

NHFL/LS/0051/2025-26

4 February 2026

BSE Limited

Listing Department, 1st Floor,
P J Towers, Dalal Street, Fort,
Mumbai - 400 001.

Scrip Code: 974777; 975524; 975666

Sub.: Outcome of Board Meeting and disclosures under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”)

Dear Sir/ Madam,

We wish to inform you that the Board of Directors of the Company at its Meeting held today i.e., Wednesday, 4 February 2026, *inter-alia*, considered and approved Unaudited Financial Results of the Company for the quarter and nine months ended 31 December 2025.

Accordingly, please find enclosed herewith the following:

- a. Unaudited Financial Results of the Company for the quarter and nine months ended 31 December 2025, along with the Limited Review Report, by the Statutory Auditors of the Company, thereon at **Annexure I**;
- b. Disclosures pursuant to Regulation 52(4) of the Listing Regulations at **Annexure II**; and
- c. Security cover certificate pursuant to Regulation 54 of the Listing Regulations issued by the Statutory Auditors of the Company at **Annexure III**;

Further, we wish to inform you that there was no new issuance of Non-Convertible Securities during the quarter ended 31 December 2025 and there was no outstanding balance of proceeds of previous issuance of Non-Convertible Securities pending utilisation, hence, a “Nil” disclosure under Regulation 52(7) & 52(7A) is enclosed at **Annexure IV**.

Please note that in terms of the Company’s Code of Conduct for Prohibition of Insider Trading and Internal Procedures, the trading window for dealing in the listed securities of the Company by designated persons will open on Monday, 9 February 2026.

The Board Meeting commenced at 01:30 P.M. (IST) and concluded at 4:30 P.M (IST).

Niwas Housing Finance Limited

(Formerly known as Niwas Housing Finance Private Limited)

Registered Office : Unit No. 305, Corporate Avenue, 2/E-Wing, 3rd Floor, Andheri Ghatkopar Link Road, Chakala Andheri (East), Mumbai - 400093, India | T 022-65202222 | connect@niwashfc.com | www.niwashfc.com
CIN : U65990MH2016PLC271587



Request you to kindly take the above on record and disseminate the same on your website.

Thanking you,

Yours faithfully,

For Niwas Housing Finance Limited
(Formerly, Niwas Housing Finance Private Limited)

Panth Joshi
Company Secretary & Compliance Officer
(Membership No.: A71294)

Niwas Housing Finance Limited

(Formerly known as Niwas Housing Finance Private Limited)

Registered Office : Unit No. 305, Corporate Avenue, 2/E-Wing, 3rd Floor, Andheri Ghatkopar Link Road,
Chakala Andheri (East), Mumbai - 400093, India | T 022-65202222 | connect@niwashfc.com | www.niwashfc.com
CIN : U65990MH2016PLC271587

KIRTANE & PANDIT
Chartered Accountants
Pune | Mumbai | Bengaluru | Delhi | Nashik | Hyderabad | Chennai

Independent Auditor's Review Report on the Unaudited Quarterly and Year to Date Financial Results of Niwas Housing Finance Limited (Formerly known as Niwas Housing Finance Private Limited) pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Niwas Housing Finance Limited (Formerly known as Niwas Housing Finance Private Limited)

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Niwas Housing Finance Limited (Formerly known as Niwas housing Finance Private Limited) ('the Company') for the quarter ended December 31, 2025 and year-to-date results for the period April 01, 2025 to December 31, 2025, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in Compliance with Regulation 52 of SEBI Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the 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. Accordingly, we do not express an audit opinion.

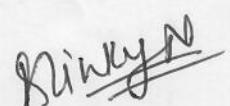


4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatements or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For Kirtane & Pandit LLP

Chartered Accountants

Firm Registration No: 105215W/W100057



Pinky Nagdev

Partner

Membership No. 130815



UDIN No: 26130815QEZFYS4698

Place: Mumbai

Date: February 04, 2026.

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2025

(Currency : Indian Rupees Lakhs)

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		31 December 2025	30 September 2025	31 December 2024	31 December 2025	31 December 2024	31 March 2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations						
	(i) Interest income	10,698	10,214	8,262	30,330	22,920	31,512
	(ii) Fees and commission income	1,234	1,237	1,052	3,458	1,736	3,037
	(iii) Net gain on fair value changes	433	263	296	861	614	742
	(iv) Net gain on derecognition of financial instruments measured at amortised cost category fair value changes	2,445	2,312	1,112	5,571	3,410	5,473
	Total revenue from operations(a)	14,810	14,026	10,722	40,220	28,680	40,764
	(b) Other income	9	9	15	26	53	144
	Total income (a+b)	14,819	14,035	10,737	40,246	28,733	40,908
2	Expenses						
	(a) Finance costs	5,720	5,843	4,711	16,827	12,379	17,112
	(b) Impairment on financial instruments	346	528	470	1,383	905	1,500
	(c) Employee benefits expenses	3,275	4,064	2,171	9,916	5,777	7,961
	(d) Depreciation and amortisation expense	258	236	196	709	527	744
	(e) Other expenses	1,442	1,579	1,021	4,490	3,260	4,532
	Total expenses (a+b+c+d+e)	11,041	12,250	8,569	33,325	22,848	31,849
3	Profit / (loss) before tax (1-2)	3,778	1,785	2,168	6,921	5,885	9,059
4	Tax expenses						
	Current tax	707	197	570	1,323	1,240	1,674
	Earlier Year Tax	-	-	-	-	-	-
	Deferred tax	255	261	(29)	449	241	608
	Total tax expenses	962	459	541	1,771	1,481	2,282
5	Profit / (loss) after tax (3-4)	2,816	1,327	1,627	5,150	4,404	6,777
6	Other comprehensive income, net of tax						
	(a) Items that will not be reclassified to profit or loss	(2)	1	(3)	(15)	(11)	(11)
	(b) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Total other comprehensive income/(expenses), net of tax	(2)	1	(3)	(15)	(11)	(11)
7	Total comprehensive income (5+6)	2,814	1,328	1,624	5,135	4,393	6,766
	Paid-Up Equity share capital(Face Value of Rs.10 each)	51,892	51,892	45,000	51,892	45,000	45,000
	Other equity				44,171	17,918	20,431
	Earnings per equity shares(not annualised*)(In Rs)						
	Basic	1.05*	0.47*	0.30*	1.05	0.98*	1.51
	Diluted	1.03*	0.46*	0.30*	1.03	0.98*	1.49

* Not Annualised

Notes :

- The above financial results have been prepared in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015 as amended and the Indian Accounting Standards ("IND AS") notified under Section 133 of the Companies Act 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules, 2015 as amended and the other accounting principles generally accepted in India. Any applicable guidelines / clarification /directions issued by the National Housing Bank or other regulators are implemented as and when they are issued/applicable.
- During the nine months ended 31 December 2025, share based payment expenses includes amount of Rs. 1104.54 Lacs on account of settlement against the unvested accelerated option in cash. The option was given by Nomination Remuneration Committee in accordance with the ESOP Plan.
- The Ministry of Corporate Affairs ("MCA") has approved the Company's application for conversion into a public limited company and issued the Certificate of Incorporation pursuant to such conversion on December 31, 2025. Accordingly, the name of the Company has been changed from "Niwas Housing Finance Private Limited" to "Niwas Housing Finance Limited".
- Pursuant to the notification issued by the Ministry of Labour and Employment, the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "New Labour Codes") being effective from November 21, 2025, The Company has reassessed its employee benefit obligations in accordance with the revised definition of wages. Accordingly, an incremental liability on account of past service cost in accordance with IND AS 19 - Employee Benefits amounting of Rs. 145.10 lacs has been charged to the Profit and Loss Account for the quarter and nine months ended December 31, 2025. The Company continues to monitor developments relating to the implementation of the New Labour Codes and will review its estimates and assumptions on an ongoing basis.
- The unaudited financial results of Niwas Housing Finance Limited ("the Company") for the quarter and nine months ended 31 December 2025 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on 04 February 2026. The unaudited financial results have been subjected to limited review by the Statutory Auditor of the Company.
- The Company is primarily engaged in the business of affordable housing finance and accordingly there are no separate reportable segments as per Ind AS 108 - Operating segments.



7 The Listed Non-Convertible Debentures of the Company as on 31 December 2025 are secured by first pari-passu charge on the Company and/or standard receivables and / or cash / cash equivalent and / or such other asset as mentioned in respective offer document read with Debenture Trust Deeds executed for each of the series/tranches. The total asset cover required for secured listed non-convertible debentures has been maintained as per the terms and conditions stated in the respective offer document read with Debenture Trust Deeds executed for each of the series/tranches.

8 Disclosures pursuant to RBI Notification - RBI/DOR/2025-26/359/DOR.STR.REC.278/21.04.018/2025-26 dated November 28, 2025 on "Transfer of Loan Exposures" are given below: Details of loans transferred for the nine months ended 31 December 2025:

(A) Pool sold (not in default) through assignment for Nine months ended 31 December, 2025

Particulars	(Currency : Indian Rupees Lakhs)	
	As at 31 December 2025	As at 31 March 2025
(i) No. of accounts	3,673	4,096
(ii) Aggregate value of accounts assigned	23,531	25,326
(iii) Aggregate consideration	23,531	25,326
(iv) Weighted average maturity (No. of months)*	126.12	126.91
(v) Weighted average holding period (months)	9.18	9.34
(vi) Retention of beneficial economic interest	10%	10%
(vii) Detail of Coverage of Tangible Security	100%	100%
(viii) rating wise distribution of rated Loans	Unrated	Unrated

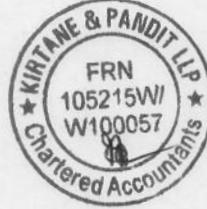
* Based on scheduled maturity of the pool contracts may change on account of prepayment and yield change. The weighted average life of the pool after taking into account prepayments is expected to be much lower.

(B) Pool acquired (not in default) through assignment during the Nine months ended 31 December, 2025

Particulars	As at	
	31 December 2025	31 March 2025
(i) No. of accounts	-	468
(ii) Aggregate value of accounts acquired	-	6,193
(iii) Aggregate consideration	-	6,193
(iv) Weighted average maturity (No. of months)**	-	176.84
(v) Weighted average holding period (months)	-	16.52
(vi) Retention of beneficial economic interest (MRR)	-	100%
(vii) Detail of Coverage of Tangible Security	-	100%

9 Figures for the previous periods/ year have been regrouped, restated and/ or reclassified where ever considered necessary to make them comparable to the current periods/ year presentation.

Place: Mumbai
 Date: 04 February 2026



For and on behalf of the Board of Directors of
 Niwas Housing Finance Limited
 (Formerly known as Niwas Housing Finance Private Limited)

Shreejit Memon
 Whole Time Director & Chief Executive Officer
 DIN: 08089220

Annexure II

Niwas Housing Finance Limited
(Formerly known as Niwas Housing Finance Private Limited)

Regd Office: Unit no. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri Ghatkopar Link Road, Chakala Andheri (East), Mumbai - 400093, India
 Tel: +91 22 6520 2222
 CIN: U65990MH2016PLC271587 Website: www.niwashfc.com Email: connect@niwashfc.com

Disclosure in terms of Regulations 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, based on unaudited financial results for quarter and Nine months ended 31 December 2025 :

Sr. No.	Particulars	As at	
		31 December 2025	31 March 2025
		Unaudited	Audited
1	Debt-equity ratio ¹	2.72	3.43
2	Debt service coverage ratio ²	Not Applicable	Not Applicable
3	Interest service coverage ratio ²	Not Applicable	Not Applicable
4	Outstanding redeemable preference shares (quantity and value)	Nil	Nil
5	Capital redemption reserve (INR in lakhs)	Nil	Nil
	Debenture redemption reserve (INR in lakhs) ³	Not Applicable	Not Applicable
6	Net worth (INR in lakhs) ⁴	95,402	64,803
7	Net profit/(loss) after tax (INR in lakhs)	5,150	6,776
8	Earnings per equity share (not annualised):		
	(a) Basic (INR)	1.05	1.51
	(b) Diluted (INR)	1.03	1.49
9	Current ratio ²	Not Applicable	Not Applicable
10	Long term debt to working capital ²	Not Applicable	Not Applicable
11	Bad debts to Account receivable ratio ²	Not Applicable	Not Applicable
12	Current liability ratio ²	Not Applicable	Not Applicable
13	Total debts to total assets ⁵	0.71	0.76
14	Debtors turnover ²	Not Applicable	Not Applicable
15	Inventory turnover ²	Not Applicable	Not Applicable
16	Operating margin ²	Not Applicable	Not Applicable
17	Net profit margin ⁶	12.8%	16.6%
18	Sector specific equivalent ratios:		
	(a) Gross Stage 3 Asset	1.63%	1.35%
	(b) Net Stage 3 Asset	1.20%	0.90%
	(c) Capital to risk-weighted assets ratio ⁷	47.51%	47.94%

Notes:

- 1 Debt-equity ratio = (Debt securities + Borrowings (other than debt securities)) / Networth.
- 2 The Company is a Housing Finance Company registered under the National Housing Bank Act, 1987 hence these ratios are generally not applicable.
- 3 As per Rule 18(7)(b)(iii) of Companies (Share Capital and Debenture) Rules, 2014 of the Companies Act, 2013, the requirement for creating Debenture Redemption Reserve is not applicable to the Company being a listed Non-Banking Financial Company registered with the Reserve Bank of India and issuing Debentures on Private Placement basis.
- 4 Networth is calculated as defined in section 2(57) of Companies Act, 2013.
- 5 Total debts to total assets = (Debt securities+ Borrowings (other than debt securities)) / total assets.
- 6 Net profit margin= Net profit after tax / total income.
- 7 Capital to risk-weighted assets ratio is calculated as per the RBI/NHB guidelines.

Yours faithfully,

Niwas Housing Finance Limited
(Formerly known as Niwas Housing Finance Private Limited)



Pushkar Joshi
 Chief Financial Officer



KIRTANE & PANDIT
Chartered Accountants

Pune | Mumbai | Bengaluru | Delhi | Nashik | Hyderabad | Chennai

To
 The Board of Directors
 Niwas Housing Finance Limited
 (Formerly known as Niwas Housing Finance Private Limited)
 305, 3rd floor, Wing 2/E,
 Corporate Avenue
 Andheri-Ghatkopar Link Road, Chakala
 Andheri (East)
 Mumbai - 400093

Dear Sirs,

Independent Auditor's Certificate on the Statement of book values of the assets offered as security against listed debt securities pursuant to Regulation 15(1)(t)(i)(a) of Securities and Exchange Board of India (Debenture Trustees) Regulation, 1993 read with Clause 1.1 of Chapter V of SEBI circular dated 16 May 2024

1. This certificate is issued in accordance with the terms of our engagement with Niwas Housing Finance Limited (The "Company").
2. The accompanying Statement containing details of book value of assets offered as security against listed secured Non-Convertible Debentures ('NCDs') of the Company outstanding as at **December 31, 2025** (hereinafter referred to as 'the Statement') has been prepared by the Company's management for the purpose of submission of the Statement along with this certificate to the Debenture Trustee(s) for the Company, pursuant to the requirements of Regulation 15(1)(t)(i)(a) of SEBI (Debentures Trustee) Regulations, 1993 (as amended) ('Debenture Trustees Regulations') read with Clause 3.1(a) of SEBI circular SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May 2024 (collectively referred to as 'the Regulations'). We have attached the Statement to this certificate.

Management's Responsibility

3. The preparation of the Statement is the responsibility of the management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The management is also responsible for ensuring compliance with the requirements of the Regulations, the Information Memorandums and DTDs along with the covenants as prescribed in the debenture trust deed for the purpose of furnishing this Statement and providing all relevant information to the Debenture Trustees.

Auditor's Responsibility

5. Pursuant to requirements as referred to in paragraph 2 above, it is our responsibility to express a limited assurance in the form of a conclusion as to whether anything has come to our attention that causes us to believe that the details included in the accompanying Statement regarding maintenance of security cover as per the terms of the Offer Document/Information Memorandum and/or DTDs in respect of listed NCDs of the Company outstanding as at December 31, 2025, are not in agreement with the unaudited financial results of the Company, underlying books of account and other relevant records and documents maintained by the Company for the quarter ended December 31, 2025 or that the calculation thereof is arithmetically inaccurate.



6. The unaudited standalone financial results, referred to in paragraph 5 above, have been reviewed by us, on which we have issued an unmodified conclusion vide our report dated February 04, 2026. Our review of standalone financial results was conducted in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India ('the ICAI'). This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information is free of material misstatement. A review is limited primarily to inquiries of the Company personnel and analytical procedures applied to the financial data and thus, provide less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion.
7. We conducted our examination of the Statement, in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) ('the Guidance Note'), issued by the Institute of Chartered Accountants of India ('the ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC)1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
9. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedure selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation to the Statement:
 - a. On test check basis, obtained the details of security cover from terms of the Offer Document/Information Memorandum and/or DTDs in respect of the listed NCDs outstanding as at December 31, 2025;
 - b. Enquired and understood management's assessment of compliance with the details of security cover and corroborated the responses from the understanding obtained by us during the review of the unaudited standalone financial results as referred in paragraph 6 above, and such further inspection of supporting and other documents as deemed necessary;
 - c. Traced the value of assets forming part of the security cover from the unaudited standalone financial results, underlying books of account and other relevant records and documents maintained by the Company for the quarter ended December 31, 2025;
 - d. Recomputed the security coverage ratio based on the information as obtained in the point (a) and (c) above;
 - e. Verified the arithmetical accuracy of the Statement; and
 - f. Performed necessary inquiries with the management and obtained necessary representations.

Conclusion

10. Based on our examination and the procedures performed as per paragraph 9 above, evidences obtained, and the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that cause us to believe that the Statement regarding maintenance of security cover as per the terms of the Offer Document/Information Memorandum and/or DTDs in respect of listed NCDs of the Company outstanding as at 31 December 2025, are not in agreement with the unaudited financial results of the Company, its underlying books of account and other relevant records and documents maintained by the Company for the quarter ended 31 December 2025, or that the calculation thereof is arithmetically inaccurate and the Book value used to determine security cover ratio has not been derived as per Column F of annexure I (Statement) — Format of Security cover as per SEBI circular SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May 2024



Restriction on distribution or use

11. Our work was performed solely to assist you in meeting in your responsibilities in relation to your compliance with the requirements of the Regulations. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.
12. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with the requirements of the Regulations which requires it to submit this certificate along with the accompanying Statement to the SEBI and Debenture Trustees, and should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For Kirtane & Pandit LLP
Chartered Accountants
Firm Registration No: 105215W/W100057


Pinky Nagdev
Partner
Membership No: 130815



UDIN: 26130815HUSYWR9331

Place: Mumbai
Date: February 04, 2026.

Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Listed Debt Securities (Non-convertible debentures) of the Company as at Dec 31, 2025

Annexure I- Statement of Security Cover

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		Exclusive Charge	Exclusive Charge	PariPassu Charge	PariPassu Charge	PariPassu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)		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]
		Book Value	Book Value	Yes/ No	Book Value	Book Value								Relating to Column F
ASSETS														
Property, Plant and Equipment		-	-				9.27		9.27					-
Capital Work-in Progress							-		-					-
Right of Use Assets							8.26		8.26					-
Goodwill							-		-					-
Intangible Assets							2.63		2.63					-
Intangible Assets under Development							2.48		2.48					-
Investments	Mutual Fund					266.92			266.92					-
Loans	Loans and receivables	873.08	Yes	53.86	2,046.65	65.22		3,038.81				53.86		53.86
Inventories									-					-
Trade Receivables									-					-
Cash and Cash Equivalents	Cash and Cash Equivalents				78.20			78.20						-
Bank Balances other than Cash and Cash Equivalents		84.90						84.90						-
Others (refer footnote 1)		5.92				141.60		147.52						-
Total		963.90		53.86	2,391.77	229.46		3,638.99				53.86		53.86
LIABILITIES														
Debt securities to which this certificate pertains	Non Convertible Debentures		Yes	50.56		-0.41		50.15						-
Other debt sharing pari-passu charge with above debt				-				-						-
Other Debt				-				-						-
Subordinated debt				-				-						-
Borrowings				-				-						-
Bank	Borrowing from Banks and FI		Yes	-	1,879.80	-14.49		1,865.31						-
Debt Securities	Commercial Papers			-		-		-						-
Others		686.12		-		-4.00		682.12						-
Trade payables				-		0.43		0.43						-
Lease Liabilities				-		9.32		9.32						-
Provisions				-		4.53		4.53						-
Others (refer footnote 2)				-		1,027.12		1,027.12						-
Total		686.12		50.56	1,879.80	1,022.51		3,638.99						-
Cover on Book Value														
Cover on Market Value ^{ix}		Exclusive Security Cover Ratio	1.40	PariPassu Security Cover Ratio	1.07	1.27								

Footnotes:

1. Assets - Others include current tax assets (net), deferred tax assets (net), other financial assets and other non-financial assets.
2. Borrowing Others includes borrowings against securitised assets and other unsecured borrowing.
3. The "Pari-Passu Security Cover Ratio" computed above is based on the book value of assets and liabilities as at Dec 31, 2025.

For Niwas Housing Finance Limited

Authorised Signatory
Mumbai, 04-02-2026



A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public/ Private Placement)	Type of Instrument	Date of raising funds	Amount Raised (Amt in Cr)	Funds Utilized (Amt in Cr)	Any Deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Niwas Housing Finance Limited	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

B. Statement with respect to deviation / variation in use of proceeds of non-convertible debentures issued during the quarter ended 31 December 2025:

Particulars	Remarks
Name of Listed Entity	Niwas Housing Finance Limited
Mode of Fund Raising	Private Placement
Type of Instrument	Non-Convertible Debentures
Date of Raising Funds during quarter ended 31 December 2025	Not Applicable
Amount Raised during the quarter ended 31 December 2025	Nil
Report filed for the quarter ended	31 December 2025
Is there a Deviation / Variation in use of funds raised?	Not Applicable
Whether any approval is required to vary the objects of the issue stated in the prospectus / offer document?	Not Applicable
If yes, details of approval so required?	
Date of approval	
Explanation for the Deviation / Variation	
Comments of the Audit Committee after review	Nil
Comments of the auditors, if any	Not Applicable

Objects for which funds have been raised and where there has been a deviation / variation, in the following table

Niwas Housing Finance Limited

(Formerly known as Niwas Housing Finance Private Limited)

 Registered Office : Unit No. 305, Corporate Avenue, 2/E-Wing, 3rd Floor, Andheri Ghatkopar Link Road, Chakala Andheri (East), Mumbai - 400093, India | T 022-65202222 | connect@niwashfc.com | www.niwashfc.com
 CIN : U65990MH2016PLC271587

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of deviation / variation for the quarter according to applicable object (In INR Crores and in %)	Remarks if any
-	-	-	-	-	-	-

Deviation could mean:

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

Request you to kindly take the above on record and disseminate the same on your website.

Thanking you,

Yours faithfully,

For Niwas Housing Finance Limited
 (Formerly, Niwas Housing Finance Private Limited)

Panth Joshi
 Company Secretary & Compliance Officer
 (Membership No.: A71294)