ANNUAL REPORT 2025–26

IKF HOME FINANCE

Every Brick *Counts*



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ABOUT THE COMPANY

At IKF Home Finance Limited (IKFHF), we believe that a home is more than a physical structure - it is a foundation of security, dignity and opportunity. For the families we serve, every step towards homeownership represents a step towards a more secure future.

Our purpose is rooted in making this journey possible for lower and middle income families, particularly customers who may have limited access to conventional housing finance. By understanding the realities of self-employed and first generation borrowers and combining this understanding with disciplined credit practices, we help turn aspirations into homes.

FY 2025–26 marked another step forward in this journey. As we continued to expand our presence and strengthen our business, our focus remained firmly anchored in responsible growth, customer centricity and financial inclusion. Our expanding footprint across Tier-2 and Tier-3 markets enables us to be closer to the customers and communities whose aspirations we seek to serve.

For us, growth is not measured only by numbers. It is reflected in the families we empower, the diverse communities we serve and the opportunities we help create. Every customer we serve, each relationship we build and each home we help finance adds another brick to the foundation we are building.

Building access. Enabling ownership. Creating impact.

10+
Years in Business

6
States Served

15,000+
Customers Served

Our journey is built on the customers we serve, the markets we reach and the experience we have gained over the years.

OUR IMPACT







Every brick represents a step forward - for a family, a community and for us as an organisation. At IKF Home Finance, our impact goes beyond financing a home. By enabling access to housing finance, we help families move closer to greater stability, ownership and opportunity. Each home we help finance contributes to a stronger foundation for the future.

COMPANY JOURNEY

Since 2016, IKF Home Finance has transformed from a regional housing finance company into a trusted affordable housing finance institution with a growing presence across six states. Guided by customer centricity, prudent governance, and sustainable growth, every milestone reflects our commitment to empowering homeownership and building lasting value - because Every Brick Counts.



2026

Strengthened momentum with AUM of ₹1,908 Cr and annual disbursements of ₹672 Cr; credit rating of AA- (Stable) by IndiaRatings, A+ (Stable) by CareEdge.

2025

We crossed a major milestone with AUM exceeding ₹1,475 Cr. Opened 100 branches; credit rating upgraded to Care A+(Stable) in Dec25.

2020

NHB

We secured funding from the National Housing Bank (NHB), propelling further expansion, and our AUM crossed ₹200 Cr.

2019

Became a subsidiary of IKF Finance, enabling stronger backing and strategic alignment. Loan disbursements crossed ₹100 Cr.

2017

Started operations in Andhra Pradesh, Telangana, Maharashtra and Karnataka. During this year, we also recorded an on-books AUM of ₹2 Cr.

2016

Started our journey with operations in Vijayawada, Andhra Pradesh, marking the foundation of our commitment to accessible housing finance.

VISION

To be the most preferred & trusted housing finance company that helps people build their dream homes.

MISSION

Provide housing finance assistance through customized products to underserved segments.

PURPOSE

Transforming Lives through Flexible Financial Solutions.

CORE VALUES

T	R	I	B	E
TRANSPARENCY	RESILIENCE	INTEGRITY	BUSINESS PRUDENCE	EXCELLENCE IN CUSTOMER SERVICE



BUILDING TODAY, GROWING TOMORROW

- Customer Centric Financial Inclusion
- People & Capability Development
- Sustainable Growth in Affordable Housing Finance
- Expanding Our Funding Base and Access to Capital
- Strengthening Digital Ecosystem and Controls

FY 2025–26 was a defining year for IKF Home Finance, marked by steady progress in financial performance, geographic reach, and industry recognition. The Company crossed ₹1,908 crore in Assets Under Management, delivered a Profit After Tax of ₹49.19 crore, and expanded to over 125 branches across six states. This growth was complemented by the MFR Bronze Client Protection Certification and the National Housing Bank Award for Loans to Women, reflecting the Company's focus on responsible and inclusive lending. Together, these achievements reaffirm our commitment to customer-centricity, disciplined risk management, and sustainable operational excellence.

India's affordable housing finance sector continues to offer significant long-term opportunity, supported by favourable demographics, urbanisation, low mortgage penetration, and growing digital adoption.

Our financial performance reflects the progress we have made, but our journey goes beyond numbers. Every branch improves access to housing finance, every loan helps a family move closer to homeownership, and every customer relationship reinforces our commitment to responsible growth. These achievements represent more than business expansion; they reflect the trust of thousands of families and our responsibility to support their aspirations with integrity and care. As we look ahead, we remain focused on our customers, strengthening our organisation, and expanding access to affordable housing finance across our markets. This focus will shape the future of IKF Home Finance Limited.

Strengthening Credit & Risk Discipline

Maintaining disciplined underwriting and robust risk controls while scaling the business and serving self-employed and informal-income customers.

Expanding Customer Access

Deepening our presence across existing markets and selectively expanding our reach to underserved customers across Tier-2 and Tier-3 locations.

Technology-Enabled Lending

Leveraging digital capabilities, data and automation across the lending journey to improve credit assessment, operational efficiency and customer experience.

Building a Sustainable Funding Base

Diversifying funding relationships across banks, NHB and other financial institutions while maintaining prudent liquidity and capital management.

MESSAGE FROM MANAGING DIRECTOR



We delivered a 45.7% growth in PAT to ₹49 Crores, reflecting the strength of our business model and the quality of our execution.

V. Vasantha Lakshmi
Managing Director

Dear Stakeholders,

I close FY 2025-26 with a strong sense of pride in what IKF Home Finance Limited has built and a clear sense of responsibility for what lies ahead. The year marked an important chapter in our journey, defined not only by financial progress, but by the steady reinforcement of the institution behind the franchise and operational capabilities built for the next stage of growth. What gives us the greatest confidence is the quality of our growth. At a time when the pursuitof scale can sometimes outpace the systems required to support it, we remained focused on building deliberately and sustainably. Our priorities extended beyond expanding our presence across markets to strengthening underwriting, risk controls, processes and capabilities. As our balancesheet expanded, we remained equally committed to ensuring that the foundations supporting it grew stronger. For us, meaningful growth is growth that creates scale while strengthening the institution.

A Changing Macroeconomic Landscape

The operating environment for housing finance over the last 12 to 15 months has remained both complex and provided opportunities for growth. On one hand, monetary policy easing by the Reserve Bank of India improved the affordability and demand for housing finance. On the other, stress in microfinance and evolving geopolitical uncertainties leading to pressure on rupee, liquidity and overall cashflows available to customers called for greater sensitivity. We remain focused on

secured finance through disciplined credit assessment and measured expansion during FY 2025-26.

Strengthening with Every Milestone

FY 2025-26 was a year in which we translated our growth ambitions into strong financial outcomes. We expanded our AUM by 29.2% to ₹1,908 Crores, supported by disbursements of ₹672 Crores, while our revenue from operations grew 33.6% to ₹267 Crores. More importantly, we delivered a 45.7% growth in PAT to ₹49 Crores, reflecting the strength of our business model and the quality of our execution. Our parent company infused ₹196 Crores of capital during the year and net worth also grew significantly as a result, to ₹493 Crores, providing a stronger capital foundation for the next phase of our journey.

We also made real progress in reinforcing our balance sheet. Total assets grew 23.1% to ₹1,703 Crores, while borrowings increased by 6.4% to ₹1,163 Crores. Our debt-to-equity ratio improved sharply from 4.43x to 2.36x, while ROA improved from 2.8% to 2.9%, demonstrating our continued focus on profitable and responsible growth. With 15,000+ active loan accounts, we are expanding our reach while remaining firmly focused on the fundamentals that matter: healthy growth, stronger capitalisation and sustainable value creation.

Building a Smarter, More Connected Institution

Technology is becoming an increasingly important part of how we serve our customers and manage our business. Our focus remains on building a connected technology ecosystem that supports sharper credit decisions, tighter risk controls and a more seamless customer experience. As we scale, we will continue to invest in digital platforms and analytics that enable us to operate with greater intelligence, efficiency and consistency.

> *Our priorities extended beyond expanding our presence across markets to strengthening underwriting, risk controls, processes and capabilities. As our balance sheet expanded, we remained equally committed to ensuring that the foundations supporting it grew stronger.*

Building the Next Phase of Growth

As we look ahead, our opportunity is both significant and purposeful. The demand for affordable housing across India's semi-urban and emerging markets remains strong, supported by rising aspirations, increasing formalisation and improving financial inclusion.
We will continue to deepen our presence in existing markets, expand selectively into new geographies and strengthen our product capabilities while remaining uncompromising on credit quality and risk discipline. Our ambition is not simply to grow larger, but to build a stronger, more trusted and technology-enabled housing finance institution that can create sustainable value over the long term.

I would like to place on record my sincere appreciation to our employees, whose commitment and ownership have been central to everything we have achieved this year. I am equally grateful to our customers for placing their trust in us, and to our investors, lenders, banking partners and other stakeholders for their continued confidence and support. Their partnership gives us the strength to pursue our ambitions with conviction. As we enter the new financial year, we do so with gratitude for the journey so far and confidence in the opportunities that lie ahead.

Warm Regards,
V. Vasantha Lakshmi
Managing Director

MESSAGE FROM CEO



Praveen Vecha
Chief Executive Officer

Dear Stakeholders,

Having joined as the Chief Executive Officer of IKF Home Finance in July 2026, it is my privilege to present the performance of a year where the institution has demonstrated its ability to grow while remaining anchored to its core principles.

FY 2025–26 was a year that tested resolve as much as growth. Stress in adjacent lending segments, pressure on borrower cash flows and broader macroeconomic uncertainties created a challenging operating environment. Against this backdrop, IKF Home Finance delivered strong and profitable growth — expanding AUM by 29.2% to ₹1,908 crore and delivering a 45.7% increase in PAT to ₹49.19 crore. Importantly, this growth was achieved while maintaining focus on portfolio quality and the fundamentals of the business.

Staying True to What We Are

At the heart of IKF Home Finance is a granular, retail-focused business model. As we scale, we intend to remain firmly anchored to three fundamentals: customer category, ticket size and risk-based pricing.

There will always be opportunities to grow faster by moving up the ticket-size curve or stretching these boundaries. We believe staying disciplined is more important. Granularity is not a constraint on our ambition; it is the foundation of it.

Growth Without Compromise

The ability to grow in a challenging environment, while maintaining portfolio quality and improving profitability, reinforces the strength of the franchise.

Looking ahead, this will remain our compass: growth that is disciplined and deliberate, never growth for its own sake. We will deepen our presence in existing markets and expand selectively, without compromising the credit and risk principles that define our business.

Our People, Our Institution

The next phase of our journey will require us to invest as deliberately in the organisation as we do in the business.

Our people agenda will focus on acquiring the right talent, developing our people and retaining our best performers. Equally important will be building a culture of ownership — where every employee

thinks and acts as a builder of this institution rather than simply a custodian of a role.

As we scale, we will also strengthen our process orientation. We want consistent outcomes to come from strong systems, clear accountability and disciplined execution, rather than dependence on individuals.

Technology and Intelligence, with the Human Touch

We have always been early adopters of the technology and believe that technology will be central to our next phase as well. Beyond digitising the lending journey, our focus will increasingly be on using data, analytics and AI to bring greater intelligence to how we make decisions across the business.

We see opportunities to apply these capabilities across the lending lifecycle — strengthening underwriting models, assessing customers with limited conventional documentation, identifying emerging portfolio risks and early-warning signals, detecting potential fraud, improving customer retention, enabling predictive analytics, and designing more effective and differentiated collection strategies.

The objective is not simply greater automation. It is to become more predictive rather than reactive — identifying risk earlier, understanding customers better and intervening at the right time.

At the same time, we are clear about the role of technology: to augment human judgement, not replace it.

Our customers deserve both the intelligence and efficiency of technology and the empathy and understanding of a human relationship. Even as we become increasingly digital and data-led, we will retain the human touch in how we underwrite, process, collect and service our customers.

Looking Ahead

Our aspiration is straightforward: to grow without losing what defines us.

We will remain granular and retail-focused. We will remain disciplined on customer category, ticket size, credit and risk-based pricing. We will invest in our people, processes and technology, while staying close to the customers and communities we serve.

I thank our employees for their commitment and ownership, our customers for their trust, and our shareholders, Board, lenders, investors and banking partners for their continued confidence in IKF Home Finance.

I would particularly like to acknowledge the National Housing Bank and the Reserve Bank of India for their guidance and stewardship of the housing finance ecosystem and their continued emphasis on responsible lending, governance and customer protection.

We look ahead with confidence in the opportunity before us and with an equally strong commitment to the principles on which IKF Home Finance has been built.

Warm regards,
Praveen Vecha
Chief Executive Officer
IKF Home Finance Limited

KEY PERFORMANCE INDICATORS

YIELD & SPREAD METRICS

Yield
15.4%

Cost of Funds
9.9%

Net Interest Margin
6.8%

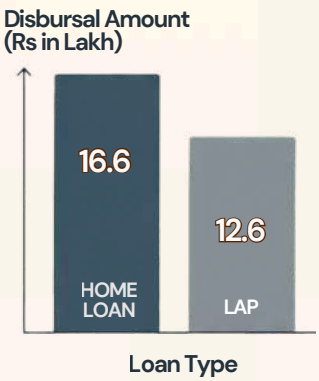
PROFITABILITY

ROA
2.9%

ROE
13.3%

PAT
49.2 Cr.

AVERAGE TICKET SIZE



Blended Average Ticket Size
Rs. 14.7 Lakhs

REGULATORY RATIOS

Capital Adequacy Ratio
45.7%

Principal Business Criteria
63.3%

ASSET QUALITY

GNPA
1.65%

Net NPA
1.07%

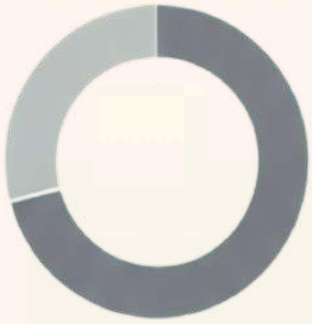
Provision Coverage Ratio
35.1%

CUSTOMER BASE

Total Customers
15,000+

Women Borrowers (On AUM)
86.6%

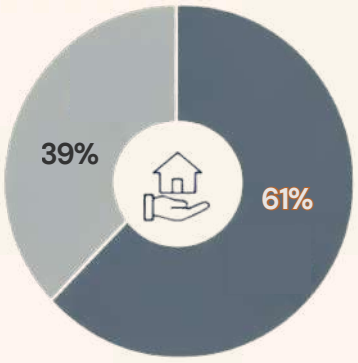
MARKET SEGMENT PENETRATION



28%
SALARIED

72%
SELF-EMPLOYED

AUM

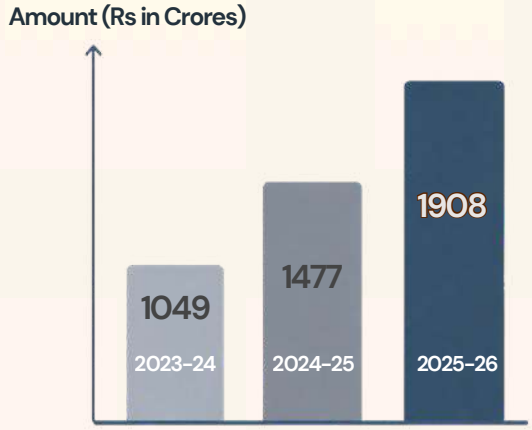


- HOME LOAN
- LOAN AGAINST PROPERTY

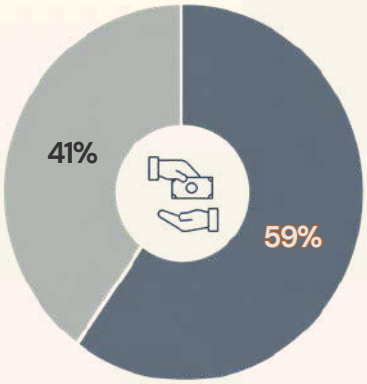
Total AUM

Rs 1908 Crores

AUM TREND



DISBURSEMENT

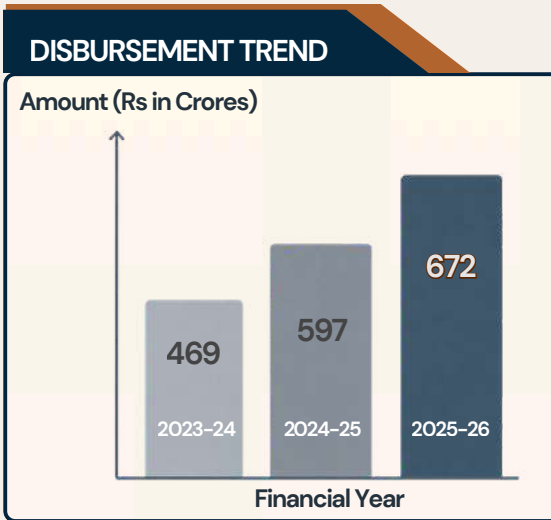


- HOME LOAN
- LOAN AGAINST PROPERTY

Total Disbursement

Rs 672 Crores

DISBURSEMENT TREND



NETWORK & REACH

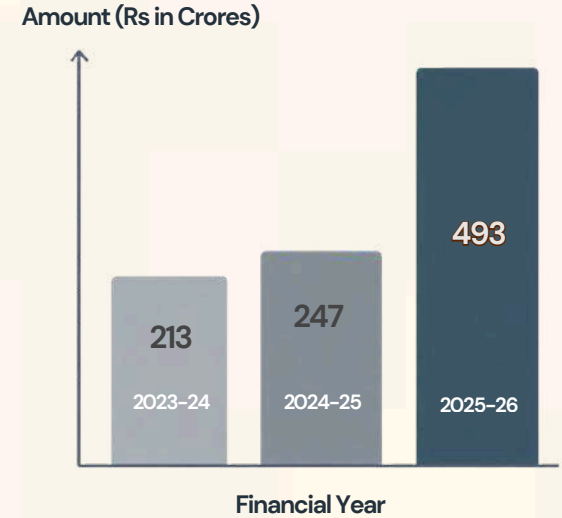
125 BRANCHES

TELANGANA	ANDHRA PRADESH	KARNATAKA
28	34	17
TAMIL NADU	**MAHARASHTRA**	**GUJARAT**
20	20	6

1000+ EMPLOYEES

32 LENDERS

NET WORTH



BOARD OF DIRECTORS



V.G.K Prasad

FOUNDER & DIRECTOR

Mr. V.G.K. Prasad, Founder and Director of IKF, brings a distinguished legacy in Finance sector, dating back to 1991. With extensive experience in financial services and housing finance, his leadership and industry experience have been central to the organisation's growth and evolution.

V. Vasantha Lakshmi

MANAGING DIRECTOR

Ms. Vasantha Lakshmi, daughter of IKF's Founder, Mr. V.G.K. Prasad, brings over a decade of experience with the organisation, with a strong focus on operational excellence, business expansion and organisational development. As Managing Director of IKF Home Finance, she has played a key role in advancing the Company's growth strategy, expanding its branch network and strengthening its operations.





Vasumathi Devi Koganti

DIRECTOR

Ms. Vasumathi Devi Koganti, brings over 15 years of experience with IKF Finance, complemented by prior global experience in IT and telecommunications. She has been closely involved in business expansion, technology transformation, process automation and operational excellence, contributing to the strengthening of the Group's operations and growth.



Radhey Shyam Garg

INDEPENDENT DIRECTOR

Mr. Radhey Shyam Garg, Independent Director, brings extensive experience in law and housing finance. He began his career practising at the Delhi High Court, subsequently served as a Law Officer with IDBI and joined the National Housing Bank, where he held several key positions and rose to become Executive Director in 2011. His experience spans housing finance regulation, banking, mortgage finance and legal practice.

Alekha Charan Rout

INDEPENDENT DIRECTOR

Mr. Alekha Charan Rout, Independent Director, brings over 36 years of experience in banking and financial services. He began his career as a Probationary Officer with State Bank of Hyderabad in 1983 and held senior positions across the SBI group before serving as Executive Director of Bank of Maharashtra. During his tenure, he played a key role in the Bank's turnaround and its exit from the Prompt Corrective Action (PCA) framework in 2019.





Kanad Kishor Chaudhari

NOMINEE DIRECTOR

Mr. Kanad Kishor Chaudhari is a Chartered Accountant with a Bachelor's Degree in Commerce and an MBA from the Indian Institute of Management, Bangalore. He has over 11 years of experience in private equity and investment management, including experience with ICICI Investment Management and MO Alternates. His experience spans investment evaluation, financial analysis and portfolio management.

Santosh Kumar Aryendra

DIRECTOR

Mr. Santosh Kumar Aryendra, Director, is a seasoned financial services professional with over three decades of experience, including extensive experience in housing finance, MSME lending and consumer finance. He has held senior leadership positions across Banks, HFCs and NBFCs, including Tata Capital Housing Finance, GE Capital, Ujjivan SFB, NCML Finance and Citibank. He has also served as Managing Director & CEO of NCML Finance and as CEO of IKF Home Finance.



MANAGEMENT TEAM

Praveen Vecha
CHIEF EXECUTIVE OFFICER*



Praveen Kumar Vecha is a banking and financial services leader with over 25 years of experience in building and scaling lending businesses across banks, housing finance companies, NBFCs, and business correspondent models. He has deep expertise in mortgage lending, retail finance, business strategy, credit, risk management, and distribution. Prior to joining the Company, he served as Managing Director & CEO of IDFC FIRST Bharat Ltd., CEO of APAC Housing Finance and has held leadership roles with IDFC FIRST Bank, Fullerton India, ICICI Lombard, and Coromandel International Ltd. He holds a PGDM in Agri-Business Management from National Centre for Management of Agricultural Extension (MANAGE), Hyderabad, and a Bachelor's degree from Acharya N.G Ranga Agricultural University.

**Joined IKF Home Finance in July 2026*

Mohammad Moize Pasha
BUSINESS HEAD



Mohammad Moize Pasha heads the overall business operations at IKF Home Finance, driving growth across geographies and strengthening the Company's market presence. He plays a key role in scaling distribution, enhancing sales productivity and building strong customer acquisition channels, with a focus on expanding access to housing finance.

Prashant Rawat
CHIEF FINANCIAL OFFICER



Mr. Prashant Rawat, a Chartered Accountant with over a decade of experience, specializes in fundraising, corporate finance, treasury, and M&A. He has successfully led debt raising, financial planning, liquidity management, and strategic initiatives, contributing to the Company's financial strength and sustainable growth.

Komal Ratlani
CHIEF COMPLIANCE OFFICER



Ms. Komal Ratlani is the Chief Compliance Officer, overseeing the Company's regulatory compliance framework. A qualified Company Secretary with over eight years of experience in corporate governance and secretarial practices, she supports Board processes and strengthens governance through communication, transparency, and adherence to ethical standards and regulatory requirements.

Aakanksha Puligilla
COMPANY SECRETARY & COMPLIANCE OFFICER



Ms. P. Aakanksha is a Company Secretary with over four years of experience in corporate governance, statutory compliance, regulatory affairs, and company law. She ensures legal compliance, manages SEBI-related matters, liaises with regulatory authorities, and promotes strong governance, transparency, and ethical business practices.

MANAGEMENT DISCUSSION ANALYSIS REPORT

Company & Industry Outlook

The Indian economy crossed the USD 4 trillion mark during FY 2025-26 and maintaining its position among the world's largest economies. India's real GDP growth was estimated at 7.7% in FY 2025-26, as per MoSPI's Provisional Estimates. Supported by monetary policy measures and continued focus on credit and investment, the economic environment remains conducive to sustained growth. India's housing finance sector continues to offer significant long-term growth potential, supported by favourable demographics, rapid urbanisation, rising household incomes, increasing formalisation of the economy and sustained government focus on affordable housing. The aspiration for homeownership remains strong among emerging middle-income and self-employed customer segments, particularly across Tier-2, Tier-3 and semi-urban markets, supporting continued demand for housing finance solutions.

As per the Economic Survey 2025-26, individual housing loans as a percentage of GDP have increased to approximately 11.2%, from below 9% in 2017, supported by an increase in per capita income from ₹1.05 lakh to ₹2.19 lakh. The increase in per capita income reflects the strengthening of household purchasing capacity and supports sustained underlying demand for housing.

The affordable and low-ticket housing finance segment remains underpenetrated despite substantial progress in financial inclusion. Growing digitisation, improved credit assessment capabilities, wider availability of formal income data and enhanced access to financial services are enabling housing finance companies to serve customers who have historically had limited access to formal housing finance. The Union Budget 2026-27 increased the allocation towards the Pradhan Mantri Awas Yojana (PMAY) to ₹21,645 crore, reinforcing the Government's focus on affordable housing. PMAY-U 2.0, with a five-year implementation period from FY 2024-25 to FY 2028-29, seeks to support housing for 1 crore eligible urban households. In addition, the RBI's revised Priority Sector Lending (PSL) Directions have increased the eligible housing loan limits for priority sector classification, as set out below:

(Amount in ₹ lakh)		
Category	**Loan Limit#**	**Maximum Cost of Dwelling Unit#**
Centres with population of 50 lakh and above	50	63
Centres with population of 10 lakh and above but below 50 lakh	45	57
Centres with population below 10 lakh	35	44
#to be eligible, the loan to satisfy both the criteria		

(Source: RBI Priority Sector Lending Directions, 2025)

Against this backdrop, IKF Home Finance Limited remains focused on the opportunities within the affordable housing finance segment. The Company has built a focused retail housing finance business with a presence across emerging markets, catering primarily to first-time homebuyers, self-employed individuals and aspiring families. Its customer-centric approach, disciplined underwriting standards and understanding of local markets provide a strong foundation for sustainable growth.

The Company continues to strengthen its digital capabilities by leveraging technology across customer acquisition, credit assessment, loan processing, collections and customer service. The increasing adoption of digital and paperless processes is enhancing operational efficiency, improving turnaround times and supporting scalability while maintaining robust risk management practices.

From a funding perspective, the Company follows a diversified borrowing strategy. As at March 31, 2026, 69% of borrowings were from banks, 10% from NHB, 4% from NCDs and 17% from other financial institutions. IKF Home Finance continues to undertake direct assignment of portfolios with both public and private sector banks. The Company has also established co-lending partnerships with banks, thereby broadening its funding base and supporting efficient access to capital. This diversified approach strengthens liquidity resilience, supports efficient borrowing costs and enables sustainable balance sheet growth.

Looking ahead to FY 2026–27, IKF Home Finance remains focused on strengthening its presence across its existing markets, deepening customer relationships, enhancing digital capabilities and diversifying its funding partnerships. Supported by a scalable business model and a disciplined risk management framework, the Company remains committed to creating sustainable long-term value for its stakeholders while contributing to the nation's housing and financial inclusion objectives.

Performance Overview

Lending Operations:

During FY 2025-26, the Company's lending operations continued to demonstrate steady growth, with sanctions increasing by 7% and disbursements increasing by 12% over the previous year, as reflected in the table below:

Details	FY26 (Rs Crore)	FY25 (Rs Crore)	Change
Sanctions	876.8	818.8	7%
Disbursements	671.9	597.4	12%

Loan Portfolio:

The Company offers two primary products to its customers: Home Loans and Loans against Properties. Product-wise disbursements during the year are presented below.

Details	Particulars	FY26 (Rs Crore)	FY25 (Rs Crore)
Disbursements	Home Loans	393.4	374.9
	Loans against Properties	278.5	222.5
	Total	**671.9**	**597.4**

During FY 2025-26, total disbursements increased by 12% to ₹671.9 crore, supported by growth across both Home Loans and Loans Against Properties.

Average Size of Loans Disbursed:

The average size of loans disbursed was ₹14.5 lakh in FY 2024–25 and ₹14.2 lakh in FY 2025–26, reflecting the Company's continued focus on serving its target customer segment.

Particulars	FY26 (Rs. In Lakhs)	FY25 (Rs. In Lakhs)
Amount of loans disbursed	67193	59742
No. of loans disbursed	4629	4340
The average amount of loan disbursed	14.7	14.5
The highest amount of loan disbursed	98	100
The lowest amount of loan disbursed	2	1.35

Loans Book:

The Company's gross loan book grew by approximately 29% during FY 2025–26, reflecting continued expansion of its lending portfolio, as detailed below.

Gross and Net Loan Book	FY26 (Rs Crore)	FY25 (Rs Crore)
The gross amount of loans	1540.6	1198.3
Cumulative ECL	24.8	17.7
The net amount of loans	1515.8	1180.6

Borrowings:

The Company continued to maintain a diversified borrowing profile during FY 2025–26, supported by funding from banks, the National Housing Bank and other financial institutions. The borrowing mix is set out below.

Particulars	FY26 (Rs Crore)	FY25 (Rs Crore)
Debt securities	49.7	69.4
Borrowings	1113.2	1023.3
Total borrowings	1162.9	1092.8

SCOT Analysis

Strengths

- Specialized affordable housing finance franchise with a focus on first time homebuyers and self-employed customers across semi-urban and emerging markets.
- Established branch led distribution network, with presence across 6 states and 125 branches as at March 31, 2026.
- Diversified funding relationships and strong parentage, supported by banks, NHB refinance, and other financial institutions and the backing of IKF Finance.

Challenges

- Maintaining underwriting discipline and portfolio quality while scaling the business and expanding its branch network.
- Managing credit and collection risks associated with self-employed and informal-income borrowers.
- Maintaining consistent operating standards and customer service across a geographically dispersed network.

Opportunities

- Deepening presence in existing markets and expanding access to formal housing finance among underserved customer segments.
- Leveraging technology and alternative data to strengthen credit assessment, improve turnaround times and enhance customer experience.
- Growing demand for affordable housing and secured property finance, including opportunities in Home Loans and LAP.

Threats

- Increasing competition from banks, HFCs, NBFCs and other lenders in affordable housing and secured retail finance.
- Interest rate, funding and macroeconomic conditions that could affect borrowing costs, liquidity and borrower repayment capacity.
- Global economic uncertainties, geopolitical developments and natural calamities that could affect borrowers' cash flows, collections and business continuity.

Strengthening Resilience Through Proactive Risk Governance

Risk management remains central to the company's strategy, underpinning its financial resilience, operational efficiency, and long-term sustainability. Through a proactive and policy-driven approach, the Company continuously identifies, assesses, and mitigates risks across all functions, ensuring disciplined and sustainable growth in line with regulatory expectations and stakeholder interests.

The Risk Management Policy, is approved annually by the Board of Directors, serves as the foundational governance framework. Risk tolerance limits are monitored quarterly by the Risk Management Committee (RMC) through a structured Red–Amber–Green (RAG) framework. Amber-zone triggers are escalated to ALCO for focused review; Red-zone breaches are mandatorily placed before the Board-level RMC with a resolution plan.

Our risk framework is anchored in the Three Lines of Defence — ensuring ownership, oversight, and independent assurance at every level of the organisation. Risk management is not a function; it is a shared discipline embedded across the entire enterprise.

01

Business Units & Process Owners

Business units identify, assess, and manage risks day-to-day within prescribed limits. They execute risk policies, own risk events, and serve as the primary risk owners. System-driven credit decisioning and SOP-integrated workflows ensure consistency and control.

02

Risk Management & Compliance

The Risk Management Department, led by the Risk Head, oversees the risk framework and Key Risk Indicators (KRIs), while Compliance monitors regulatory changes and ensures timely adherence to Regulator's requirements.

03

Internal Audit & Governance

Internal Audit and external / regulatory audits provide independent assurance that risk management policies and controls are operating effectively. The Audit Committee evaluates internal financial controls and risk management systems on a quarterly basis.

Key Risk Categories & Mitigation Strategy

Credit Risk- Risk of financial loss arising from borrowers' inability to meet repayment obligations. Mitigated through a comprehensive Credit Risk Policy encompassing robust underwriting standards, Loan-to-Value (LTV) limits, Risk Control Unit (RCU) checks, portfolio exposure limits, and continuous post-disbursement monitoring. GNPA and Stage-2 assets are reviewed regularly against defined RAG thresholds to enable timely corrective action.

Operational Risk- Risk arising from inadequate or failed internal processes, people, systems, or external events. Mitigated through robust internal controls, segregation of duties, access controls, reconciliation procedures, regular monitoring, employee training, internal audits, and increased digitisation to enhance operational efficiency and minimise manual errors.

Compliance Risk- Risk arising from non-adherence to applicable laws, regulations, regulatory guidelines, or internal policies. Mitigated through continuous regulatory monitoring by the Compliance Department, timely implementation of regulatory changes, periodic compliance reviews by Internal Audit, and structured fraud reporting to the Special Committee, NHB, and the Board.

Reputation Risk- Risk of financial or business loss arising from adverse public perception or governance failures. Mitigated through a strong governance and compliance framework, high ethical standards, robust AML controls, proactive legal oversight, and timely reporting of material events to senior management and the Board.

IT & Cyber Risk- Risk arising from system failures, data breaches, or cyber threats compromising business operations. Mitigated through a robust Cyber Security Policy, Cyber Crisis Management Plan, and Information Security Policy, supported by continuous system uptime monitoring, defined RAG thresholds, and a zero-tolerance approach to critical cyber incidents affecting business continuity.

Strategic Risk- Risk arising from ineffective strategic decisions, poor execution, or external factors that may impact the Company's long-term objectives. Mitigated through annual assessment under ICAAP, integration with the Annual Operating Plan, periodic scenario analysis, and regular oversight by the Risk Management Committee (RMC) and the Board to ensure strategic resilience.

Internal Financial Control

The Company maintains a well-structured internal financial control framework that is commensurate with the nature, scale, and complexity of its operations. The framework is designed to ensure the effectiveness and efficiency of business processes, safeguarding of assets, compliance with applicable laws and regulations, reliability of financial reporting, and timely identification and management of risks.

The Company's governance structure, supported by the Risk Management Committee, Asset Liability Management Committee (ALCO), and Audit Committee, provides continuous oversight of key risks and control mechanisms. Well-defined policies, operating procedures, and monitoring systems facilitate a disciplined approach to risk management and strengthen the overall control environment.

The Internal Audit function adopts a risk-based approach to evaluate the adequacy and effectiveness of internal controls across business operations, credit processes, regulatory compliance, and other critical functions. Audit findings and recommendations are periodically reviewed by the management and the Audit Committee, and corrective actions are monitored to ensure timely closure and continuous improvement.

The Company also leverages technology-enabled controls and periodic management reviews to enhance transparency, operational resilience, and risk oversight. Independent assessments by internal and statutory auditors provide additional assurance on the effectiveness of the control framework.

Based on the reviews conducted during the year, the Board is of the opinion that the Company's internal financial controls are adequate and were operating effectively throughout the year under review.

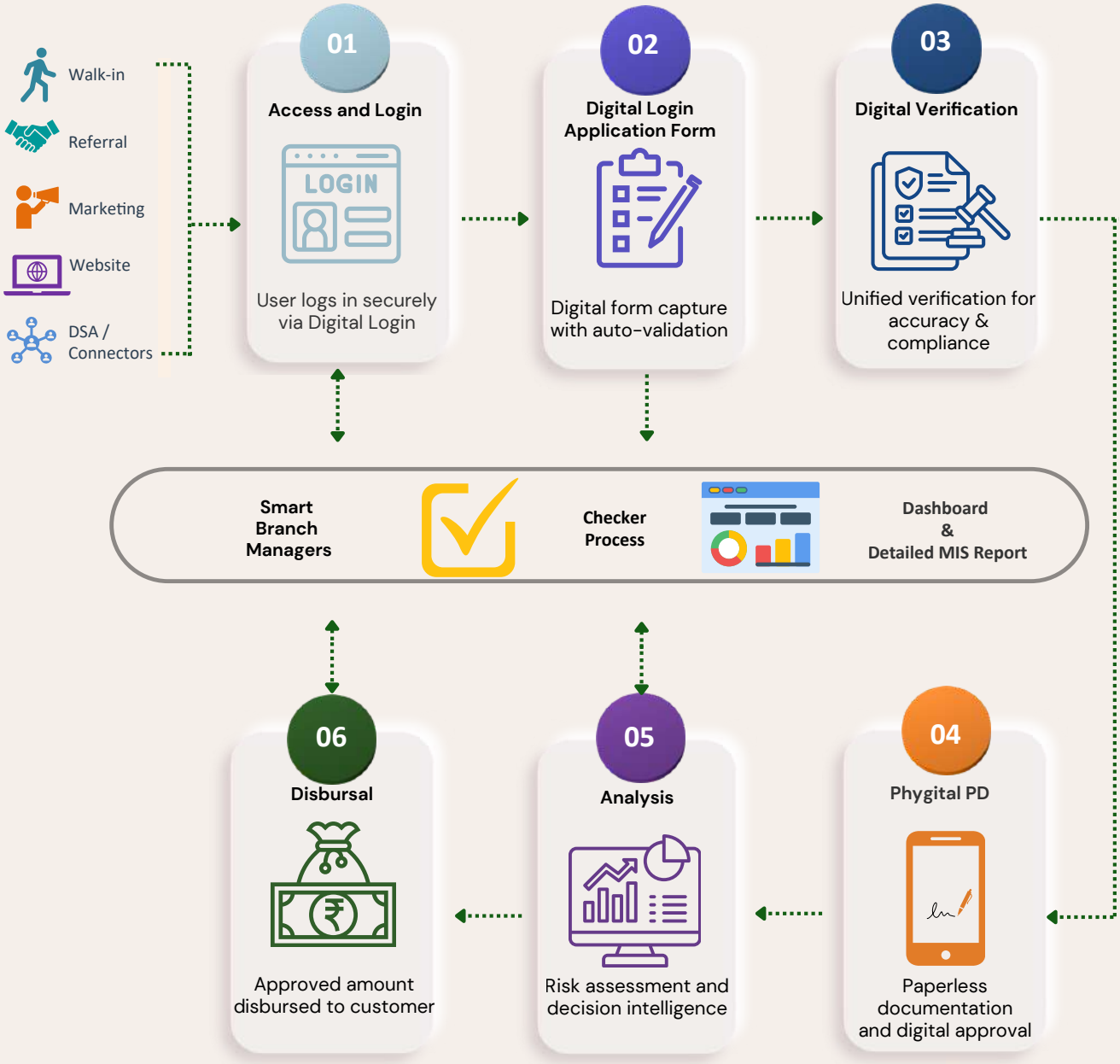
Technology Evolution

We continue to strengthen our digital capabilities to simplify lending, enhance operational efficiency, and deliver a more responsive customer experience. Our technology ecosystem supports faster decision-making while enabling scalable and data-driven growth.

Digital Onboarding

At IKF Home Finance, we follow a "phygital" approach across the entire loan lifecycle, combining the reach and personal touch of our branch network with the speed and convenience of digital processes. Our Loan Origination System (LOS) is seamlessly integrated with our Loan Management System (LMS) through APIs, ensuring an uninterrupted flow of information from origination through to loan servicing.

Our technology stack is supported by more than 30 integrations across critical processes, including KYC verification, AML and fraud checks, credit bureau reports, account aggregators, bank statement analysis, eNACH mandates, and collections through digital mode. These integrations have significantly reduced processing turnaround times (TAT), strengthened risk controls, and delivered a faster, smoother experience for our customers



Phygital Collection Management

Collection allocation and monitoring are managed through a technology platform, with field application access provided to the entire collection fleet, thereby improving recovery efficiency and enabling real-time monitoring.

We have also deployed Bots for EMI reminders and overdue awareness, helping improve customer engagement and collection efficiency.

Phygital Collection

Allocation, Planning & Digital Collection Receipt



Web Module (For assessing overdue list)

Collection App (to follow-up & collection payment

Digital Adoption

Our digital onboarding rate stands at 100%, while NACH penetration is 99%+, reflecting strong adoption of our digital and automated processes.

Cyber Security & Data Resilience

We have Board-approved Business Continuity Plan and Disaster Recovery (BCP and DR) policies in place, supported by periodic Data Centre (DC) and Disaster Recovery (DR) drills to strengthen business resilience and ensure operational continuity. Our security framework is further supported by Vulnerability Assessment and Penetration Testing (VAPT) of our cloud infrastructure, applications and Information Security (IS) audits, reinforcing our focus on proactive risk identification and regulatory compliance.

Our data is localized, with both primary and secondary data centres located in India. We have implemented robust Privileged Access Management (PAM) and Security Information and Event Management (SIEM) solutions to strengthen access controls and enable continuous threat monitoring.

Digital, Analytics & Future Readiness

As an early adopter of technology, we continuously work towards strengthening our dashboards and analytics capabilities to ensure that meaningful information is available at the right time to support proactive decision-making.

Our priorities include strengthening our Business Rules Engine to enable better and faster underwriting and leveraging our technology stack to build a strong foundation for AI-led insights. At the same time, we remain committed to continuously strengthening our data privacy and security practices in line with applicable requirements, including the Digital Personal Data Protection Act, 2023.

CUSTOMER STORIES



Vikas Suresh Devale

My loan was sanctioned through Mr. Amit Sir, and the disbursement cheques were issued to me from time to time by Mr. Keerti Kumar Sir after property inspections. Throughout the process, I have never faced any issues. The entire experience has been smooth and reliable. I am truly thankful to IKF Home Finance for their support.



N Madhusudhan

Namaskaram, my name is Madhusudhan. I have taken a home loan of ₹34 lakhs from IKF to purchase my first flat. The entire process went smoothly, and all the formalities were completed without any issues. I am very happy with the experience and grateful to IKF for helping me achieve the dream of owning my first home. I sincerely thank IKF Home Finance for their support and assistance throughout the journey.



Pagadapally Ravindra Chary

Hi, my name is Ravindra Chary. I took a home loan of ₹20 lakhs from IKF and used it to purchase my own house. Owning a home had always been a dream of mine, and with the support of IKF, that dream has now become a reality. The entire process was smooth, and I am happy with the experience. I would like to thank IKF Home Finance for helping me achieve this important milestone in my life.



Shaik Saleem

My name is Saleem. I was planning to construct my house and was looking for financial support, but I was unsure where I could get a loan. I approached IKF, and to my surprise, my construction loan was sanctioned within just 10 days. The process was smooth, and the timely support helped me move forward with my plans. I am very happy with the experience and sincerely thank IKF Home Finance for their assistance and support.

AWARDS AND RECOGNITION

NHB Recognition Loans to Women Category

In 2025, IKF Home Finance Limited was recognized by the National Housing Bank in the Loans to Women category, reflecting the Company's commitment to promoting financial inclusion and supporting women through accessible housing finance solutions.



Women play a pivotal role in strengthening families and communities, and homeownership serves as an important step towards financial security. Through its focused lending initiatives and customer centric approach, IKF Home Finance Limited has consistently encouraged and facilitated access to housing finance for women borrowers.

This recognition underscores our efforts to contribute meaningfully to inclusive housing development and inspires us to further strengthen our commitment to empowering women through homeownership.

Bronze Certified Under MFR's Client Protection pathway



In 2026, IKF Home Finance Limited was awarded the Bronze Certificate under the Client Protection Pathway by MFR, a globally recognized organisation that assesses and certifies financial institutions for responsible and customer focused practices.

This recognition reflects our commitment to serving customers with fairness, transparency, and integrity. It highlights our continuous efforts to uphold high standards of customer service and responsible lending while helping individuals and families achieve their financial goals.

HR INITIATIVES



Recognizing Contributions and Achievements

Celebrating excellence is an integral part of our culture. Through our Bahubali Rewards & Recognition Programme, we recognise individuals and teams who demonstrate exceptional commitment, performance and dedication.



Embracing Festive Traditions

Festive celebrations provide opportunities for employees to connect, celebrate diversity and strengthen workplace camaraderie. From the vibrant spirit of Makar Sankranti to the warmth and joy of Christmas, these occasions bring employees together and create memorable experiences.



Encouraging Team Bonding

Engagement initiatives such as sports tournaments, recreational activities and team-building events promote collaboration, healthy competition and mutual respect. These experiences help strengthen relationships and reinforce our culture of teamwork.



Building an Inclusive and Healthy Workplace

IKF Home Finance remains committed to fostering an inclusive work environment built on collaboration and mutual respect. Employee well-being is supported through initiatives such as International Yoga Day and other wellness programmes, encouraging a healthy, balanced, and engaged workforce.



Celebrating the Spirit of Togetherness

Together, these initiatives reflect our commitment to building an engaged, inclusive and people focused workplace.

DELIVERING VALUE BEYOND FINANCE

Every customer journey is unique, and our approach is centred on understanding individual needs and expectations. We focus on proactive communication, timely support and meaningful interactions throughout the home loan lifecycle. Through personalized service and relationship-driven engagement, we build trust, strengthen customer relationships and deliver a seamless experience.

Flexible Eligibility Assessment

Our inclusive credit assessment framework is designed to serve self-employed and informal-income customers who may not fit conventional banking criteria. By evaluating cash flows, business stability, banking behaviour and repayment capacity, supported by local market insights, we expand access to housing finance while maintaining prudent underwriting standards.

Reduced Turnaround Time (TAT)

We continuously enhance operational efficiency through process simplification, technology integration and decentralized decision-making. Our streamlined framework enables faster loan processing, quicker approvals and timely disbursements, reducing delays and improving service responsiveness while delivering a seamless customer experience.

Responsible Lending Practices

Our growth strategy is driven by responsible lending, disciplined underwriting and prudent risk management. By maintaining strong governance standards and customer-centric practices, we continue to expand sustainably while creating long-term value and supporting the aspirations of families through accessible housing finance solutions.

Personalized Customer Engagement

At IKF Home Finance, customers remain at the heart of our business. We are committed to enabling affordable home ownership through accessible, responsible and customer-centric housing finance solutions. By combining simplified processes, faster service delivery and relationship-driven engagement, we continue to support the aspirations of customers across emerging India.



PRODUCTS OFFERED

Home Loans



Regular Home Loan

Loan to build, purchase, extend or renovate your home



Ashray Home Loan

Home loan, offered by considering the latest registered title document



Vandana Home Loan

Home loan with women ownership requirement



Composite Loan

Combined financing for plot purchase and residential construction



Home Improvement Loan

Renovate, extend and upgrade your existing home

Loan Against Property



Loan Against Property

Property-backed funding for business and personal financial needs



Unnati Loan

Properties backed by the latest registered document

CORPORATE SOCIAL RESPONSIBILITY

Beyond Housing Finance: Creating Sustainable Impact

At IKF Home Finance Limited, we believe that sustainable growth is achieved when economic progress is accompanied by social development. As a responsible housing finance company, our purpose extends beyond enabling home ownership to creating meaningful and lasting value for the communities in which we operate.

Our Approach to CSR

Our CSR philosophy is founded on the responsible corporate citizenship, community empowerment and sustainable development. We support focused initiatives that address societal needs, enhance opportunities and improve the quality of life of individuals and communities, particularly those belonging to underserved and vulnerable sections of society.

Through its CSR initiatives, the Company strives to make a meaningful difference in the lives of individuals and committees.

Our Focused Areas

- **Education & Skill Development**

  Building skills, knowledge and pathways to sustainable livelihoods.

- **Eradication of Hunger & Food Security**

  Supporting communities through essential food and nutritional support.

- **Gender Equality & Women Empowerment**

  Empowering women through skills and livelihood opportunities.



Creating Impact Through Focused Interventions

During FY 2025-26, the Company supported focused CSR initiatives aimed at strengthening food security, enhancing livelihood opportunities and promoting community well-being.

Eradicating Hunger through Food & Grocery Distribution

The Company undertook a CSR initiative to support food security through the procurement and distribution of essential groceries including rice, cooking oil and other food items to identified beneficiaries.

2,800+
Beneficiaries supported through food & grocery distribution.

₹24.43 Lakh
CSR Expenditure towards hunger eradication initiatives.

Vocational Skills & Training Empowering Sustainable Livelihoods

The Company supported vocational skills and training initiatives through implementing agency, focusing on tailoring skills for women and basic computer training. These programmes were designed to equip participants with practical, employment-oriented skills and support livelihood opportunities, self-reliance and income generation.

600+
Beneficiaries supported through vocational and computer training

₹37 Lakh
CSR Expenditure owards skill development and training.

Commitment to Sustainable Development

We remain committed to strengthening our CSR efforts through strategic partnerships and focused interventions that address social needs and create opportunities for communities to thrive. Through responsible corporate citizenship and community-focused initiatives, the Company seeks to contribute towards a more inclusive, resilient and sustainable society.

CORPORATE INFORMATION

Company Name: IKF Home Finance Limited

Corporate Identity Number: U65922AP2002PLC039417

NHB Registration Number: 05.0170.18

Website: https://ikfhomefinance.com/

Board of Directors

Ms. V Vasantha Lakshmi - Managing Director
Mr. V G K Prasad - Director
Ms. K Vasumathi Devi - Director
Mr. Radhey Shyam Garg - Independent Director
Mr. Alekha Charan Rout - Independent Director
Mr. Santosh Kumar Aryendra - Director*
Mr. Kanad Kishor Chaudhari - Nominee Director*

* Appointed w.e.f. 05.11.2025

Key Managerial Personnel

Ms. V Vasantha Lakshmi - Managing Director
Mr. Prashant Rawat - Chief Financial Officer
Ms. Aakanksha Puligilla - Company Secretary & Compliance Officer

Office:

Registered Office
40-1-144, 1st Floor, Corporate Centre,
M.G. Road, Vijayawada, Andhra Pradesh
- 520010

Corporate Office
10th Floor, Tower-3, Equinox by Phoenix, Survey No. 53/paiki, Lumbini Avenue, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad – 500032, Telangana

Debenture Trustees:

Axis Trustee Services Limited
The Ruby, 2nd Floor, SW 29, Senapati Bapat Marg 1, Dadar West, Mumbai - 400028
Mobile +91 9757426050
Email ID: debenturetrustee@axistrustee.in

Vardhman Trusteeship Private Limited
The Capital, A Wing, 412A, Bandra Kurla Complex, Bandra (East) Mumbai - 400051
Mobile: +91 8657900674; Tel: 022-42648335
Email ID: compliance@vardhmantrustee.com

Auditors

Statutory Auditors
M/s. SGCO & Co. LLP., Chartered Accountants
4A, Kaledonia, 2nd Floor, Sahar Road,
Near Andheri Station, Andheri (East),
Mumbai - 400069, Maharashtra

Internal Auditors
M/s Brahmayya & Co Chartered Accountants
No 33-25-33/3, Govinda Rajulu Naidu Street,
Surya Rao Pet, Vijayawada, Andhra Pradesh - 520010

Registrars and Transfer Agents
M/s. Bigshare Services Private Limited
306, 3rd Floor, Right Wing, Amrutha Ville,
Opp. Yashoda Hospital, Rajbhavan Road,
Somajiguda, Hyderabad, Telangana - 500082
Contact No: 04040144582
Email ID: bsshyd@bigshareonline.com

Secretarial Auditors
B S S & Associates, Company Secretaries
Flat No. SA, Parameswara Apartments,
Beside SBI, Anandnagar, Khairatabad,
Hyderabad, Telangana - 500004

Committees

Audit Committee
Mr. Radhey Shyam Garg
Mr. Alekha Charan Rout
Mr. Santosh Kumar Aryendra

Risk Management Committee
Mr. V G K Prasad
Ms. V Vasantha Lakshmi
Ms. K Vasumathi Devi
Mr. Santosh Kumar Aryendra

Nomination & Remuneration Committee
Mr. V G K Prasad
Mr. Radhey Shyam Garg
Mr. Alekha Charan Rout
Mr. Santosh Kumar Aryendra

Corporate Social Responsibility Committee
Ms. V Vasantha Lakshmi
Mr. V G K Prasad
Mr. Radhey Shyam Garg

Information Technology Strategy Committee
Mr. Radhey Shyam Garg
Mr. Alekha Charan Rout
Ms. V Vasantha Lakshmi
Mr. Santosh Kumar Aryendra

Asset Liability Management Committee
Ms. V Vasantha Lakshmi
Mr. V G K Prasad
Ms. K Vasumathi Devi
Mr. Santosh Kumar Aryendra
Mr. Prashant Rawat
Mr. Sudhir Kumar Seethepalli
Mr. Mithun Murugkar

Management Committee
Ms. V Vasantha Lakshmi
Mr. V G K Prasad
Mr. Santosh Kumar Aryendra
Mr. Prashant Rawat

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT THE 24TH ANNUAL GENERAL MEETING OF THE MEMBERS OF IKF HOME FINANCE LIMITED WILL BE HELD ON TUESDAY, THE 29TH DAY OF SEPTEMBER 2026, AT 12:00 NOON THROUGH VIDEO CONFERENCE OR OTHER AUDIO-VISUAL MEANS (VC/OAVM), AT SHORTER NOTICE, TO TRANSACT THE FOLLOWING BUSINESS:

Ordinary Business:

1. To receive, consider and adopt the Audited Financial Statements of the Company, together with the Board of Directors Report and Auditors Report for the financial year ended March 31, 2026.

   To consider and if thought fit to pass, with or without modifications, the following resolution as an **Ordinary Resolution:**

   "RESOLVED THAT the Audited Financial Statements of the Company along with, the reports of the Board of Directors and Auditors for the Financial Year ended March 31, 2026, be and are hereby received, considered and adopted."

2. To re-appoint Ms. Vupputuri Vasantha Lakshmi (DIN: 03610979), who retires by rotation, as Director and being eligible, offers herself for re-appointment.

   To consider, and if thought fit to pass, with or without modifications, the following resolution as an **Ordinary Resolution**:

   "RESOLVED THAT pursuant to provisions of Section 152(6) and other applicable provisions of Companies Act, 2013, Ms. Vupputuri Vasantha Lakshmi (DIN: 03610979), who retires by rotation be and is hereby re-appointment as director of the company."

For and by the order of the Board of
IKF Home Finance Limited

Aakanksha Puligilla
Company Secretary & Compliance Officer
Membership No. A75114

Place: Hyderabad
Date: 26-09-2026

NOTES

1. In compliance with the provisions of Ministry of Corporate Affairs ('MCA') vide its Circular dated September 22, 2025 read with MCA General Circular No. 09/2024 dated September 19, 2024, MCA General Circular No. 14/2020 dated April 8, 2020 and MCA General Circular No. 17/2020 dated April 13, 2020 and other circulars, notifications and guidelines issued in this regard (collectively referred to as 'MCA Circulars'), the Company will be convening the Annual General Meeting ("AGM" / "Meeting" / "e-AGM") through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), without the physical presence of the members at a common venue. In accordance with the MCA Circulars, provisions of the Companies Act, 2013 ("the Act"), the 24th AGM of the Company is being held through VC / OAVM at shorter notice on Tuesday, September 29, 2026 at 12.00 Noon IST. The deemed venue for the AGM shall be the Corporate Office at 10th Floor, Tower 3, Equinox by Phoenix, Survey No - 53/paiki, Lumbini Avenue, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad – 500032, Telangana.

2. Since the AGM is being conducted through VC/OAVM pursuant to MCA Circulars, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence the Proxy Form, Route Map for AGM venue and Attendance Slip are not annexed to this Notice.

3. In pursuance of Section 113 of the Act, representatives of the Corporate and other Non-individual Shareholders may be appointed for the purpose of voting or for participation and voting in the AGM. Corporate Members intending to participate at the meeting through their representative are requested to forward a certified copy of the Board Resolution/ Authority letter authorizing their representative under Section 113 of the Companies Act, 2013 to attend and vote on their behalf at the meeting by email to cs@ikfhomefinance.in or at the registered office address before commencement of the AGM.

4. In compliance with the MCA circulars, Notice of the AGM along with the Annual Report for 2025-26 is being sent only through electronic mode to those members, trustees for the debenture-holder of debentures issued by the Company and to all other persons so entitled whose e-mail IDs have been made available to the Company / Registrar and Transfer Agent ("RTA") i.e., Bigshare Services Private Limited or with Depository Participants ("DP"). The Notice of the Meeting is also uploaded on the website of the Company and can be accessed at www.ikfhomefinance.com and on the website of BSE Limited at www.bseindia.com.

5. Pursuant to the MCA Circulars, members attending the AGM through VC/OAVM will be counted for the purpose of reckoning of quorum under Section 103 of the Act.

6. In compliance with the MCA Circulars and applicable provisions of the Act and rules framed thereunder, the members will vote on the proposed agenda items of the Notice convening the AGM, through "Show of Hands", unless a demand for poll is made by any member in accordance with Section 109 of the Act. In case a poll is ordered to be taken by the Chairman or demanded in accordance with Section 109 of the Act, Shareholders can

cast their vote during the AGM by sending an email to cs@ikfhomefinance.in from their registered email addresses.

7. Members seeking any information with regard to the accounts or any matter to be placed at the AGM are requested to submit their questions in advance from their registered email address mentioning their name, DP ID and Client ID/folio number, PAN, mobile number via email at cs@ikfhomefinance.in. The same will be replied by the Company suitably.

8. The Register of Directors, Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the directors are interested, maintained under Section 189 of the Act, and the relevant documents referred to in the Notice will be available for inspection by the members at the registered office from the date of dispatch of this notice up to the date of AGM from 9.30 A.M to 6.30 P.M. All documents referred to in the Notice will also be available for inspection at the registered office during the AGM. Members seeking to inspect such documents can send an email to cs@ikfhomefinance.in

9. Members holding shares in demat mode are requested to register their email ID's with their respective DP in case the same is still not registered. Members are also requested to notify any change of email ID or bank mandates or address to their Depository Participants.

10. This meeting is being called at shorter notice than the statutory required minimum time of 21 clear days. Pursuant to the provisions of Section 101 of the Act, an AGM may be called after giving a shorter notice if consent is given in writing or by electronic mode by not less than ninety-five percent of the members entitled to vote thereat

11. The web-link of the meeting shall be provided separately on the email. To access and participate in the meeting, shareholders and other participating stakeholders are requested to install Microsoft Teams application and then click on the link provided in the email.

12. In case of any assistance with regards to using the technology before or during the meeting, please contact on the Helpline number given below:
+91 8367788735

Annexure to the Notice

Additional information on directors recommended for appointment/ re-appointment as required under Secretarial Standards-2 notified under Section 118 (10) of the Companies Act, 2013

Name of the Director	Ms. Vupputuri Vasantha Lakshmi
DIN	03610979
Date of Birth	10-09-1976
Date of first Appointment on the Board	20-07-2017
Age	49 Years
Qualification	Bachelor of Pharmacy (B.Pharm.)
Experience	Over 10 years of experience with the IKF Group, including leadership experience as Managing Director of IKF Home Finance Limited since 2017, with prior experience in operations and branch management at IKF Finance Limited.
Terms and conditions of Appointment	The terms and conditions shall be as per Appointment Letter and in accordance with the applicable laws
Remuneration sought to be paid	Rs. 7,20,000/-
Remuneration last drawn	Rs. 7,20,000/-
Relationship with other director/ Manager and other KMP	Daughter of Mr. V G K Prasad (Director) & Sister of Ms. Vasumathi Devi Koganti (Director)
No of Meetings of the Board attended during FY 2025-26	7
No. of Shares held in the Company	Holding 1 share as Registered Owner
Directorships of other Board	Nil
Membership/ Chairmanship of Committees of other Board	Nil

BOARD'S REPORT

Dear Members,

The Board of Directors of IKF Home Finance Limited ("your Company" or "the Company" or "IKFHFL") takes pleasure in presenting the 24th Board's Report on the business and operational performance of the Company together with the Audited Financial Statements for the financial year ended on March 31, 2026.

COMPANY OVERVIEW

IKF Home Finance Limited, a Housing Finance Company ("HFC"), is a public limited company incorporated on August 5, 2002, under the Companies Act, 1956, with its registered office at 40-1-144, Corporate Centre, MG Road, Vijayawada, Andhra Pradesh, 520010 and corporate office at 10th Floor, Tower-3, Equinox by Phoenix, Survey No. 53/paiki, Lumbini Avenue, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad – 500032, Telangana.

The Company is registered with the National Housing Bank ("NHB") as a non-deposit taking HFC and is regulated by the Reserve Bank of India ("RBI") and supervised by NHB. The Company is classified as a Middle Layer HFC under the RBI (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025. The Company's Non-Convertible Debentures are listed on the debt segment of BSE Limited ("BSE").

The Company is committed to offering accessible housing finance solutions and primarily caters to the housing finance needs of lower and middle income customers through home loans and loans against property.

FINANCIAL SUMMARY

The summarized audited financials for the financial year ended March 31, 2026, along with comparative figures for the previous year are set out below:

(Amount in lakhs)

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Income from Operations	26,719.60	19,998.75
Other income	956.60	932.53
Total Revenue	**27,676.20**	**20,931.28**
Less: Total Expenses	21,236.28	16,403.23
Profit Before Tax	**6,439.92**	**4,528.06**
Less: Tax	1,520.03	1,151.65
Profit After Tax	**4,919.89**	**3,376.41**
Other comprehensive income	76.74	(41.13)
Total comprehensive income for the period	**4,996.63**	**3,335.28**
Earnings Per Share (Face Value of ₹10)		
Basic (in ₹)	5.44	4.88
Diluted (in ₹)	5.44	4.88

The Company continued to strengthen its financial performance during FY 2025–26. Income from

Operations during the year ended March 31, 2026, stood at ₹267.19 crore, compared with ₹199.98 crore in the previous year. Profit before tax stood at ₹64.39 crore, compared with ₹45.28 crore, in the previous year, while Profit after tax increased to ₹49.19 crore from ₹33.76 crore in the previous year.

The Financial Statements as stated above are available on the Company's website at https://ikfhomefinance.com/reports/#2025-26

DIVIDEND

As the Company continues to be in a growth phase, the Board of Directors considered it prudent to retain earnings to support business expansion. Accordingly, the Board has not recommended any dividend for the financial year under review.

RESERVES

In terms of Section 29C of the National Housing Bank Act, 1987, every Housing Finance Company is required to transfer at least 20% of its net profit every year to Statutory Reserve account.

Accordingly, the Company has transferred ₹ 9.83 crore to 'Statutory Reserve Account' during FY 2025-26. The corresponding amount for FY 2024-25 was ₹8.44 crore.

CHANGE IN NATURE OF BUSINESS

During the Financial Year 2025-26, there was no change in the nature of business of the Company.

DETAILS OF COMPANIES WHICH HAVE BECOME ITS HOLDING, SUBSIDIARY, ASSOCIATE OR JOINT VENTURE COMPANIES:

During the year under review, the Company, which was a subsidiary of IKF Finance Limited, became its wholly owned subsidiary pursuant to the transfer of the entire shareholding held by the promoters to the holding company.

During the Financial Year 2025-26, the Company did not have any Subsidiaries/ Joint Ventures/ Associate Companies. Accordingly, disclosures under Rule 8(1) and Rule 8(5)(iv) of Companies (Accounts) Rules, 2014 relating to subsidiaries, joint ventures and associate companies are not applicable to the Company.

SHARE CAPITAL

1. **Authorized Share Capital:**

   The Authorized Share Capital of the Company as on the date of signing this report is ₹115,00,00,000 (Rupees One Hundred and Fifteen Crore only) divided into 11,50,00,000 (Eleven Crore Fifty Lakh) equity shares of ₹ 10/- (Rupees Ten only) each.

2. **Issued, Subscribed and Paid-up Share Capital:**

   As at March 31, 2026, the issued, subscribed and paid-up share capital of the Company was ₹90,47,32,260 (Rupees Ninety Crores Forty Seven Lakh Thirty Two Thousand Two Hundred and Sixty only), divided into 9,04,73,226 (Nine Crore Four Lakh Seventy-Three Thousand Two Hundred and Twenty-Six) equity shares of ₹10 (Rupees Ten only) each, all of which were fully paid-up.

   - **Shares issued during the year:**

     The Company, at its Extra-Ordinary General Meeting (EGM) held on June 28, 2025, approved the issuance of 1,63,81,000 partly paid-up equity shares on a private placement basis to the Holding Company.

     The amount for these shares was received in three tranches: on application, on the first call, and on the second and final call. Upon receipt of the full amount, the said shares became fully paid-up during the financial year.

   - **Shares issued subsequent to the end of Financial Year: Nil**

3. **Issue of Shares by Other Modes:**

   During the year under review, the Company did not issue any shares with differential voting rights, sweat equity shares or bonus shares, nor did it undertake any buy-back of its securities or grant ESOPs in respect of its own securities. During the year, eligible employees of the Company were granted ESOPs of the holding company, IKF Finance Limited.

NET WORTH

As of March 31, 2026, the net worth of the Company stood at ₹ 493.24 crore compared to ₹246.52 crore in the previous Year.

PERFORMANCE OF THE COMPANY

- **Disbursement**:

  During FY 2025–26, the Company disbursed ₹671.9 crore, compared with ₹597.4 crore in the previous financial year, registering a year-on-year growth of 12%.

- **Asset Under Management (AUM):**

  The Company's Assets Under Management (AUM) stood at ₹1,907.7 crore as at March 31, 2026, compared with ₹1,476.8 crore as at March 31, 2025, registering a year-on-year growth of 29%.

- **Branches:**

  The number of operating branches increased to 125 during the financial year, compared with 100 branches in the previous financial year, registering a growth of 25%.

- **Capital Adequacy Ratio (CAR):**

  As per the applicable regulatory requirements for Housing Finance Companies, the Company is required to maintain a minimum Capital Adequacy Ratio (CAR) of 15% on a standalone basis. As at March 31, 2026, the Company's CAR stood at 45.65%, compared with 27.79% in the previous year.

- **Principal Business Criteria:**

  The Company continues to comply with the Principal Business Criteria for Housing Finance Companies (HFCs) as specified under the applicable RBI regulatory framework, as amended from time to time.

- **Unpaid Dividend & IEPF:**

  The provisions relating to the transfer of unpaid or unclaimed dividend to the Investor Education and Protection Fund (IEPF) are not applicable to the Company, as there were no unpaid or unclaimed dividends during FY 2025–26.

- **Net owned funds:**

  The Net Owned Funds (Tier-I Capital) of the Company as at March 31, 2026, stood at ₹422.3 crore, while the aggregate Tier-II Capital stood at ₹11.2 crore.

- **Debt Equity Ratio:**

  The Company’s Debt Equity ratio as at March 31, 2026, stood at 2.36.

DIRECT ASSIGNMENT (DA) FROM BANKS AND FINANCIAL INSTITUTIONS

The Company continued to explore opportunities in the Direct Assignment (DA) market to support liquidity management, diversify funding sources and manage asset-liability mismatches. During FY 2025–26, the Company transferred a pool of Loan Against Property (LAP) assets to banks under the DA route, for which it received purchase consideration of ₹103.86 crore.

These transactions were undertaken in accordance with the applicable RBI guidelines on transfer of loan exposures, and the corresponding assets were derecognised from the Company's financial statements.

CO-LENDING

The Company is engaged in co-lending arrangements with banks to expand access to housing finance for underserved customer segments and diversify its funding sources. The arrangement also enables the Company to leverage its distribution network.

During FY 2025–26, the Company disbursed ₹35.18 crore under the co-lending partnership, with the partner bank contributing 80% of the disbursed amount.

BORROWINGS FROM OTHER SOURCES

During the year under review, your Company raised funds from the following various sources, as follows:

a. ₹320 crore through bank borrowings, with outstanding borrowings of ₹802.57 crore as at March 31, 2026;
b. ₹25 crore through borrowings from NBFCs, with outstanding borrowings of ₹188.87 crore as at March 31, 2026; and
c. ₹108.86 crore through the sale/assignment/securitization of loan assets of the Company.
d. ₹210 crore through refinance facilities from the National Housing Bank (NHB) under two sanctions, of which ₹60 crore was drawn down in tranches and ₹150 crore remained undrawn as at March 31, 2026.

As at March 31, 2026, the Company's outstanding term loans/CC from banks and financial institutions stood at ₹922.81 crore, compared with ₹855.04 crore in the previous year. The outstanding NCDs stood at ₹50 crore, compared with ₹70 crore as at March 31, 2025. The outstanding borrowings from NHB stood at ₹121.71 crore, compared with ₹81.23 crore as at March 31, 2025.

DEPOSITS

The Company is a non-deposit-taking Housing Finance Company and does not accept public deposits. The Board of Directors, at its meeting held on May 21, 2025, resolved that the Company shall not accept public deposits. Accordingly, the Company has not accepted any public deposits during FY 2025–26.

LISTING

During FY 2025–26, the Company did not issue any NCDs. The Company's Non-Convertible Debentures issued through private placement are listed on the debt segment of BSE Limited. The details of the NCDs outstanding as at March 31, 2026, are set out below:

S. No	ISIN	Listing Date	Maturity Date	Coupon Rate	Secured/ Unsecured	Face Value/ Issue Price (Rs Crores)
1	INE02VP07065	27.12.2024	24.03.2028	9.80%	Secured	40
2	INE02VP08022	12.09.2023	31.08.2026	10.85%	Unsecured	10

The Company remains committed to meeting its regulatory obligations, including payment of applicable listing fees to Bombay Stock Exchange (BSE) Limited for its listed debentures. During the financial year under review, the Company duly paid all interest and redemption amounts on the NCDs on their respective due dates.

Further disclosures regarding interest and redemption payments, as applicable, are provided below:

1	The Total number of non-convertible debentures that have not been claimed by the investors or not paid by the Company after the date on which the non-convertible debentures became due for redemption	**Nil**
2	The total amount in respect of such debentures remaining unclaimed or unpaid beyond the date referred to in clause (1) as aforesaid	**Nil**

Funds Utilisation Details for Listed and Non-Listed NCDs:

S. No	ISIN	Amount Raised (In Cr)	Funds Utilized (In Cr)	Any deviation in fund utilization
1	INE02VP07065	40	40	No
2	INE02VP08022	60	60	No

DEBENTURE TRUSTEES

Debenture Trust Agreements have been executed in favour of the Debenture Trustees for the Non-Convertible Debentures (NCDs) issued on a private placement basis. The details of the Debenture Trustees are as follows:

Particulars	Axis Trustee Services Limited	Vardhman Trusteeship Private Limited
CIN	CIN: U74999MH2008PLC182264	CIN: U65993MH2010PTC464237
Address	The Ruby, 2nd Floor (SW), 29, Senapati Bapat Marg, Dadar West, Mumbai – 400028	The Capital, A Wing, 412A, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Tel No:	+91 022 6230 0451	+91 22 4014 0832

DEMATERIALISATION

As at March 31, 2026, all equity shares of the Company were held in dematerialised form with National Securities Depository Limited (NSDL) under ISIN INE02VP01019.

The Non-Convertible Debentures (NCDs) were held in dematerialised form with NSDL and Central Depository Services (India) Limited (CDSL) under ISINs INE02VP07065 and INE02VP08022.

CREDIT RATING

The Company's continued focus on financial discipline and prudent management is reflected in the credit rating upgrade received during the year. During the year, CARE Ratings Limited upgraded the rating assigned to the Company's bank borrowings and Non-Convertible Debentures (NCDs) from CARE A to CARE A+ with a Stable outlook.

Further, India Ratings and Research Private Limited has assigned a rating of IND AA-/Stable to the Company's proposed Non-Convertible Debentures (NCDs).

PROFITABILITY

The company delivered strong financial performance in FY 2025-26. Profit After Tax (PAT) for the year ended March 2026 stood at Rs. 49.2 crore, reflecting a 46% growth over Rs. 33.7 crore in FY 2024–25.

Return on Assets remained healthy at 2.9% of average AUM.

ASSEST QUALITY AND RECOVERY MECHANISM

GNPA increased to 1.65% in FY 2025-26 from 1.23% in FY 2024-25. During FY 2025-26, the Company further strengthened its recovery framework through dedicated collection and in-house legal recovery teams. Early-stage delinquencies are managed through centralised tele-calling, BOT based calling and field collection teams, while the in-house legal recovery team focuses on cases requiring legal intervention.

The Company is a "Financial Institution" as specified under the Official Gazette notification issued by the Ministry of Finance, Department of Financial Services, for the purposes of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI"), as it is a housing finance company registered under sub-section (5) of Section 29A of the National Housing Bank Act, 1987, having assets of ₹100 crore and above. Accordingly, the threshold for initiating SARFAESI proceedings is ₹1 lakh, and the Company's loans are eligible for SARFAESI proceedings.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

- **Conservation of Energy:**

  As the Company is not engaged in manufacturing activities, its operations are not energy intensive. The Company's energy requirements are primarily related to its office and branch operations. The Company remains conscious of energy efficiency and undertakes reasonable measures for the efficient utilisation of energy and other resources.

- **Technology Absorption:**

  The Company continues to leverage technology to support its business operations and enhance process efficiency. It undertakes continuous improvements in its systems and processes in line with evolving business and industry requirements, with a focus on operational efficiency and customer service.

- **Foreign Exchange Earnings and Outflow:**

  The Company had no foreign exchange earnings or outgo during the financial year.

REGULATORY COMPLIANCE

During the Financial Year 2025–26, the Company complied with applicable circulars, notifications, directions and guidelines issued by the regulatory authorities, including the Reserve Bank of India (RBI), National Housing Bank (NHB), Ministry of Corporate Affairs (MCA), Securities and Exchange Board of India (SEBI) and the Stock Exchanges, to the extent applicable to the Company and its listed Non-Convertible Debentures (NCDs).

The Company also complied with the applicable provisions of the Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, SEBI (Prohibition of Insider Trading) Regulations, 2015, SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, Income-tax Act, Goods and Services Tax laws and other applicable laws, as amended from time to time.

Significant regulatory communications, including circulars, notifications and regulatory updates issued by the RBI, NHB, SEBI, MCA and other authorities, were placed before the Board of Directors, as appropriate, to keep the Board informed of relevant regulatory developments. The Company has also adopted the policies required under applicable laws and regulatory directions.

COMPLIANCE WITH SECRETARIAL STANDARDS

In compliance with Section 118 of the Companies Act, 2013, the Company has complied with the Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI), namely Secretarial Standard on Meetings of the Board of Directors (SS-1) and Secretarial Standard on General Meetings (SS-2), for the Board and General Meetings held during the financial year.

BOARD OF DIRECTORS AND KMP

Composition of Board of Directors:

As at March 31, 2026, the Board of Directors of the Company comprises seven members, including one Managing Director, two Independent Directors, three Non-Executive Non-Independent Directors and one Nominee Director. The Board comprises an appropriate mix of Executive, Non-Executive and Independent Directors, with diverse experience and expertise relevant to the Company's business and governance requirements.

The composition of the Board is in accordance with the applicable provisions of the Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the applicable regulatory framework prescribed by the Reserve Bank of India (RBI), as amended from time to time.

The composition of the Board of Directors as at March 31, 2026, is as follows:

Directors	Designation	DIN
Ms. V Vasantha Lakshmi	Managing Director	03610979
Mr. V G K Prasad	Non-Executive Non-Independent Director	01817992
Ms. Vasumathi Devi Koganti	Non-Executive Non-Independent Director	03161150
Mr. Santosh Kumar Aryendra	Non-Executive Non-Independent Director	08284506
Mr. Alekha Charan Rout	Independent Director	08005616
Mr. Radhey Shyam Garg	Independent Director	08650678
Mr. Kanad Kishor Chaudhari	Nominee Director	11151836

The following changes took place in the composition of Board of Directors during the Financial Year 2025-26:

- Mr. Vinit Mukesh Mehta ceased to be a Nominee Director of the Company with effect from May 14, 2025, and Ms. Nethra Bhat ceased to be a Nominee Director with effect from November 7, 2025.

- Mr. Santosh Kumar Aryendra and Mr. Kanad Kishor Chaudhari were appointed as Additional Directors with effect from November 5, 2025, pursuant to the approval of the Board of Directors at its meeting held on November 4, 2025. Their appointments were subsequently approved by the Members at the meeting held on March 17, 2026, with effect from November 5, 2025, with Mr. Santosh Kumar Aryendra appointed as Non-Executive Non-Independent Director and Mr. Kanad Kishor Chaudhari as Nominee Director.

Ms. V Vasantha Lakshmi (DIN: 03610979), is retiring by rotation in this 24th Annual General Meeting and is offering herself for re-appointment. The necessary resolution for the appointment has been included in the Notice of 24th Annual General Meeting which forms part of this Annual Report.

Details relating to the attendance of Directors at Board and Committee meetings and the composition of various Committees of the Board form part of the Corporate Governance Report annexed to this Report.

Key Managerial Personnel:

During the financial year under review, Mr. Prashant Rawat was appointed as the Chief Financial Officer (CFO) and Ms. Aakanksha Puligilla was appointed as the Company Secretary & Compliance Officer of the Company, with effect from April 14, 2025.

BOARD MEETINGS HELD DURING THE YEAR

The Board and Committees meet at regular intervals inter-alia to discuss, review and consider various matters including business performance, strategies, policies and regulatory updates and impact.

During the Financial Year under review, the Board met 7 (Seven) times on April 14, 2025, May 21, 2025, June 24, 2025, August 4, 2025, October 16, 2025, November 4, 2025, and February 3, 2026, in accordance with the provisions of the Companies Act, 2013.

The intervening gap between any two Meetings was not more than the period prescribed by the Companies Act, 2013. The Company has complied with the applicable Secretarial Standards in respect of all the above-Board Meetings. Details with respect to the meetings of the Board of Directors and Committees held during the year under review, including attendance by Directors / Members at such meetings have been provided in the Corporate Governance Report which is annexed to this Report.

COMMITTEES OF THE BOARD

To effectively oversee various aspects of the Company's operations, the Board has constituted several specialised Committees to provide focused oversight of key functions, policies and business activities. These Committees play an important role in ensuring effective governance and supporting the Company's strategic objectives. The Board-level Committees comprise the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, Corporate Social Responsibility Committee and Information Technology Strategy Committee.

Details regarding the roles and responsibilities, composition, meetings held during the financial year and attendance of members of these Committees are provided in the Corporate Governance Section of this Annual Report.

In addition to the Board-level Committees, the Company has constituted various management-level Committees, including the Asset Liability Management Committee and Management Committee, which support the day-to-day implementation of the Company's strategies and oversee operational matters. These Committees form an integral part of the Company's governance framework and provide an additional layer of oversight and accountability.

POLICY ON APPOINTMENT AND REMUNERATION OF DIRECTORS AND PERFORMANCE EVALUATION OF BOARD, COMMITTEES AND DIRECTORS

Company's Policy on Appointment and Remuneration of Directors:

The Board on the recommendation of the Nomination & Remuneration Committee adopted a "Nomination & Remuneration Policy", which includes the criteria for identifying the persons who are qualified to be appointed as Directors and/ or Senior Management Personnel of the Company, along with the criteria for determination of remuneration of Directors, KMPs and other employees and their evaluation and includes other matters, as prescribed under the provisions of Section 178 of Companies Act, 2013.

The "Nomination & Remuneration Policy" of the Company is hosted on the website of the Company at https://ikfhomefinance.com/. The Remuneration paid to the Directors is in line with the remuneration policy of the Company.

Remuneration ratio of the Directors / Key Managerial Personnel (KMP):

The provisions of Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to the Company.

Performance Evaluation:

- **Board, Committees and Directors:**

  The Board of Directors has adopted a structured mechanism for evaluation of its performance, that of its committees and individual Directors, in accordance with applicable provisions. The evaluation was carried out during the financial year by the Nomination & Remuneration Committee and the Board based on parameters such as Board composition, diversity, effectiveness of processes, participation in meetings, quality of information flow, governance practices, and strategic oversight. The assessment was conducted through a comprehensive framework covering various aspects of Board functioning including structure, culture, information flow and decision-making processes.

  The outcome of the evaluation indicated satisfaction with the performance of the Board, its Committees and Individual Directors, while identifying certain areas for continued focus and improvement.

  A separate evaluation of Individual Directors was also carried out based on criteria such as attendance, participation, independent judgment and contribution to Board deliberations. Based on the overall evaluation, the Board expressed its satisfaction with the performance of the Board, its committees and individual Directors for the financial year under review.

- **Independent Directors:**

  During the year under review, the Independent Directors of the Company held a separate

meeting, inter alia, to review the performance of the Non-Independent Directors and the Board as a whole, and to assess the quality, quantity, and timeliness of the flow of information between the Company's management and the Board, which is necessary for the Board to effectively discharge its duties.

The Board evaluation process covers key aspects, including identification of persons to be evaluated, the evaluation framework and criteria, feedback mechanism to the concerned individuals, and formulation of an action plan based on the outcome of such evaluation.

Familiarization Programme for Independent Directors:

The Company proactively keeps its directors informed about the activities of the Company, its management and operations and provides an overall industry perspective as well as issues being faced by the industry.

Declaration on Fit & Proper Criteria:

Your Company is adhering to the Fit and Proper Criteria and your Board of Directors has approved the Fit and Proper Policy, which assesses the Fit and Proper Criteria for the directors at the time of appointment and on a continuing basis, as per the criteria prescribed by the RBI.

All the Directors of the Company have given the declaration to the effect that they are Fit & Proper, to be appointed as Director, as per the criteria prescribed by RBI / NHB.

Opinion of the Board of Directors pertaining to Independent Directors of the Company:

During the year under review, Mr. Alekha Charan Rout and Mr. Radhey Shyam Garg served as the Independent Directors of the Company. The Board is of the opinion that both Independent Directors maintain the highest standards of integrity and possess the requisite expertise and experience to effectively discharge their duties in compliance with applicable laws and the Company's policies.

Declaration by Independent Directors:

The Independent Directors have submitted the Declaration of Independence, stating that they continue to fulfil the criteria of independence as required pursuant to section 149(6) of the Companies Act, 2013 and Regulations 16 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015.

In the opinion of the Board of Directors, the Independent Directors fulfil the conditions specified in the Act and the rules made there under for appointment as Independent Directors including the integrity, expertise and experience and confirm that they are independent of the management.

Disqualification of Directors, if any:

None of the Directors on the Board of the Company are disqualified pursuant to the provisions of Section 164 or Schedule V Part II of the Companies Act,2013

CORPORATE GOVERNANCE REPORT

The Company has formulated Internal Guidelines on Corporate Governance in accordance with the RBI Directions, defining its legal, contractual, and social responsibilities towards stakeholders and outlining the governance practices to be followed.

The Company continues to uphold the true spirit of Corporate Governance and remains committed to adopting the best governance practices. It complies with the Guidelines on Corporate Governance as mandated by the Reserve Bank of India under the Reserve Bank of India (Non-Banking Financial Companies - Governance) Directions, 2025.

The provisions relating to High Value Debt Listed Entities under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are not applicable to the Company, as the outstanding value of listed non-convertible debt securities of the Company does not meet the applicable threshold prescribed for classification as a High Value Debt Listed Entity.

The disclosures on Corporate Governance, as required under the RBI regulations, are annexed to this Report as **Annexure I.**

CORPORATE SOCIAL RESPONSIBILITY:

The Company firmly believes in contributing towards the welfare and sustainable development of the community. The provisions of Corporate Social Responsibility ("CSR") under Section 135(1) of the Companies Act, 2013, were applicable to the Company during the financial year under review.

In compliance with the applicable provisions and the Companies (Corporate Social Responsibility Policy) Rules, 2014, the Company has formulated and implemented a CSR Policy outlining the framework and mechanisms for undertaking initiatives aimed at benefiting society. The CSR Policy is available on the Company's website and can be accessed at https://ikfhomefinance.com/policies/.

During the year, the CSR expenditure incurred by the Company exceeded ₹50 lakhs, aggregating to approximately ₹61.43 lakhs. Accordingly, a CSR Committee has been constituted by the Board to discharge the duties, roles, and responsibilities prescribed under the Companies Act, 2013.

The details of the Committee members, CSR contributions made by the Company, along with payment particulars, are provided in **Annexure II** forming part of this Annual Report.

DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013:

Consistent with its core values, the Company is committed to fostering a safe, respectful, and inclusive workplace that is free from discrimination and harassment for all employees. In line with this commitment, the Board of Directors has adopted a Policy on Prevention of Sexual Harassment at Workplace (POSH) and constituted Internal Complaints Committee (ICC), in compliance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. The POSH Policy, which is available on the Company's website at

https://ikfhomefinance.com/policies/, clearly outlines definitions, reporting mechanisms, investigation procedures, and disciplinary actions.

During the financial year, the Company undertook the following initiatives under its POSH framework:

Conducting awareness and sensitization programmes for employees across operational locations.

- Communicating the provisions of the POSH Policy and available reporting channels to employees.
- Reinforcing the Company's zero-tolerance approach towards sexual harassment through regular employee engagement and communication.
- Facilitating awareness among employees regarding their rights, responsibilities, and the role of the Internal Complaints Committee.
- Encouraging an open and respectful workplace culture where concerns can be raised without fear of retaliation.

The Company upholds zero tolerance towards sexual harassment and remains committed to strengthening awareness and preventive measures across all its offices.

Complaints received during the year:

Pursuant to the requirements of Section 22 of Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act 2013 read with Rules there under and Rule 8 of The Companies (Accounts) Rules, 2014, as amended, the details of complaints of sexual harassment during the Financial Year 2025-26 are as under:

Particulars	Number of Complaints
Number of complaints of sexual harassment received during the year	Zero (0)
Number of complaints disposed off during the year	Zero (0)
Number of cases pending for more than ninety days	Zero (0)
Number of Complaints pending at the end of Financial Year	Zero (0)

Compliance with the Maternity Benefit Act, 1961:

The Company has duly complied with the applicable provisions of the Maternity Benefit Act, 1961, including the provision of maternity leave and other benefits to eligible women employees, as prescribed under the Act.

Eligible women employees were provided maternity leave and related benefits in accordance with the statutory requirements. The Company also continued to support employees through appropriate policies and practices aimed at ensuring their well-being, health, and work-life balance during and after maternity.

The Company has established procedures for availing maternity benefits and maintains necessary records and documentation as prescribed under the Act. No instances of non-compliance with the provisions of the Maternity Benefit Act, 1961 were reported during the year.

RISK MANAGEMENT & FRAMEWORK:

The Company is proactive in assessing risks associated with its loan products and has developed robust risk management and monitoring systems to effectively manage a wide spectrum of retail customers. The Company has in place a Board-approved Risk Management Policy, which provides a comprehensive framework covering credit, operational, market, liquidity, and interest rate risks. These risks are managed through appropriate mitigation measures and are subject to continuous review to ensure effective control.

The Company has constituted Board-level Risk Management Committee, which monitor various risks. The details of these Committees and their terms of reference are provided in the Corporate Governance Report forming part of this Annual Report.

In addition, Asset Liability Management Committee meets periodically to assess Liquidity and interest rate risks closely arising from maturity mismatches between assets and liabilities. These are managed through regular monitoring of asset-liability maturity profiles and by assessing interest rate risk. Operational risks arising from inadequate or failed internal processes, people, systems, or external events are mitigated through a strong internal control framework, which is periodically reviewed and strengthened.

HUMAN RESOURCE

The Company considers its human resources to be one of its valuable assets and continues to focus on attracting, retaining, and developing talent. During the year, the Company undertook initiatives focused on employee engagement, learning, and development, with emphasis on promoting internal talent through job rotation and job enlargement.

VIGIL MECHANISM/ WHISTLE BLOWER POLICY:

In compliance with the provisions of the Section 177(9) and 177(10) of the Companies Act, 2013 read with the rules made thereunder and related SEBI Listing Regulations, the Whistle Blower and Vigil Mechanism Policy is formulated as part of the Vigil Mechanism established by the Company for Directors and Employees to report genuine concerns, to provide a secure environment and to encourage employees to report unethical, unlawful or improper practices, acts or activities in the Company and to prohibit managerial personnel from taking any adverse personnel action against those employees who report such practices in good faith.

The Whistle Blower and Vigil Mechanism Policy aims to provide a channel to the Directors and employees to report genuine concerns and grievances about victimization, unethical behavior, actual or suspected fraud, violation of the Codes of Conduct or policy. This Policy provides for adequate safeguards against victimization of Directors and employees and also provides direct access to the Chairman of the Audit Committee. The said policy is available on the website of the

Company and can be accessed at https://ikfhomefinance.com/policies/.

During the reporting period, the Company received Zero (0) whistle blower complaints.

CODE OF CONDUCT FOR PROHIBITION OF INSIDER TRADING AND CODE OF PRACTICES AND PROCEDURES FOR FAIR DISCLOSURE OF UNPUBLISHED PRICE SENSITIVE INFORMATION

In compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015, as amended from time to time, the Company has formulated a Code of Conduct for Prevention of Insider Trading, which, inter alia, prohibits trading in the securities of the Company by insiders while in possession of unpublished price sensitive information and seeks to ensure fair and uniform dissemination of unpublished price sensitive information.

The Board of Directors had adopted a 'Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information' which is available on the Company's website https://ikfhomefinance.com/policies/

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

All transactions entered by the Company with Related Parties were in the Ordinary course of Business and are at Arm's Length basis. The Audit Committee granted approvals for the transactions and the same were reviewed by the Committee and the Board of Directors.

There were no materially significant transactions with Related Parties during the financial year 2025-26 which were in conflict with the interest of the Company. The details of contracts and arrangements with related parties as referred to in Section 188(1) of the Companies Act, 2013 were given as **Annexure III** to the Board's Report in form No: AOC-2 pursuant to Section 134 (3)(h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules 2014.

The Board of Directors had adopted a 'Related Party Transaction policy' which is available on the website of the Company and can be accessed at https://ikfhomefinance.com/policies/

In accordance with the RBI Housing Finance Companies Directions, 2025, as amended from time to time, the Non-Executive Directors of the Company do not have any pecuniary relationships or transactions with the Company or its other Directors or Senior Management except sitting fees paid to the Independent Directors.

INTERNAL FINANCIAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has a well-established internal financial control and risk management framework, with appropriate policies and procedures, to ensure the highest standards of integrity and transparency in its operations and a strong corporate governance structure, while maintaining excellence in services to all its stakeholders. Appropriate controls are in place to ensure: (a) the orderly and efficient conduct of business, including adherence to policies, (b) safeguarding of assets, (c) prevention and detection of frauds /errors, (d) accuracy and completeness of the accounting records and (e) timely preparation of reliable financial information

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013

As the Company is a Housing Finance Company and the loans, guarantees, securities and investments made by it are in the ordinary course of its business, the provisions of Section 186 of the Companies Act, 2013, other than sub-section (1), are not applicable to such transactions. Accordingly, no disclosures are required to be made under Section 186 in respect of such transactions.

ANNUAL RETURN

In compliance with the provisions of Section 92(3) and Section 134(3)(a) of the Companies Act, 2013, the draft Annual Return of the Company for the financial year ended March 31, 2026, in the prescribed Form MGT-7, will be made available on the website of the Company at: https://ikfhomefinance.com/reports/.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013, the board of directors hereby state and confirm that:

(a) in the preparation of the annual accounts for the period ended 31st March, 2026, the applicable accounting standards had been followed along with proper explanation relating to material departures if any;

(b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

(c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

(d) the directors had prepared the annual accounts on a going concern basis; and

(e) the directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and

(f) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

AUDITORS AND REPORTS

Statutory Auditor of the company:

Pursuant to the guidelines issued by the Reserve Bank of India (RBI) vide Notification No. DOS.CO.ARG/SEC.01/08.91.001/2021-22 dated April 27, 2021, and in accordance with Section 139 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, the

Members of the Company at the 23rd Annual General Meeting (AGM) held on September 29, 2025, approved the appointment of M/s SGCO & Co. LLP, Chartered Accountants (Firm Registration No. 112081W/W100184), as the Statutory Auditor of the Company.

The appointment is for a term of three consecutive financial years, commencing from the conclusion of the 23rd AGM until the conclusion of the 26th AGM to be held in the year 2028, at such remuneration, including applicable taxes and reimbursement of out-of-pocket expenses, as mutually agreed upon between the Board of Directors and the Statutory Auditor.

Qualification by the Statutory Auditor:

The Statutory Auditor have not made any adverse comments or given any qualification, reservation, adverse remark or disclaimer in their Audit Report on the Financial Statements for FY 2025-26.

Secretarial Auditor:

Pursuant to the provisions of Section 204 of the Companies Act, 2013, read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and the applicable provisions of the SEBI Listing Regulations, the Board of Directors has appointed M/s. B S S & Associates, peer reviewed Practicing Company Secretaries, to undertake the Secretarial Audit of the Company for FY 2025-26.

The Secretarial Audit Report in Form MR - 3 is attached as **Annexure IV**. Pursuant to Section 134(3)(f) of the Companies Act, 2013, the Board states that there are no qualifications, reservations or adverse remarks or disclaimers made by the Secretarial Auditor in the Secretarial Audit Report for the financial year under review.

Fraud Reported by Auditors:

During the year under review, neither the statutory auditors nor the secretarial auditor has reported to the Audit Committee, under Section 143 (12) of the Companies Act, 2013, any instances of fraud committed against the Company by its officers or employees, the details of which would need to be mentioned in the Board's report.

Internal Auditor:

As part of the effort to evaluate the effectiveness of the internal control systems and, on the recommendation of the Audit Committee, the Board has appointed M/s. Brahmayya & Co., Chartered Accountant as the Internal Auditor of the Company for the financial year 2025-26. The Internal Auditors report to the Audit Committee / Board.

Based on the reports of the Internal Auditor, process owners undertake corrective action in their respective areas to strengthen the control environment. Significant audit observations and recommendations, along with the status of corrective actions, were placed before the Audit Committee / Board.

Cost Auditor:

In terms of the provisions of Section 148 of the Companies Act, 2013 read with Rule 3 and 4 of the Companies (Cost Record and Audit) Rules, 2014 and all other applicable provisions of the Companies Act, 2013, the provisions relating to Cost Audit are not applicable to the Company.

Maintenance of Cost Records:

Cost Records are not required to be maintained by the Company under Section 148 of the Companies Act, 2013. Accordingly, the Company is not required to maintain such cost records.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNALS

There are no significant or material orders passed by any Regulator, Court or Tribunal impacting the going concern status of the Company or its operations in future.

MATERIAL CHANGES AND COMMITMENTS

There were no material changes or commitments affecting the financial position of the Company that occurred between the end of the financial year to which the financial statements relate and the date of this Report.

KYC & AML COMPLIANCE

The Company continued to adhere to the applicable Know Your Customer (KYC) and Anti-Money Laundering (AML) requirements, including risk based customer categorisation and periodic updation of KYC records, in accordance with the applicable regulatory framework.

OTHER STATUTORY DISCLOSURES

- During FY 2025-26, the Company has not made any application under the Insolvency and Bankruptcy Code, 2016. Further, no Corporate Insolvency Resolution Process has been initiated against the Company under the said Code.
- During FY 2025–26, there was no one-time settlement with any bank or financial institution. Accordingly, the requirement to disclose the details of any difference between the amount of valuation done at the time of one-time settlement and the valuation done while taking the loan from banks or financial institutions, along with the reasons therefore, is not applicable.
- The Company has made the requisite disclosures on its website www.ikfhomefinance.com. Regulatory disclosures, compliances, public notices and policies, as applicable, are made available and updated on the Company's website from time to time.
- Industrial relations continued to remain cordial throughout the year under review.
- The Company has not issued any shares with differential rights and, accordingly, no information is required to be furnished pursuant to Section 43(a)(ii) of the Companies Act, 2013 read with Rule 4(4) of the Companies (Share Capital and Debentures) Rules, 2014.
- The Company has not issued any sweat equity shares to its employees during the financial year under review.

- No employee of the Company holds shares in the Company. Accordingly, the disclosure under Section 67(3) of the Companies Act, 2013 read with Rule 16(4) of the Companies (Share Capital and Debentures) Rules, 2014 is not applicable.
- The Company does not have any scheme or provision for providing money for the purchase of its own shares by employees or by trustees for the benefit of employees.
- The equity shares of the Company are held in dematerialised form with National Securities Depository Limited (NSDL), and the entire shareholding is in dematerialised form. Further, all Non-Convertible Debentures (NCDs) of the Company are issued in dematerialised form.
- The Management Discussion and Analysis Report forms part of this Annual Report.

ACKNOWLEDGMENT AND APPRECIATION

The Directors place on record their sincere appreciation and gratitude to the shareholders, customers, debenture holders, debenture trustees, Central and State Governments, Bankers, Reserve Bank of India, National Housing Bank, Registrar of Companies, Securities and Exchange Board of India, BSE Limited, Registrar and Share Transfer Agents, Credit Rating Agencies and other Statutory and Regulatory Authorities for their continued support and cooperation.

The Directors also place on record their appreciation for the contribution of the employees at all levels, whose commitment, dedication and continued efforts have contributed to the growth of the Company.

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

V Vasantha Lakshmi
Managing Director
DIN: 03610979

Vasumathi Devi Koganti
Director
DIN: 03161150

Date: 05-05-2026
Place: Hyderabad

ANNEXURE-I

CORPORATE GOVERNANCE REPORT

Dear Members,

The Board of Directors present the Company's Report on Corporate Governance for the year ended March 31, 2026.

Company's Philosophy on Corporate Governance:

The Company's philosophy on Corporate Governance is founded on the ethics, values, and morals upheld by the Company and its Directors, who are expected to act in the best interests of the Company while remaining accountable to shareholders and other stakeholders. This strong foundation is further reinforced by the customer trust, stakeholder confidence, banker support, investor commitment, and employee loyalty.

The Company has grown steadily over the years, guided by dedicated customer service, fair business practices, and efficient financial policies. Commitment to integrity and excellence in service remain unwavering, and the Company strives to maintain high standards in all its interactions with stakeholders.
The Board of Directors is responsible for upholding sound principles of corporate governance. It oversee management's performance, ensuring that the short-term and long-term interests of shareholders and other stakeholders are duly considered. The Company believes in maintaining an effective, informed, and independent Board, and continuously reviews and benchmarks its governance practices against evolving governance standards.

Governance Structure and Defined Roles and Responsibilities

The Company has a well-defined governance structure comprising the Board of Directors, Committees of the Board and the Management team. The governance framework encompasses the structures, practices and processes adopted across the Company's operations to create long-term value for its stakeholders through ethical business practices.

The Company seeks to translate its core values into business policies and practices with the objective of achieving sustainable growth for all its stakeholders. The Company believes that adopting and adhering to the best standards of Corporate Governance fosters a trustworthy, responsible and ethical environment. The Company duly acknowledges its fiduciary role and responsibility towards all its stakeholders, including shareholders, and strives hard to meet their expectations.

Board of Directors:

The Board of directors represents the interests of the Company's stakeholders and oversees the Company's overall business and affairs. It reviews corporate performance, monitors strategic decisions and exercises oversight over regulatory compliance and Corporate Governance matters. The Board provides the management with guidance and strategic direction while ensuring that the Company operates with due regard to ethics, transparency and appropriate disclosures.

The Board, along with its various Committees, provides leadership and guidance to the Company's management and directs, supervises and oversees the functioning of the Company in the best interests of all stakeholders.

Composition of Board of Directors:

The Company's Board comprises experienced professionals from diverse backgrounds, bringing a range of knowledge, expertise and experience relevant to the Company's operations. The Board provides overall direction and exercises appropriate oversight to ensure effective governance. The Board has a balanced mix of Executive, Non-Executive and Independent Directors, providing an appropriate combination of professionalism, knowledge and experience required for the financial services industry.

Category-wise Composition of the Board (as on March 31, 2026):

Category	No. of Directors	% Of Total Board Strength
Managing Director (Executive)	01	14%
Non-Executive and Independent Director	02	29%
Non-Executive and Non-Independent Director	04	57%
Total	**07**	**100%**

In compliance with the applicable provisions of the Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and other applicable regulatory requirements, the Board of the Company comprises an optimum combination of Executive, Non-Executive, and Independent Directors, providing a balanced mix of professionalism, knowledge and experience.

Details of the Directors (as on March 31, 2026):

S. No.	Name of the Director(s)	DIN	Category	Date of appointment on the Board
1	Ms. V Vasantha Lakshmi	03610979	Executive Director (Managing Director)	20-07-2017
2	Mr. V G K Prasad	01817992	Non-Executive Director	05-08-2002
3	Ms. Vasumathi Devi Koganti	03161150	Non-Executive Director	20-07-2017
4	Mr. Radhey Shyam Garg	08650678	Non-Executive Independent Director	25-02-2020
5	Mr. Alekha Charan Rout	08005616	Non-Executive Independent Director	27-05-2024
6	Mr. Santosh Kumar Aryendra	08284506	Non-Executive Director	05-11-2025
7	Mr. Kanad Kishor Chaudhari	11151836	Non-Executive (Nominee Director)	05-11-2025

The overall representation of women on the Board, as on March 31, 2026, stood at 29%.

Details of change in composition of the Board of Directors during the financial year 2025-26 are as under:

S. No	Name of the Director(s)	Category	Nature of change	Effective Date
1	Mr. Vinit Mukesh Mehta	Non-Executive (Nominee Director)	Cessation on account of resignation	14-05-2025
2	Mr. Santosh Kumar Aryendra	Non-Executive Director	Appointment	05-11-2025
3	Mr. Kanad Kishor Chaudhari	Non-Executive (Nominee Director)	Appointment	05-11-2025
4	Ms. Nethra Bhat	Non-Executive (Nominee Director)	Cessation on account of resignation	07-11-2025

The details of changes in the composition of the Board of Directors, along with detailed reasons for resignation, are provided in the Board's Report forming part of this Annual Report.

Number of directorships held by Directors in other companies and the number of their memberships and chairmanships on various Board Committees as on March 31, 2026, are as under:

Name and Category of Director	Directorships in other Companies (including Debt Listed Companies)	Name of listed companies (including Debt Listed Companies) & Category of directorship held	Number of Committee positions held in other companies*		Number of equity shares held in IKF Home Finance Limited as on March 31, 2026
			Chairmanship	Membership	
Executive Director					
Ms. V Vasantha Lakshmi	-	-	-	-	1 as Registered Owner
Non-Executive, Non-Independent Director					
Mr. V G K Prasad	2	IKF Finance Limited (Whole-time Director)	-	-	1 as Registered Owner
Ms. Vasumathi Devi Koganti	1	IKF Finance Limited (Managing Director)	-	-	1 as Registered Owner
Mr. Santosh Kumar Aryendra	1	-	-	-	Nil
Mr. Kanad	-	-	-	-	Nil

Kishor Chaudhari					
Non-Executive, Independent Director					
Mr. Radhey Shyam Garg	2	-	1	-	Nil
Mr. Alekha Charan Rout	1	-	-	-	Nil

*For the purposes of this disclosure, committee positions include only Audit Committee and Stakeholders' Relationship Committee positions in public companies and High Value Debt Listed Entities.

The composition of the Board is in conformity with Regulation 17 of the SEBI Listing Regulations read with sections 149 and 152 of the Companies Act, 2013 ("the Act"). None of the Directors on the Board holds directorships in more than ten public companies or serves as Director or as an Independent Director in more than seven listed entities. None of the Executive Directors of the Company serve as Independent Directors in any other Company.

All Directors of the Company have confirmed that they are not disqualified or debarred from holding the office of director pursuant to any order issued by SEBI or any other regulatory authority. The Directors have made the necessary disclosures regarding their Committee positions in other public companies as on March 31, 2026.

Except for the relationships among the promoter directors disclosed below, none of the Directors are related to other Directors and the Key Managerial Personnel of the Company.

Disclosure of Inter-se Relationships between Directors:

S. No.	Name of the Director	Inter-se Relationship
1	Mr. V G K Prasad	Father of Ms. Vasumathi Devi Koganti and Ms. V Vasantha Lakshmi
2	Ms. V Vasantha Lakshmi	Daughter of Mr. V G K Prasad and Sister of Ms. Vasumathi Devi Koganti
3	Ms. Vasumathi Devi Koganti	Daughter of Mr. V G K Prasad and Sister of Ms. V Vasantha Lakshmi.

Composition of the Board & Details of Board of Directors' Meeting:

The last Annual General Meeting of the Company was held on September 29, 2025. During the financial year 2025-26, the Board met seven times on April 14, 2025, May 21, 2025, June 24, 2025, August 4, 2025, October 16, 2025, November 4, 2025, and February 3, 2026. The necessary quorum was present at all the meetings. The interval between any two consecutive Board meetings did not exceed 120 days, in accordance with the applicable statutory requirements.

S. No.	Name of the Director(s)	Designation	No. of Meetings Entitled to attend	No. of Meetings attended	Last AGM attended (29.09.2025)
1	Ms. V Vasantha Lakshmi	Executive Director (Managing Director)	7	7	Yes
2	Mr. V G K Prasad	Non-Executive Director	7	5	Yes
3	Ms. Vasumathi Devi Koganti	Non-Executive Director	7	7	Yes
4	Mr. Radhey Shyam Garg	Non-Executive Independent Director	7	7	Yes
5	Mr. Alekha Charan Rout	Non-Executive Independent Director	7	7	No
6	Mr. Santosh Kumar Aryendra	Non-Executive Director	1	1	NA
7	Mr. Kanad Kishor Chaudhari	Non-Executive (Nominee Director)	1	1	NA

Separate Meeting of Independent Directors:

In accordance with the applicable provisions of the Act and SEBI Listing Regulations, a separate meeting of the Independent Directors of the Company was held on March 17, 2026, without the presence of the management and Non-Independent Directors of the Company. Both the Independent Directors attended the said meeting. At the meeting, the Independent Directors assessed the quality, quantity and timeliness of the flow of information between the Company's management and the board. They also discussed the performance of the Company and provided suggestions for adhering to good corporate governance practices.

Familiarisation Programme:

The Company has Familiarisation Programme for the Independent Directors covering the Company, their roles, rights and responsibilities. Details of the Familiarisation Programme is available in the Company's website at https://ikfhomefinance.com/policies/

Committees of the Board:

The Board Committees form an integral part of the governance structure of the Company and have been constituted to deal with specific areas and activities as mandated by applicable laws and regulations, and to facilitate focused review and oversight. The Committees are constituted with the approval of the Board and are entrusted with clearly defined roles and responsibilities, which are discharged by the members of the respective Committees in accordance with applicable laws and the terms of reference approved by the Board.

The Chairperson of each Committee apprises the Board of the key matters discussed and deliberated upon at the Committee meetings. The minutes of the meetings of all Board Committees are placed before the Board for review. The Board Committees may invite such officers, employees or other persons as special invitees to attend their meetings, as considered appropriate.

In addition to the Board Committees, the Company has constituted various management-level Committees, including the Asset Liability Management Committee (ALCO) and Customer Service and Grievance Redressal Committee, which support the management in overseeing specific operational and functional matters. The brief details of the terms of reference, composition, meetings held and attendance of members of the respective Committees are set out below.

Core Skills, Expertise and Competencies of the Board:

The Board has identified the core skills, expertise and competencies required for the effective functioning of the Company in the context of its business and sector. The skills, expertise and competencies available with the Board are set out below:

List of Directors possessing the skills/expertise and competencies:

Directors	Skills/Expertise and Competencies
Ms. V Vasantha Lakshmi	Industry, Marketing, Branding, Risks & Administration
Mr. V G K Prasad	Industry, Marketing, Branding, Risks & Administration
Ms. Vasumathi Devi Koganti	Industry, Marketing, Branding, Risks & Administration
Mr. Alekha Charan Rout	Banking, Accounts, Finance, IT, Legal (IBC), Administration & Governance
Mr. Radhey Shyam Garg	Industry, Accounts, Finance, Legal, Administration & Governance
Mr. Santosh Kumar Aryendra	Banking, Housing Finance & NBFC Operations, IT, Risk, Governance & Compliance
Mr. Kanad Kishor Chaudhari	Accounts, Finance, Business Analytics & Investing

a. Audit Committee

In accordance with the provisions of Section 177 of the Companies Act, 2013, read with the rules made thereunder, and applicable RBI regulations the Board of Directors has constituted an Audit Committee.

All the members of the Audit committee are financially literate and possesses relevant knowledge of the financial services industry. The meetings of the Audit committee are also attended by the Chief Financial Officer. The statutory auditors are also invited to attend these meetings to take the members through the financial results and their observations, if any. The Company Secretary acts as Secretary to the Audit Committee.

During FY 2025-26, the Audit Committee met four times, on May 21, 2025, August 4, 2025, November 4, 2025, and February 3, 2026. The details of the composition of the Audit Committee, changes in its composition, if any, during FY 2025-26 and up to the date of this Report, along with the attendance of the Members at the said Meetings, are provided below:

S. No	Name of the Member	Member of the Committee	Capacity	Number of Meetings		No. of shares held
				Entitled to attend	Attended	
1	Mr. Radhey Shyam Garg	Chairperson	Independent Director	4	4	Nil
2	Ms. Vasumathi Devi Koganti **	Member	Non-Executive Director	3	3	1 as Registered Owner
3	Mr. Alekha Charan Rout	Member	Independent Director	4	4	Nil
4	Mr. Santosh Kumar Aryendra *	Member	Non-Executive Director	1	1	Nil

*Mr. Santosh Kumar Aryendra was appointed as a Non-Executive Non-Independent Director of the Company with effect from November 5, 2025, and on the same day, was also appointed as a Member of the Audit Committee.

**Ms. Vasumathi Devi Koganti ceased to be a member of the Audit Committee with effect from November 5, 2025, consequent to the appointment of Mr. Santosh Kumar Aryendra as a Non-Executive Non-Independent Director, to ensure that the composition of the Audit Committee continued to comply with the requirement of having a majority of Independent Directors.

The brief terms of reference of the Audit Committee, inter-alia, includes the following:

- Recommendation for appointments, remuneration and terms of appointment of auditors of the Company.
- Review and monitor the auditor's independence, performance, and effectiveness of the audit process.
- Examination of the financial statement and the auditors' report thereon.
- Reviewing, with the management, the quarterly financial results before submission to the board for approval.
- Approval or any subsequent modification of transactions of the Company with related parties.
- Scrutiny of inter-corporate loans and investments.
- Valuation of undertakings or assets of the Company, wherever it is necessary.
- Evaluation of internal financial controls and risk management systems.
- Monitoring the end use of funds raised through public offers and related matters.
- Overseeing the vigil mechanism

b. Nomination and Remuneration Committee

In terms of the provisions of the Section 178 of the Companies Act, 2013 and applicable RBI guidelines, the Board constituted a Nomination and Remuneration Committee ("NRC") of the

Directors. The Company Secretary acts as Secretary to the Nomination and Remuneration Committee.

During FY 2025-26, the Nomination and Remuneration Committee met four times on April 14, 2025, May 21, 2025, November 3, 2025, and February 3, 2026. The details of the composition of the Nomination and Remuneration Committee, changes in its composition (if any) during FY 2025-26 and up to the date of this Report, along with the attendance of the Members at the said Meetings, are provided below:

S. No	Name of the Member	Member of the Committee	Capacity	Number of Board Meetings		No. of shares held
				Entitled to attend	Attended	
1	Mr. V G K Prasad	Chairperson	Non- Executive Director	4	4	1 as Registered Owner
2	Mr. Radhey Shyam Garg	Member	Independent Director	4	4	Nil
3	Mr. Alekha Charan Rout	Member	Independent Director	4	4	Nil
4	Mr. Santosh Kumar Aryendra *	Member	Non- Executive Director	1	1	Nil

*Mr. Santosh Kumar Aryendra was appointed as a Member of the NRC Committee with effect from November 5, 2025.

The brief terms of reference of the Nomination and Remuneration Committee, inter-alia, include the following:

- To support the Board in managing the structure and the strength of the Board including appointment of Directors with fit and proper clause.
- To oversee excellence in corporate governance.
- To guide the board on developing organization structure to suit business requirements.
- To guide the HR department in implementing organization structure with proper leadership team.
- To approve compensation grids and matrix based on market benchmark.
- To monitor proper implementation of performance appraisal in processing the company.
- To guide HR department to form comprehensive HR policies that will help various departments in the organization to achieve the business goals.
- To oversee HR compliance.
- Appraise whether the prospective director meets the “Fit & Proper” criteria as prescribed by the RBI.

Criteria for Performance Evaluation of Directors:

The performance evaluation of the Board, its Committees, Independent Directors, and Non-Independent Directors has been conducted in accordance with the relevant provisions of the Act and the applicable rules.

To enhance the effectiveness of the Board, the Nomination and Remuneration Committee has developed a methodology and criteria for evaluating the performance of the Board, its Committees, and each Director.

The evaluation of the Board's performance is based on approved criteria such as Board composition, strategic planning, the role of the Chairperson, independence from the entity, independent views and judgment, knowledge and participation, assessment of Non-Executive Directors and senior management, evaluation of the timeliness and quality of information flow from the Company to the Board, and adherence to compliance and regulatory requirements.

The Board has expressed its satisfaction with the evaluation process.

Nomination and Remuneration Policy:

The Nomination and Remuneration Policy of IKF Home Finance Limited is framed in accordance with the provisions of the Companies Act, 2013, applicable RBI directions, SEBI Listing Regulations, and other applicable laws, with the objective of ensuring transparency, and sound governance in the appointment and remuneration of Directors, Key Managerial Personnel ("KMP"), and Senior Management.

Disclosure in relation to Remuneration of Directors:

The remuneration paid to the Directors of the Company is in accordance with the applicable provision of the Act, the SEBI Listing Regulations and the Nomination and Remuneration policy of the Company.

The details of remuneration of Directors are provided in Form MGT-7 (annual return) which is hosted on the website of the Company.

Remuneration to Executive Director:

The remuneration structure of the Executive Director is designed to ensure alignment with the overall performance of the Company, achievement of strategic objectives, and creation of long-term value for stakeholders. It is determined in accordance with the approval of the Board of Directors and the Nomination and Remuneration Committee, and in compliance with the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Board affirms that the remuneration paid to the Executive Director is commensurate with industry benchmarks, reflects the scope of responsibilities entrusted, and is consistent with the Company's Remuneration Policy.

It is further confirmed that no sitting fees were paid to the Executive Director during the financial year for attending meetings of the Board or its Committees. The Company's Board presently comprises one Executive Director, and the details of remuneration paid during FY 2025-26 are provided below.

Criteria for payment of sitting fees to Independent Directors:

The Independent Directors play a crucial role in the independent functioning of the Board. They bring an external perspective to decision-making and provide leadership and strategic guidance while maintaining objective judgment. The Independent Directors are entitled to receive remuneration by way of sitting fees for attending the meetings of the Board/ committees thereof, as decided by the Board from time to time subject to the limits specified under the Act.

Independent Directors are also entitled to reimbursement of out-of-pocket expenses incurred in connection with attending Board and Committee meetings. For the FY 2025-26, they were paid sitting fees of ₹75,000 for each Board meeting attended and ₹50,000 for each Committee meeting of which they were members. The Company has not granted stock options to any Non-Executive or Independent Directors.

During the year, none of the Non-Executive Directors received remuneration exceeding 50% of the total remuneration paid to Non-Executive Directors. Sitting fees was also paid to Non-Executive, Non-Independent Directors for attending meetings of the Board or its Committees. The details of sitting fees paid to Independent Directors and Non-Executive Non-Independent Directors for FY 2025-26 are provided below.

Sr. No.	Particulars of Remuneration	Ms. V Vasantha Lakshmi (Managing Director)
1.	Gross salary	₹ 206 Lakhs
2.	Stock Option	-
3.	Sweat Equity	-
Total (A)		**₹ 206 Lakhs**

Particulars	Amount
Salary paid to KMP during FY 2025-26 (excludes Managing Director)	₹ 63.91 Lakhs

Name of the Director	Sitting Fees
Mr. Radhey Shyam Garg	₹ 11.75 Lakhs
Mr. Alekha Charan Rout	₹ 11.25 Lakhs
Mr. Santosh Kumar Aryendra	₹ 9.75 Lakhs

Disclosures under Schedule V of the Companies Act, 2013:

Salary: The Company remunerates its Executive Director by way of salary and other benefits, as approved in accordance with the applicable provisions of the Companies Act, 2013 and the Company's Nomination and Remuneration Policy.

Performance-linked Incentives: The Company does not have a fixed policy for payment of performance-linked incentives. The Board or the shareholders, based on the recommendation of the Nomination and Remuneration Committee (NRC), may, at their discretion, approve performance-based incentives for the Directors, subject to applicable laws and approvals.

Service Contracts: The terms of appointment, including the salary and benefits of the Executive Director, are determined and approved in accordance with the provisions of the Companies Act, 2013, the Company's Nomination and Remuneration Policy and applicable regulatory requirements.

Stock Options: No stock options were granted to any Director of the Company during FY 2025-26.

c. Risk Management Committee

The Company follows an embedded approach to Risk Management, with risk and opportunity assessment forming an integral part of the Board's agenda. In accordance with applicable RBI guidelines, including the Reserve Bank of India (Housing Finance Companies) Directions, 2025, the Board has constituted a Risk Management Committee to specifically oversee the monitoring and review of the risk management framework and such other functions as may be assigned to it.

The role of Risk Management Committee includes the implementation of Risk Management Systems and Framework, reviewing the Company's financial and risk management policies, assessing risks and formulating procedures to mitigate such risks. The Company Secretary acts as a secretary to the Risk Management Committee.

During FY 2025-26, the Risk Management Committee met four times, on May 21, 2025, August 1, 2025, November 3, 2025, and January 28, 2026. The details of the composition of the Risk Management Committee, changes in its composition (if any) during FY 2025-26 and up to the date of this Report, along with the attendance of the Members at the said meetings, are provided below:

S. No.	Name of the Member	Member of the Committee	Capacity	Number of Board Meetings		No. of shares held
				Entitled to attend	Attended	
1	Mr. V G K Prasad	Chairperson	Non- Executive Director	4	3	1 as Registered Owner
2	Ms. Vasumathi Devi Koganti	Member	Non- Executive Director	4	4	1 as Registered Owner
3	Ms. V Vasantha Lakshmi	Member	Managing Director	4	4	1 as Registered Owner
4	Mr. Santosh Kumar Aryendra*	Member	Non- Executive Director	4	2	Nil

* Mr. Santosh Kumar Aryendra, a member of the Risk Management Committee, attended the first three Committee meetings in the capacity of Business Advisor. Following his appointment as a Non-Executive Director, with effect from November 5, 2025, his designation was changed accordingly, and he attended the Committee meeting held on February 3, 2026, in the capacity of a Non-Executive Director.

The brief terms of reference of the Risk Management Committee, inter-alia, includes the following:

- Review asset quality.
- Review Credit concentration risk, AML-KYC risk, regulatory & compliance risk, legal risk, business risk, people risk and any other risk associated with the operations of the business.
- Developing and implementing strategies to mitigate and manage identified risks. This can involve creating risk mitigation plans, monitoring risk exposure, and ensuring risk management policies and procedures are in place and effective.
- Assessing and making recommendations regarding the adequacy of the organization's insurance coverage to protect against various risks.

d. Information Technology Strategy Committee:

The IT Strategy Committee has been duly constituted by the Company in line with the requirements of the Reserve Bank of India (RBI) Master Direction on Information Technology Governance, Risk, Controls and Assurance Practices issued by the Reserve Bank of India.

During FY 2025-26, the Information Technology Strategy Committee met four times, on May 21, 2025, August 1, 2025, November 3, 2025, and January 28, 2026. The details of the composition of the Information Technology Strategy Committee, changes in its composition (if any) during FY 2025-26 and up to the date of this Report, along with the attendance of the Members at the said Meetings, are provided below:

S. No	Name of the Member	Member of the Committee	Capacity	Number of Board Meetings		No. of shares held
				Entitled to attend	Attended	
1	Mr. Alekha Charan Rout	Chairperson	Independent Director	4	4	Nil
2	Mr. Radhey Shyam Garg	Member	Independent Director	4	4	Nil
3	Ms. V Vasantha Lakshmi	Member	Managing Director	4	4	1 as Registered Owner
4	Mr. Ravi Jayanthi*	Member	Chief Technology Officer	1	0	Nil
5	Mr. Goutam Chandra Sill**	Member	Chief Information Security Officer	2	2	Nil
6	Mr. Santosh Kumar Aryendra***	Member	Non-Executive Director	1	1	Nil

* During the financial year, Mr. Ravi Jayanthi ceased to be the Chief Technology Officer of the Company with effect from the close of business hours of June 2, 2025. Consequently, he ceased to be a member of the IT Strategy Committee.

** During the financial year, Mr. Goutam Chandra Sill ceased to be Chief Information Security Officer with effect from August 22, 2025. Consequently, he ceased to be a member of the IT Strategy Committee.

*** Mr. Santosh Kumar Aryendra was appointed as a Member of the IT Strategy Committee with effect from November 5, 2025.

The brief terms of reference of the Information Technology Strategy Committee, inter-alia, include the following:

- Approving IT strategy and policy documents and ensuring that the management has put an effective strategic planning process in place.
- Ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business.
- Ensuring IT investments represent a balance of risks and benefits and those budgets are acceptable.
- Monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high-level direction for sourcing and use of IT resources.
- Ensuring proper balance of IT investments for sustaining HFC's growth and becoming aware about exposure towards IT risks and controls.
- To constitute the Steering Committee and review the discussions of the said Committee periodically.
- To institute an effective governance mechanism and risk management process for all outsourced IT operations and to do all such acts as may be required under the NHB IT Guidelines in respect of the outsourced IT operations.
- To do any or all things that may be done by the Board of Directors in accordance with the NHB IT Guidelines, as amended from time to time.
- To do such other things related to IT as may be recommended by the Board of Directors to the Committee.
- To review the IT/Information Systems ("IS") Audit report and provide its Observation/Recommendations to the Audit Committee.
- To recommend the appointment of IT/IS auditor to the Audit Committee.
- Ensuring Compliance of the IT Framework of the Company.

e. Corporate Social Responsibility:

The details relating to Corporate Social Responsibility are provided in Annexure II, which forms part of this Board's Report.

f. Asset Liability Management Committee:

Pursuant to applicable RBI guidelines, and the Guidelines on Liquidity Risk Management Framework, as amended from time to time, the Board of Directors has constituted an Asset Liability Management Committee (ALCO).

The Committee comprises members of the senior management and is entrusted with the responsibility of directly overseeing and managing the assets and liabilities of the Company. The Company Secretary acts as the Secretary to the Committee.

During FY 2025-26 the ALCO Committee met seven times, on April 18, 2025, May 9, 2025, August 1, 2025, November 3, 2025, November 24, 2025, January 28, 2026, and March 23, 2026. The details of the composition of the ALCO, changes in its composition, if any, during FY 2025-26 and up to the date of this Report, along with the attendance of the Members at the said Meetings, are provided below:

S. No	Name of the Member	Member of the Committee	Capacity	Number of Meetings		No. of shares held
				Entitled to attend	Attended	
1	Mr. V G K Prasad	Chairperson	Non-Executive Director	7	7	1 as Registered Owner
2	Ms. Vasumathi Devi Koganti	Member	Non-Executive Director	7	6	1 as Registered Owner
3	Ms. V Vasantha Lakshmi	Member	Managing Director	7	7	1 as Registered Owner
4	Mr. Prashant Rawat*	Member	Chief Financial Officer	5	5	Nil
5	Mr. Santosh Kumar Aryendra **	Member	Non-Executive Director	3	3	Nil
6	Mr. Mithun Murugkar***	Member	Risk Head	1	1	Nil
7	Mr. Sudhir Kumar Seethepalli***	Member	Credit Head	1	1	Nil

*Mr. Prashant Rawat was appointed as a Member of the ALCO with effect from May 21, 2025.

**Mr. Santosh Kumar Aryendra was appointed as a Member of the ALCO with effect from November 5, 2025.

***Mr. Mithun Murugkar, Risk Head and Mr. Sudhir Kumar Seethepalli, Credit Head was appointed as member of ALCO with effect from March 6, 2026.

The brief terms of reference of the Asset Liability Management Committee, inter-alia, includes the following:

- To review the overall framework for management of Liquidity Risk, Market Risk (Interest Rate Risk, Currency Risk), and efficacy of controls for managing the same.
- To advise on the Business Plan of the Company from ALM and Liquidity management perspectives.

- To Review & Assess the ALM profile and liquidity position of the Company.
- To take decision on desired Maturity Profile and mix of Incremental Assets and Liabilities.
- To approve Sale of Loan Assets as a source of funding or to generate liquidity.
- To act on various matters covered under the charter/ terms of reference of the ALCO, as approved by the Board of Directors.
- To provide guidance to the Company on various matters which are referred to it by the Company's management.

g. Customer Service and Grievance Redressal Committee:

The Customer Service and Grievance Redressal Committee has been constituted to monitor customer service related matters and oversee the effective redressal of grievances. The Committee reviews the nature of complaints, turnaround time for redressal, and measures taken to prevent recurrence of similar issues. It also monitors the effectiveness of the Company's grievance redressal mechanism to ensure that customer concerns are handled promptly, fairly, and transparently. The Committee is committed to strengthening the customer service framework and continuously improving grievance handling processes in alignment with applicable regulatory guidelines and the Company's core values of trust, transparency and customer-centricity.

The Committee comprises Ms. V Vasantha Lakshmi as Chairperson and Mr. Sudhir Seethepalli and Mr. Sriram Raghammudi as Members.

During the year under review, 19 (Nineteen) complaints were received, all of which have been duly resolved and closed by the Company.

Summary Information on Complaints received by the Company from Customers:

S. No	Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Complaints received by the Company from its customers			
1	No. of complaints pending at the beginning of the year	-	-
2	No. of complaints received during the year	19	8
3	No. of complaints disposed of during the year	19	8
	3.1. of which number of complaints rejected by HFC	-	-
4	No. of complaints pending at the end of the year	-	-
The provisions relating to the Reserve Bank – Integrated Ombudsman Scheme, 2021 are not applicable to the Company. Accordingly, the disclosures relating to complaints received from the Office of the Ombudsman are not applicable to the Company.			

IKF Home Finance follows a defined process for addressing customer grievances, with clear levels of escalation and specified timelines for resolution. Customers can access the applicable grievance channels and escalation process through the Company's website, mobile application, and branches.

General Body Meetings:

Annual General Meeting:

Location and time of the last three Annual General Meetings ("AGM") and number of special resolutions passed:

Year	Meeting	Date and time of AGM	Venue of AGM	Details of special resolutions passed
2024-25	23rd AGM	September 29, 2025 12:00 PM (IST)	Video Conferencing/ Other Audio-Visual Means	Nil
2023-24	22nd AGM	September 27, 2024 12:30 PM (IST)	Video Conferencing/ Other Audio-Visual Means	Approval for alteration of the Object Clause of the Memorandum of Association of the Company.
2022-23	21st AGM	July 11, 2023 02:00 PM (IST)	40-1-144, Corporate Centre, M.G. Road Vijayawada-520010, Andhra Pradesh	Approval of continuing the appointment of Mr. Vupputuri Gopala Kishan Prasad, who is above 75 years of age.

Extra-Ordinary General Meetings:

During FY 2025-26, the Company convened Extraordinary General Meetings ("EGM") on the following dates to address the matters specified below:

Date	Venue	Resolutions passed
June 28, 2025	Through Video Conferencing/ Other Audio-Visual Means	Approval for offer and issue up to 1,63,81,000 partly paid-up Equity Shares on a private placement basis.
August 18, 2025	Through Video Conferencing/ Other Audio-Visual Means	Adoption of Restated Articles of Association of the Company.
March 17, 2026	Through Video Conferencing/ Other Audio-Visual Means	1. Appointment of Mr. Santosh Kumar Aryendra (DIN: 08284506) as Non-Executive Director of the Company. 2. Appointment of Mr. Kanad Kishor Chaudhari (DIN: 11151836) as Nominee Director of the Company. 3. Approve the Borrowing Powers of the Company up

		to Rs. 2000 Crores pursuant to Section 180(1)(c) of the Companies Act, 2013. 4. Approve the Power of Board of Directors of the Company to Lease, Mortgage and Hypothecate the property(ies) of the Company. 5. Approval for Issuance of Non-Convertible Debentures (NCDs) upto Rs. 500 Crores on a private placement basis.

MEANS OF COMMUNICATION:

The Company has provided adequate and timely information to its members, inter alia, through publication in newspapers, disclosures to the Stock Exchange(s), display on its website, emails, and other appropriate communication channels. During FY 2025-26, the quarterly, half-yearly and annual financial results were duly published in leading national daily newspapers in accordance with Regulation 52(8) of the SEBI (LODR) Regulations, 2015. Regulation 52(8) specifically requires publication of financial results in at least one English national daily newspaper, subject to the applicable framework.

Further, the quarterly, half-yearly, and annual financial results are also made available on the Company's website at https://ikfhomefinance.com/reports/

OTHER DISCLOSURES

- Materially significant related party transactions: There were no materially significant transactions with related parties, including the Holding Company, Promoters, Directors, Key Managerial personnel and their relatives, that had the potential to conflict with the interests of the entity at large.

- Details of non - compliance by the listed entity, penalties, strictures imposed on the listed entity by stock exchange(s) or the board or any statutory authority, on any matter related to capital markets, during the last three years – Nil

- Details of establishment of vigil mechanism / whistle blower policy - The details of establishment of vigil mechanism / whistle blower policy are disclosed in the Directors' Report, which forms part of this Report.

- Details of compliance with mandatory requirements and adoption of the non-mandatory requirements - The Company has complied with all the mandatory requirements and regulations as applicable to the Company.

- Breach of Covenant: The Company has adhered to all covenants associated with its borrowings and debt instruments during the year. There was no instance of covenant breach in respect of Non-Convertible Debentures issued by the Company.

-

- Details of Non-Compliance with the Companies Act, 2013: During the financial year under review, there was no instance of non-compliance with the applicable provisions of Companies Act, 2013, including the applicable Accounting Standards and Secretarial Standards prescribed thereunder.

- Disclosure by listed entity and its subsidiaries of 'Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount' – The relevant disclosures relating to Loans and Advances are disclosed in the Financial Statements, which forms part of this Report.

- Details of utilization of funds raised through preferential allotment or qualified institutions placement – During the year, the Company did not raise any funds through preferential allotment or qualified institutions placement.

- Discretionary requirements as specified in Part E of Schedule II of Listing Regulations – Not applicable

- The provisions relating to Corporate Governance applicable to High Value Debt Listed Entities under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Not applicable

DECLARATION BY MANAGING DIRECTOR REGARDING COMPLIANCE BY BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL WITH THE COMPANY'S CODE OF CONDUCT

As required under the applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, I affirm that the Board Members and Senior Management Personnel have confirmed compliance with the applicable Codes of Conduct for the year ended March 31, 2026.

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

V Vasantha Lakshmi
Managing Director
DIN: 03610979

Vasumathi Devi Koganti
Director
DIN: 03161150

Place: Hyderabad
Date: 05-05-2026

ANNEXURE-II

Corporate Social Responsibility (CSR) Report

1. Brief outline on CSR Policy of the Company:

   IKF Home Finance has formulated its Corporate Social Responsibility (CSR) Policy in accordance with Section 135 of the Companies Act, 2013, and the Companies (Corporate Social Responsibility Policy) Rules, 2014, as amended from time to time.

   The Company undertakes initiatives for social welfare and sustainable development, including eradicating hunger and poverty, promoting health, sanitation, and safe drinking water, supporting education and vocational skills, empowering women, ensuring gender equality, promoting environmental sustainability, contributing to national or state relief funds, supporting rural development, and other socially beneficial projects approved by the Board, all aimed at enhancing the quality of life and fostering sustainable development in the communities it serves.

   The detailed CSR Policy of IKF Home Finance is available on the Company's website at https://ikfhomefinance.com/

2. Composition of CSR Committee:

   During the financial year 2025-26, the amount required to be spent by the Company under Section 135(5) of the Companies Act, 2013 exceeded ₹50 lakhs. Accordingly, pursuant to Section 135(9) of the Companies Act, 2013, the Company constituted a CSR Committee at the Board Meeting held on August 4, 2025, comprising the following members:

S. No	Name of Director	Designation/ Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Ms. V Vasantha Lakshmi	Chairperson	1	1
2	Mr. V G K Prasad	Member	1	1
3	Mr. Radhey Shyam Garg	Member	1	1

3. Provide the web-link(s) where Composition of CSR Committee, CSR Policy and CSR Projects approved by the board are disclosed on the website of the company.

   The details of CSR Committee and CSR policy are available on our website at https://ikfhomefinance.com/

4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable:

   As the Company is not having average CSR obligation of ₹10 Crores or more in pursuance of sub-section (5) of section 135 of the Act, impact assessment is not applicable to the Company.

5. (a) Average net profit of the company as per sub-section (5) of section 135: ₹ 30,71,49,995
   (b) Two percent of average net profit of the company as per sub-section (5) of section 135: ₹61,43,000
   (c) Surplus arising out of the CSR Projects or programmes or activities of the previous financial years: Nil
   (d) Amount required to be set-off for the financial year, if any: ₹703
   (e) Total CSR obligation for the financial year [(b)+(c)-(d)]: ₹ 61,43,000

   *As the Company does not wish to set off the excess amount spent.

6. (a) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project): ₹ 61,43,100
   (b) Amount spent in Administrative overheads: Nil
   (c) Amount spent on Impact Assessment, if applicable: Not applicable
   (d) Total amount spent for the Financial Year [(a)+(b)+(c)]: ₹ 61,43,100
   (e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year (in ₹)	**Amount Unspent (in ₹)**				
	Total Amount transferred to Unspent CSR Account as per sub section (6) of Section 135		**Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135.**		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
₹ 61,43,100	Nil	NA	NA	Nil	NA

(f) Excess amount for set off, if any:

S. No.	**Particular**	**Amount (in ₹)**
1	Two percent of average net profit of the company as per section 135(5)	61,43,000
2	Total amount spent for the Financial Year	61,43,100
3	Excess amount spent for the financial year [(ii)-(i)]	100
4	Surplus arising out of the CSR projects or programs or activities of the previous financial years, if any	Nil*
5	Amount available for set off in succeeding financial years (iii)-(iv)]	100

*As the Company does not wish to set off the excess amount of ₹703 spent during the financial year under review, the same will not be set off against the CSR obligation of the succeeding financial year.

7. Details of Unspent CSR amount for the preceding three financial years:

S. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under sub-section (6) of section 135 (in Rs.)	Balance Amount in Unspent CSR Account under sub-section (6) of section 135 (in Rs.)	Amount Spent in the Financial Year (in Rs)	Amount transferred to a Fund as specified under Schedule VII as per second proviso to sub-section (5) of section 135, if any		Amount remaining to be spent in succeeding Financial Years (in Rs)	Deficiency, if any
					Amount (in Rs)	Date of transfer		
1	2024-25	Nil	Nil		Nil	-	-	-
2	2023-24	Nil	Nil		Nil	-	-	-
3	2022-23	Nil	Nil		Nil	-	-	-

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: Not Applicable

9. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per subsection (5) of section 135: Not Applicable

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

V Vasantha Lakshmi
Managing Director
DIN: 03610979

Vasumathi Devi Koganti
Director
DIN: 03161150

Date: 05-05-2026
Place: Hyderabad

ANNEXURE – III

AOC-2

[Pursuant to Section 134(3)(h) of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014]

PARTICULARS OF CONTRACTS / ARRANGEMENTS MADE WITH RELATED PARTIES

This Form pertains to the disclosure of particulars of contracts / arrangements entered into by the Company with related parties referred to in Section 188(1) of the Companies Act, 2013 including certain arm's length transactions under the third proviso thereto.

1. Details of contracts or arrangements or transactions not at arm's length basis:

   During the financial year ended March 31, 2026, the Company did not enter into any contract, arrangement, or transaction that was not carried out on an arm's length basis.

2. Details of material contracts or arrangements or transactions at arm's length basis:

   During the financial year ended March 31, 2026, the Company did not enter into any material contract, arrangement, or transaction on an arm's length basis.

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

V Vasantha Lakshmi	**Vasumathi Devi Koganti**
Managing Director	Director
DIN: 03610979	DIN: 03161150

Date: 05-05-2026
Place: Hyderabad

ANNEXURE -IV

Form No. MR-3

Secretarial Audit Report

For the Financial Year ended on March 31, 2026
[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
M/s. IKF Home Finance Limited,
CIN: U65922AP2002PLC039417
40-1-144, 1st Floor, Corporate Centre,
M.G.Road, Vijayawada – 520010, Andhra Pradesh.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **IKF Home Finance Limited** (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company, during the audit period covering the financial year ended on March 31, 2026, complied with the statutory provisions listed hereunder and also the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

(i) The Companies Act, 2013 ('the Act') and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings.

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the Company during the audit period)

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not applicable to the Company during the audit period)**

(d) The Securities Exchange Board of India (Share Based Employee Benefit) Regulations, 2021; **(Not applicable to the Company during the audit period)**

(e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **(Not applicable to the Company during the audit period)**

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; **(Not applicable to the Company during the audit period)** and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the audit period)**

(vi) The Employees Provident Fund and Miscellaneous Provisions Act, 1952;

(vii) Employees State Insurance Act, 1948;

(viii) Employers Liability Act, 1938;

(ix) Equal Remuneration Act, 1976;

(x) Maternity Benefits Act, 1961;

(xi) Minimum Wages Act, 1948;

(xii) Negotiable Instruments Act, 1881;

(xiii) Payment of Bonus Act, 1965;

(xiv) Payment of Gratuity Act, 1972;

(xv) Payment of Wages Act, 1936 and other applicable labour laws;

(xvi) Laws specifically applicable to the industry to which the Company belongs, as identified by the Management:

- NBFC – The Reserve Bank of India Act, 1934 and all applicable Laws, Rules, Regulations, Guidelines, Circulars, Notifications, etc

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by the Institute of Company Secretaries of India;

(ii) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 to the extent applicable to the Company

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that on examination of the relevant documents and records and based on the information provided by the Company, its officers and authorized representatives during the conduct of the audit, and also on the review of compliance reports by respective department heads / Company Secretary of the Company, in our opinion, there exist adequate systems and processes and control mechanism in the Company to monitor and ensure compliance with applicable general laws.

We further report that the compliances by the Company of applicable financial laws, like direct and indirect tax laws, have not been reviewed in this audit since the same is not within the scope of our audit.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice was given to all directors to schedule the Board Meetings and agenda with detailed notes thereon were sent to all the directors at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications as may be required on the agenda items before the meeting and for meaningful participation at the meeting.

As per the minutes of the meetings duly recorded and signed by the Chairman, all the decisions of the Board were duly passed.

We further report that there are adequate systems and processes in the Company commensurate with its size and operations to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period, the following material events / actions have taken place:

During the year under review:

(a) the Company has amended an article in its Articles of Association;
(b) the Company has considered and approved the issuance of non-convertible debentures (NCDS) upto Rs. 500 crores on a private placement basis.
(c) the Company has considered and approved the issuance of upto 1,63,81,000 partly paid-up Equity Shares on private placement basis.

for **B S S & Associates**
Company Secretaries

B. Sathish
Partner
ACS No.: 27885
C P No.: 10089
Peer review No: 6513/2025
UDIN: A027885H00275220

Place: Hyderabad
Date: 05.05.2026

This Report is to be read with our letter of even date which is annexed as '*Annexure A*' and forms an integral part of this report.

Annexure-A

To,
The Members,
M/s. IKF Home Finance Limited,
40-1-144, 1st Floor, Corporate Centre,
M.G.Road, Vijayawada – 520010, Andhra Pradesh.

Our report of even date is to be read along with this letter.

1. Maintenance of Secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the process and practices, that we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Wherever required, we have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedure on test basis.

6. The Secretarial Audit report is not an assurance as to the future viability of the Company or of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

for **B S S & Associates**
Company Secretaries

B. Sathish
Partner
ACS No.: 27885
C P No.: 10089
Peer review No: 6513/2025
UDIN: A027885H00275220

Place: Hyderabad
Date: 05.05.2026

INDEPENDENT AUDITOR'S REPORT

To
The Members of
M/s. IKF HOME FINANCE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of IKF Home Finance Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2026, and the Statement of Profit and Loss (Including Other Comprehensive Income), the Statement of Change in Equity and Statement of Cash Flows for the year then ended, and notes to the Financial Statements, including a summary of material accounting policies and other explanatory information ('the financial statements').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2026, and its profit, including other comprehensive income, changes in equity and it's Cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements 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 of the Act and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Key Audit Matters

Key Audit matters are those matters that in our professional judgment were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to communicate in our report.

Information Other than the Financial Statements and Auditor's Report Thereon ("other information")

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the Financial Statements and our auditors' report thereon. The above-referred information is expected to be made available to us after the date of this audit report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Other Information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance, including profit and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules 2015, as amended. This responsibility includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 are operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management is 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

1. Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 these Financial Statements.

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

    - Identify and assess the risks of material misstatement of the Financial Statements, 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 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 made by management.
- Conclude on the appropriateness of management's 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 financial statements 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 Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

3. 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.

4. 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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in the paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by section 143(3) of the Act, we further report that:

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;

d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Companies Act, 2013 read with Rule 7 of Companies (Accounts) Rules, 2014.

e) On the basis of the written representations received from the directors as on 31st March, 2026 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B";

g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of Section 197 of the Act.

h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i) The Company does not have any pending litigations which would impact its financial position in its financial statements.

   ii) The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

   iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

   iv) (a) The Management has represented that, to the best of its knowledge and belief, that no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement

v) our opinion and according to information and explanation given to us, the company has not declared or paid any dividend during the year and accordingly the compliance of section 123 of the Act has not been commented upon.

vi) Based on our examination, which included test checks, the Company has used an accounting software for maintaining its books of account for the Financial Year ended March 31, 2026 which has a feature of recording audit trail (edit log) facility and that has operated throughout the year. Further, during the course of performing our audit, we did not notice any instance of audit trail feature being tampered with.

The Company has preserved the audit trail in compliance with statutory requirements for record retention

For S G C O & Co. LLP
Chartered Accountants
Firm Reg. No 112081W/W100184

Sudha Jaideep Shetty
Partner
Mem. No. 047684
UDIN No.: 26047684JXILHJ1325
Place: Hyderabad
Date: 05th May, 2026

Annexure "A" to Independent Auditor's Report

Annexure referred to in Paragraph 1 of "Report on Other Legal and Regulatory Requirements" of our Independent Auditor's Report of even date to the members of IKF Home Finance Limited ("the Company") on the Financial Statements for the year ended 31st March 2026.

As required by the Companies (Auditors Report) Order, 2020 and according to the information and explanations given to us during the audit and on the basis of such checks of the books and records as were considered appropriate we report that:

i) a) A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of Right-to-Use assets.

B) The Company has maintained proper records showing full particulars of intangible assets.

b) The Company has a program of physical verification of its Property, Plant and Equipment and right-of-use assets which in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. In accordance with this program, all major items of Property, Plant and Equipment were physically verified by the management during the year and no material discrepancies were noticed on such verification as compared to the books of account.

c) According to the information and explanations given to us and on the basis of our examination of records of the Company, the title deeds of immovable properties (other than properties where the Company is the lessee, and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company as at the balance sheet date.

d) According to the information and explanations given to us, the Company has not revalued its property, plant and Equipment (including Right of Use assets) and its intangible assets. Accordingly, the requirements under paragraph 3(i)(d) of the Order are not applicable to the Company.

e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company as at March 31, 2026 for holding benami property under the Prohibition of Benami Transactions Act, 1988 and rules made thereunder. Accordingly, the provisions stated in paragraph 3(i)(e) of the Order are not applicable to the Company.

ii) a) The Company does not have any inventory since its principal business is to give loans. Hence physical verification of inventory and reporting under clauses 3(ii)(a) of the order are not applicable.

b) As disclosed in note 18 to the financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks and financial institutions during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the financial statements, the quarterly returns/statements filed by the Company with such banks and financial institutions are in agreement with the audited books of accounts of the Company.

iii) a) Since the Company's principal business is to give loans, the provisions of clause 3(iii)(a) of the Order are not applicable to the Company.

b) According to the information and explanations given to us, the Company has not provided any guarantees or given any security or advances in the nature of loan during the year. Further, the investments made and the terms and conditions of the grant of loans during the year, are not prima facie prejudicial to the interest of the Company.

c) In respect of loans and advances in the nature of loans, granted by the Company as part of its business of providing housing finance and loans against property, the schedule of repayment of principal and payment of interest has been stipulated by the Company. Having regard to the voluminous nature of loan transactions, it is not practicable to furnish borrower wise details of amount, due date for repayment or receipt and the extent of delay in this report as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause, in respect of loans and advances which were not repaid / paid when they were due or were repaid / paid with a delay, in the normal course of lending business. Further, except for loans where there are delays or defaults in repayment of principal and / or payment of interest as at the balance sheet date, in respect of which the company has disclosed asset classification / staging in Note 5.2 to the Ind AS Financial Statements in accordance with Indian Accounting Standards (Ind AS) and the guidelines issued by the Reserve Bank of India, the parties are repaying the principal amounts, as stipulated, and are also regular in payment of interest, as applicable.

d) The total amount overdue for more than ninety days, in respect of loans and advances in the nature of loans, as at the year-end is Rs. 2535.46 Lacs as disclosed in Note no. 5.2 to the Ind AS financial statements. Reasonable steps are being taken by the company for recovery of the principal and interest as stated in the applicable regulations and loan agreements.

e) Since the Company's principal business is to give loans, the provisions of clause 3(iii)(e) of the Order are not applicable to the Company.

f) Based on our audit procedures and the information and explanations made available to us, the Company has not granted any loans or advances in the nature of loans to Promoters/ Related Parties (as defined in section 2(76) of the Act) which are either repayable on demand or without specifying any terms or period of repayment.

iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act 2013 in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investment made have been complied with by the Company to the extent applicable to the Company.

v) The Company has neither accepted any deposits/ amounts which are deemed to be deposits from the public nor are there any deposits outstanding as at the date of the Balance Sheet from the public, and no order has been passed on the company by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal for non-compliance with the provisions of Sections 73 to 76 of the Companies Act, 2013. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.

vi) The provisions of sub-section (1) of section 148 of the Act are not applicable to the Company as the Central Government of India has not specified the maintenance of cost records for the

business activities carried out by the Company. Accordingly, the provisions stated in paragraph 3(vi) of the Order are not applicable to the Company.

vii) a) According to the information and explanations given to us and on the basis of examination of the records of the Company, the Company is generally regular in depositing undisputed statutory dues including Goods and Services Tax, Provident Fund, Employees' State Insurance, Income Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues with the appropriate authorities, to the extent applicable.

b) According to the information and explanations given to us and on the basis of examination of the records of the Company there are no undisputed aforesaid statutory dues payable as at March 31, 2026 for a period of more than six months from the date they became payable.

viii) According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in tax assessments under Income Tax Act, 1961. Also, there are no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.

ix) a) According to the records of the company examined by us, and the information and explanations given to us, there were no defaults in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year under report.

b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority

c) In our opinion and according to the information and explanation provided to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.

d) On an overall examination of the Financial Statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

e) As per information and explanation provided to us and procedures performed by us, the Company does not have any subsidiaries, joint ventures & associate. Hence, the requirements of clause (ix)(e) of paragraph 3 of the Order is not applicable.

f) According to information and explanations provided to us, the Company does not have any subsidiaries, joint ventures & associate. Hence, the requirements of clause (ix)(f) of paragraph 3 of the Order is not applicable.

x) a) The Company has neither raised money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, paragraph 3 (x)(a) of the Order is not applicable to the Company.

b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has made preferential allotment or private placement of partly paid-up shares during the year. The requirements of Sec 42 and Sec 62 of the Companies Act, 2013 have been complied with and the funds raised has been

used for the purpose for which the funds were raised.

xi) a) According to the information & explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

b) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the year. Accordingly, the provisions stated in paragraph 3(xi)(c) of the Order is not applicable to company.

xii) The Company is not a Nidhi Company. Accordingly, paragraph 3 clause (xii)(a), (b) and (c) of the Order is not applicable to the Company.

xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Section 177 and Section 188 of the Act where applicable and details of such transactions have been disclosed in notes to the Ind AS financial statements as required by the applicable Indian accounting standards.

xiv) a) In our opinion the company has an adequate internal audit system commensurate with the size and the nature of its business.

b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

xv) According to the information and explanations given to us, in our opinion during the year the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence, provisions of section 192 of the Act are not applicable to company. Accordingly, the provisions stated in paragraph 3(xv) of the Order are not applicable to the Company.

xvi) a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

b) The Company is a Housing Finance Company registered with the National Housing Bank which has obtained the Certificate of Registration (CoR) under Section 29A of the National Housing Bank Act, 1987 and is not required to obtain a Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

c) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtaining a valid CoR from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

d) According to the information and explanations provided to us during the course of audit, the Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Corporation.

e) The Company does not have any CIC as part of its group. Hence the provisions stated in paragraph clause 3 (xvi) (d) of the order are not applicable to the company.

xvii) According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not incurred cash losses in the current financial year and in the immediately preceding financial year. Hence, the provisions stated in paragraph clause 3(xvii) of the Order are not applicable to the Company.

xviii) According to the information and explanation given to us and based on our examination of the records of the Company, there is no resignation of the statutory auditors has been taken during the year.

xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the Financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx) a) There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.

b) According to the information explanation provided to us, there are no ongoing projects, and hence no unspent amount required to be transferred to special account in compliance with the provision of sub-section 6 of section 135 of the Companies Act, 2013.

For S G C O & Co. LLP
Chartered Accountants
Firm Reg. No 112081W/W100184

Sudha Jaideep Shetty
Partner
Mem. No. 047684
UDIN No.: 26047684JXILHJ1325
Place: Hyderabad
Date: 05th May, 2026

ANNEXURE "B" to the Independent Auditors' Report on the financial statements of IKF Home Finance Limited for the year ended on 31.03.2026

(Referred to in paragraph 2(f) under the heading "Report on Other Legal and Regulatory Requirements" section of our report to the Members of the IKF HOME FINANCE LIMITED of even date)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statements of M/s. IKF HOME FINANCE LIMITED ("the Company") as of 31st March, 2026 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.

Meaning of Internal Financial Controls with reference to financial statements

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to financial statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements with reference to these financial statements and such internal financial controls were operating effectively as at 31st March 2026, based on the internal controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI).

For S G C O & Co. LLP
Chartered Accountants
Firm Reg. No 112081W/W100184

Sudha Jaideep Shetty
Partner
Mem. No. 047684
UDIN No.: 26047684JXILHJ1325
Place: Hyderabad
Date: 05th May, 2026

IKF Home Finance Limited

Balance Sheet as at March 31, 2026

Rs. in lakhs

Particulars	Note No	As at March 31, 2026	As at March 31, 2025
ASSETS			
(1) Financial assets			
(a) Cash and cash equivalents	3	2,233.33	8,309.24
(b) Bank balance other than cash and cash equivalents	4	1,223.92	1,224.44
(c) Loans	5	1,51,583.79	1,18,062.91
(d) Investments	6	3,217.43	436.31
(e) Other financial assets	7	7,801.47	6,513.42
		1,66,059.94	**1,34,546.33**
(2) Non-financial assets			
(a) Current tax assets (Net)	8	-	14.10
(b) Investment property	12	31.66	32.20
(c) Property, plant and equipment	9	3,439.59	141.98
(d) Capital Work in progress	10	-	2,596.09
(e) Intangible Assets under development	11A	41.00	-
(f) Right of use asset	13	413.28	471.51
(g) Other intangible assets	11B	55.60	45.02
(h) Other non-financial assets	14	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			
(a) Derivative financial instruments	15	-	43.06
(b) 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	16	177.85	82.26
(c) Debt securities	17	4,970.41	6,945.48
(d) Borrowings (other than debt securities)	18	1,11,316.65	1,02,331.04
(e) Lease liabilities	41	437.08	473.37
(f) Other financial liabilities	19	3,053.56	2,394.72
		1,19,962.17	**1,12,269.94**
(2) Non-financial liabilities			
(a) Current tax liabilities (Net)	8	13.69	-
(b) Provisions	20	96.43	67.43
(c) Deferred tax liabilities (Net)	30.2	841.99	582.40
(d) Other non-financial liabilities	21	105.69	831.75
		1,057.80	**1,481.57**
EQUITY			
(a) Equity share capital	22	9,047.32	6,924.82
(b) Other equity	23	40,276.98	17,726.92
		49,324.31	**24,651.74**
Total liabilities and equity		**1,70,344.27**	**1,38,403.26**

The accompanying material accounting policy information and notes form an integral part of the standalone financial statements

As per our report of even date attached

For SGCO & CO LLP
Chartered Accountants
Firm Reg No :112081W/W100184

Sudha Jaideep Shetty
Partner
Membership No: 047684
Place: Hyderabad
Date: 05-05-2026

For and on behalf of the Board of Directors of
IKF Home Finance Limited
CIN: U65922AP2002PLC039417

V Vasantha Lakshmi
Managing Director
DIN: 03610979
Place: Hyderabad
Date: 05-05-2026

Vasumathi Devi Koganti
Director
DIN: 03161150
Place: Hyderabad
Date: 05-05-2026

Prashant Rawat
Chief Financial Officer
Place: Hyderabad
Date: 05-05-2026

Aakanksha P
Company Secretary
M.No.A75114
Place: Hyderabad
Date: 05-05-2026

IKF Home Finance Limited

Statement of Profit and Loss for the year ended March 31, 2026

Rs. in lakhs

Particulars	Note No	For the year ended March 31, 2026	For the year ended March 31, 2025
REVENUE FROM OPERATIONS			
(a) Interest income	24A	22,861.87	16,515.84
(b) Fees and commission income	24B	1,622.08	1,415.31
(c) Net gain on fair value changes	24C	524.25	304.17
(d) Net gain on derecognition of financial instruments under amortised cost category	24D	1,711.40	1,763.43
(I) Total revenue from operations		**26,719.60**	**19,998.75**
(II) Other income	25	956.60	932.53
(III) Total income (I + II)		**27,676.20**	**20,931.28**
EXPENSES			
(a) Finance costs	26	11,199.16	8,817.19
(b) Impairment on financial instruments	27	951.27	944.82
(c) Employee benefits expenses	28	6,109.22	4,690.91
(d) Depreciation, amortization and impairment	9 & 13	303.06	179.19
(e) Other expenses	29	2,673.57	1,771.11
(IV) Total expenses		**21,236.28**	**16,403.23**
(V) Profit / (loss) before exceptional items and tax (III - IV)		6,439.92	4,528.06
(VI) Profit before tax (III - IV)		**6,439.92**	**4,528.06**
(VII) Tax Expense:			
(1) Current Tax	30	1,270.88	973.18
(2) Deferred Tax	30	249.15	175.64
(3) Adjustment of tax relating to earlier periods		-	2.83
Total Tax Expense (VII)		**1,520.03**	**1,151.65**
(VIII) Profit for the period (VI-VII)		**4,919.89**	**3,376.41**
(IX) 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		5.72	9.72
(b) Income tax relating to items that will not be reclassified to profit or loss		(1.44)	(2.45)
Subtotal (A)		**4.28**	**7.27**
(B) Items that will be reclassified to profit or loss			
(i) Items that will be reclassified to profit or loss		81.52	(64.97)
(ii) Income tax relating to items that will be reclassified to profit or loss		(9.06)	16.57
Subtotal (B)		72.46	(48.41)
Other comprehensive income / (loss) (A)		**76.74**	**(41.13)**
(X) Total comprehensive income for the period (VIII+IX)		**4,996.63**	**3,335.28**
(XI) Earnings per share (equity share, par value of Rs.10 each)			
Basic (Rs.)		5.44	4.88
Diluted (Rs.)		5.44	4.88

The accompanying material accounting policy information and notes form an integral part of the standalone financial statements
As per our report of even date attached

For SGCO & CO LLP
Chartered Accountants
Firm Reg No :112081W/W100184

Sudha Jaideep Shetty
Partner
Membership No: 047684
Place: Hyderabad
Date: 05-05-2026

For and on behalf of the Board of Directors of
IKF Home Finance Limited
CIN: U65922AP2002PLC039417

V Vasantha Lakshmi
Managing Director
DIN: 03610979
Place: Hyderabad
Date: 05-05-2026

Vasumathi Devi Koganti
Director
DIN: 03161150
Place: Hyderabad
Date: 05-05-2026

Prashant Rawat
Chief Financial Officer
Place: Hyderabad
Date: 05-05-2026

Aakanksha P
Company Secretary
M.No.A75114
Place: Hyderabad
Date: 05-05-2026

IKF Home Finance Limited

Cash Flow Statement for the year ended March 31, 2026

Rs. in lakhs

	Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
A	**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	(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
	Acturial Gain/(Loss)-Defined Benefit Plan	5.72	-
	Interest income on Security deposit- Leases	(5.07)	(2.89)
	Impairment allowance on loans includes write off	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) in provisions	29.00	22.53
	Increase / (Decrease) 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)
	Net cash (used in) operating activities (A)	**(29,468.46)**	**(28,442.61)**
B	**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	42,058.88	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)**
C	**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**

The accompanying material accounting policy information and notes form an integral part of the standalone financial statements
As per our report of even date attached

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Date: 05-05-2026

Aakanksha P
Company Secretary
M.No.A75114
Place: Hyderabad
Date: 05-05-2026

IKF Home Finance Limited

Statement of Changes in Equity for the year ended March 31, 2026

Rs. in lakhs

A. Equity share capital

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the reporting period	6,924.82	6,924.82
Changes in Equity Share Capital due to prior period errors	-	-
Restated balance at the beginning of the current reporting period	6,924.82	6,924.82
Changes in equity share capital during the current period	2,122.50	-
Balance at the end of the current reporting period	**9,047.32**	**6,924.82**

B. Other equity

Particulars	Reserves and Surplus						
	Securities premium	Statutory Reserve	Special Reserve U/s 36(viii) Income tax Act, 1961	ESOP Reserve	Cash flow hedge reserve	Retained earnings	Total
Balance at Mar 31, 2024	8,230.78	1,584.20	-	-	(24.06)	4,598.96	14,389.88
Profit for the year	-	-	-	-	-	3,376.41	3,376.41
Other comprehensive income for the year	-	-	-	-	(48.41)	7.27	(41.13)
Total comprehensive income for the year (net of tax)	-	-	-	-	-	**3,383.68**	**3,335.28**
Transfer / utilisations	-	-	-	-	-	-	-
Additions during the period	-	844.10	-	1.77	-	(844.10)	1.77
Balance at Mar 31, 2025	**8,230.78**	**2,428.30**	**-**	**1.77**	**(72.46)**	**7,138.53**	**17,726.92**
Profit for the period	-	-	-	-	-	4,919.89	4,919.89
Other comprehensive income for the year	-	-	-	-	72.46	4.28	76.74
Total comprehensive income for the period (net of tax)	-	-	-	-	-	**4,924.17**	**4,996.63**
Transfer / utilisations	-	-	-	-	-	-	-
Additions during the year	17,470.04	373.21	610.77	83.40	-	-	**18,537.42**
Reductions during the year	-	-	-	-	-	(983.98)	**(983.98)**
Balance at Mar 31, 2026	**25,700.82**	**2,801.51**	**610.77**	**85.17**	**-**	**11,078.72**	**40,276.98**

The accompanying material accounting policy information and notes form an integral part of the standalone financial statements

As per our report of even date attached

For SGCO & CO LLP
Chartered Accountants
Firm Reg No :112081W/W100184

Sudha Jaideep Shetty
Partner
Membership No: 047684
Place: Hyderabad
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For and on behalf of the Board of Directors of
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Chief Financial Officer
Place: Hyderabad
Date: 05-05-2026

Aakanksha P
Company Secretary
M.No.A75114
Place: Hyderabad
Date: 05-05-2026

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31st MARCH, 2026

1. Corporate Information

IKF Home Finance Limited ("the Company") is a public company domiciled in India and incorporated under the provisions of the Companies Act, 1956 on 05 August 2002, with is registered office situated at 40-1-144, 1st Floor, Corporate Centre, M.G.Road, Vijayawada AP 520010 IN.

Corporate office is situated at: 10th Floor, Tower-3, Equinox by Phoenix, Survey No. 53/paiki, Lumbini Avenue, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad – 500032, Telangana.

The Company has been registered as a Housing Finance Company with National Housing Bank [Registration No. 05.0170.18 (Previously 04.0133.16)] with effect from 19.04.2016. The Company is engaged in the business of providing housing loans and other loans to its customers.

2. Material accounting policy information

A. Basis of preparation and presentation

The standalone financial statements have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 as per Section 133 of the Companies Act, 2013 and relevant amendment rules issued thereafter ("Ind AS") on the historical cost basis except for certain financial assets and liabilities measured at fair value at the end of each reporting period, as explained in the accounting policies below, the relevant provisions of the Companies Act, 2013 (the "Act") and the guidelines issued by the RBI/NHB, to the extent applicable.

The Balance Sheet, the Statement of Profit and Loss and the Statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III to the Act. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows".

Amounts in the standalone financial statements are presented in Indian Rupees in lakhs rounded off to two decimal places as permitted by Schedule III to the Act, except when otherwise indicated.

B. Presentation of standalone financial statements

The Company presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in the normal course of business, event of default or insolvency or bankruptcy of the Company and/or its counterparties.

2.1 Financial Instruments

2.1.1 Financial Instruments – Initial Recognition

2.1.1.1 Date of Recognition

Financial instruments comprise of financial assets and financial liabilities. Financial assets and financial liabilities are recognised in the Company's balance sheet when the Company becomes a party to the contractual provisions of the instrument. Financial assets primarily comprise of loans and advances, deposits, trade receivables and cash and cash equivalents. Financial liabilities primarily comprise of deposits, borrowings (other than debt securities), debt securities, subordinate liabilities and trade payables.

2.1.1.2 Initial Measurement of Financial Instruments

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. Financial instruments are initially measured at their fair value, except in the case of financial assets and financial liabilities recorded at Fair value through profit and loss ("FVTPL"), transaction costs are added to, or subtracted from, this amount.

2.1.1.3 Measurement categories of financial assets and liabilities

The Company classifies all of its financial assets based on the business model for managing the assets and the asset's contractual terms, measured at either amortised cost or FVTPL or Fair Value through Other Comprehensive Income ("FVOCI").

2.1.2 Financial assets and liabilities

2.1.2.1 Bank balances, Loans, Trade receivables and financial investments at amortised cost

The Company measures bank balances, loans, and other financial investments at amortised cost if the financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are Solely Payments of Principal and Interest ("SPPI") on the principal amount outstanding.

The details of these conditions are outlined below.

2.1.2.1.1 Business model assessment

The Company determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective.

The Company's business model is not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel.
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed.
- How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).
- The expected frequency, value and timing of sales are also important aspects of the Company's assessment.

The business model assessment is based on reasonably expected scenarios without taking 'worst case or 'stress case' scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Company's original expectations, the Company does not change the classification of the remaining financial assets held in that business model, but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

2.1.2.1.2 The SPPI test

As a second step of its classification process the Company assesses the contractual terms of financial instruments to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or amortisation of the premium/discount).

The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. To make the SPPI assessment, the Company applies judgement and considers relevant factors such as the currency in which the financial asset is denominated, and the period for which the interest rate is set. In contrast, contractual terms that introduce a more than de minimis exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement do not give rise to contractual cash flows that are solely payments of principal and interest

on the amount outstanding. In such cases, the financial asset is required to be measured at FVTPL.

2.1.2.2 Financial assets or financial liabilities held for trading

The Company classifies financial assets as held for trading when they have been purchased or issued primarily for short-term profit making through trading activities or form part of a portfolio of financial instruments that are managed together, for which there is evidence of a recent pattern of short-term profit making. Held-for-trading assets and liabilities are recorded and measured in the balance sheet at fair value. Changes in fair value are recognised in net gain on fair value changes. Interest and dividend income or expense is recorded in net gain on fair value changes according to the terms of the contract, or when the right to payment has been established.

2.1.2.3 Equity instruments at FVOCI

The Company subsequently measures all equity investments at fair value through profit or loss, unless the Company's management has elected to classify irrevocably some of its equity investments as equity instruments at FVOCI, when such instruments meet the definition of Equity under Ind AS 32 Financial Instruments: Presentation and are not held for trading. Such classification is determined on an instrument-by-instrument basis.

2.1.2.4 Financial assets and financial liabilities at fair value through profit or loss

Financial assets and financial liabilities in this category are those that are not held for trading and have been either designated by management upon initial recognition or are mandatorily required to be measured at fair value under Ind AS 109. Financial assets and financial liabilities at FVTPL are recorded in the balance sheet at fair value. Changes in fair value are recorded in profit and loss with the exception of movements in fair value of liabilities designated at FVTPL due to changes in the Company's own credit risk. Such changes in fair value are recorded in the Own credit reserve through OCI and do not get recycled to the profit or loss. Interest earned or incurred on instruments designated at FVTPL is accrued in interest income or finance cost, respectively, using the EIR, taking into account any discount/ premium and qualifying transaction costs being an integral part of instrument. Interest earned on assets mandatorily required to be measured at FVTPL is recorded using contractual interest rate.

2.1.3 Reclassification of financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. Financial liabilities are never reclassified.

2.1.4 Derecognition of financial assets and liabilities

2.1.4.1 Derecognition of financial assets due to substantial modification of terms and conditions

The Company derecognises a financial asset, such as a loan to a customer, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes unless they are deemed to pass through OCI. When assessing whether or not to derecognise a loan to a customer, amongst others, the Company considers the following factors: Change in counterparty. If the modification is such that the instrument would no longer meet the SPPI criterion. If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Company records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

2.1.4.2 Derecognition of financial assets other than due to substantial modification

A financial asset is derecognised when the rights to receive cash flows from the financial asset have expired. The Company also derecognises the financial asset if it has both transferred the financial asset and the transfer qualifies for derecognition.

A transfer only qualifies for derecognition if either, the Company has transferred substantially all the risks and rewards of the asset or has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset. Control is considered to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is

able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Company could be required to pay.

In case when transfer of a part of financial asset qualifies for derecognition, any difference between the proceeds received on such sale and the carrying value of the transferred asset is derecognised as a gain or loss on decrease of such financial asset.

2.1.4.3 Financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

Offsetting of financial instruments.

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.1.5 Impairment of financial assets

2.1.5.1 Overview of the ECL principles

The Company records allowance for expected credit losses for all loans, other debt financial assets not held at FVTPL, together with loan commitments, in this section all referred to as 'financial instruments'. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL).

The 12mECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12mECLs are calculated on either an individual basis or a collective basis, depending on the nature of the underlying portfolio of financial instruments.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument.

Based on the above process, the Company categorises its loans into Stage 1, Stage 2 and Stage 3, as described below:

Stage 1:

When loans are first recognised, the Company recognises an allowance based on 12mECLs. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2.

Stage 2:

When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3:

Loans considered credit-impaired. The Company records an allowance for the LTECLs. Staging rules set have been applied to the product categories to bucket them into either Stage 1, Stage 2 or Stage 3.

Stages	Days past dues	ECL
Stage 1	Up to 30 days	12 month ECL
Stage 2	31 up to 90 days	Lifetime ECL
Stage 3	90 days and above	Lifetime ECL

In addition to days past due, the Company also considers other qualitative factors in determining significant increase in credit risks since origination.

2.1.5.2 The calculation of ECLs

The Company calculates ECLs to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive. The key elements of the ECL are summarised below:

PD:

The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

EAD:

The Exposure at Default is an estimate of the exposure at a future default date (in case of Stage 1 and Stage 2), taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments. In case of Stage 3 loans EAD represents exposure when the default occurred.

LGD:

The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value The mechanics of the ECL method are summarised below:

Stage 1:

The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to a forecast EAD and multiplied by the expected LGD and discounted by an approximation to the original EIR.

Stage 2:

When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by an approximation to the original EIR.

Significant increase in credit risk

The Company monitors all financial assets that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Company will measure the loss allowance based on lifetime rather than 12mECLs.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Company compares the risk of a default occurring on the financial instrument at the reporting date based on the remaining maturity of the instrument with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognised. In making this assessment, the Company considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Company's historical experience and expert credit assessment including forward-looking information.

Stage 3:

For loans considered credit-impaired, the Company recognises the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Credit-impaired financial assets

A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Credit-impaired financial assets are referred to as Stage 3 assets. Evidence of credit-impairment includes observable data about the following events:

- significant financial difficulty of the borrower;
- a breach of contract such as a default or past due event;
- the lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider;
- the disappearance of an active market for a security because of financial difficulties; or
- the purchase of a financial asset at a deep discount that reflects the incurred credit losses.

It may not be possible to identify a single discrete event—instead, the combined effect of several events may have caused financial assets to become credit-impaired. The Company assesses whether debt instruments that are financial assets measured at amortised cost are credit-impaired at each reporting date.

A loan is considered credit-impaired when a concession is granted to the borrower due to a deterioration in the borrower's financial condition, unless there is evidence that as a result of granting the concession the risk of not receiving the contractual cash flows has reduced significantly and there are no other indicators of impairment. For financial assets where concessions are contemplated but not granted the asset is deemed credit impaired when there is observable evidence of credit-impairment including meeting the definition of default. The definition of default includes unlikeliness to pay indicators and a back-stop if amounts are overdue for 90 days or more.

Loan commitment:

When estimating LTECLs for undrawn loan commitments, the Company estimates expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan. For an undrawn loan commitment, ECLs are calculated and presented under provisions.

Forward-looking information

In its ECL models, the Company uses a broad range of forward-looking information as economic inputs. These include macroeconomic factors such as GDP growth, inflation, interest rates, unemployment and trends in residential property prices, which the Company judges relevant to its retail housing and property-backed loan portfolio. The Company takes forward-looking information into account when measuring probability of default (PD), exposure at default (EAD) and loss given default (LGD). The expected credit loss is estimated as the probability-weighted outcome of [a base case and alternative (upside and downside)] economic scenarios, and the weights reflect management's view of each scenario's likelihood at the reporting date.

The inputs and models used to calculate ECL may not always capture every characteristic of the market at the date of the financial statements. To reflect this, the Company makes qualitative adjustments or overlays as temporary adjustments, based on management's assessment of risks not yet reflected in the models, such as emerging sectoral or geographic stress. The Company regularly reviews its models, overlays and underlying assumptions against actual loss experience, current conditions and reasonable and supportable forecasts, and adjusts them when necessary.

2.1.6 Write-off

Loans and debt securities are written off when the Company has no reasonable expectations of recovering the financial asset (either in its entirety or a portion of it). This is the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. A write-off constitutes a derecognition event. The Company may apply enforcement activities to financial assets written off. Recoveries resulting from the Company's enforcement activities will result in impairment gains. Any subsequent recoveries are credited to impairment on financial instruments in the statement of profit and loss.

2.1.7 Derivative Financial Instruments

The Company enters into derivative financial instruments to manage its exposure to interest rate risk and foreign exchange rate risk. Derivatives held by the Company are Cross Currency Interest Rate Swaps (CCIRS) and foreign currency forward contracts. Derivative contracts are initially recognised at fair value on the date of entering into contract and are subsequently remeasured to their fair value at each Balance Sheet date. Any gains or losses arising from changes in the fair value of derivatives are taken directly to the statement of profit and loss, except for the effective portion of cash flow hedges, which is recognised in OCI and later reclassified to the statement of profit and loss when the hedge item cash flows affects the statement of profit and loss. For hedging instrument, the timing of the recognition in the Statement of Profit and Loss depends on the nature of the hedge relationship. The Company designates its CCIRS and foreign currency forward contracts derivatives as cash flow hedges of a recognised liability. The Company recognises derivatives with a positive fair value as a financial asset and derivatives with a negative fair value as a financial liability.

Hedge Accounting:

The Company makes use of derivative financial instruments to manage exposures to interest rate risk and foreign currency risk. In order to manage particular risks, the Company applies hedge accounting for transactions that meet specified criteria. At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging/economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the Company would assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in cash flows and are assessed on an on-going basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Cash Flow Hedge:

Hedges that meet the criteria for hedge accounting and qualify as cash flow hedges are accounted as follows: A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability and could affect profit or loss. For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion (if any) of gain or loss on the hedging instrument is recognised immediately in the Statement of Profit and Loss. When the hedged cash flow affects the Statement of Profit and Loss, the effective portion of the gain or loss on the hedging instrument is recorded in the corresponding income or expense line of the Statement of Profit and Loss.

When a hedging instrument expires, is sold, terminated, exercised, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss recognised in OCI is subsequently transferred to the Statement of Profit and Loss on ultimate recognition of the underlying hedged forecast transaction. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in OCI is immediately transferred to the Statement of Profit and Loss.

2.1.8 Financial Guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by an entity are initially measured at their fair values and, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109;
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised.

2.2 Recognition of Interest Income

2.2.1 The effective interest rate method

Interest income is recorded using the effective interest rate ("EIR") method for all financial instruments measured at amortised cost, debt instrument measured at FVOCI and debt instruments designated at FVTPL. The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows of the financial instrument through the expected life of the financial instrument or, where appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability.

2.2.2 Interest Income

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the effective interest rate to the net amortised cost of the financial asset. If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

2.2.3 Fees and commission Income

Fees and commission Income include fees other than those that are an integral part of EIR. The fees included in this part of the Company's statement of profit or loss include among other things fees charged for servicing a loan including cheque bounce charges, field visit charges, pre-closure charges etc which are recognised upon realisation.

2.2.4 Dividend Income

Dividend income (including from FVOCI investments) is recognised when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when the shareholders approve the dividend.

2.2.5 Net gain on derecognition of financial instruments under amortised cost category

Net gain on derecognition of financial instruments under amortised cost category are recognised in the statement of profit and loss on date of sale and is determined as difference between the carrying amount allocated towards the derecognised asset (towards part of derecognised asset in case of a part of cash flows towards the same asset is retained) and the consideration received for the part derecognised. Carrying amount allocated towards the part derecognised is identified on the basis of relative fair values of part derecognised and part continued to be recognised

2.3 Leases

The Company's Right-of-Use ("ROU") assets consist of leases for buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from the use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset and a corresponding lease liability for all lease arrangements in which it is a lessee, except for short-term leases and low value leases. The Company applies the short-term lease recognition exemption to its short-term leases of buildings (i.e, those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

ii) Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

2.4 Employee benefits

Post-employment benefits and termination benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement of actuarial gains and losses is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service costs are recognised in profit or loss on the

earlier of:

(i) The date of the plan amendment or curtailment, and

(ii) The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- interest expense; and
- remeasurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

A liability for a termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.

Short-term and other long-term employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognised in respect of leave encashment and other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the company in respect of services provided by employees up to the reporting date. The Company records the leave encashment liability based on actuarial valuation computed using projected unit credit method.

Share-based payments

Stock options are granted to the employees under the stock option scheme. The costs of stock options granted to the employees (equity-settled awards) of the Company are measured at the fair value of the equity instruments granted. For each stock option, the measurement of fair value is performed on the grant date. The grant date is the date on which the Company and the employees agree to the stock option scheme. The fair value so determined is revised only if the stock option scheme is modified in a manner that is beneficial to the employees.

This cost is recognised, together with a corresponding increase in Employee Stock Options Reserve in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

If the options vests in instalments (i.e. the options vest pro rata over the service period), then each instalment is treated as a separate share option grant because each instalment has a different vesting period.

2.5 Taxes

Income tax expense represents the sum of the current tax and deferred tax.

Current tax

Current tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from, or paid to, the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted, or substantively enacted, by the reporting date in the countries where the Company operates and generates taxable income.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- In respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.
- Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:
- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

2.6 Borrowing costs

Interest expenses are calculated using EIR and all other borrowing costs are recognised in the statement of profit and loss when they are incurred.

2.7 Property, plant and equipment ("PP&E") and intangible assets

PPE (Property Plant and Equipment) is recognised when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. PPE is stated at original cost net of tax, if any, less accumulated depreciation. Cost includes professional fees related to the acquisition of PPE and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy, less GST to the extent credit of tax is availed off. Following initial recognition, items of property, plant and equipment are carried at its cost less accumulated depreciation and accumulated impairment losses.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All repairs and maintenance are charged to the statement of profit or loss during the reporting period in which they are incurred.

For transition to Ind AS, the Company has elected to adopt as deemed cost, the opening written down value I-GAAP on the transition date of April 1, 2018.

PPE not ready for the intended use on the date of the Balance Sheet are disclosed as "capital work-in-progress".

Depreciation/ Amortisation

Depreciation on each item of PPE is provided using the Straight-Line Method based on the useful lives of the assets as estimated by the management and is charged to the Statement of Profit and Loss. The estimate of the useful life of the assets has been assessed based on the nature of the asset, the usage of the asset, expected physical wear and tear, the operating conditions of the asset, anticipated technological changes, manufacturers warranties and maintenance support, etc. Freehold land is not depreciated.

Intangible Assets with finite lives are amortized on a Straight Line basis over the estimated useful economic life and is recognized in the Statement of Profit and Loss.

Individual assets costing up to Rs.5,000 has been depreciated in full in the year of purchase.

Estimated useful life considered by the Company are:

Asset	Estimated Useful Life
Office equipment & computer	5-10 years
Furniture and fixtures	5-10 years
Vehicles	8 Years
Leasehold improvements	10 years
Buildings	60 Years

Derecognition

The carrying amount of an item of PPE, Investment Property and Intangible Asset is derecognized (eliminated from the balance sheet) on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the de-recognition of an item of property, plant and equipment is measured as the difference between the Sale proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss when the item is derecognized.

Intangible Assets

The Company's intangible assets represent computer software.

An intangible asset is recognised only when its cost can be measured reliably and it is probable that the expected future economic benefits that are attributable to it will flow to the Company.

Intangible assets acquired separately are measured on initial recognition at cost. Subsequently, they are carried at cost less accumulated amortisation and impairment losses if any and are amortised over their estimated useful life on the straight-line basis over a 3-year period or the license period whichever is lower.

The carrying amount of the assets is reviewed at each Balance sheet date to ascertain impairment based on internal or external factors.

The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period.

An intangible asset is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising upon derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Investment property:

Investment Property are measured on initial recognition at cost. Transaction costs are included in the initial measurement. The cost of a purchased investment property comprises its purchase price and any directly attributable expenditure. Directly attributable expenditure includes, for example, professional fees for legal services, property transfer taxes and other transaction costs. Following initial recognition, after initial recognition, an entity shall measure all its investment properties in accordance with Ind AS 16's requirements for cost model.

2.8 Impairment of non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken in to account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company

extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.

Impairment losses of continuing operations, are recognised in the statement of profit and loss.

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

2.9 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability). When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received, and the amount of the receivable can be measured reliably. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

2.10 Assets held for Sale

Assets acquired by the Company under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has been classified as assets held for sale, as their carrying amounts will be recovered principally through a sale of asset. This assets are recognised on obtaining physical possession of the assets which are in the nature of residential properties. In accordance with Ind AS 105, the assets held for sale are measured at the lower of their carrying amount and the fair value less costs to sell.

2.11 Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments.

2.11.1 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

2.12 Earnings per share ("EPS")

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value. Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period.

2.13 Segment Reporting

Ind AS 108 establishes standards for the way that public business enterprises report information about operating segments and related disclosures about products and services, geographic areas, and major customers. Based on the 'management approach' as defined in Ind AS 108, the Chief Operating Decision Maker ("CODM") evaluates the Company's performance based on an analysis of various performance indicators by business segments and geographic segments.

As per the requirements of Ind AS 108 'Operating Segments', based on evaluation of financial information for allocation of resources and assessing performance, the Company has identified a single segment, viz. "providing long term housing finance, loans against property and refinance loans". Accordingly, there are no separate reportable segments as per Ind AS 108.

2.14 Determination of Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

- Level 1 financial instruments – Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

- Level 2 financial instruments – Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities, and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument. However, if such adjustments are based on unobservable inputs which are significant to the entire measurement, the Company will classify the instruments as Level 3.
- Level 3 financial instruments – Those that include one or more unobservable input that is significant to the measurement as whole.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company evaluates the levelling at each reporting period on an instrument-by-instrument basis and reclassifies instruments when necessary based on the facts at the end of the reporting period.

2.15. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities, and the accompanying disclosures, as well as the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future period.

In the process of applying the Company's accounting policies, management has made the following judgements/estimates, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

2.15.1. De-recognition of Financial instruments

The Company enters into securitisation transactions where financial assets are transferred to a structured entity for a consideration. The financial assets transferred qualify for derecognition only when substantial risk and rewards are transferred.

This assessment includes judgements reflecting all relevant evidence including the past performance of the assets transferred and credit risk that the Company has been exposed to. Based on this assessment, the Company believes that the credit enhancement provided pursuant to the transfer of financial assets under securitisation are higher than the loss incurred on the similar portfolios of the Company hence it has been concluded that securitisation transactions entered by the Company does not qualify for de-recognition since substantial risk and rewards of the ownership has not been transferred. The transactions are treated as financing arrangements and the sale consideration received is treated as borrowings.

2.15.2 Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e, an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility. For further details about determination of fair value please see Fair value note in Accounting policy.

2.15.3. Impairment of financial asset

The measurement of impairment losses across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting estimates include:

- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment
- The segmentation of financial assets when their ECL is assessed on a collective basis
- Development of ECL models, including the various formulas and the choice of inputs
- Determination of temporary adjustments as qualitative adjustment or overlays based on broad range of forward looking information as economic inputs.

It has been the Company's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

2.15.4 Provisions and other contingent liabilities

When the Company can reliably measure the outflow of economic benefits in relation to a specific case and considers such outflows to be probable, the Company records a provision against the case. Where the probability of outflow is considered to be remote, or probable, but a reliable estimate cannot be made, a contingent liability is disclosed.

Given the subjectivity and uncertainty of determining the probability and amount of losses, the Company takes into account a number of factors including legal advice, the stage of the matter and historical evidence from similar incidents. Significant judgement is required to conclude on these estimates.

Standard issued but not yet effective

The Ministry of Corporate Affairs ("MCA"), through notifications, introduces new standards or notifies amendments to the existing standards under the Companies (Indian Accounting Standards) Rules, 2015, from time to time. For accounting periods beginning on or after 01 April 2026, when an entity breaches any covenant of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand, it classifies the liability as current, even if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach. An entity classifies the liability as current because, at the end of the reporting period, it does not have the right to defer its settlement for at least 12 months after that date. However, an entity classifies the liability as non-current if the lender agreed by the end of the reporting period to provide a period of grace ending at least 12 months after the reporting period, within which the entity can rectify the breach and during which the lender cannot demand immediate repayment. This amendment is to be applied retrospectively for annual reporting periods beginning on or after 01 April 2026, in accordance with Ind AS 8, Accounting Policies, Accounting Estimates and Errors. The Company has assessed the impact of the amendment, as stated above, and concluded that it has no impact on the financial statements of the Company for the year ended 31 March 2026 and 31 March 2025.

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

3 Cash and cash equivalents

Particulars	As at March 31, 2026	As at March 31, 2025
Cash on hand	52.23	27.07
Balance with bank in current accounts	2,181.10	4,302.07
Bank deposit with original maturity upto three months or less	-	3,980.10
Total	**2,233.33**	**8,309.24**

4 Bank balance other than cash and cash equivalents

Particulars	As at March 31, 2026	As at March 31, 2025
Balances with banks to the extent held as margin money*	1,223.10	1,223.73
In deposit accounts - Original maturity more than 3 months	0.82	0.71
Total	**1,223.92**	**1,224.44**

*Margin money with banks includes guarantee given to NHB for refinance of Rs.525.00 Lakhs(in 31 March, 2025:Rs.525.00 Lakhs), cash collateral for securitisation transactions of Rs. 698.10 Lacs (in 31 March, 2025: Rs.698.10 Lacs).

5 Loans

Particulars	As at March 31, 2026	As at March 31, 2025
Loans (Amortised cost)		
Term Loans	1,54,064.51	1,19,812.45
Staff loans	1.13	18.48
Total Gross	**1,54,065.64**	**1,19,830.93**
Less: Impairment loss allowance	(2,481.85)	(1,768.02)
Total Net	**1,51,583.79**	**1,18,062.91**
Secured by tangible assets	1,54,064.51	1,19,812.45
Unsecured	-	-
Total Gross	**1,54,064.51**	**1,19,812.45**
Less: Impairment loss allowance	(2,481.85)	(1,768.02)
Total Net	**1,51,582.66**	**1,18,044.43**
Loans in India		
Public sectors	-	-
Others (Term loans)	1,54,064.51	1,19,812.45
Loans outside India	-	-
Total Gross	**1,54,064.51**	**1,19,812.45**
Less: Impairment loss allowance	(2,481.85)	(1,768.02)
Total Net	**1,51,582.66**	**1,18,044.43**

Note:

(i) All term loans are originated in India

(ii) Loans granted by the Company are secured by equitable mortgage/ registered mortgage of the property and assets financed and/or undertaking to create a security and/or assignment of Life Insurance Policies and/or personal guarantees and/or hypothecation of assets and are considered appropriate and good.

(iii) There are no outstanding loan to Public Institution.

5.1 The table below discloses credit quality and the maximum exposure to credit risk based on the company's year end stage classification. The numbers presented are gross of impairment loss allowance:

Particulars	As at March 31, 2026	As at March 31, 2025
Term loans		
Stage I	1,45,222.03	1,14,875.82
Stage II	6,308.16	3,486.55
Stage III	2,535.46	1,468.56
Total	**1,54,065.64**	**1,19,830.93**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

5.2 Gross movement of loans for the year ended March 31, 2026:-

Particulars	Stage I	Stage II	Stage III	Total
Gross carrying amount as at April 1,2025				
Term loans	**1,14,857.34**	**3,486.55**	**1,468.56**	**1,19,812.45**
Staff loans	**18.48**	**-**	**-**	**18.48**
New loans originated during the year				-
Term loans	61,528.37	421.15	33.47	61,983.00
Staff loans	-	-	-	-
Inter-stage movements:				
-Term loans	**(5,280.74)**	**3,434.92**	**1,845.83**	**-**
Transfers to Stage 1	1,535.25	(1,341.06)	(194.18)	-
Transfers to Stage 2	(5,441.85)	5,526.17	(84.32)	-
Transfers to Stage 3	(1,374.14)	(750.19)	2,124.33	-
Exposure de-recognised / matured / repaid / written offf				
Term loans	(25,884.07)	(1,034.47)	(812.40)	(27,730.94)
Staff loans	(17.35)	-	-	(17.35)
Gross carrying amount as at March 31,2026				
Term loans	**1,45,220.90**	**6,308.16**	**2,535.46**	**1,54,064.51**
Staff loans	**1.13**	**-**	**-**	**1.13**

5.3 Gross movement of loans for the year ended March 31,2025:-

Particulars	Stage I	Stage II	Stage III	Total
Gross carrying amount as at April 1, 2024				
Term loans	87,480.18	1,290.35	659.57	89,430.09
Staff loans	8.75	-	-	8.75
New loans originated during the year				-
Term loans	54,170.42	415.33	60.50	54,646.25
Staff loans	25.83	-	-	25.83
Inter-stage movements:				
-Term loans	**(3,248.37)**	**2,131.43**	**1,116.94**	**-**
Transfers to Stage 1	725.52	(600.60)	(124.92)	-
Transfers to Stage 2	(2,969.10)	2,988.33	(19.24)	-
Transfers to Stage 3	(1,004.79)	(256.31)	1,261.10	-
Exposure de-recognised / matured / repaid / written offf				
Term loans	(23,544.89)	(350.55)	(368.45)	(24,263.89)
Staff loans	(16.10)	-	-	(16.10)
Gross carrying amount as at March 31, 2025				
Term loans	**1,14,857.34**	**3,486.55**	**1,468.56**	**1,19,812.45**
Staff loans	**18.48**	**-**	**-**	**18.48**

5.4 ECL movement of term loans during the year ended March 31, 2026:-

Particulars	Stage I	Stage II	Stage III	Total
Gross carrying amount as at April 1, 2025	**885.33**	**265.61**	**617.09**	**1,768.02**
New loans originated during the year	486.66	366.82	640.59	1,494.07
Inter-stage movements:				
Transfers to Stage 1	184.92	(103.32)	(81.59)	-
Transfers to Stage 2	(42.41)	77.84	(35.43)	-
Transfers to Stage 3	(10.96)	(55.64)	66.60	-
Exposure de-recognised / matured / repaid / written offf	(380.42)	(81.92)	(317.89)	(780.24)
Gross carrying amount as at March 31, 2026	**1,123.12**	**469.38**	**889.35**	**2,481.85**

5.5 ECL movement of term loans during the year ended March 31, 2025:-

Particulars	Stage I	Stage II	Stage III	Total
Gross carrying amount as at April 1, 2024	**682.02**	**98.57**	**180.05**	**960.64**
New loans originated during the year	420.42	220.43	538.89	1,179.74
Inter-stage movements:				
Transfers to Stage 1	77.18	(45.95)	(31.23)	-
Transfers to Stage 2	(23.41)	28.22	(4.81)	-
Transfers to Stage 3	(7.94)	(19.14)	27.08	-
Exposure de-recognised / matured / repaid / written offf	(262.94)	(16.52)	(92.89)	(372.36)
Gross carrying amount as at March 31, 2025	**885.33**	**265.61**	**617.09**	**1,768.02**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

6 Investments

Particulars	As at March 31, 2026	As at March 31, 2025
Carried at fair value through profit and loss - Quoted		
Investment in Debentures	2,781.12	-
Carried at amortised cost - Unquoted		
Investment Under PTC Transactions	436.31	436.31
Total	**3,217.43**	**436.31**
(i) Investments in India	3,217.43	436.31
(ii) Investments outside India	-	-
Total	**3,217.43**	**436.31**

7 Other financial assets

Particulars	As at March 31, 2026	As at March 31, 2025
Interest strip Asset on Assignment	6,896.42	5,185.03
Security Deposits	7.08	6.39
Other -secured, considered good	288.66	664.99
Other -unsecured, considered good	609.31	657.02
Total	**7,801.47**	**6,513.42**

8 Current Tax Assets / (Liabilities)

Particulars	As at March 31, 2026	As at March 31, 2025
Advance income tax & self assessment tax (Net of provision for Income tax)	(13.69)	14.10
Total	**(13.69)**	**14.10**

9 Property, plant and equipment

Particulars	Leasehold Improvements	Vehicles	Computers & Laptops	Furniture and fixtures	Office equipment	Buildings & Premises	Total
Gross Carrying Value							
Balance at March 31, 2024	**29.13**	**63.43**	**116.97**	**42.06**	**23.23**	**-**	**274.82**
Additions	32.57	-	45.93	8.46	0.92	-	87.89
Disposals	-	35.83	4.15	13.54	3.16	-	56.69
Balance at Mar 31, 2025	**61.70**	**27.60**	**158.75**	**36.98**	**20.99**	**-**	**306.02**
Additions	-	-	74.60	518.08	194.63	2,619.57	3,406.88
Disposals	-	-	0.57	-	-	-	0.57
Balance at Mar 31, 2026	**61.70**	**27.60**	**232.78**	**555.06**	**215.62**	**2,619.57**	**3,712.33**
Accumulated depreciation							
Balance at March 31, 2024	**19.41**	**19.99**	**80.37**	**25.84**	**16.28**	**-**	**161.89**
Depreciation expense	3.43	5.69	25.54	1.84	2.97	-	39.47
Elimination on disposals of assets	**-**	21.23	4.43	**9.65**	**2.00**	**-**	37.32
Balance at Mar 31, 2025	**22.83**	**4.44**	**101.48**	**18.03**	**17.25**	**-**	**164.04**
Depreciation expense	5.98	3.29	36.94	24.14	17.27	21.13	108.74
Elimination on disposals of assets	**-**	-	0.04	-	-	-	0.04
Balance at Mar 31, 2026	**28.81**	**7.73**	**138.38**	**42.17**	**34.52**	**21.13**	**272.74**
Net carrying value							**-**
Balance at Mar 31, 2025	38.87	23.15	57.27	18.96	3.73	-	141.98
Balance at Mar 31, 2026	32.89	19.87	94.40	512.89	181.10	2,598.44	3,439.59

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

10 Capital Work in progress

Particulars	As at March 31, 2026	As at March 31, 2025
Opening balance	2,596.09	-
Additions	-	2,596.09
Deductions	(2,596.09)	-
Closing balance	**-**	**2,596.09**

Ageing for Capital work in Progress

Particulars	As At	Amount for a Period of				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	Mar 31, 2026	-	-	-	-	-
Projects in progress	Mar 31, 2025	2,596.09	-	-	-	2,596.09

11A Intangible assets under development

Particulars	As at March 31, 2026	As at March 31, 2025
Opening balance	-	-
Additions	41.00	-
Deductions	-	-
Closing balance	**41.00**	**-**

Ageing for Intangible assets under development

Particulars	As At	Amount for a Period of				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	Mar 31, 2026	41.00	-	-	-	41.00
Projects in progress	Mar 31, 2025	-	-	-	-	-

11B Other intangible assets

Particulars	Computer software
Gross Carrying Value	
Balance at Mar 31, 2024	**216.66**
Additions during the year	-
Disposal	0.04
Balance at Mar 31, 2025	**216.62**
Additions during the year	23.98
Disposal	-
Balance at Mar 31, 2026	**240.60**
Accumulated Amortisation	
Balance at Mar 31, 2024	**142.56**
Amortisation for the year	29.04
Disposal	**-**
Balance at Mar 31, 2025	**171.60**
Amortisation for the year	13.40
Disposal	**-**
Balance at Mar 31, 2026	**185.00**
Net carrying value	
Balance at Mar 31, 2025	**45.02**
Balance at Mar 31, 2026	**55.60**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

12 Investment property

Particulars	Investment property
Gross Carrying Value	
Balance at Mar 31, 2024	**-**
Additions during the year	32.20
Disposal	**-**
Balance at Mar 31, 2025	**32.20**
Additions during the year	-
Disposal	-
Balance at Mar 31, 2026	**32.20**
Accumulated Amortisation	
Balance at Mar 31, 2024	**-**
Depreciation expense	-
Disposal	
Balance at Mar 31, 2025	**-**
Depreciation expense	0.54
Disposal	**-**
Balance at Mar 31, 2026	**0.54**
Net carrying value	
Balance at Mar 31, 2025	**32.20**
Balance at Mar 31, 2026	**31.66**

Note: Investment Property are measured at amortised cost

13 Right of Use assets

Particulars	Right to Use Assets
Gross Carrying Value	
Balance at Mar 31, 2024	**213.32**
Additions during the year	482.51
Disposal	-
Balance at Mar 31, 2025	**695.82**
Additions during the year	129.82
Disposal	7.67
Balance at Mar 31, 2026	**817.97**
Accumulated Amortisation	
Balance at Mar 31, 2024	**113.63**
Depreciation expense	110.68
Elimination on disposals of assets	
Balance at Mar 31, 2025	**224.31**
Depreciation expense	180.38
Elimination on disposals of assets	**-**
Balance at Mar 31, 2026	**404.69**
Net carrying value	
Balance at Mar 31, 2025	**471.51**
Balance at Mar 31, 2026	**413.28**

14 Other non-financial assets

Particulars	As at March 31, 2026	As at March 31, 2025
Prepaid expenses	143.01	123.99
Capital Advances	-	42.88
Advance to Vendor	0.86	256.25
Security deposits (Rent)	159.33	132.91
Total	**303.20**	**556.03**

IKF Home Finance Limited
Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

15 Derivative financial instruments (Liabilities)

Particulars	As at March 31, 2026	As at March 31, 2025
Forward rate agreements and interest rate swaps (net)	-	43.06
Total	**-**	**43.06**

16 Trade Payables

Particulars	As at March 31, 2026	As at March 31, 2025
Total outstanding dues of :		
(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
Total	**184.47**	**82.26**

16.1 Disclosure relating to Micro, Small and Medium Enterprises Development Act,2006 is as follows:

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Principal amount remaining unpaid to any supplier	-	-
(ii) Interest due thereon remaining unpaid to any supplier	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-
Total	**-**	**-**

16.2 Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors

16.3 Trade Payable aging schedule

As at March 31, 2026

Particulars	Outstanding for following periods from due date of payment					Total
	Unbilled	Less than 1 year	1-2 years	2-3 years	More Than 3 Years	
(i) MSME	-	6.62	-	-	-	**6.62**
(ii) Others	-	177.85	-	-	-	**177.85**
(iii) Disputed dues – MSME	-	-	-	-	-	**-**
(iv)Disputed dues - Others	-	-	-	-	-	**-**
Total	**-**	**184.47**	**-**	**-**	**-**	**184.47**

As at March 31, 2025

Particulars	Outstanding for following periods from due date of payment					Total
	Unbilled	Less than 1 year	1-2 years	2-3 years	More Than 3 Years	
(i) MSME	-	-	-	-	-	**-**
(ii) Others	-	82.26	-	-	-	**82.26**
(iii) Disputed dues – MSME	-	-	-	-	-	**-**
(iv)Disputed dues - Others	-	-	-	-	-	**-**
Total	**-**	**82.26**	**-**	**-**	**-**	**82.26**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

17 Debt

Particulars	As at March 31, 2026	As at March 31, 2025
At Amortised Cost (Within India)		
Secured		
Non convertible debenture	3,962.98	3,931.79
Unsecured		
Other non convertible debenture	1,007.43	3,013.69
Total	**4,970.41**	**6,945.48**

Nature of

i) All debt securities are issued in India

ii) Non convertible debentures are secured by an exclusive charge by way of hypothecation of specific loan receivable created out of the loan proceeds

iii) The Company has utilised the funds raised from banks and financial institutions for the specific purpose for which they were borrowed.

iv) The Company has borrowed funds from banks and financial institutions on the basis of security of current assets. It has filed quarterly returns or statements of current assets with banks and financial institutions and the said returns/statements are in agreement with books of accounts.

Terms of repayment of Debt securities as on March 31,2026

Original maturity loan	Interest rate	Due within 1 year		Due between 2 to 5 Years		Due more than 5 Years		Total
		No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	
Monthly repayment schedule								
1-7 Years	9.01%-10.00%	-	-	-	-	-	-	-
	10.01%-11.00%	-	-	-	-	-	-	-
Quarterly repayment schedule								
1-5 Years	9.01%-10.00%	-	-	4	4,000.00	-	-	4,000.00
	10.01%-11.00%	2	1,000.00	-	-	-	-	1,000.00
Total			**1,000.00**	**-**	**4,000.00**	**-**	**-**	**5,000.00**
Add : Interest accrued but not due								**17.81**
Less : Unamortized Finance Cost								**(47.39)**
Total Amortized Cost			**1,000.00**		**4,000.00**		**-**	**4,970.41**

Terms of repayment of Debt securities as on March 31,2025

Original maturity loan	Interest rate	Due within 1 year		Due between 2 to 5 Years		Due more than 5 Years		Total
		No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	
Monthly repayment schedule								
1-7 Years	9.01%-10.00%	-	-	-	-	-	-	-
	10.01%-11.00%	-	-	-	-	-	-	-
Quarterly repayment schedule								
1-5 Years	9.01%-10.00%	-	-	4	4,000.00	-	-	4,000.00
	10.01%-11.00%	4	3,000.00	-	-	-	-	3,000.00
Total			**3,000.00**	**-**	**4,000.00**	**-**	**-**	**7,000.00**
Add : Interest accrued but not due								35.16
Less : Unamortized Finance Cost								(89.68)
Total Amortized Cost			**3,000.00**		**4,000.00**		**-**	**6,945.48**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

18 Borrowings (other than debt securities)

Particulars	As at March 31, 2026	As at March 31, 2025
At Amortised Cost (Within India)		
Secured		
Term Loans		
From National Housing Bank (NHB)	12,171.66	8,121.47
From Banks	80,257.59	69,694.33
From Financial institutions	12,023.03	15,809.68
Others		
PTC	6,864.36	8,705.57
Unsecured Loans	-	-
Total	**1,11,316.65**	**1,02,331.04**

Nature of security

i) All Borrowings are issued in India

ii) Term Loans from NHB, banks, financial institutions and non-banking financial companies are secured by an exclusive charge by way of hypothecation of specific loan receivable created out of the loan proceeds and personal guarantees of promoters.

iii) The Company has utilised the funds raised from banks and financial institutions for the specific purpose for which they were borrowed

iv) The Company has borrowed funds from banks and financial institutions on the basis of security of current assets. It has filed quarterly returns or statements of current assets with banks and financial institutions and the said returns/statements are in agreement with books of accounts.

Terms of repayment of term loans as on March 31, 2026

Original maturity loan	Interest rate	Due within 1 year		Due between 2 to 5 Years		Due more than 5 Years		Total
		No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	
Monthly repayment schedule								
1-7 Years	5.01%-6.00%	-	-	-	-	-	-	-
	6.01%-7.00%	-	-	-	-	-	-	-
	7.01%-8.00%	36	1,328.71	112	4,898.13	31	1,626	7,852.41
	8.01%-9.00%	120	4,645.00	209	10,101.72	-	-	14,746.72
	9.01%-10.00%	273	5,969.31	654	14,046.10	4	94.60	20,110.02
	10.01%-11.00%	108	2,123.59	182	4,600.38	22	788.10	7,512.08
Quarterly repayment schedule								
1-5 Years	5.01%-6.00%	3	22.50	16	120.00	5	35.00	177.50
	6.01%-7.00%	-	-	-	-	-	-	-
	7.01%-8.00%	3	7.71	16	41.12	18	46.03	94.86
	8.01%-9.00%	68	6,650.98	267	26,404.90	105	9,585.84	42,641.72
	9.01%-10.00%	36	3,669.38	77	8,939.54	1	186.00	12,794.91
	10.01%-11.00%	12	1,786.29	33	4,113.21	0	-	5,899.50
Total			**26,203.47**		**73,265.10**		**12,361.16**	**1,11,829.73**
Add : Interest accrued but not due								127.78
Less : Unamortized Finance Cost								(640.86)
Total Amortised Cost			**26,203.47**	**-**	**73,265.10**	**-**	**12,361.16**	**1,11,316.65**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

Terms of repayment of term loans as on March 31, 2025

Original maturity loan	Interest rate	Due within 1 year		Due between 2 to 5 Years		Due more than 5 Years		Total
		No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	No. of Installments	Amount (In lakhs)	
Monthly repayment schedule								
1-7 Years	5.01%-6.00%							-
	6.01%-7.00%	-	-	-	-	-	-	-
	7.01%-8.00%	-	-	-	-	-	-	-
	8.01%-9.00%	47	1,249.99	112	5,701.87	119	6,559	13,510.52
	9.01%-10.00%	243	7,226.89	724	23,399.56	65	2,129	32,755.64
	10.01%-11.00%	166	3,801.64	340	7,787.96	89	2,287.11	13,876.70
Quarterly repayment schedule								
1-5 Years	6.00%-7.00%	-	-	-	-	-	-	-
	7.01%-8.00%	-	-	-	-	-	-	-
	8.01%-9.00%	21	943.96	57	2,109.09	18	834.13	3,887.18
	9.01%-10.50%	29	4,144.76	121	16,338.04	27	3,659.10	24,141.89
	10.51%-11.50%	62	3,529.79	170	10,495.37	8	716.00	14,741.16
	11.51%-12.50%	-	-	-	-	-	-	-
Total			**20,897.02**		**65,831.88**		**16,184.20**	**1,02,913.10**
Add : Interest accrued but not due								102.27
Less : Unamortized Finance Cost								(684.33)
Total Amortized Cost			**20,897.02**	**-**	**65,831.88**	**-**	**16,184.20**	**1,02,331.04**

19 Other financial liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Employee benefits payable	350.94	297.42
Payable towards securitisation / assignment transactions	681.79	525.18
Director remuneration payable	128.07	94.29
Other Payable	1,892.76	1,477.83
Total	**3,053.56**	**2,394.72**

20 Provisions

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for employee benefits		
Provision for gratuity	96.43	67.43
Total	**96.43**	**67.43**

21 Other non-financial liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Amount received in advance	-	593.92
Statutory dues payable	105.69	237.83
Total	**105.69**	**831.75**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

22 Equity share capital

Particulars	As at March 31, 2026		As at March 31, 2025	
	Number	Amount	Number	Amount
Authorised Capital				
Equity shares of Rs. 10 each	1,150.00	11,500.00	1,150.00	11,500.00
	1,150.00	**11,500.00**	**1,150.00**	**11,500.00**
Issued, subscribed and fully paid-up shares				
Equity Shares of Rs. 10 each fully paid up	904.73	9,047.32	644.04	6,440.42
	904.73	**9,047.32**	**644.04**	**6,440.42**
Issued, subscribed and partly paid-up shares				
Equity Shares of Rs. 10 each, partly paid up Rs. 5.00	-	-	96.88	484.40
	-	**-**	**96.88**	**484.40**
	904.73	**9,047.32**	**740.92**	**6,924.82**

A. Reconciliation of number of shares

Particulars	As at March 31, 2026		As at March 31, 2025	
	Number	Amount	Number	Amount
Fully paid equity share of Rs. 10 each				
At the beginning of the year	644.04	6,440.42	644.04	6,440.42
Shares issued during the year	163.81	1,638.10	-	-
Converted from partly paid to fully paid	96.88	968.80	-	-
Outstanding at the end of the year	**904.73**	**9,047.32**	**644.04**	**6,440.42**
Partly paid up equity share of Rs. 10 each, partly paid up Rs.5.0 per share				
At the beginning of the year	96.88	484.40	96.88	484.40
Amount called/Issued during the year	-	-	-	-
Converted to fully paid shares during the year	**(96.88)**	**(484.40)**		
Outstanding at the end of the year	**-**	**-**	**96.88**	**484.40**
Total Outstanding at the end of the year	**904.73**	**9,047.32**	**740.92**	**6,924.82**

B. Terms/rights attached to equity shares

The company has only one class of equity shares having par value of Rs. 10 per share fully paid up. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividend in Indian Rupees. The dividend if and when proposed by the Board of Directors will be subject to the approval of shareholders in the ensuing Annual General Meeting, except in case of interim dividend.

In the event of liquidation of the company, the equity shareholders will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any, in proportion to the number of equity shares held by the shareholders.

C. Details of shareholder(s) holding more than 5% of equity shares in the company :

Name of shareholder	As at March 31, 2026			As at March 31, 2025		
	No. of shares held	% Holding	% Change during the	No. of shares held	% Holding	% Change during the
Fully paid equity share of Rs. 10 each						
IKF Finance Limited	904.73	100.00%	57.61%	574.04	89.13%	0%
VGK Prasad	-	-	-100.00%	47.38%	7.36%	0%

As per the records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

D. Details of shares held by the Promoters:

Name of shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of shares held	% Holding	No. of shares	% Holding
Fully paid equity share of Rs. 10 each				
IKF Finance Limited	9,04,73,220	100.00%	5,74,04,177	89.13%
VGK Prasad	1	0.00%	47,37,881	7.36%
K.Vasumathi Devi	1	0.00%	6,97,313	1.08%
V. Vasantha Lakshmi	1	0.00%	6,56,361	1.02%
V. Raghuram	1	0.00%	4,74,313	0.74%
V. Indira Devi	1	0.00%	4,34,137	0.67%
IKF Infratech (P) Limited	1	0.00%	1	0.00%
Partly paid up equity share of Rs. 10 each, partly paid up Rs.5.00 per				
IKF Finance Limited	-	-	96,88,043	100.00%

* No, of shares held data (absolute figures)

IKF Home Finance Limited

Notes to financial statements for the year ended March 31, 2026

Rs. in lakhs

23 Other Equity

Particulars	As at March 31, 2026	As at March 31, 2025
Securities premium reserve	25,700.81	8,230.78
Share based payment reverse	85.17	1.77
Statutory reserve (Statutory reserve as per Section 29C of National Housing Bank Act, 1987 and Special reserve as per Section 36(1)(viii) of the Income Tax Act, 1961)	3,412.28	2,428.30
Cash flow Hedge Reserve	-	(72.46)
Retained earnings	11,067.17	7,131.26
Remeasurement Gain or Loss on defined benefit plans	11.55	7.27
Total	**40,276.98**	**17,726.92**

23.1 Movement in Other equity

Particulars	As at March 31, 2026	As at March 31, 2025
I. Securities premium		
Opening balance	8,230.78	8,230.78
Add : Premium received on issue of securities	17,470.04	-
Less : Share issue expenses	-	-
Balance at the end of the year	**25,700.81**	**8,230.78**
II. Share based reserve		
Opening balance	1.77	-
Add : During the year	83.40	1.77
Balance at the end of the year	**85.17**	**1.77**
III. Statutory Reserve under Section 29C of National Housing Bank (NHB) Act, 1987		
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of NHB Act, 1987	2,428.30	1,584.20
b) Amount of special reserve u/s 36(1)(viii) of Income-tax Act, 1961 taken into account for the purpose of Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
Addition/Appropriation		
Add: a) Amount transferred u/s 29C of NHB Act, 1987	373.21	844.10
b) Amount of special reserve u/s 36(1)(viii) of Income-tax Act, 1961 taken into account for the purposes of Statutory reserve u/s 29C of the NHB Act, 1987	610.77	-
Balance at the end of the year		
a) Statutory Reserve u/s 29C of NHB Act, 1987	2,801.51	2,428.30
b) Amount of special reserve u/s 36(1)(viii) of Income-tax Act, 1961 taken into account for the purpose of Statutory Reserve u/s 29C of the NHB Act, 1987	610.77	-
	3,412.28	**2,428.30**
IV. Cash flow hedge reserve		
Opening balance	(72.46)	(24.06)
Other Comprehensive Income for the year	72.46	(48.41)
Balance at the end of the year	**-**	**(72.46)**
V. Retained earnings		
Balance at the beginning of the year	7,131.26	4,598.96
Add: Profit for the year	4,919.89	3,376.41
Add: Other Comprehensive Income for the year (net of tax)	-	-
Less: Transfer to Special reserve u/s 36(1)(viii) of Income-tax Act, 1961 (Refer Note 23.2.2)	(610.77)	-
Less: Transfer to Special reserve u/s 29C of the NHB Act, 1987 (Refer Note 23.2.2)	(373.21)	(844.10)
Balance at the end of the year	**11,067.17**	**7,131.26**
VI. Remeasurement gain / (loss) on defined benefit plan		
Balance at the beginning of the year	7.27	-
Other Comprehensive Income for the year	5.72	9.72
Tax impact on above item	(1.44)	(2.45)
Balance at the end of the year	**11.55**	**7.27**
Total	**40,276.98**	**17,726.92**

23.2 Nature and purpose of reserve

23.2.1 Securities premium reserve

The securities premium reserve is used to record the premium received on issue of shares. The reserve can be utilised only for limited purpose such as issuance of bonus shares in accordance with provision of the Companies Act, 2013.

23.2.2 Statutory reserve

Section 29C (i) of the National Housing Bank Act, 1987 defines that every housing finance institution which is a Company shall create a reserve fund and transfer therein a sum not less than twenty percent of its net profit every year as disclosed in the statement of profit and loss before any dividend is declared. For this purpose any special reserve created by the Company under Section 36(1)(viii) of the Income Tax Act 1961, is considered to be an eligible transfer. During the year ended March 31, 2026, the Company has transferred an amount of Rs. 610.77 Lakh (March 31,2025 is Nil) to special reserve in terms of Section 36(1)(viii) of the Income Tax Act 1961 and has been considered eligible for special reserve u/s 29C of the National Housing Bank Act, 1987 and also company has transferred an amount of Rs. 373.21 lakhs (March 31, 2025 - Rs. 844.10 lakhs) to Statutory Reserve u/s 29C of the National Housing Bank Act, 1987. Total amount clearly earmarked for the purposes of Statutory Reserve u/s 29C is Rs. 3412.28 lakhs (March 31, 2025 - Rs. 2428.30 lakhs).

23.2.3 Share based payment reserve

The share based payment reserve is used to recognise the grant date fair value of options issued to employees of the Company under stock option schemes of the Company.

23.2.4 Retained earnings

Retained earnings represents surplus / accumulated earnings of the Company and are available for distribution to shareholders.

23.2.5 Remeasurements of defined benefit plans

Remeasurements of defined benefit plans represents change on account of remeasurement of the net defined benefit liabilities comprising of actuarial gain/ loss.

23.2.6 Cash Flow Hedge Reserve

It represents the effective portion of cumulative gains/(losses) arising on revaluation of the derivative instruments designated as cash flow hedges through OCI.

24 Revenue from operations

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(A) Interest Income		
On financial assets measured at amortised cost		
Interest on term loans	22,714.83	16,455.62
Interest on Intercorporate Deposits	-	12.11
Interest on fixed deposits with Banks	105.16	48.10
Interest on investment in PTC	41.88	-
	22,861.87	**16,515.84**
(B) Fees and commission Income	**1,622.08**	**1,415.31**
(C) Net gain on fair value changes		
Investment in mutual funds measured at FVTPL - trading portfolio		
Realised	524.25	304.17
Unrealised	-	-
	524.25	**304.17**
(D) Net Gain on derecognition of financial instruments under amortised cost category *	**1,711.40**	**1,763.43**
	26,719.60	**19,998.75**

* During the year, the Company has revised the presentation of gains and losses on derecognition of financial instruments measured at amortised cost to present them on a net basis. Comparative figures have been regrouped/reclassified, wherever necessary

25 Other income

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Marketing and advertisement fees	860.01	883.10
Other income	96.59	49.43
Total	**956.60**	**932.53**

26 Finance costs

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
On financial liabilities measured at amortised cost		
Interest on borrowings	10,067.24	7,909.55
Interest on Debentures	619.29	546.42
Interest on lease liabilities	48.66	26.02
Other finance cost	463.97	335.20
Total	**11,199.16**	**8,817.19**

27 Impairment on financial instruments

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
On financial instruments measured at amortised cost		
Loans	713.85	807.37
Bad debts and write offs	237.42	137.45
Total	**951.27**	**944.82**

28 Employee benefits expenses

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Salaries and wages	5,687.10	4,455.96
Contribution to provident and other funds	219.87	172.65
Staff welfare expenses	147.78	34.35
Gratuity	54.47	27.96
Total	**6,109.22**	**4,690.91**

29 Other expenses

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Communication cost	47.38	45.43
Advertisements & Publications	1.28	3.28
Travelling and conveyance	272.21	116.58
Software expenses	248.44	134.11
Taxes and energy cost	39.75	29.67
Insurance	93.69	71.00
Repairs and maintenance	170.26	82.82
Printing and stationery	26.98	22.07
Directors' sitting fees	34.79	17.65
Payment to the auditors	11.26	7.00
Other expenses	305.18	162.57
Bank Charges	26.58	23.12
Rent Expenses	93.54	173.25
Rates and taxes	305.81	188.08
Annual business meet expenses	126.90	169.19
Legal and professional fees	832.53	478.12
Net gain/loss on foreign currency transactions	(24.44)	7.06
CSR Expense	61.43	40.11
Total	**2,673.57**	**1,771.11**

29.1 Payment to the auditors:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Auditor's remuneration		
- Audit fees	10.50	7.00
In other capacity		
- Certificate fees	0.76	-
Out of pocket expenses	-	-
Total	**11.26**	**7.00**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

30 Income tax

30.1 Income tax expense

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Current tax		
Current tax on profits for the year	1,270.88	973.18
Adjustment for current tax of the prior periods	-	2.83
Subtotal (A)	**1,270.89**	**976.01**
Deferred tax		
Decrease/(Increase) in deferred tax assets	(240.39)	(341.83)
(Decrease)/Increase in deferred tax liabilities	489.54	517.47
Subtotal (B)	**249.15**	**175.64**
Income tax expense for the year (A+B)	**1,520.04**	**1,151.65**

30.2 Deferred tax

The major components of deferred tax (liabilities) arising on account of timing differences for the year ended March 31, 2026:

Particulars	Net balance March 31, 2025	Recognised in profit or loss	Recognised in OCI	Net balance March 31, 2026
Deferred tax assets				
Depreciation on property, plant and equipment and amortisation of other Intangible assets	8.62	(72.84)	-	(64.22)
Impact of leases under Ind AS 116	0.47	5.52	-	5.99
EIR impact of financial assets and liabilities	549.11	113.51	-	662.62
Impairment on financial instruments	444.97	179.65	-	624.62
Provision for employee benefits	4.00	14.55	(1.44)	17.11
Derivative financial instruments	9.06	-	(9.06)	-
(A)	**1,016.23**	**240.39**	**(10.50)**	**1,246.12**
Deferred tax liabilities				
EIR impact of financial assets and liabilities	200.02	(26.80)	-	173.22
Impact of direct assignment and securitisation transactions	1,304.97	430.72	-	1,735.69
Impact of leases under Ind AS 116	71.00	50.02	-	121.02
Others	22.65	35.60	-	58.18
(B)	**1,598.64**	**489.54**	**-**	**2,088.11**
Deferred tax liabilities (net) (A-B)	**(582.40)**	**(249.15)**	**(10.50)**	**(841.99)**

The major components of deferred tax (liabilities) arising on account of timing differences for the year ended March 31, 2025:

Particulars	Net balance March 31, 2024	Recognised in profit or loss	Recognised in OCI	Net balance March 31, 2025
Deferred tax assets				
Depreciation on property, plant and equipment and amortisation of Other Intangible assets	9.01	(0.39)	-	8.62
Impact of leases under Ind AS 116	0.37	0.10	-	0.47
EIR impact of financial assets and liabilities	415.83	133.28	-	549.11
Impairment on financial instruments	241.77	203.20	-	444.97
Provision for employee benefits	0.81	5.64	(2.45)	4.00
(A)	**667.78**	**341.83**	**(2.45)**	**1,007.18**
Deferred tax liabilities				
Derivative financial instruments	16.02	(8.51)	(16.57)	(9.06)
EIR impact of financial assets and liabilities	135.50	64.52	-	200.02
Impact of direct assignment and securitisation transactions	861.15	443.82	-	1,304.97
Provision under 36(vii)(a)	54.31	16.69	-	71.00
Others	21.70	0.95	-	22.65
(B)	**1,088.68**	**517.47**	**(16.57)**	**1,589.58**
Deferred tax liabilities (net) (A-B)	**(420.90)**	**(175.64)**	**14.12**	**(582.40)**

Rs. in lakhs

30.3 Reconciliation of effective tax rate

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Profit before tax as per Statement of profit and loss (A)	6,439.92	4,528.06
Applicable income tax rate	25.17%	25.17%
Expected Income Tax Expense (B)	1,620.80	1,139.62
Tax effect of:		
Effect of expenses/provisions not deductible in determining taxable profit	0.41	3.34
Effect of CSR expenses not deductible	15.46	10.09
Effect of principal amount written offf	59.76	34.59
Adjustment related to tax of prior years	-	2.83
Special reserve u/s 36 (1) (viii)	(153.72)	-
Deduction 80JJAA	(16.49)	-
Others	(6.18)	(38.82)
Income tax expense	**1,520.04**	**1,151.65**

31 Contingent liabilities and commitments

In the ordinary course of business, the Company faces claims and assertions by various parties. The Company assesses such claims and assertions and monitors the legal environment on an ongoing basis, with the assistance of external legal counsel, wherever necessary. The Company records a liability for any claims where a potential loss is probable and capable of being estimated and discloses such matters in its financial statements, if material. For potential losses that are considered possible, but not probable, the Company provides disclosure in the financial statements but does not record a liability in its accounts unless the loss becomes probable.

The Company believes that the outcome of these proceedings will not have a materially adverse effect on the Company's financial position and results of operations.

31.1 Contingent Liability

There are No Contingent Liability as on Mar 31, 2026 (Mar 31, 2025 Rs. Nil)

31.2 Commitment

i) Undisbursed amount of loans sanctioned and partly disbursed as at March 31, 2026 is Rs. 5,356.27 Lakh (March 31, 2025 Rs. 5,952.81 Lakh).

ii) Undisbursed amount of loans sanctioned but not disbursed as at March 31, 2026 is Rs.1,752.34 Lakh (March 31, 2025 Rs. 2,095.13 Lakh).

32 Earnings per share

Particulars	As at March 31, 2026	As at March 31, 2025
Profit attributable to equity holders of the Company used in calculating diluted earnings per share	4,919.89	3,376.41
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	904.73	692.48
Basic earnings per share (Rs.)	**5.44**	**4.88**
Weighted average number of equity shares and potential equity shares used as the denominator in calculating diluted earnings per share	904.73	692
Diluted earnings per share (Rs.)	**5.44**	**4.88**

33 Related Party Disclosure

a. Name of related party and nature of relationship:

Holding Company	IKF Finance Limited
Enterprises significantly influenced by the company - Subsidiary	-
Enterprises in which directors are interested	IKF Finance Limited
Enterprises significantly influenced by Key Management	IKF Infratech Private Limited
Relative of Key Management Personnel	Mr. V Raghu Ram - Brother of Mrs V Vasantha Lakshmi Mrs. V Indira Devi - Mother of Mrs V Vasantha Lakshmi
Key Management Personnel (KMP)	Mrs V Vasantha Lakshmi - Managing Director *Mr. Abhishek Jain- Company Secretary **Mr. Ch. Sreenivasa Rao - CFO ***Mr. Prashant Rawat - CFO ****Ms Komal ratlani- Company Secretary *****Ms. Aakanksha P- Company Secretary

* Mr Abhishek Jain ceases to be company secretary w.e.f 04-11-2024
** Mr Ch Sreenivasa Rao ceases to be CFO w.e.f 30-09-2024
***Mr Prashant Rawat was appointed as CFO w.e.f 14-04-2025
****Ms Komal Ratlani was appointed as Company secretary w.e.f 05-11-2024 and ceases to be w.e.f 29-01-2025
***** Ms Aakanksha P was appointed as Company Secretary w.e.f 14-04-2025

Rs. in lakhs

b. Transaction with related parties:

Name of related party	Relation / Designation	Nature of transaction	As at April 1, 2024	Transaction value for the year ended March 31, 2025	Received During the year	Paid / Transferred During the Year	As at March 31, 2025	Transaction value for the year ended March 31, 2026	Received During the year	Paid / Transferred During the Year	As at March 31, 2026
Key management personnel & Relatives of key management personnel											
Ms. V Vasantha Lakshmi	Managing Director	Director's remuneration	-	74.00	-	-	74.00	78.00	-	-	-
		Director's commission payable	67.63	94.29	-	67.63	94.29	128.07		94.29	128.07
		Share Capital (INR 10/- Paid up)	65.64	-	-	-	65.64	-	-	-	-
Mr. Abhishek jain	Company secretary	Salary Paid	-	11.40	-	-	11.40	-	-	-	-
Ms. Komal Ratlani	Company secretary	Salary Paid	-	5.55	-	-	5.55	-	-	-	-
Mr.Aravind J	Chief Financial Officer	Salary Paid	-	3.32	-	-	3.32	-	-	-	-
Mr. Prashant Rawat	Chief Financial Officer	Salary Paid	-	-	-	-	-	58.13	-	-	58.13
Ms. Aakanksha	Company secretary	Salary Paid	-	-	-	-	-	5.78	-	-	5.78
Mr. V Raghu Ram	Relative	Share Capital (INR 10/- Paid up)	47.43	-	-	-	47.43	-	-	-	-
Mrs. V Indira Devi	Relative	Share Capital (INR 10/- Paid up)	43.41	-	-	-	43.41	-	-	-	-
Mr. V G K Prasad	Non executive director	Share Capital (INR 10/- Paid up)	473.79	-	-	-	473.79	-	-	-	-
Mrs.Vasumathi Devi koganti	Non executive director	Share Capital (INR 10/- Paid up)	69.73	-	-	-	69.73	-	-	-	-
Mr. Radhey Shyam Garg	Independent director	Sitting fee	-	9.75	-	-	9.75	11.75	-	-	11.75
Mr. Santosh Kumar Aryendra	Non- Executive director	Sitting fee	-	-	-	-	-	9.75	-	-	9.75
Mr. Alekha Charan Rout	Independent director	Sitting fee	-	7.75	-	-	7.75	11.25	-	-	11.25
Enterprises significantly influenced by key management personnel or their relatives											
IKF Finance Limited		Share Capital (INR 10/- Paid up)	6,440.42	-	-	-	6,440.42	-	2,122.50	-	9,047.32
		Share Capital (INR 5/- Paid up)	484.40	-	-	-	484.40	-	-	-	-
		Securities Premium Received	8,230.78	-	-	-	8,230.78	-	17,470.04	-	25,700.82
		Interest Paid	-	-	-	-	-	-	-	-	-
		Interest Received	-	-	-	-	-	-	-	-	-
		Direct Assignment Receipt	1,383.99	-	-	409.97	974.02	-	-	244.85	729.17
		Interest Payable on Direct Assignment	20.81	166.87	-	171.73	15.95	114.19	-	116.91	13.24
		Service Fee Received (Shared Services & Service fee)	-	5.08	-	-	5.08	-	-	-	-
		Service Fee Paid (Shared Services & Service fee)	-	-	-	91.03	91.03	35.72	-	-	35.72
		Deemed Investment (ESOP compensation from parent entity)	-	1.77	-	-	1.77	83.13	-	-	84.90
		Number of ESOP Granted to the employees of IKF Home Finance Ltd (in Lakhs)	-	0.43	-	-	0.43	0.95	-	-	1.38
IKF Infratech Private Limited		Share Capital (INR 10/- Paid up)	0.00	-	-	-	0.00	-	-	-	0.00
		Interest Paid	-	-	-	-	-	-	-	-	-

c. Key management personnel compensation

Particulars	As at March 31, 2025	As at March 31, 2026
Short-term employee benefits	188.55	269.98
Post-employment benefits	-	-
Long-term employee benefits	-	-
Contributions to Defined contribution plan- Provident fund	-	-
Termination benefits	-	-
Employee-share based payment	1.77	83.13
Total compensation	**190.32**	**353.11**

Notes:

(i) Transaction values are excluding taxes and duties.

(ii) Name of the related parties and nature of their relationships where control exists have been disclosed irrespective of whether or not there have been transactions with the Company. In other cases, disclosures have been made only when there have been transactions with those parties.

(iii) Related parties as defined under clause 9 of the Ind AS 24 'Related party disclosures' have been identified based on representations made by key managerial personnel and information available with the Company. All above transactions are in the ordinary course of business.

(iv) All related party transactions entered during the year were in ordinary course of the business and are on arm's length basis.

Rs. in lakhs

34 Employee Benefits

a. Defined contribution plan - provident funds

In accordance with Employees' Provident Fund and Miscellaneous Provisions Act, 1952, employees of the Company are entitled to receive benefits under the provident fund, a defined contribution plan, in which, both the employee and the Company contribute monthly at a determined rate. These contributions are made to a recognized provident fund administered by Regional Provident Fund Commissioner. The employees contribute 12% of their basic salary and the Company contributes an equal amount.

The Company recognised Rs.219.87 lacs (March 31, 2025 : Rs. 1,72.65 lacs) for provident fund and other contributions in the Statement of profit and loss.

b. Defined Benefit Plan - Gratuity

In accordance with the Payment of Gratuity Act, 1972, the Company provides for gratuity, a non-contributory defined benefit arrangement providing lump-sum gratuity benefits expressed in terms of Final monthly salary and year of service, covering all employees. The plan provides a lump sum payment to vested employees at retirement or termination of employment in accordance with the rules laid down in the Payment of Gratuity Act, 1972.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity were carried out as at March 31, 2026. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the status of the gratuity plan and the amounts recognised in the Company's financial statements as at balance sheet date:

Particulars	As at March 31, 2026	As at March 31, 2025
Present value of obligation (A)	110.40	67.43
Fair Value of plan assets (B)	13.99	-
Present value of obligation (A- B)	96.41	67.43
Net deficit / (assets) are analysed as:	96.41	67.43

Movement in net defined benefit (asset) liability

The following table shows a reconciliation from the opening balances to the closing balances for net defined benefit (asset) liability and its components:

Particulars	Defined Benefit Obligation		Fair Value of plan assets		Net defined benefit (asset) liability	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Opening balance	67.43	54.62	-	-	67.43	54.62
Current service cost	35.93	24.21	-	-	35.93	24.21
Past service cost	14.03	-	-	-	-	-
Interest cost (income)	4.52	3.75	-	-	4.52	3.75
	121.90	**82.58**	**-**	**-**	**121.90**	**82.58**
Other comprehensive income						
Remeasurement loss (gain):						
Acturial loss (gain) arising from:					-	-
Demographic assumptions	-	(39.49)	-	-	-	(39.49)
Experience	(3.07)	7.80	-	-	(3.07)	7.80
Financial assumption	(2.65)	21.97	-	-	(2.65)	21.97
	(5.72)	**(9.72)**	**-**	**-**	**(5.72)**	**(9.72)**
Others						
Transfer in/(out)	-	-	13.99	-	-	-
Contributions by employer	-	-	-	-	-	-
Benefits paid	(5.78)	(5.43)	-	-	(5.78)	(5.43)
Closing balance	**110.40**	**67.43**	**13.99**	**-**	**96.41**	**67.43**
Represented by						
Net defined assets					13.99	-
Net defined liability					110.40	67.43
					96.41	67.43

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

Components of defined benefit plan cost:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Recognised in statement of profit or loss		
Current service cost	35.93	24.21
Interest cost/ (income) (net)	4.52	3.75
Past service cost	14.03	
Unrecognised past service cost- non vested benefits		
Total	**54.47**	**27.96**
Recognised in other comprehensive income		
Remeasurement loss (gain):		
Acturial loss (gain) arising from:		
Demographic assumptions	-	(39.49)
Experience	(3.07)	7.80
Financial assumption	(2.65)	21.97
Total	**(5.72)**	**(9.72)**

Percentage break-down of total plan assets

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Investment funds with insurance company	13.99	-
Cash and cash equivalents	-	-
Total	13.99	-

Actuarial assumptions:

The following were the principal actuarial assumptions at the reporting date:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Discount rate	7.00%	7.00%
Salary growth rate	8.00%	8.00%
Withdrawal/attrition rate (based on categories)	35.00%	35.00%
Mortality rate (as % of IALM (2012-14) Ult. Mortality Table)	100%	100%
Expected weighted average remaining working lives of employees	25.55 years	25.48 years
Interest rate on net DBO/ (asset) (% p.a.)		

Notes:

a) The discount rate indicated above reflects the estimated timing and currency of benefit payments. It is based on the yields / rates available on applicable bonds as on the current valuation date.

b) The salary growth rate indicated above is the Company's best estimate of an increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market, etc.

c) Attrition rate indicated above represents the Company's best estimate of employee turnover in future (other than on account of retirement, death or disablement) determined considering various factors such as nature of business, retention policy, industry factors, past experience, etc.

Sensitivity analysis:

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

Particulars	As at March 31, 2026		As at March 31, 2025	
	Increase	Decrease	Increase	Decrease
Salary Growth Rate (+/- 1%)	3.76%	-3.58%	3.93%	-3.77%
Discount Rate (+/- 1%)	-3.31%	3.55%	-3.38%	3.62%
Withdrawal Rate (+/- 1%)	-1.03%	1.06%	-1.15%	1.19%

The Sensitivity is performed on the DBO at the respective valuation date by modifying one parameter whilst retaining other parameters constant. There are no Changes from the previous year to the methods and assumptions underlying the sensitivity analyses.

Description of asset liability matching (ALM) policy

The Company has an insurance plans invested in market linked bonds. The investment returns of the market-linked plan are sensitive to the changes in interest rates. The liabilities' duration is not matched with the assets' duration.

Description of funding arrangements and funding policy that affect future contributions

The liabilities of the fund are funded by assets. The company aims to maintain a close to full-funding position at each Balance Sheet date. Future expected contributions are disclosed based on this principle.

Rs. in lakhs

Maturity profile

The average expected remaining lifetime of the plan members is 2.84 years (March 31, 2025: 2.84 years, March 31,2017: 12.61 years) as at the date of valuation. This represents the weighted average of the expected remaining lifetime of all plan participants.

Expected future contributions

Expected cash flow for following years

Maturity Profile of Defined Benefit Obligations	
Year 1	19.93
Year 2	19.91
Year 3	18.60
Year 4	19.74
Year 5	18.22
Year 6	13.68
Year 7	10.57
Year 8	7.62
Year 9	7.14
Year 10	3.90
Year 11+	11.42

35 Segment Reporting

The Company operates under the principal business segment viz. "providing long term housing finance, loans against property and refinance loans". Further, the Company is operating in a single geographical segment. The Chief Operating Decision Maker (CODM) views and monitors the operating results of its single business segment for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profits or losses and is measured consistently with operating profits or losses in the financial statements. Accordingly, disclosures relating to primary and secondary business segments under the Indian Accounting Standard on 'Segment Reporting' (Ind AS 108) are not applicable to the Company.

The Company has its operation within India, and all revenues are generated within India

36 Corporate Social Responsibility expenditure

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Amount required to be spent by the company during the year	61.43	40.10
b) Amount of expenditure incurred		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	61.43	40.10
c) Shortfall at the end of the year	-	-
d) Total of previous years shortfall	-	-
e) Net Shortfall	-	-
f) Reason for shortfall	NA	NA
g) Nature of CSR activities	Women empowerment through vocational skill development, livelihood enhancement, promotion of education and skill development, distribution of food and essential supplies.	Ensuring environmental sustainability, Promoting education & Livelihood enhancement, Promoting healthcare and poverty eradication, Promoting education.
h) Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	-	-
i) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately.	-	-

IKF Home Finance Limited
Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

37 Capital Management

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements from its regulators and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value.

Particulars	As at March 31, 2026	As at March 31, 2025
Total Net Borrowings	1,16,287	1,09,277
Total Equity	49,324	24,652
Debt to equity ratio	2.36	4.43
Total Debt to Total Loan Assets	0.77	0.93

37.1 Regulatory capital

The Company is subject to the capital adequacy requirements of the National Housing Bank ('NHB') / Reserve Bank of India ('RBI'). As per the Master Direction – Non-Banking Financial Company – Reserve Bank of India (Housing Finance Company) Directions, 2025 dated November 28, 2025, the Company is required to maintain a minimum ratio of total capital to risk adjusted assets as determined by a specified formula, at least half of which must be Tier 1 capital, which is generally shareholders' equity.

Particulars	As at March 31, 2026	As at March 31, 2025
Tier I Capital	42,229.28	19,297.70
Tier II Capital	1,123.12	908.74
Total Capital	**43,352.40**	**20,206.44**
Risk Weighted assets	**94,964.57**	**72,699.19**
Capital Adequacy Ratio	45.65%	27.79%
Tier I Capital %	44.47%	26.54%
Tier II Capital %	1.18%	1.25%
Amount of subordinated debt raised as Tier- II Capital	-	-
Amount raised by issue of perpetual debt instruments	-	-

37.2 Analytical Ratios

Particulars	As at March 31, 2026			March 31, 2025	% Variance	Reasons for variance (if above 25%)
	Numerator	Denominator	Ratio	Ratio		
CRAR	43,352.40	94,964.57	45.65%	27.79%	64.24%	Additional Capital Infusion by IKF Finance
Tier I CRAR	42,229.28	94,964.57	44.47%	26.54%	67.52%	Ltd (Parent company)
Tier II CRAR	1,123.12	94,964.57	1.18%	1.25%	-5.39%	NA
Liquidity coverage ratio	NA	NA	NA	NA	NA	NA

38 Fair Value Measurement:

A. Valuation Principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique. In order to show how fair values have been derived, financial instruments are classified

Level 1 - valuation technique using quoted market price: financial instruments with quoted prices for identical instruments in active markets that company can access at the measurement date.

Level 2 - valuation technique using observable inputs:Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 - valuation technique with significant unobservable inputs: Those that include one or more unobservable input that is significant to the measurement as whole.

B. Valuation governance framework

The Company's fair value methodology and the governance over its models includes a number of controls and other procedures to ensure appropriate safeguards are in place to ensure its quality and adequacy. All new product initiatives (including their valuation methodologies) are subject to approvals by various functions of the Company including the risk and finance functions.

Where fair values are determined by reference to externally quoted prices or observable pricing inputs to models, independent price determination or validation is used. For inactive markets, Company sources alternative market information, with greater weight given to information that is considered to be more relevant and reliable.

The responsibility of ongoing measurement resides with the business and product line divisions. However finance department is also responsible for establishing procedures governing valuation and ensuring fair values are in compliance with accounting standards.

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

C. Fair value of financial instrument :

The table below is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities

As at March 31, 2026

Particular	Carrying Value				Fair Value		
	Amortised cost	FVTPL	FVTOCI	Total	Level 1	Level 2	Level 3
Financial Assets							
Cash and cash equivalents	2,233.33	-	-	2,233.33	2,233.33	-	-
Bank balance other than cash and cash equivalents	1,223.92	-	-	1,223.92	1,223.92	-	-
Loans	1,51,583.79	-	-	1,51,583.79	-	1,51,976.88	-
Investments	-	3,217.43	-	3,217.43	436.31	-	2,781.12
Other financial assets	7,801.47	-	-	7,801.47	-	7,801.47	-
Total Financial Assets	**1,62,842.51**	**3,217.43**	**-**	**1,66,059.94**	**3,893.56**	**1,59,778.35**	**2,781.12**
Financial Liabilities							
Trade Payables	184.47	-	-	184.47	-	184.47	-
Debt Securities	4,970.41	-	-	4,970.41	-	4,993.57	-
Borrowings	1,11,316.65	-	-	1,11,316.65	-	1,16,435.32	-
Lease liabilities	437.08	-	-	437.08	-	437.08	-
Other Financial Liabilities	3,053.56	-	-	3,053.56	-	3,053.56	-
Total Financial liabilities	**1,19,962.17**	**-**	**-**	**1,19,962.17**	**-**	**1,25,104.00**	**-**

As at March 31, 2025

Particular	Carrying Value				Fair Value		
	Amortised cost	FVTPL	FVTOCI	Total	Level 1	Level 2	Level 3
Financial Assets							
Cash and cash equivalents	8,309.24	-	-	8,309.24	8,309.24	-	-
Bank balance other than cash and cash equivalents	1,224.44	-	-	1,224.44	1,224.44	-	-
Loans	1,18,062.91	-	-	1,18,062.91	-	1,18,753.18	-
Investments	436.31	-	-	436.31	436.31	-	-
Other financial assets	6,513.42	-	-	6,513.42	-	6,513.42	-
Total Financial Assets	**1,34,546.33**	**-**	**-**	**1,34,546.33**	**9,970.00**	**1,25,266.60**	**-**
Financial Liabilities							
Derivative financial instruments	-	-	43.06	43.06	-	-	43.06
Trade Payables	82.26	-	-	82.26	-	82.26	-
Debt Security	6,945.48	-	-	6,945.48	-	7,079.83	-
Borrowings	1,02,331.04	-	-	1,02,331.04	-	1,02,009.86	-
Lease liabilities	473.37	-	-	473.37	-	473.37	
Other Financial Liabilities	2,394.72	-	-	2,394.72	-	2,394.72	-
Total Financial liabilities	**1,12,226.88**	**-**	**43.06**	**1,12,269.94**	**-**	**1,12,040.05**	**43.06**

Below mentioned valuation techniques used in measuring Level 1, Level 2 and Level 3 fair values for financial instruments measured at fair value in the balance sheet, as well as the significant unobservable inputs used.

Loans

The fair value of loan and advances are estimated by discounted cash flow models. For fixed rate loans, the fair value represent the discounted value of the expected future cash flow. For floating rate interest loans, the discounted value of expected cash flows represent the carrying amount of the loans. Fair value is then reduced by the impairment loss allowance on loans which is already calculated incorporating probability of default and loss given defaults.

Debt securities, borrowings (other than debt securities) and subordinated liabilities

For floating rate borrowings carrying value represents the fair value of the instruments. For fixed rate carrying value of borrowings as at reporting date approximates the fair value of the instruments because the borrowings have been raised near to reporting date .
There were no transfers between levels during the year

Investment

Company has investments of Rs 3217.44 lacs/- as on March 31 2026 (March 31 2025: Rs 436.31 lacs/-)

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

39 Financial Risk Management

A. Liquidity Risk

Liquidity risk is the current and prospective risk arising out of an inability to meet financial commitments as they fall due, through available cash flows or through the sale of assets at fair market value. It includes both, the risk of unexpected increases in the cost of funding an asset portfolio at appropriate maturities and the risk of being unable to liquidate a position in a timely manner at a reasonable price.

The Company manages liquidity risk by maintaining sufficient cash and marketable securities and by having access to funding through an adequate amount of committed credit lines. Given the need to fund diverse products, the Company maintains flexibility in funding by maintaining availability under committed credit lines to meet obligations when due. Management regularly monitors the position of cash and cash equivalents vis-à-vis projections. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.
Liquidity risk is managed in accordance with our Asset Liability Management Policy. This policy is framed as per the current regulatory guidelines and is approved by the Board of Directors. The Asset Liability Management Policy is reviewed periodically to incorporate changes as required by regulatory stipulation or to realign the policy with changes in the economic landscape. The Asset Liability Committee (ALCO) of the Company formulates and reviews strategies and provides guidance for management of liquidity risk within the framework laid out in the Asset Liability Management Policy.

Maturity analysis of financial assets and financial liabilities

The table below summarises the maturity profile of the undiscounted cash flows of the Company's financial assets and liabilities as at:

As at March 31, 2026

Particulars	On Demand	Less than 3 months	3 to 12 months	1 to 5 years	Over 5 Years	Total
Financial assets						
Cash and cash equivalents*	2,233.33	-	-	-	-	2,233.33
Bank Balance other than cash and cash equivalents*	-	-	-	-	1,223.92	1,223.92
Loans**	-	6,254.65	17,734.32	87,860.39	39,734.43	1,51,583.79
Investments*	-	2,781.12	-	-	436.31	3,217.43
Other Financial assets**	-	597.16	1,630.06	5,574.25	-	7,801.47
Total undiscounted financial assets	**2,233.33**	**9,632.93**	**19,364.38**	**93,434.64**	**41,394.66**	**1,66,059.94**
Financial liabilities						
Derivative financial instruments	-	-	-	-	-	-
Trade Payables*	-	184.47	-	-	-	184.47
Debt securities**	-	497.04	497.04	3,976.33	-	4,970.41
Borrowings (Other than Debt Securities)**	-	6,162.81	19,911.12	72,916.56	12,326.16	1,11,316.65
Lease Liabilities	-	43.04	115.99	261.97	16.09	437.08
Other Financial liabilities**	-	2,641.58	411.98	-	-	3,053.56
Total undiscounted financial liabilities	**-**	**9,528.94**	**20,936.13**	**77,154.86**	**12,342.24**	**1,19,962.17**
Total net financial assets / (liabilities)	**2,233.33**	**103.98**	**(1,571.75)**	**16,279.78**	**29,052.42**	**46,097.77**

As at March 31, 2025

Particulars	On Demand	Less than 3 months	3 to 12 months	1 to 5 years	Over 5 Years	Total
Financial assets						
Cash and cash equivalents*	4,329.14	3,980.10	-	-	-	**8,309.24**
Bank Balance other than cash and cash equivalents*	-	-	-	-	1,224.44	**1,224.44**
Loans**	-	2,395.04	2,798.05	20,517.45	92,352.37	**1,18,062.91**
Investments*	-	-	-	-	436.31	**436.31**
Other Financial assets**	-	552.93	1,537.77	3,419.11	1,003.62	**6,513.42**
Total undiscounted financial assets	**4,329.14**	**6,928.08**	**4,335.82**	**23,936.56**	**95,016.74**	**1,34,546.33**
Financial liabilities						
Derivative financial instruments	-	-	43.06	-	-	**43.06**
Trade Payables*	-	60.99	-	21.27	-	**82.26**
Debt securities**	-	532.84	1,493.02	4,919.62	-	**6,945.48**
Borrowings (Other than Debt Securities)**	-	5,155.73	15,606.68	66,009.50	15,559.13	**1,02,331.04**
Lease liabilities	-	-	-	473.37	-	**473.37**
Other Financial liabilities**	-	1,460.16	594.76	339.80	-	**2,394.72**
Total undiscounted financial liabilities	**-**	**7,209.71**	**17,737.53**	**71,763.57**	**15,559.13**	**1,12,269.94**
Total net financial assets / (liabilities)	**4,329.14**	**(281.64)**	**(13,401.71)**	**(47,827.01)**	**79,457.61**	**22,276.39**

* Undiscounted cash flows **Discounted cash flows

Rs. in lakhs

Contractual expiry of commitments

The table below shows the contractual expiry by maturity of the Company's commitments.

As at March 31, 2026

Particulars	On Demand	Less than 3 months	3 to 12 months	1 to 5 years	Over 5 Years	Total
Undrawn committed credit lines	21,500.00	-	-	-	-	21,500.00
Estimated amount of contracts capital account	-	-	-	-	-	-
	21,500.00	**-**	**-**	**-**	**-**	**21,500.00**

As at March 31, 2025

Particulars	On Demand	Less than 3 months	3 to 12 months	1 to 5 years	Over 5 Years	Total
Undrawn committed credit lines	4,500.00	-	-	-	-	4,500.00
Estimated amount of contracts capital account	-	-	-	-	-	-
	4,500.00	**-**	**-**	**-**	**-**	**4,500.00**

B. Market Risk

Market risk arises from fluctuation in the fair value of future cash flow of financial instruments due to changes in the market variables such as interest rates, foreign exchange rates and equity prices. Market risk for the Company encompasses exposures to equity investments, changes in exchange rates, interest rate risks on investment portfolios as well as the floating rate assets and liabilities with differing maturity profiles. Generally the borrowing are denominated in currencies that match the cash flows generated by the underlying operations of the Company – primarily. In case where borrowings are denominated in foreign currency, the Company uses derivative to manage the risk. All such transactions are carried out within guidelines set out Asset & liability committee (ALCO). The Company has applied hedge accounting to manage volatility in profit and loss.

C. Interest Rate Risk

The principal risk to which non-trading portfolios are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. Interest rate risk is managed principally through monitoring interest rate gaps and by having pre-approved limits for repricing bands.

ALCO is the monitoring body for compliance with these limits. ALCO reviews the interest rate gap statement and the mix of floating and fixed rate assets and liabilities. Balance Sheet Management Unit is in-charge for day to day management of interest.

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments. The Board has established limits on the non-trading interest rate gaps for stipulated periods. The Company's policy is to monitor positions on a daily basis and hedging strategies are used to ensure positions are maintained within the established limits.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss and equity. The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non-trading financial assets and financial liabilities held at 31 March 2026 and at 31 March 2025.

Interest rate sensitivity

As at March 31, 2026

Particulars	Increase in basis points	Sensitivity of Profit	Decrease in basis points	Sensitivity of Profit
Bank Borrowings	10	102.39	10	102.39
Government securities	-	-	-	-

As at March 31, 2025

Particulars	Increase in basis points	Sensitivity of Profit	Decrease in basis points	Sensitivity of Profit
Bank Borrowings	10	71.34	10	71.34
Government securities	-	-	-	-

Rs. in lakhs

D Credit Risk

Credit risk is the risk that the Company will incur a loss because its customers or counterparties fail to discharge their contractual obligations. The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical concentrations, and by monitoring exposures in relation to such limits.
Credit risk is monitored by the credit department of the Company. It is their responsibility to review and manage credit risk. Credit risk consists of line credit managers who are responsible for their business lines and manage specific portfolios and experts who support both the line credit manager, as well as the business with tools like credit risk systems, policies, models and reporting.
The credit quality review process aims to allow the Company to assess the potential loss as a result of the risks to which it is exposed and take corrective actions.

Impairment assessment

The references below show where the Company's impairment assessment and measurement approach is set out in this report. It should be read in conjunction with the summary of significant accounting policies.

Definition of default and cure

The Company considers a financial instrument as defaulted and therefore Stage 3 (credit-impaired) for Expected Credit Loss (ECL) calculations in all cases when the borrower becomes more than 3 months past due on its contractual payments.

The staging criteria used by the Company is as below:

Stages	Days past due	ECL
Stage 1	Up to 30 days	12 month ECL
Stage 2	31 up to 90 days	Lifetime ECL
Stage 3	90 days and above	Lifetime ECL

The Company considers a financial instrument defaulted and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes past due for more than 90 days on its contractual payments.
It is the Company's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when the due amount have been paid. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade, at the time of the cure, and whether this indicates there has been a significant increase in credit risk compared to initial recognition.

Exposure at default (EAD)

The exposure at default (EAD) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the ability to increase its exposure while approaching default and potential early repayments too.
To calculate the EAD for a Stage 1 loan, the Company assesses the possible default events within 12 months for the calculation of the 12 months ECL.For Stage 2 and Stage 3 financial assets, the exposure at default is considered for events over the lifetime of the instruments.

Probability of default (PD)

The Probability of Default is an estimate of the likelihood of default over a given time horizon. To calculate the ECL for a Stage 1 loan, the Company assesses the possible default events within 12 months for the calculation of the 12month ECL. For Stage 2 and Stage 3 financial assets, the exposure at default is considered for events over the lifetime of the instruments. The Company uses consumer credit trends released by TransUnion CIBIL to determine PD.

Loss given Default (LGD)

LGD is the estimated loss that the Company might bear if the borrower defaults. The Company determines its recovery (net present value) by analysing the recovery trends, borrower rating, collateral value and expected proceeds from sale of asset.The Company uses consumer credit trends released by TransUnion CIBIL to determine LGD.

When estimating ECLs on a collective basis for a group of similar assets, the Company applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition. Assets having the DPD more than 730 is taken a LGD of 100%

Significant increase in credit risk

The Company continuously monitors all assets subject to ECLs in order to determine whether an instrument or a portfolio of instruments is subject to 12 month ECL or lifetime ECL. The Company assesses whether there has been an event which could cause a significantly increase in the credit risk of the underlying asset or the customers ability to pay and accordingly change the 12 month ECL to a lifetime ECL.

If contractual payments are more than 30 days past due, the credit risk is deemed to have increased significantly since initial recognition.
Detailed breakup of gross movement of loans & ECL provided in Note 5.2

Rs. in lakhs

Concentration of Credit Risk

Company's loan portfolio is predominantly to home loans. The Company manages concentration of risk primarily by geographical region. The following tables show the region-wise concentrations of net terms loans.

Geography	As at March 31, 2026	As at March 31, 2025
West	30,362.33	24,533.94
South	1,23,702.18	95,278.51
	1,54,064.51	**1,19,812.44**

Quantitative Information of Collateral

Net value of total term loans to value of collateral is as follows:

As at March 31, 2026	Loan to value			
	Upto 50%	51%-70%	More than 70%	Total
Home Loans	55,781.61	29,931.90	26,939.56	1,12,653.07
Loans Against Property	30,633.08	10,126.19	652.17	41,411.44
Total	**86,414.69**	**40,058.10**	**27,591.73**	**1,54,064.51**

As at March 31, 2025	Loan to value			
	Upto 50%	51%-70%	More than 70%	Total
Home Loans	45,676.06	21,981.91	19,231.28	86,889.25
Loans Against Property	24,666.53	8,154.84	101.82	32,923.19
Total	**70,342.59**	**30,136.75**	**19,333.10**	**1,19,812.44**

40 Disclosures pursuant to Ind AS 7 "Statement of Cash Flows" - Changes in liabilities arising from financing activities:

Particulars	As at April 1, 2025	Cash Flows (net)	Changes in Fair Value	CCPS converted	Others (net)*	As at March 31, 2026
Subordinated liabilities	-	-		-	-	-
Debt securities	6,945.48	(1,945.48)		-	(29.59)	4,970.41
Borrowing other than above	1,02,331.04	9,498.69		-	(513.08)	1,11,316.65
	1,09,276.52	**7,553.21**	**-**	**-**	**(542.67)**	**1,16,287.06**

Particulars	As at April 1, 2024	Cash Flows (net)	Changes in Fair Value	CCPS converted	Others (net)*	As at March 31, 2025
Subordinated liabilities	-	-	-	-	-	-
Debt securities	5,009.40	1,990.60		-	(54.52)	6,945.48
Borrowing other than above	66,536.37	36,397.46		-	(602.79)	1,02,331.04
	71,545.77	**38,388.06**	**-**	**-**	**(657.31)**	**1,09,276.52**

* Others column includes the effect of accrued but not paid interest on borrowing, amortisation of processing fees etc.

41 Leases

Company as a Lessee

The Company's lease asset classes primarily consist of leases for office spaces. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:(i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. In lakhs

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) . For these short-term leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Following are the changes in the carrying value of right of use assets (Rs. in lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Opening	471.51	99.69
Additions	129.82	482.51
Deletion	(7.67)	-
Depreciation	(180.38)	(110.69)
Closing Balance	**413.28**	**471.51**

The following is the movement in lease liabilities :

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning	473.37	101.13
Additions	125.89	469.09
Finance cost accrued during the period	48.66	26.02
Payment of lease liabilities	(210.84)	(122.87)
Balance at the end	**437.08**	**473.37**

The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:

Particulars	As at March 31, 2026	As at March 31, 2025
Less than 3 months	43.04	0.20
Over 3 months & upto 6 months	37.84	1.78
Over 6 months & upto 1 year	78.15	0.60
Over 1 year & upto 3 years	245.88	120.29
Over 3 years	32.17	350.50

The following are the amounts recognised in statement of profit or loss:

Particulars	As at March 31, 2026	As at March 31, 2025
Depreciation expense of right-of-use assets	180.38	110.69
Interest expense on lease liabilities	48.66	26.02
Expense relating to short-term leases	-	-
Total amount recognised in profit or loss	**229.04**	**136.71**

Future Commitments:

Particulars	As at March 31, 2026	As at March 31, 2025
Future undiscounted lease payments for which the leases have not yet commenced	-	-

Extension / Termination Options:

Some of the leases contain extension and termination options. Such options are taken into account in the determination of the lease term only if extension or non-termination can be assumed with reasonable certainty. On this basis, there were no such amounts included in the measurement of lease liabilities as at March 31, 2026.

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

42 Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled.

Particulars	As at March 31, 2026			As at March 31, 2025		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
ASSETS						
Financial assets						
Cash and cash equivalents	2,233.33	-	2,233.33	8,309.24	-	8,309.24
Bank Balance other than cash and cash equivalents	-	1,223.92	1,223.92	-	1,224.44	1,224.44
Loans	23,988.97	1,27,594.82	1,51,583.79	5,193.09	1,12,869.82	1,18,062.91
Investments	2,781.12	436.31	3,217.43	-	436.31	436.31
Other Financial assets	2,227.22	5,574.25	7,801.47	2,090.70	4,422.72	6,513.42
Sub total	**31,230.64**	**1,34,829.30**	**1,66,059.94**	**15,593.03**	**1,18,953.29**	**1,34,546.33**
Non-financial assets						
Current Tax assets (Net)	-	-	-	14.10	-	14.10
Investment Property	-	31.66	31.66	-	32.20	-
Property, plant and equipment	-	3,439.59	3,439.59	-	141.98	141.98
Capital Work in progress	-	-	-	-	2,596.09	2,596.09
Intangible Assets under development	41.00	-	41.00		-	-
Right to Use Assets	-	413.28	413.28	-	471.51	471.51
Other intangible assets	-	55.60	55.60	-	45.02	45.02
Other non-financial assets	128.10	175.10	303.20	451.24	104.79	556.03
Sub total	**169.10**	**4,115.23**	**4,284.33**	**465.34**	**3,391.59**	**3,856.93**
Total assets	**31,399.74**	**1,38,944.53**	**1,70,344.27**	**16,058.37**	**1,22,344.88**	**1,38,403.26**
LIABILITIES AND EQUITY						
LIABILITIES						
Financial liabilities						
Derivative financial instruments	-	-	-	43.06	-	43.06
Payables						
(I) Trade payables						
(i) total outstanding dues of creditors of msme	6.62	-	6.62	-	-	-
(ii) total outstanding dues of creditors other than msme	177.85	-	177.85	82.26	-	82.26
Debt Securities	994.08	3,976.33	4,970.41	2,025.86	4,919.62	6,945.48
Borrowings (Other than Debt Securities)	26,073.93	85,242.71	1,11,316.65	20,762.41	81,568.63	1,02,331.04
Lease liabilities	159.03	278.05	437.08	176.57	296.81	473.37
Other Financial liabilities	3,053.56	-	3,053.56	2,394.72	-	2,394.72
Sub total	**30,465.07**	**89,497.10**	**1,19,962.17**	**25,484.88**	**86,785.06**	**1,12,269.94**
Non-Financial liabilities						
Current tax liabilities (Net)	13.69	-	13.69	-	-	-
Provisions	19.93	76.49	96.43	67.43	-	67.43
Deferred tax liabilities (Net)	-	841.99	841.99	-	582.40	582.40
Other non-financial liabilities	105.69	-	105.69	831.75	-	831.75
Sub total	**139.31**	**918.48**	**1,057.80**	**899.18**	**582.40**	**1,481.58**
Total liabilities	**30,604.39**	**90,415.58**	**1,21,019.97**	**26,384.06**	**87,367.46**	**1,13,751.52**

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

43 A comparison between provisions required under Income Recognition, Asset classification and provision norms and impairment allowances made under Ind AS 109 as at March 31, 2025 & March 31, 2026

As at March 31, 2026

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)
Performing Assets						
Standard	Stage 1	1,45,220.90	1,123.12	1,44,097.78	580.90	542.22
	Stage 2	6,308.15	469.38	5,838.77	25.26	444.12
	Stage 3	-	-	-	-	-
Subtotal		**1,51,529.05**	**1,592.50**	**1,49,936.55**	**606.16**	**986.34**
Non-Performing Assets (NPA)						
Substandard	Stage 3	2,177.37	762.08	1,415.29	335.52	426.56
Doubtful - up to 1 year	Stage 3	355.65	124.83	230.82	90.41	34.42
1 to 3 years	Stage 3	2.44	2.44	-	0.99	1.45
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful		**358.09**	**127.27**	**230.82**	**91.40**	**35.87**
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		**2,535.46**	**889.35**	**1,646.11**	**426.92**	**462.43**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**-**	**-**	**-**	**-**	**-**
Total	Stage 1	1,45,220.90	1,123.12	1,44,097.78	580.90	542.22
	Stage 2	6,308.15	469.38	5,838.77	25.26	444.12
	Stage 3	2,535.46	889.35	1,646.11	426.92	462.43
	Total	**1,54,064.51**	**2,481.85**	**1,51,582.66**	**1,033.08**	**1,448.77**

As at March 31, 2025

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)
Performing Assets						
Standard	Stage 1	1,14,857.34	885.38	1,13,971.96	459.01	426.37
	Stage 2	3,486.54	265.55	3,220.99	13.95	251.60
	Stage 3	-	-	-	-	-
Subtotal		**1,18,343.89**	**1,150.93**	**1,17,192.96**	**472.96**	**677.97**
Non-Performing Assets (NPA)						
Substandard	Stage 3	1,275.73	536.06	739.67	191.36	344.70
Doubtful - up to 1 year	Stage 3	192.83	81.03	111.80	48.21	32.82
1 to 3 years	Stage 3	-	-	-	-	-
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful		**192.83**	**81.03**	**111.80**	**48.21**	**32.82**
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		**1,468.56**	**617.09**	**851.47**	**239.57**	**377.52**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**-**	**-**	**-**	**-**	**-**
Total	Stage 1	1,14,857.35	885.38	1,13,971.96	459.01	426.37
	Stage 2	3,486.54	265.55	3,220.99	13.95	251.60
	Stage 3	1,468.56	617.09	851.47	239.57	377.52
	Total	**1,19,812.45**	**1,768.02**	**1,18,044.43**	**712.53**	**1,055.49**

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Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44 Disclosure as required by National Housing Bank/RBI

Disclosures pursuant to Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 dated 28 November 2025

44.1 Schedule to the Balance Sheet

Particulars	As at March 31, 2026		As at March 31, 2025	
	Amount Outstanding	Amount Overdue	Amount Outstanding	Amount Overdue
Liabilities side:				
1. Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:				
(a) Debentures				
- Secured	3,962.98	-	3,931.79	-
- Unsecured	1,007.43	-	3,013.69	-
(other than falling within the meaning of public deposits)				-
(b) Deferred credits	-	-	-	-
(c) Term loans	1,04,452.29	-	93,625.48	-
(d) Inter-corporate loans and borrowings	-	-	-	-
(e) Commercial Paper	-	-	-	-
(f) Public Deposits	-	-	-	-
(g) Other Loans	-	-	-	-
- Securitisation loans	6,864.36	-	8,705.57	-
- Working capital loans	-	-	-	-
2. Break-up of (1)(f)above (outstanding public deposits inclusive of interest accrued thereon but not paid)				
(a) In the form of Unsecured debentures	-	-	-	-
(b) In the form of partly secured debentures i.e. debentures	-	-	-	-
(c) Other public deposits	-	-	-	-

Particulars	As at March 31, 2026	As at March 31, 2025
Assets side:		
3. Break-up of Loans and Advances including bills receivables [other than those included in (4) below] :		
(a) Secured (refer note 5)	1,54,064.51	1,19,812.45
(b) Unsecured	-	-
4. Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i) Lease assets including lease rentals under sundry debtors:		
a) Financial lease	-	-
b) Operating lease	-	-
(ii) Stock on hire including hire charges under sundry debtors:		
a) Assets on Hire	-	-
b) Repossessed Assets	-	-
(iii) Other loans counting towards asset financing activities		
a) Loans where Assets have been repossessed	-	-
b) Loans other than (a) above	-	-
5. Break-up of Investments:		
Current Investments:		
I. Quoted:		
i. Shares		
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	2,781.12	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others	-	-
II. Unquoted:		
i. Shares	-	-
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others	-	-
Long Term Investments:		
I. Quoted:		
i. Shares	-	-
a) Equity	-	-
b) Preference	-	-

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Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others	-	-
II. Unquoted:		
i. Shares	-	-
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others (Investments in PTC)	436.31	436.31

6. Borrower group-wise classification of assets financed as in (3) and (4) above:

Category	As at March 31, 2026 (Net of Provisions)		As at March 31, 2025 (Net of Provisions)		
	Secured	Total	Secured	Unsecured	Total
1. Related parties					
(a) Subsidiaries	-	-	-	-	-
(b) Companies in the same group	-	-	-	-	-
(c) Other related parties	-	-	-	-	-
2. Other than related parties	1,51,582.66	1,51,582.66	1,18,044.43	-	1,18,044.43
	1,51,582.66	**1,51,582.66**	**1,18,044.43**	**-**	**1,18,044.43**

7. Investor group-wise classification of all investments (current and long-term) in shares and securities (both quoted and unquoted) :

Category	Market Value / Break up or fair value or Net Asset Value as on March 31, 2026	Book Value as on March 31, 2026 (Net of provisions)	Market Value / Break up or fair value or Net Asset Value as on March 31, 2026	Book Value as on March 31, 2025 (Net of provisions)
1. Related parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other related parties	-	-	-	-
2. Other than related parties	3,217.43	3,217.43	436.31	436.31
	3,217.43	**3,217.43**	**436.31**	**436.31**

8. Other Information

Particulars	As at March 31, 2026		As at March 31, 2025	
	Related Parties	Other than Related Parties	Related Parties	Other than Related Parties
i. Gross Non-Performing Assets				
(a) Related parties	-	-	-	-
(b) Other than related parties	-	2,535.46	-	1,468.56
ii. Net Non-Performing Assets				
(a) Related parties	-	-	-	-
(b) Other than related parties	-	1,646.10	-	851.47
iii. Assets Acquired in Satisfaction of Debt	-	31.66	-	32.20

44.2 Capital to Risk Assets Ratio (CRAR)

Particulars	As at March 31, 2026	As at March 31, 2025
Tier I Capital	42,229.28	19,297.70
Tier II Capital	1,123.12	908.74
Total Capital	**43,352.40**	**20,206.44**
Total Risk Assets	**94,964.57**	**72,699.19**
Capital Ratios		
CRAR - Tier I Capital (%)	44.47%	26.54%
CRAR - Tier II Capital (%)	1.18%	1.25%
CRAR (%)	**45.65%**	**27.79%**
Amount of subordinated debt raised as Tier- II Capital	-	-
Amount raised by issue of Perpetual Debt Instruments	-	-

Rs. in lakhs

44.3 Reserve Fund u/s 29C, of NHB Act 1987

The movement in the Reserve Fund created under Section 29C of NHB Act, 1987 is disclosed under Note 23.2.2 to the Financial Statements.

44.4 Investments

Particulars	As at March 31, 2026	As at March 31, 2025
Value of Investments		
i) Gross Value of Investments		
(a) In India	3,217.43	436.31
(b) Outside India	-	-
ii) Provisions for Depreciation		
(a) In India	-	-
(b) Outside India	-	-
iii) Net Value of Investments		
(a) In India	3,217.43	436.31
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
i) Opening Balance	-	-
ii) Add: Provisions made during the year	-	-
iii) Less: Write-off / Written-back of excess provisions during the year	-	-
iv) Closing balance	-	-

44.5 Derivatives

i) Forward Rate Agreement (FRA) / Interest Rate Swap (IRS):

Particulars	As at March 31, 2026	As at March 31, 2025
(i) The notional principal of Forward Rate Contracts and Swap agreements	-	-
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	4,474.46
(iii) Collateral required by the HFC upon entering into swaps	NA	NA
(iv) Concentration of credit risk arising from the swaps	NA	NA
(v) The fair value of the swap book	-	-

ii) Exchange Traded Interest Rate (IR) Derivative:

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on (instrument wise)	-	4,474.46
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NA	NA
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NA	NA

iii) Disclosures on Risk Exposure in Derivatives:

A. Qualitative Disclosure

The Company is exposed to liquidity, foreign exchange, interest rate and counterparty risks, which it manages under Board-approved policies, including the Risk Management Policy and ALCO Policy. Currency and interest rate risks on borrowings are hedged mainly through forward contracts, cross currency interest rate swaps and interest rate swaps, while maturity profiles are regularly monitored to manage liquidity and interest rate mismatches. Counterparty exposures are reviewed periodically to keep them diversified and within limits set by the Risk Management Committee

B. Quantitative Disclosure

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Derivative (notional principal amount) for hedging	-	-
(ii) Mark to Market positions		
a) Asset	-	-
b) Liability	-	-
(iii) Credit exposure	-	-
(iv) Unhedged exposure	-	-

C. Movement in Cash flow hedge reserve are as follows

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Balance	(72.47)	(24.06)
Credit/(Debit) in cashflow reserve	72.47	(48.41)
Closing Balance	-	**(72.47)**

IKF Home Finance Limited
Notes forming part of the financial statements for the year ended March 31, 2026

Rs. in lakhs

44.6 Disclosure as per the RBI Securitisation Directions for securitisation transactions as an originator:

S.No	Particulars	As at March 31, 2026	As at March 31, 2025
1	No of SPEs holding assets for securitisation transactions originated by the originator (only the SPVs relating to outstanding securitisation exposures to be reported here)	2	2
2	Total amount of securitised assets as per books of the SPEs	7,307.36	8,630.47
3	Total amount of exposures retained by the originator to comply with MRR as on the date of balance sheet		
	a) Off-balance sheet exposures		
	• First Loss	-	-
	• Others (second Loss)	-	-
	b) On-balance sheet exposures		
	• First Loss - Cash Collateral	698.10	698.10
	• Others (Investment in equity tranche PTCs)	436.31	436.31
	• Others - over collateral	-	-
4	Amount of exposures to securitisation transactions other than MRR		
	a) Off-balance sheet exposures		
	i) Exposure to own securitisations		
	• First Loss	-	-
	• Others	-	-
	ii) Exposure to third party securitisations		
	• First Loss	-	-
	• Others	-	-
	b) On-balance sheet exposures		
	i) Exposure to own securitisations		
	• First Loss	-	-
	• Others - over collateral	-	-
	ii) Exposure to third party securitisations		
	• First Loss	-	-
	• Others	-	-
5	Sale consideration received for the securitised assets and gain/loss on sale on account of securitisation during the year.	-	8,726.29
6	Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.		
	Cash Collateral (Fixed Deposit)	698.10	698.10
7	Performance of facility provided. Credit enhancement, liquidity support, servicing agent etc.		
	Cash Collateral (Fixed Deposit)		
	(a) Amount paid	-	-
	(b) Repayment received	-	-
	(c) Outstanding amount	698.10	698.10
	Credit Enhancement		
	(a) Amount paid	-	-
	(b) Repayment received	-	-
	(c) Outstanding amount	-	-
8	Average default rate of portfolios observed in the past.	0.22%	0.00%
9	Amount and number of additional/top up loan given on same underlying asset.		
	(a) Amount	-	-
	(b) Number	-	-
10	Investor complaints		
	(a) Directly/Indirectly received	Nil	Nil
	(b) Complaints outstanding	Nil	Nil

Rs. in lakhs

44.7 Disclosure relating to transfer of loan exposures pursuant to the Reserve Bank of India (Non-Banking Financial Companies – Transfer and Distribution of Credit Risk) Directions, 2025 (RBI/DOR/2025-26/352; DOR.STR.REC.271/21.04.048/2025-26) dated November 28, 2025.

i) Details of transfer through assignment in respect of loans not in default

S.No	Particulars	As at March 31, 2026	As at March 31, 2025
1	Count of loan accounts assigned	1,364	1,146
2	Amount of loan accounts assigned	13,009.76	13739.32
3	Weighted average maturity	137	125
4	Weighted average holding period	12	15
5	Retention of beneficial economic interest (MRR)	1,621.40	1,373.93
6	Coverage of tangible security coverage	100%	100%
7	Rating wise distribution of rated loans	NA	NA
8	Number of instances (transactions) where transferer has agreed to replace the transferred loans	NA	NA
9	Number of transferred loans replaced	NA	NA

ii) Details of Loans acquired through assignment in respect of loans not in default
The Company has not acquired any loans not in default through assignment during the year ended March 31, 2026 (previous year Nil).

iii) The Company has not transferred any non-performing assets (NPAs) during the year ended March 31,2026 (in March 31, 2025 is Rs. Nil)

iv) The Company has not transferred any Special Mention Account (SMA) and loan in default during the year ended March 31,2026 (in March 31, 2025 is Rs. Nil)

v) The Company has not acquired any stressed loan during the year ended March 31,2026(in March 31, 2025 is Rs. Nil)

vi) Transferred financial assets that are not derecognised in their entirety
The following table provides a summary of financial assets that have been transferred in such a way that part or all of the transferred financial assets do not qualify for derecognition, together with the associated liabilities.

S.No	Particulars	As at March 31, 2026	As at March 31, 2025
	Securitisations		
1	Carrying amount of transferred assets measured at amortised cost (Held as collateral)	7,307.36	8,630.47
2	Carrying amount of associated liabilities (Borrowings (other than debt securities) measured at amortised cost)	6,864.36	8,705.57
3	Fair value of assets	7,307.36	8,630.47
4	Fair value of associated liabilities	6,864.36	8,705.57
5	Net position at Fair value	443.00	(75.10)

Rs. in lakhs

44.8 Asset Liability Management

Maturity Pattern of certain items of Assets and Liabilities as at March 31, 2026:

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month up to 2 months	Over 2 months up to 3 months	Over 3 months up to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years to 5 years	Over 5 years	Total
Liabilities											
Borrowings from Bank (including from NHB)	345.07	57.09	1,219.50	1,889.57	2,651.58	6,667.85	13,243.27	46,504.24	26,412.32	12,326.16	**1,11,316.65**
Market Borrowings	-	-	-	497.04	-	497.04	-	3,976.33	-	-	**4,970.41**
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	**-**
Assets											
Advances	702.02	474.27	916.87	2,090.68	2,070.81	6,171.24	11,563.08	45,954.94	41,905.45	39,734.43	**1,51,583.79**
Investments	993.26	-	1,787.86	-	-	-	-	-	-	436.31	**3,217.43**

Maturity Pattern of certain items of Assets and Liabilities as at March 31, 2025:

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month to 2 months	Over 2 months up to 3 months	Over 3 months up to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 years to 5 years	Over 5 years	Total
Liabilities											
Borrowings from Bank (incl. from NHB)	28.22	29.90	809.60	848.05	1,777.39	3,486.69	6,843.37	26,140.26	19,074.72	6,181.67	**65,219.87**
Market Borrowings	169.12	82.40	232.03	918.44	400.42	1,858.55	3,732.09	15,810.45	7,001.22	9,377.46	**39,582.18**
Foreign Currency Liabilities	-	-	309.67	41.67	42	393	786	2,144.00	758.46	-	**4,474.47**
Assets											
Advances	1,762.82	46.72	1.71	290.36	293.43	899.52	1,898.53	9,000.86	11,516.59	92,352.37	**1,18,062.91**
Investments	-	-	-	-	-	-	-	-	-	436.31	**436.31**

Rs. in lakhs

44.9 A. Exposure to Real Estate Sector

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Direct Exposure		
(i) Residential Mortgages		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented	1,54,030.99	1,19,812.45
(ii) Commercial Real Estate		
Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) Limits	33.52	-
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures		
a. Residential	-	-
b. Commercial Real Estate	-	-
(b) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total Exposure to Real Estate Sector	**1,54,064.51**	**1,19,812.45**

B. Exposure to Capital Market:

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds not exclusively invested in corporate debt	-	-
(ii) Advances against shares / bonds / debentures or other securities on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds	-	-
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity-oriented mutual funds are taken as primary security	-	-
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity-oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances	-	-
(v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
(vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	-	-
(vii) Bridge loans to companies against expected equity flows / issues	-	-
(viii) All Exposures to Venture Capital Funds (both registered and unregistered)	-	-
(ix) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(x) Financing to stockbrokers for margin trading	-	-
(xi) All exposures to alternative investment funds:	-	-
i. Category I	-	-
ii. Category II	-	-
iii. Category III	-	-
Total Exposure to Capital Market	-	-

IKF Home Finance Limited

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

C. Sectoral Exposures

Sectors	As at March 31, 2026			As at March 31, 2025		
	Total Exposure (including off balance sheet exposure)	Gross NPA	% of GNPA to Total exposure	Total Exposure (including off balance sheet exposure)	Gross NPA	% of GNPA to Total exposure
1. Agriculture and Allied Activities	-	-	-	-	-	-
2. Industry	-	-	-	-	-	-
3. Services	-	-	-	-	-	-
4. Personal loans						
i. Housing (Including Priority	1,16,249.09	1,294.86	1.11%	91,080.91	800.50	0.88%
ii. Non-Housing	74,519.28	1,240.60	1.66%	56,605.61	668.06	1.18%
Total Personal Loans (i+ii)	**1,90,768.37**	**2,535.46**	**1.33%**	**1,47,686.52**	**1,468.56**	**0.99%**
5. Others, if any (please specify)	-	-	-	-	-	-
Total	**1,90,768.37**	**2,535.46**	**1.33%**	**1,47,686.52**	**1,468.56**	**0.99%**

D. Intra-group exposures

Particulars	As at March 31, 2026	As at March 31, 2025
Total amount of intra-group exposures	-	-
Total amount of top 20 intra-group exposures	-	-
Percentage of intra-group exposures to total exposure of the HFC on borrowers/ customers	0.0%	0.0%

E. Details of financing of Parent Company products:
The Company does not have any exposure in financing of parent company products.

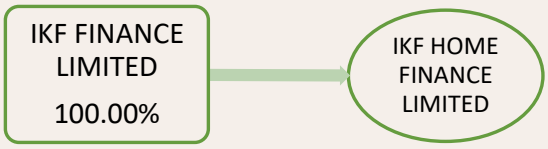
F. Details of Single Borrower Limit (SBL)/ Group Borrower Limit (GBL) exceeded by the HFC:
The Company has not exceeded single or group borrower exposure limit as prescribed by RBI guidelines during the year ended 31 March 2026 and 31 March 2025.

G. Unsecured Advances: Nil

H. Exposure to group companies engaged in real estate business: Nil

I. Unhedged foreign currency exposure- There were no unhedged foreign currency exposures as at 31 March 2026 and 31 March 2025

J. Group Structure
IKF Home Finance limited is a Housing Finance Company registered with the National Housing Bank.
For the ease of understanding, given below is a graphical representation of the ownership structure of the IKF group:
Holding Structure as on March 31, 2026



44.10 Other Regulator Registrations

Regulator	Registration No.
1. Ministry of Corporate Affairs	CIN: U65922AP2002PLC039417
2. National Housing Bank (NHB)	Certificate Registration No. 05.0170.18
3. Legal Entity Identifier (LEI)	335800U9A1URKYV83571
4. Securities and Exchange Board	959612

44.11 Disclosure of Penalties imposed by NHB and other regulators
(i) During FY 2025-26, there were no penalties imposed by NHB or RBI and any other regulator/ supervisor/ enforcement authority.
(ii) The Company has not received any adverse comments in writing by NHB or other Regulators on regulatory compliances, with a specific communication to disclose the same to the public.

44.12 Related party transactions
Details of the related parties, nature of the relationship with whom Company has entered transactions, remuneration of directors and balances in related party account at the year end, are given in Note no. 33.

Rs. in lakhs

44.13 Loans to Directors, Senior Officers and Relatives of Directors

Particulars	As at March 31, 2026	As at March 31, 2025
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior officers and their relatives	-	-

44.14 Ratings assigned by Credit Rating Agencies and migration during the year

Deposits Instruments	Ratings assigned		
	As at March 31, 2026		As at March 31, 2025
	CARE	INDIA RATINGS	CARE
Non-Convertible Debentures	A+ /(Stable)	AA- /Stable	A /(Stable)
Bank Term Loans	A+ /(Stable)	-	A /(Stable)

44.15 Net Profit or Loss for the period, prior period items and changes in accounting policies

During the year,

(a) no prior period items occurred which has impact on Statement of Profit and loss,

(b) no change in Accounting policy,

(c) there is no withdrawal from reserve fund.

44.16 Revenue Recognition

There are no circumstances in which revenue recognition has been postponed by the Company pending the resolution of significant uncertainties.

44.17 Currency Options

The Company has no exposure to the currency options for the financial years ended March 31,2026 and March 31,2025

44.18 Breach of Covenant

There were no instances of default or breaches of covenant in respect of loan availed or debt securities issued during the financial years ended March 31, 2026 and March 31, 2025.

44.19 Corporate Governance

As per RBI Guidelines, Specific Disclosures relating to Corporate Governance should be disclosed under the Corporate Governance section of the Annual Report.

44.20 Off-balance sheet exposures and structured products

The Company have below off-balance sheet exposures and no structured products

Particular	As at March 31, 2026	As at March 31, 2025
Undrawn Commitments	7,108.62	8,047.94

44.21 Currency futures

The Company has no exposure to the currency futures in the current and previous year.

44.22 Divergence in Asset Classification and Provisioning

There has been no divergence in asset classification and provisioning requirements as assessed by NHB during the year ended 31 March 2026 and 31 March 2025.

44.23 Overseas Assets

The Company does not have any joint venture or subsidiary abroad; hence this disclosure is not applicable.

44.24 Area of Operation

The Company along with its Holding operates in India and does not have any joint ventures and overseas subsidiaries. Hence this disclosure is not applicable.

44.25 Off Balance Sheet SPVs sponsored (which are required to be consolidated as per accounting norms)

The Company has not sponsored any off-Balance Sheet SPV

IKF Home Finance Limited

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44.26 Loans against Gold and Silver collateral

(i) Details of loans extended against eligible gold and silver collateral

Particulars	Loan Outstanding		Average Ticket Size	Average LTV Ratio	Gross NPA
	Amount	As % of Total Loans			
1. Opening balance of the FY 24-25 [(a)+(b)]	-	-	-	-	-
(a) Consumption loans	-	-	-	-	-
of which bullet repayment loans	-	-	-	-	-
(b) Income generating loans	-	-	-	-	-
2. New loans sanctioned and disbursed during the FY 25- 26 [(c)+(d)]	-	-	-	-	**NA**
(c) Consumption loans	-	-	-	-	NA
of which bullet repayment loans	-	-	-	-	NA
(d) Income generating loans	-	-	-	-	NA
3. Renewals sanctioned and disbursed during the FY 25-26	-	-	-	-	**NA**
4.Top-up loans sanctioned and disbursed during the FY 25-26	-	-	-	-	**NA**
5. Loans repaid during the FY 25-26 [(e)+(f)]	-	-	-	**NA**	**NA**
(e) Consumption loans	-	-	-	NA	NA
of which bullet repayment loans	-	-	-	NA	NA
(f) Income generating loans	-	-	-	NA	NA
6. Non-Performing Loans recovered during the FY 25-26 [(g) + (h)]	-	-	-	**NA**	**NA**
(g) Consumption loans	-	-	-	NA	NA
of which bullet repayment loans	-	-	-	NA	NA
(h) Income generating loans	-	-	-	NA	NA
7. Loans written offf during the FY 25-26 [(i) + (j)]	-	-	-	**NA**	**NA**
(i) Consumption loans	-	-	-	NA	NA
of which bullet repayment loans	-	-	-	NA	NA
(j) Income generating loans	-	-	-	NA	NA
8. Closing balance at the end of FY 25-26 [(k) + (l)]	-	-	-	-	-
(k) Consumption loans	-	-	-	-	-
of which bullet repayment loans	-	-	-	-	-
(l) Income generating loans	-	-	-	-	-

(ii) Details of gold and silver collateral and auctions

Particulars	As at March 31, 2026	As at March 31, 2025
(a) Unclaimed gold or silver collateral at the end of the financial year (in grams)	-	-
(b) Number of loan accounts in which auctions were conducted	-	-
(c) Total outstanding in loan accounts mentioned in (b)	-	-
(d) Gold or silver collateral acquired during the FY due to default of loans (in grams)	-	-
(e) Gold or silver collateral auctioned during the FY (in grams)	-	-
(f) Recovery made through auctions during the FY	-	-
(g) Recovery percentage:	-	-
as % of value of gold or silver collateral	-	-
as % of outstanding loan	-	-

44.27 Disclosure related to project finance

Item Description	For the Quarter ended 31- Mar-26	
	Number of Accounts	Total Outstanding
(1) Projects under implementation accounts at the beginning of the quarter.	-	-
(2) Projects under implementation accounts sanctioned during the quarter.	-	-
(3) Projects under implementation accounts where DCCO has been achieved during the quarter	-	-
(4) Projects under implementation accounts at the end of the quarter. (1+2-3)	-	-

Rs. in lakhs

(5)	Out of '4' – accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been invoked.	-	-
(5.1)	Out of '5' – accounts in respect of which Resolution plan has been implemented	-	-
(5.2)	Out of '5' – accounts in respect of which Resolution plan is under implementation.	-	-
(5.3)	Out of '5' – accounts in respect of which Resolution plan has failed.	-	-
(6)	Out of '5', accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been invoked due to change in scope and size of the project.	-	-
(7)	Out of '5', account in respect of which cost overrun associated with extension in original / extended DCCO, as the case may be, was funded	-	-
(7.1)	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-
(7.2)	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-
(8)	Out of '4' – accounts in respect of which resolution process not involving extension in original / extended DCCO, as the case may be, has been invoked.	-	-
(8.1)	Out of '8' – accounts in respect of which Resolution plan has been implemented	-	-
(8.2)	Out of '8' – accounts in respect of which Resolution plan is under implementation.	-	-
(8.3)	Out of '8' – accounts in respect of which Resolution plan has failed.	-	-

44.28 Non-Fund Based (NFB) Credit Facilities

Particulars	As at March 31, 2026		As at March 31, 2025	
	Secured Portion	Unsecured Portion	Secured Portion	Unsecured Portion
(I) Outstanding Guarantees	-	-	-	-
(i) In India	-	-	-	-
(ii) Outside India	-	-	-	-
(II) Acceptances, Endorsements and other Obligations	-	-	-	-
(II) Other NFB Credit facilities	-	-	-	-

44.29 Credit Default Swaps

Particulars	As at March 31, 2026	As at March 31, 2025
(1) No. of transactions during the year	-	-
(2) Amount of protection bought during the year	-	-
(3) No. of transactions where credit event payment was received during the year	-	-
(a) pertaining to current year's transactions	-	-
(b) pertaining to previous year(s)' transactions	-	-
(4) Outstanding transactions as on March 31	-	-
(a) No. of Transactions	-	-
(b) Amount of protection	-	-
(5) Net income / profit (expenditure / loss) in respect of CDS transactions during year-to-date	-	-
(a) premium paid	-	-
(b) Credit event payments received (net of value of deliverable obligation).	-	-

44.30 Disclosures on Co-Lending Arrangements

Particulars	As at March 31, 2026	As at March 31, 2025
Number of Co-Lending Arrangement	9	12
Number of Outstanding Cases (No.)	604	397
Amount of Gross outstanding	8043.74	5776.05
Weighted average rate of interest (%)	8.97%	9.55%
Fees Paid during the year	Nil	Nil
Sector of Co-lending Arrangement	Non-HL	Non-HL
Performance of loans under Co-Lending Arrangement - Standard Loans	7952.14	5744.27
Performance of loans under Co-Lending Arrangement - Non-Performing loans	91.60	31.78
Default loss guarantee (if any)	NA	NA

IKF Home Finance Limited

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44.31 Provisions and Contingencies (Break up of 'Provisions and Contingencies' shown under the head Expenditure in Statement of Profit and Loss Account)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
1. Provisions for depreciation on Investment	-	-
2. Provision towards NPA	889.35	617.09
3. Provision made towards current income taxes	1,520.03	1,151.65
4. Other Provision and Contingencies	-	-
5. Provision for standard assets (with details like teaser loan, CRE, CRE-RH etc.)		
- Housing loans (Non-CRE)	311.63	569.80
- Non-housing loans (Non-CRE)	402.22	237.57
6. Provision for undrawn commitments	-	-
7. Provision for stock of acquired properties	-	-

Break up of Loan & Advances and Provisions thereon

Particulars	Housing		Non-Housing	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Standard Assets				
a) Total Outstanding Amount	1,07,435.54	82,954.40	44,093.51	35,389.49
b) Provisions made	1,135.25	798.76	457.25	352.17
Sub-Standard Assets				
a) Total Outstanding Amount	1,129.03	713.30	1,048.34	562.43
b) Provisions made	408.85	310.08	353.23	225.98
Doubtful Assets – Category-I				
a) Total Outstanding Amount	165.83	87.20	189.82	105.63
b) Provisions made	60.09	37.76	64.74	43.27
Doubtful Assets – Category-II				
a) Total Outstanding Amount	-	-	2.44	-
b) Provisions made	-	-	2.44	-
Doubtful Assets – Category-III				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
TOTAL				
a) Total Outstanding Amount	**1,08,730.40**	**83,754.90**	**45,334.11**	**36,057.54**
b) Provisions made	**1,604.19**	**1,146.60**	**877.65**	**621.42**

Notes:

1) The Total HL outstanding amount mean principal + accrued interest - Insurance component- unamortised processing fee.

2) The Category of Doubtful Assets is as under

Period for which the assets has been considered as doubtful	Category
Up to one year	Category-I
One to three years	Category-II
More than three years	Category-III

44.32 Draw Down from Reserves

During the financial year ended March 31, 2026, there were no draw down from Reserves.

44.33 Concentration of Loans & Advances

Particulars	As at March 31, 2026	As at March 31, 2025
Total Loans & Advances to twenty largest borrowers	1,512.83	1,455.72
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	0.98%	1.22%

44.34 Concentration of Exposures (including off-balance sheet exposure)

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to twenty largest borrowers/customers	1,512.83	1,455.72
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	0.79%	0.96%

IKF Home Finance Limited

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44.35 Concentration of NPAs

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to top four NPA accounts	172.32	145.57

44.36 Sector-wise NPAs

Sector	Percentage of NPAs to Total Advances in that Sector	
	As at March 31, 2026	As at March 31, 2025
A. Housing Loans:		
1. Individuals	1.19%	0.96%
2. Builders/Project Loans	0.00%	0.00%
3. Corporates	0.00%	0.00%
4. Others (specify)	0.00%	0.00%
B. Non-Housing Loans:		
1. Individuals	2.74%	1.85%
2. Builders/Project Loans	0.00%	0.00%
3. Corporates	0.00%	0.00%
4. Others (specify)	0.00%	0.00%

44.37 Movement of NPAs

Particulars	As at March 31, 2026	As at March 31, 2025
(I) Net NPAs to Net Advances(%)	1.07%	0.72%
(II) Movement of Gross NPAs		
a) Opening balance	1,468.56	680.24
b) Additions during the year	2,157.80	1,260.24
c) Reductions during the year	(1,090.90)	(471.92)
d) Closing balance	2,535.46	1,468.56
(III) Movement of Net NPAs		
a) Opening balance	851.47	498.76
b) Additions during the year	1,450.61	730.69
c) Reductions during the year	(655.98)	(377.98)
d) Closing balance	1,646.10	851.47
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	617.09	181.48
b) Provisions made during the year	707.19	565.56
c) Write-off / write-back of excess provisions	(434.92)	(129.95)
d) Closing balance	889.36	617.09

44.38 Customer Complaints

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
a) No. of complaints pending at the beginning of the year	-	-
b) No. of complaints received during the year	19	8
c) No. of complaints redressed during the year	19	8
d) No. of complaints pending at the end of the	-	-

44.38.1 Maintainable complaints received by the NBFC from Office of Ombudsman

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(1). Number of maintainable complaints received by the NBFC from Office of Ombudsman	-	-
(1.1). Of 1, number of complaints resolved in favour of the NBFC by Office of Ombudsman	-	-
(1.2). Of 1, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
(1.3). Of 1, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
(2). Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

IKF Home Finance Limited

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44.38.2 Top five grounds of complaints received by the NBFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	6
		For the year ended March 31, 2026			
Insurance	-	3	200%	-	-
Pre-Closure/Closure	-	5	0%	-	-
Recovery / collection	-	1	0%	-	-
Statements & Documents Related	-	2	100%	-	-
Sanction/ disbursement	-	0	0%		
Others	-	8	100%	-	-
Total	-	**19**	138%	**-**	**-**
		For the year ended March 31, 2025			
Insurance	-	1	(42%)	-	-
Pre-Closure/Closure	-	5	1700%	-	-
Recovery / collection	-	1	0%	-	-
Statements & Documents Related	-	1	(17%)	-	-
Sanction/ disbursement	-	0	(17%)		
Others	-	0	100%	-	-
Total	-	8	**15%**	-	-

44.39 Disclosure on frauds pursuant to Master Directions on Fraud Risk Management in Non-Banking Financial Companies (NBFCs) (including Housing Finance Companies)- 2024

There were no instances of fraud reported during the years ended March 31, 2026 and March 31, 2025.

44.40 Percentage of outstanding loans granted against the collateral of gold jewellery to their outstanding total assets - Nil (March 31, 2025: Nil)

44.41 Details on Principal Business Criteria

The Company has complied and is meeting principal business criteria as laid down under paragraph 10(9) of the Reserve Bank of India (Housing Finance Companies) Directions, 2025 dated 28 November 2025

Particulars	As at March 31, 2026	As at March 31, 2025
Criteria - I		
a) Financial Assets / Total Assets (Net of Intangible Assets)	95.59%	90.74%
b) Income from financial assets / Gross Income	99.62%	95.49%
Criteria - II		
Percentage of housing finance assets to total assets (netted off by intangible assets) (Refer note below)	63.29%	61.36%
Percentage of individual housing finance assets to total assets (netted off by intangible assets) (Refer note below)	63.29%	61.36%

Note: Housing finance assets and individual housing finance assets amounting to Rs. 1,07,662 lakhs considered for computation of principal business criteria is Principal net off Insurance and Unamortised processing fee.

44.42 Disclosure on Liquidity Risk Management

(a) Funding concentration based on significant counterparty*(both deposits and borrowings):

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Number of Significant Counterparties	32	32
Balance as at year end	1,16,287.06	1,09,276.52
% of Total Deposits	0.00%	0.00%
% of Total liabilities	96.09%	95.38%

*A significant counterparty is a single counterparty that has an amount outstanding for more than 1% of the total liabilities as on the reporting

Rs. in lakhs

(b) Top 20 large deposits:

Not applicable. The Company not accept public deposits.

(c) Total of top 10 borrowings

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Total of top 10 borrowings	71,521.09	55,796.40
% of Total Borrowings	61.50%	51.06%

(d) Funding concentration based on significant instrument/product*:

Particulars	For the year ended March 31, 2026	% of Total liabilities	For the year ended March 31, 2025	% of Total liabilities
Term loans	92,280.63	76.25%	85,504.01	75.17%
NHB Loans	12,171.66	10.06%	8,121.47	7.14%
Securitisation loans	6,864.36	5.67%	8,705.57	7.65%
Working capital loans	-	-	-	-
Non-Convertible Debentures	4,970.41	4.11%	6,945.48	6.11%
% of Total liabilities	96.09%		96.07%	

*A significant instrument/product is defined as a single instrument/product of group of similar instruments/products which in aggregate amount to more than 1% of the total liabilities.

(e) Stock Ratios

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(i) Commercial Paper as a % of Total Public Funds	-	-
(ii) Commercial Paper as a % of Total Liabilities	-	-
(iii) Commercial Paper as a % of Total Assets	-	-
(iv) Non Convertible Debentures with (original maturity less than 1 year) as a % of Total Public Fund	-	-
(v) Non Convertible Debentures with (original maturity less than 1 year) as a % of Total Liabilities	-	-
(vi) Non-convertible debentures with (original maturity of less than 1 year) as a % of total assets	-	-
(vii) Other Short Term Liabilities as % of Total Public Funds	-	-
(viii) Other Short Term Liabilities as % of Total Liabilities	0.12%	0.79%
(ix) Other Short Term Liabilities as a % of Total Assets	0.08%	0.65%

(f) Institutional set-up for liquidity risk management

The Company has a Board approved Asset Liability Management (ALM) Policy for effective management of liquidity risk. The Board provides overall oversight of the liquidity risk management framework, while the Asset Liability Committee (ALCO) periodically monitors the Company's liquidity position, funding profile, maturity mismatches and interest rate risk. The ALM Support Group supports ALCO by monitoring liquidity, preparing management information reports (MIS) and facilitating regulatory compliance. The Company also undertakes periodic stress testing and maintains a Contingency Funding Plan to address liquidity stress scenarios.

44.43 Remuneration of Directors - Pecuniary relationship of Non-executive Directors.

Remuneration paid to Directors is reflected in Note no.33 "Related Party Transactions". There is no pecuniary relationship or transactions of Non-Executive Directors with the Company or its Directors., Senior Management or Group Companies

Transactions with Non-Executive Directors

Name of Non-Executive Director	Transaction Type	As at March 31, 2026	As at March 31, 2025
Mr. Radhey Shyam Garg	Payment of Sitting Fees	11.75	9.75
Mr. Santosh Kumar Aryendra	Payment of Sitting Fees	9.75	-
Mr. Alekha Charan Rout	Payment of Sitting Fees	11.25	7.75

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Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44.44 Disclosure on restructuring of advances

a. Disclosures required under the RBI Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Businesses dated 05 May 2021 with reference to disclosures stated under Format-B prescribed in the Resolution Framework – 1.0, read with Reserve Bank of India (Non-Banking Financial Companies – Resolution of Stressed Assets) Directions, 2025 dated 28 November 2025.

Type of Borrower	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at the end of the previous half year i.e. September 30, 2025	Of(A), aggregate debt that slipped into NPA during the half year end March 31, 2026	Of(A), amount written off during the half year ended March 31, 2026	Of(A), amount paid by the borrowers during the half year end March 31, 2026	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at the end of this year i.e. March 31, 2026
	(A)	(B)	(C)	(D)	
Personal Loans	67.49	-	-	1.37	66.12
Corporate persons	-	-	-	-	-
of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**67.49**	**0.00**	**0.00**	**1.37**	**66.12**

b. There are no restructured advances under CDR Mechanism, SME debt Restructuring Mechanism and any other categories, hence disclosure of the same is not required.

44.45 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.

44.46 Disclosure on Liquidity Coverage Ratio (LCR) in accordance with the Reserve Bank of India (Non Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025:
Not applicable to the company

44.47 Details of exposures to related parties as defined in Reserve Bank of India (Non-Banking Financial Companies – Credit Risk Management) Directions, 2025

Particulars	As at March 31, 2026	As at March 31, 2025
A. Loans to Related Parties		
(1) Aggregate value of loans sanctioned to related parties during the year	-	-
(2) Aggregate value of outstanding loans to related parties as on March 31st		
(3) Aggregate value of outstanding loans to related parties as a proportion of total credit exposure as on March 31st(in %)	-	-
(4) Aggregate value of outstanding loans to related parties which are categorized as:	-	-
(i) Special Mention Accounts as on March 31st	-	-
(ii) Non-Performing Assets as on March 31st	-	-
(5) Amount of provisions held in respect of loans to related parties as on March 31st	-	-
B. Contracts and Arrangements involving Related Parties		
(6) Aggregate value of contracts and arrangements awarded to related parties during the year	-	-
(7) Aggregate value of outstanding contracts and arrangements involving related parties as on March 31st	-	-

IKF Home Finance Limited

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Rs. in lakhs

44.48 Disclosure on related Party Transactions as per Master Direction-RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 dated November 28, 2025 as amended

As at March 31, 2026

Related Party/Items	Parent(as per ownership/ Control)	Subsidiaries	Associates/ Joint venture	Directors	Key Management Personnel	Relatives of Key Management Personnel	Others	Total
Maximum Outstanding during the Year	-	-	-	-	-	-	-	-
Share Capital	34,748.15	-	-	-	-	-	-	34,748.15
Transactions and Balance	-	-	-	-	-	-	-	-
Borrowings	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-
Placement of Deposits	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-
Purchase of Fixed / Other Assets	-	-	-	-	-	-	-	-
Sale of Fixed / Other Assets	-	-	-	-	-	-	-	-
Interest Paid	-	-	-	-	-	-	-	-
Interest Received	-	-	-	-	-	-	-	-
Sitting fees	-	-	-	32.75	-	-	-	32.75
Rent paid	-	-	-	-	-	-	-	-
Director's Remuneration	-	-	-	-	78.00	-	-	78.00
Director's Commission Payable	-	-	-	-	128.07	-	-	128.07
Share Capital	-	-	-	-	-	-	-	-
Salary Paid	-	-	-	-	63.91	-	-	63.91
Service Fee Collected	-	-	-	-	-	-	-	-
Service Fee Paid(Shared Services)	35.72	-	-	-	-	-	-	35.72
Direct Assignment	729.17	-	-	-	-	-	-	729.17
Interest Payable on Direct Assignment	13.24	-	-	-	-	-	-	13.24

As at March 31, 2025

Related Party/Items	Parent(as per ownership/ Control)	Subsidiaries	Associates/ Joint venture	Directors	Key Management Personnel	Relatives of Key Management Personnel	Others	Total
Maximum Outstanding during the Year	-	-	-	-	-	-	-	-
Share Capital	15,155.61	-	-	-	-	-	-	15,155.61
Transactions and Balance Outstanding at the Year End	-	-	-	-	-	-	-	-
Borrowings	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-
Placement of Deposits	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-
Purchase of Fixed / Other Assets	-	-	-	-	-	-	-	-
Sale of Fixed / Other Assets	-	-	-	-	-	-	-	-
Interest Paid	-	-	-	-	-	-	-	-
Interest Received	-	-	-	-	-	-	-	-
Sitting Fees	-	-	-	17.50	-	-	-	17.50
Rent paid	-	-	-	-	-	-	-	-
Director's Remuneration	-	-	-	-	74.00	-	-	74.00
Director's Commission Payable	-	-	-	-	94.29	-	-	94.29
Share Capital	-	-	-	-	-	-	-	-
Salary Paid	-	-	-	-	20.26	-	-	20.26
Service Fee Collected	-	-	-	-	-	-	-	-
Service Fee Paid(Shared Services)	91.03	-	-	-	-	-	-	91.03
Direct Assignment	974.02	-	-	-	-	-	-	974.02
Interest Payable on Direct Assignment	15.95	-	-	-	-	-	-	15.95

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Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

45 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 arising out of past service cost by Rs 14.02 lakhs and the same has been recognized under the head 'Employee benefits expense' in the statement of profit and loss 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 reassessed and finalised based on the final Rules, industry practices, etc.

46 Previous year's information have been regrouped/reclassified wherever necessary to correspond with current year's classification/disclosure.

47 During the year 1,63,81,000 equity shares were allotted to the Holding Company through Private placement (March 31, 2025 -Nil).

48 Value of Imports on CIF basis- Nil (March 31, 2025-Nil).

49 Foreign exchange earnings - Nil (March 31, 2025 - Nil) and out go - Nil (March 31, 2025 - Nil).

50 No satisfaction of charges are pending to be filed with the ROC beyond statutory time period.

51 The Company, as part of its normal business, grants loans and advances, makes investment, provides guarantees to and accept from its customers, other entities and persons. These transactions are part of Company's normal housing finance business, which is conducted ensuring adherence to all regulatory requirements. Other than the transactions described above, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate beneficiaries). The Company has also not received any fund from any parties (Funding party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate beneficiaries") or provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

52 The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 for the financial years ended March 31, 2026 and March 31, 2025.

53 There are no transactions which are not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

54 The Company does not possess any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company during the financial year ended March 31, 2026 and March 31, 2025.

55 The Company has not traded or invested in Crypto currency or Virtual currency during the financial years ended March 31, 2026 and March 31, 2025

56 No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder in the financial years ended March 31, 2026 and March 31, 2025.

57 The Company is not a declared wilful defaulter by any bank or financial Institution or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India, during the year ended 31 March 2026 and 31 March 2025.

58 The Company has not undertaken any transactions with any company whose name is struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 in the financial years ended March 31, 2026 and March 31, 2025.

59 There have been no events after the reporting date that require disclosure in these financial statements (March 31, 2025 Rs. Nil)

60 During the FY2026,the company has not entered into any Arrangements U/s 230-237 of The Companies Act,2013(Nil for FY2025)

61 The Company does not hold any immovable property other than disclosed in Note no. 9 as on 31 March 2026 and 31 March 2025. All the lease agreements are duly executed in favour of the Company for properties where the Company is the lessee.

IKF Home Finance Limited

Notes forming part of Financial Statements for the year ended March 31, 2026

Rs. in lakhs

62 In Compliance with Section 128 of the Companies Act, 2013 read with proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, (i) Proper books of account as required by law have been kept by the Company, books except (i) in respect of accounting software (Omni) the backup of the books of account and other books and papers maintained in electronic mode has been maintained on servers physically located in India (Cloud 4c)on daily basis. (ii) The Company uses an accounting software (OMNI) for maintaining its books of account which has a feature of recording audit trail (edit log) which has operated throughout the year for all relevant transactions recorded in the accounting software (OMNI).

63 The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

64 The Company has not defaulted in meeting its payment / repayment obligations to the lenders and has utilised the finance from the lenders for the specific purposes for which finance was availed.

65 During the current year, the company has taken borrowings from banks or financial institutions on the basis of security of current assets. The quarterly returns or statements filed with banks or financial institutions are in agreement with the books of accounts.

As per our report of even date
For SGCO & CO LLP
Chartered Accountants
Firm Reg No :112081W/W100184

Sudha Jaideep Shetty
Partner
Membership No: 047684

Place: Hyderabad
Date: 05-05-2026

For and on behalf of the Board of Directors of
IKF Home Finance Limited
CIN: U65922AP2002PLC039417

V Vasantha Lakshmi
Managing Director
DIN: 03610979
Place: Hyderabad
Date: 05-05-2026

Vasumathi Devi Koganti
Director
DIN: 03161150
Place: Hyderabad
Date: 05-05-2026

Prashant Rawat
Chief Financial Officer
Place: Hyderabad
Date: 05-05-2026

Aakanksha P
Company Secretary
M.No.A75114
Place: Hyderabad
Date: 05-05-2026