HINDUJA
HOUSING FINANCE

01-11-2025

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalai Street, Fort,
Mumbai 400 001

Dear Sir(s)

Sub.: Compliance pursuant to Regulation 54(3) of SEBI (LODR) Regulations, 2015

In Pursuant to the Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we request you to note that the disclosure of the extent and nature of security created and maintained for non-convertible securities of the Company and the security cover certificate is made in the Financial Results for the Quarter and half year ended September 30, 2025 and enclosed herewith.

We request you to take the same on your records.

Thanking you.

Yours Faithfully,

For Hinduja Housing Finance Limited

PRATEEK PAREKH Digitally signed by PRATEEK PAREKH Date: 2025.11.01 19:31:39 +05'30'

Prateek Parekh

Chief Financial Officer

HINDUJA HOUSING FINANCE LIMITED
No: 27-A, Developed Industrial Estate, Guindy, Chennai - 600 032. | Ph: 044-2242 7545
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www.hindujahousingfinance.com

To
Board of Directors of Hinduja Housing Finance Limited

Independent auditor's report on the Statement of Information required by the Debenture Trustee as at 30 September 2025

1. This Report is issued as requested by the Management of Hinduja Housing Finance Limited (hereinafter the "Company").

2. We, V Sankar Aiyar & Co, are the Statutory Auditors of the Company and have been requested by the Company to examine the accompanying Statement showing 'Security cover' as per the terms of offer document/information memorandum and debenture trust deed (as mentioned in Annexure I of the accompanying statement) and compliance with financial covenants for listed non-convertible debt securities as at 30 September 2025 (as mentioned in Annexure II of the accompanying statement)' (hereinafter, collectively referred to as the "Statement') which has been prepared by the Company from the unaudited financial results and other relevant records and documents maintained by the Company as at and for the quarter and half year ended 30 September 2025 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter the "SEBI Regulations"), and SEBI Circular No. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19 May 2022. The Statement has been initialled by us for identification purpose only.

   This Report is required by the Company for the purpose of submission to Vardhman Trusteeship Private Limited (hereinafter the "Debenture Trustee") to ensure compliance with the SEBI Regulations in respect of its listed non-convertible debt securities having face value of Rupees Thousand and seventy seven crores (INR 1,077/- crores) ('Debentures'). The Company has entered into agreements with the Debenture Trustee on various dates in respect of such debentures. The amount outstanding as at 30 September 2025 is Rupees Thousand and seventy seven crores (INR 1,077/- crores) only.

Management's responsibility

3. The preparation and presentation of the Statement is solely the responsibility of the Management of the Company (the 'Management'), including the creation and maintenance of all accounting and other relevant records and documents supporting its contents, including the appropriateness of the basis for its preparation furnished as notes in the Statement.

4. The Management is also responsible for designing, implementing and maintaining internal controls relevant to the preparation and presentation of the Statement, applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances and ensuring, that the company complies with all the relevant requirements of the SEBI Regulations and all the covenants including financial covenants as prescribed in the Debenture Trust Deeds entered into between the Company and the Debenture Trustee ("Trust Deed") with respect to the non-convertible debentures issued by the Company; for ensuring the completeness and accuracy of the contents given in the Statement and for providing and disclosing all relevant information to the Debenture Trustee.

V. SANKAR AIYAR & CO. CHARTERED ACCOUNTANTS CHENNAI-17

Auditor's responsibility

5. Pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide a limited assurance as to whether

   a) the financial information along with notes disclosed in the Statement, in all material respects, have been accurately extracted from the unaudited financial results, books of accounts and other relevant records of the Company for the quarter and half year ended 30 September 2025; and

   b) the Company is in compliance with the financial covenants in the Trust Deed during the quarter and half year ended/as at 30 September 2025, wherever applicable.

6. We have reviewed the unaudited financial results of the Company for the quarter and half year ended 30 September 2025 prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013, as amended ('the Act), read with relevant rules issued thereunder and other recognised accounting practices and policies generally accepted in India and issued an unmodified opinion vide our limited review report dated 01 November 2025.

7. Our review of the above mentioned unaudited financial results was conducted in accordance with the Standards on Review Engagement (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity' and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India ("ICAI"). A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. A review may bring significant matters affecting the unaudited financial results to the Auditor's attention, but it does not provide all the evidence that would be required in an audit.

8. We have conducted our examination in accordance with Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("Guidance Note"). The Guidance Note requires that we comply with the ethical requirements of the Ethics issued by the Institute of Chartered Accountants of India.

9. Our scope of work did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts, or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

10. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, as mentioned in the above paragraphs. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:

V. SANKAR AIYAR & CO. CHARTERED ACCOUNTANTS *CHENNAI-17*

a) Traced and agreed the amount of the listed non-convertible debt securities outstanding as at 30 September 2025 from the Statement to the unaudited financial results and books of account of the Company.

b) Traced the value of assets and other liabilities from the Statement to the unaudited financial results and books of account as at 30 September 2025.

c) With respect to compliance with financial covenants in the Trust Deed, we have examined the Trust Deed, books of accounts and other records maintained by the Company for the quarter and half year ended 30 September 2025.

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

11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, 'Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements'.

Conclusion

12. Based on the nature and extent of procedures carried out by us as mentioned above, and the information and explanations given to us by the Management, nothing has come to our attention that causes us to believe that:

    a) the financial information along with notes disclosed in the accompanying Statement, in all material respects, have not been accurately extracted from the unaudited financial results, books of accounts and other relevant records of the Company for the quarter and half year ended 30 September 2025; and

    b) the Company is not in compliance with the financial covenants in the Trust Deed during the quarter and half year ended 30 September 2025, wherever applicable.

Restriction on use and distribution

13. This report is addressed to and provided to the Board of Directors of the Company solely for the purpose mentioned in paragraph 2 and for submission to Debenture Trustee. Our report should not be used for any other purpose. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing. We have no responsibility to update this certificate for events and circumstances occurring after the date of this report.

For V. SANKAR AIYAR & CO.
Chartered Accountants
ICAI Regn. No.109208W

UDIN-25224922BMIUNV5979

K. BALAJI
Partner
M. No.224922

Place: Chennai
Date: 01 November 2025

V. SANKAR AIYAR & CO. CHARTERED ACCOUNTANTS * CHENNAI-17 *

Annexure I-Security Cover Certificate as per Regulation 54(3) of the Securities Exchange Board of India(Listing Obligations and Disclosure Requirements) Regulations.

The Financial information as at September 30, 2025 has been extracted from the unaudited books of accounts and other relevant records

Rs. in Lakhs

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus pari-passu charge)		Market Value for Assets charged on Exclusive basis	Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets (viii)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+N)
												Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment							2,196.72		2,196.72					
Capital Work-in-Progress									-					
Right of Use Assets							2,367.13		2,367.13					
Goodwill									-					
Intangible Assets							38.62		38.62					
Intangible Assets under Development									-					
Investments							12,855.54		12,855.54					
Loans		46,563.86	9,53,508.04				1,22,290.30		11,22,362.20					
Inventories									-					
Trade Receivables									-					
Cash and Cash Equivalents		6,959.98					2.84		6,962.82					
Bank Balances other than Cash and Cash Equivalents		-					77.83		77.83					
Others							71,502.63		71,502.63					
Total		**53,523.84**	**9,53,508.04**	-	-	-	**2,11,331.61**	-	**12,18,363.49**					
									-					
LIABILITIES									-					
Debt securities to which this certificate pertains		51,977.61					-		51,977.61					
Other debt sharing pari-passu charge with above debt									-					
Other Debt									-					
Subordinated debt							60,301.97		60,301.97					
Borrowings			8,57,480.15				-		8,57,480.15					
Bank									-					
Debt Securities			-						-					

HINDUJA HOUSING FINANCE LIMITED
Chennai 600 032.

V. SANKAR AIYAR & CO.
CHARTERED ACCOUNTANTS
CHENNAI-17

HINDUJA HOUSING FINANCE LIMITED
No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai - 600 015. | Ph: 044 - 30081663
Registered Office: No: 27-A, Developed Industrial Estate, Guindy, Chennai - 600 032. Ph: 044-2242 7555 Email: compliance@hindujahousingfinance.com CIN: U65922TN2015PLC100093
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HINDUJA HOUSING FINANCE

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Others									-					
Trade payables							793.85		793.85					
Lease Liabilities							2,565.36		2,565.36					
Provisions							689.89		689.89					
Others							33,732.88		33,732.88					
Total		**51,977.61**	**8,57,480.15**	-	-	-	**98,083.95**	-	**10,07,541.71**					
Cover on Book Value														
Cover on Market Value														
	Exclusive Security Cover Ratio	1.03	1.11		Pari-Passu Security Cover Ratio									

Note:
The company has issued unsecured non convertible debentures, accordingly the security cover ratio is not applicable on specific charge or Pari- pasu charge on the assets of the company.

For Hinduja Housing Finance Limited

Sachin Pillai
Managing Director

Place : Chennai
Date : November 01, 2025