer Note 5	11	-	-	-	-	-	-	-	-	-	-

^Includes GST component which is expensed out

The outstanding Guarantee amount represents outstanding loan balance.

Notes:

1. The rate at which Commitment fees is charged on credit line provided by parent company is approved by the Audit Committee. The credit line was unutilised during the year ended March 31, 2025 and was not renewed from April 1, 2025.
2. Transaction is consequential to principal Assignment transaction on Arm's length.
3. The transactions were undertaken prior to Yes Bank Limited becoming a related party of the Company and accordingly audit Committee approval is not applicable. Transaction in the nature of Current Account & Fixed deposit with Yes Bank are excluded from the definition of related party and accordingly not reported.
4. Director sitting fees is approved by Board. Director commission will be approved by Nomination and Remuneration Committee of the Board ('NRC) at year end.
5. Remuneration to Key Management Personnel as approved by Nomination and Remuneration Committee of the Board ('NRC) from time to time.

SMFG India Home Finance Co Ltd.

B. K. Khare & Co.
Chartered Accountants
706/708, Sharda Chambers, New Marine Lines, Mumbai – 400 020, India

To,
The Board of Directors
SMFG India Home Finance Co. Ltd.
Inspire BKC, Unit No. 503 & 504, 5th Floor,
Main Road, G Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051

Independent Auditor's Certificate on Statement of asset cover and compliance with relevant covenants with respect to listed and unlisted non-convertible debentures outstanding as at and for the quarter ended September 30, 2025

1. This certificate is issued in accordance with the terms Engagement Letter dated July 19, 2024, with SMFG India Home Finance Co. Ltd. ("the Company").

2. We B. K. Khare & Co., Chartered Accountants (Firm Registration Number 105102W), the statutory auditors of the Company, have been requested by the Management of the Company to certify the accompanying "Statement of assets cover and compliance with covenants as on September 30, 2025" (the "Statement") for submission to the Securities and Exchange Board of India ("SEBI") pursuant to Regulation 56(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended vide SEBI Circular no. SEBI/HO/MIRSD/ MIRSD_CRADT/CIR/P/2022/67 dated 19 May 2022 and to Debenture Trustees of the Non-Convertible Debentures pursuant to Regulation 15(1)(t) of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 as amended time to time (together referred to as the "Regulations"). The Statement has been stamped by us for identification purpose only.

Management's Responsibility

3. The preparation of the accompanying Statement from the unaudited financial information/results of the Company as at and for the quarter ended September 30, 2025 and other relevant records and documents 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 designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation, and making estimates that are reasonable in the circumstances.

4. The Management is also responsible for maintenance of asset cover and compliance with all the covenants of the respective Offer Document/Information Memorandum/ Debenture Trust deeds in the manner as may be specified by SEBI and adherence with all other applicable conditions mentioned in the Regulations in connection with the Statement.

Auditor's Responsibility

5. Our responsibility is to provide a reasonable assurance as to whether the particulars contained in the aforesaid Statement are in agreement with the unaudited financial information/results as at and for the quarter ended September 30, 2025 and other relevant records and documents maintained by the Company. This did not include the evaluation of adherence by the Company with all the applicable guidelines of the Regulations, Offer documents/ Information memorandum and Debenture Trust deeds.

6. The unaudited financial information/results referred in paragraph 5 above as at and for the quarter ended September 30, 2025 have been reviewed by us, on which we issued an unmodified review conclusion vide our report dated November 11, 2025.

B.K. KHARE & CO. Chartered Accountants

7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (the "Guidance Note") issued by the Institute of Chartered Accountant of India (ICAI) and the Standards on Auditing specified under Section 143(10) of the Companies Act 2013 in so far as applicable for the purpose of this Certificate, which includes the concepts of test checks and materiality. 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.

Conclusion

9. Based on our examination, and according to the information, explanation and representations provided to us by the Management of the Company, we certify that nothing has come to our attention that causes us to believe that Company has not complied, in all material respects, with the requirements of SEBI regulations for the maintenance of the adequate asset cover, including the compliance with all covenants, in respect of debt securities as on September 30, 2025.

Restriction on Use

10. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to Debenture Trustees and Stock Exchanges in accordance with the Regulations and should not be used for any other purpose. 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 certificate is shown or into whose hands it may come without our prior consent in writing.

For **B. K. Khare & Co.,**
Chartered Accountants
Firm's Registration No.: 105102W

Rahalkar

B.K. KHARE & CO. Chartered Accountants

Shirish Rahalkar
Partner
Membership No. 111212
UDIN: 25111212BMKYNI9325
Place: Mumbai
Date: 11 November 2025

Annexure A

(All amounts are Rs. in Lakhs)

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	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 paripassu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu harge)		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 viii	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	Immovable property			Yes	6		2,403		2,409				6	6
Capital Work-in-Progress							0		0				-	
Right of Use Assets							4,945		4,945				-	
Goodwill							-		-					
Intangible Assets							679		679				-	
Intangible Assets under Development							-		-				-	
Investments							24,760		24,760				-	
Loans**	Loan receivable against property and housing loan		1,08,004	Yes	9,18,721		47,336		10,74,060	-			9,18,721	9,18,721
Inventories							-		-				-	
Trade Receivables							299		299				-	
Cash and Cash Equivalents				Yes	-		30,977		30,977				-	-
Bank Balances other than Cash and Cash Equivalents	Fixed Deposit against Collateralized Borrowings		780				34		814				-	
Others							4,198		4,198				-	
Total		-	**1,08,784**	-	**9,18,727**	-	**1,15,630**	-	**11,43,141**	-	-	-	**9,18,727**	**9,18,727**

B.K. KHARE & CO. Chartered Accountants

SMFG India Home Finance Co Ltd.

Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	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 paripassu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu harge)		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 viii	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		
LIABILITIES														
Debt securities to which this certificate pertains					2,78,275		-		2,78,275					
Other debt sharing pari-passu charge with above debt					5,73,388		-		5,73,388					
Other Debt							-		-					
Sub ordinated debt							24,683		24,683					
Borrowings			5,359				-		5,359					
Bank			78,388				-		78,388					
Debt Securities							-		-					
Others							-		-					
Trade payables							4,618		4,618					
Lease Liabilities							5,636		5,636					
Provisions							1,665		1,665					
Others							32,636		32,636					
Total		-	**83,747**	-	**8,51,663**	-	**69,237**	-	**10,04,647**	-	-	-	-	-
Cover on Book Value			1.30		1.01									
Cover on Market Value ix														
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio***									

Note:

***Asset cover ratio is calculated only for debt for which this certificate is issued i.e Asset cover over Debt securities to which this certificate pertains

For SMFG India Home Finance Co. Ltd.

SMFG India Home Finance Co. Ltd. ★

B.K. KHARE & CO. Chartered Accountants ★

Authorized Signatory
Name: Devendra Mani Shrivastava
Designation: Head of Operations

UDIN: 25111212BMKYNI9325

SMFG Grihashakti
Nayi Asha. Naya Vishwas.

Annex - IV-A

A. Statement of utilization of issue proceeds:

Name of the Issuer - **SMFG India Home Finance Company Limited**

ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised Rs. in Crore	Funds utilized Rs. in Crore	Any deviation (Yes/ No)	If 7 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9
INE213W07335	Private Placement	NCD	01-08-2025	300	300	No	Not Applicable	Not Applicable
Total				300	300			

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	**Remarks**
Name of listed entity	SMFG India Home Finance Company Limited
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising Funds	During Q2 (FY 2025-26)
Amount raised	INR 300 Crores
Report filed for quarter ended	30-09-2025
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the audit committee after review	None
Comments of the auditors, if any	Not Applicable
Objects for which funds have been raised and where there has been a deviation, in the following table	Not Applicable

SMFG India Home Finance Co. Ltd.

SMFG
Grihashakti
Nayi Asha. Naya Vishwas.

Original Object	Modified object, if any	Original Allocation	Modified allocation, if any	Funds utilised	Amount of deviation/variation for the quarter according to applicable object (Rs. in Crores and in %)	Remarks, if any
NIL						

Deviation could mean:
(a) Deviation in the objects or purposes for which the funds have been raised
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

SMFG India Home Finance Company Limited

SMFG India Home Finance Co. Ltd.

Name of Signatory: Devendra Shrivastava
Designation: Head of Operations
Date: November 11, 2025