

**GICHFL/SEC/2025-26**

**August 12, 2025**

<p>To,</p> <p><b>BSE Limited</b> P.J. Towers, Dalal Street, Fort, Mumbai – 400 001</p> <p><b>Scrip Code(s):</b></p> <p><b>Equity – 511676</b> <b>NCDs – 976181, 976182, 976944,</b> 976945 <b>CPs – 729084, 729292, 729384, 729501,</b> 729549, 729768, 729974</p>	<p>To,</p> <p><b>National Stock Exchange of India Limited</b> 'Exchange Plaza', C-1, Block G, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051</p> <p><b>Scrip Code: GICHSGFIN</b></p>
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Dear Sir,

**Sub.: Outcome of Board Meeting dated August 12, 2025 under Regulation 30 and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").**

**(Meeting Start time - 2.00 P.M.; Meeting End time – 5:10 P.M.).**

We wish to inform that the Board of Directors of our Company in its meeting held today, i.e., Tuesday, August 12, 2025, has inter-alia considered and approved the following –

- 1) Statement of un-audited standalone and consolidated financial results along with limited review reports issued by Statutory Auditor of the Company for the first quarter ended on June 30, 2025 (enclosed as **Annexure-A**).

Additional information in compliance with chapter V of the Listing Regulations is enclosed as **Annexure-B**.

This intimation letter as Outcome of Board Meeting along with the necessary annexures is being made available on the Company's website at [www.gichfindia.com](http://www.gichfindia.com). The unaudited standalone and consolidated financial results for the first quarter ended on June 30, 2025 will also be published in the newspapers as prescribed under the Listing Regulations.

Please note that as per SEBI (Prohibition of Insider Trading) Regulations, 2015 read with the provisions of the Company's Code of Conduct for Prohibition of Insider Trading, the "Trading

# GIC HOUSING FINANCE LTD.

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Window" for dealing in securities of the Company (for all our Directors, Promoters, Designated Officers, Connected Persons and their immediate relatives) will open from Thursday, August 14, 2025.

This is for your information and record purpose.

Thanking you,

Yours faithfully,

**Nutan Singh**  
**Group Head & Company Secretary**

**Encl. a/a**



# GIC HOUSING FINANCE LTD.

## Annexure - A

GIC HOUSING FINANCE LTD.					
CIN: L65922MH1989PLC054583					
Regd. Office : 6th Floor, National Insurance Building, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400 020.					
Statement of Unaudited Standalone Financial Results For the Quarter Ended June 30, 2025					
(₹ in Lakh)					
Sr. No.	Particulars	Quarter Ended			Year Ended
		30-06-2025	31-03-2025	30-06-2024	31-03-2025
		(Reviewed)	(Audited)	(Reviewed)	(Audited)
1	Revenue from operations				
	(i) Interest Income	26,239	26,703	25,772	1,04,926
	(ii) Dividend Income	-	-	-	15
	(iii) Fees and Commission Income	99	130	139	549
	(iv) Other Operating Income	198	334	1,483	2,401
	<b>Total Revenue from operations</b>	<b>26,536</b>	<b>27,167</b>	<b>27,394</b>	<b>1,07,891</b>
	Other Income	7	414	324	997
	<b>Total Income</b>	<b>26,543</b>	<b>27,581</b>	<b>27,718</b>	<b>1,08,888</b>
2	Expenses				
	(i) Finance Cost	17,312	17,356	17,398	70,296
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	19	10	3	31
	(iii) Impairment of Financial Instruments, including write-off (refer note 6)	7,797	(736)	2,384	1,652
	(iv) Employee Benefits Expenses	1,795	2,031	1,559	7,023
	(v) Depreciation & Amortisation Expenses	254	384	365	1,501
	(vi) Other Expenses	1,406	1,682	1,322	6,442
	<b>Total Expenses</b>	<b>28,583</b>	<b>20,727</b>	<b>23,031</b>	<b>86,945</b>
3	Profit before exceptional items and tax (1-2)	(2,040)	6,854	4,687	21,943
4	Exceptional items (refer note 7)	-	1,306	-	1,306
5	Profit before tax (3-4)	(2,040)	5,548	4,687	20,637
6	Tax expense				
	(i) Current Tax	900	1,700	1,175	4,450
	(ii) Deferred tax (Net)	(3,675)	339	(384)	170
7	Net Profit for the period (5-6)	735	3,509	3,896	16,017
8	Other comprehensive Income				
	A. Items that will not be reclassified to profit or loss				
	(i) Remeasurement Gain / (Loss) on defined benefit plan	12	5	(1)	(92)
	(ii) Net Gain on equity instrument designated at FVTOCI	11	(40)	68	68
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(6)	9	(17)	6
	B. Items that will be reclassified to profit or loss	-	-	-	-
	<b>Total other comprehensive Income (A+B)</b>	<b>17</b>	<b>(26)</b>	<b>50</b>	<b>(18)</b>
9	Total Comprehensive Income (7+8)	752	3,483	3,946	15,999
10	Paid up Equity Share Capital (Face value ₹ 10/-)	5,385	5,385	5,385	5,385
11	Reserves as at 31st March	-	-	-	1,91,053
12	Earning Per Share (EPS) on Face Value ₹ 10/-				
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the Quarters are not annualised)	1.36	6.52	7.23	29.74



## Notes to Standalone Financial Results:

- 1 The above unaudited standalone financial results have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 2 The main business of the Company is to provide loans for purchase or construction of residential houses. All other activities of the Company revolve around the main business and accordingly there are no separate reportable segments, as per the Ind AS 108- Operating Segments.
- 3 There are no loans transferred / acquired during the quarter ended June 30, 2025 under the RBI Master direction on Transfer of Loan Exposure dated September 24, 2021.
- 4 Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Annexure I.
- 5 Pursuant to Regulations 54 of SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, all Secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on June 30, 2025 are fully secured by way of charge on identified receivables of the company. Accordingly, the Company is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document.
- 6 During the quarter the Company has modified the method of calculating Expected Credit Loss (ECL) as a result, the ECL provision as at June 30, 2025 has increased by ₹ 5,416 Lakh. The Company has also reclassified repossessed properties from "Assets Held for Sale" (AHS) to Loans at amortised cost in accordance with opinion issued by Expert Advisory Committee of ICAI. Consequently, AHS amounting to ₹ 16,889 Lakh has been included in Loans at amortised cost as on June 30, 2025 and one time reclassification increase in ECL provisioning amounting to ₹ 2,731 Lakh during the quarter.
- 7 During the previous year ended March 31, 2025 the Company had reviewed, assessed and written off the Loan Origination System (LOS) software, classified under intangible assets, with a carrying value of ₹ 1,306 lakh as at reporting date and in accordance with Ind AS 1 – Presentation of Financial Statements, the carrying value of the asset had been charged to the Statement of Profit and Loss as an exceptional item, considering the nature, frequency and materiality of the transaction.
- 8 In compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the above standalone financial results for the quarter ended June 30, 2025 have been reviewed by the Statutory Auditors of Company, reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at their respective meeting held on August 12, 2025.
- 9 The figures for the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of the year ended March 31, 2025 and the reviewed figures in respect of nine months ended December 31, 2024.
- 10 The figures for the previous periods / year have been regrouped / reclassified wherever necessary in order to make them comparable with figures for the quarter ended June 30, 2025.



For and on behalf of the Board



Sachindra Salvi  
Managing Director & CEO  
DIN : 10930663

Place : Wayanad  
Date : August 12, 2025



## Annexure - I of Standalone Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended
		30-06-2025 (Reviewed)	31-03-2025 (Audited)	30-06-2024 (Reviewed)	31-03-2025 (Audited)
a	Debt- Equity Ratio (in times)	4.40	4.44	4.59	4.44
b*	Debt-Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c*	Interest Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-
f	Net worth (₹ in Lakh)	1,97,193	1,96,441	1,86,811	1,96,441
g	Net Profit after tax (₹ in Lakh)	735	3,509	3,896	16,017
h	Earning per share (not annualised)				
	1. Basic	1.36	6.52	7.23	29.74
	2. Diluted	1.36	6.52	7.23	29.74
i*	Current Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
j*	Long term debt to working capital	Not Applicable	Not Applicable	Not Applicable	Not Applicable
k	Bad debts to Account receivable ratio (Not annualised)	0.55%	0.06%	-	0.06%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	80.85%	81.00%	81.46%	81.00%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	2.77%	12.72%	14.06%	14.71%
r	Sector specific equivalents ratios, as applicable				
	i. Stage 3 Ratio (%)	4.74%	3.03%	3.98%	3.03%
	ii. Provision Coverage Ratio (%)	56.01%	36.07%	36.61%	36.07%

Formula for Computation of ratios are as follows:

- a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Network
- f Network = Equity Share Capital + Other Equity
- k Bad Debts to Account Receivable ratio = Bad Debts Written Off / (Average Gross Loan Book + Average Gross Trade Receivables)
- m Total debts to total assets (%) = (Debt Securities + Borrowings [Other than Debt Securities]) / Total Assets
- q Net Profit Margin (%) = Net Profit after tax/ Total Income
- r i. Stage 3 Ratio (%) = Gross Stage III Loan outstanding / Total Loan Outstanding
- r ii. Provision Coverage Ratio (%) = Allowance for bad and doubtful debts for Gross Stage III Loan Book / Gross Stage III Loan Book
- \* Since the Company is a Housing Finance Company ('HFC'), disclosure of Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Current liability ratio, Debtors turnover ratio, Inventory turnover ratio and Operating Margin Ratio are not applicable since the Company is engaged in financing activities.





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**Limited Review Report on Quarterly Unaudited Standalone Ind AS Financial Results  
pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure  
Requirements) Regulations, 2015.**

To  
**The Board of Directors of  
GIC Housing Finance Limited**

1. We have reviewed the accompanying statement of Unaudited Quarterly Standalone Ind AS Financial Results of GIC Housing Finance Limited ("the Company") for the quarter ended June 30, 2025 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended from time to time ("the Listing Regulations").
2. This Statement which is the responsibility of the Company's management and approved by the Company's Board of Directors in its meeting held on August 12, 2025 has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 ("Ind AS 34") "Interim Financial Reporting" 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. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate



assurance as to whether the Financial Statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing 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. We have not performed an audit and accordingly, we do not express an audit opinion.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified 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 Regulation 33 and Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For Chandabhoy & Jassoobhoy**

**Chartered Accountants**

**Firm Regn. No.101647W**

**Ambesh Dave**

**Partner**

**Membership No.: 049289**

**UDIN: 25049289 BMKVVE 7918**



**Place: Wayanad**

**Date: August 12, 2025**



## GIC HOUSING FINANCE LTD.

CIN: L65922MH1989PLC054583

Regd. Office : 6th Floor, National Insurance Building, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400 020.

Statement of Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2025

Sr. No.	Particulars	Quarter Ended			(₹ in Lakh)
		30-06-2025	31-03-2025	30-06-2024	31-03-2025
		(Reviewed)	(Audited)	(Reviewed)	(Audited)
1	<b>Revenue from operations</b>				
	(i) Interest Income	26,239	26,703	25,772	1,04,926
	(ii) Dividend Income	-	-	-	15
	(iii) Fees and Commission Income	99	130	139	549
	(iv) Other Operating Income	198	334	1,483	2,401
	<b>Total Revenue from operations</b>	<b>26,536</b>	<b>27,167</b>	<b>27,394</b>	<b>1,07,891</b>
	Other Income	8	416	325	1,003
	<b>Total Income</b>	<b>26,544</b>	<b>27,583</b>	<b>27,719</b>	<b>1,08,894</b>
2	<b>Expenses</b>				
	(i) Finance Cost	17,312	17,356	17,398	70,296
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	19	10	3	31
	(iii) Impairment of Financial Instruments, including write-off (refer note 7)	7,797	(736)	2,384	1,652
	(iv) Employee Benefits Expenses	1,951	2,196	1,594	7,426
	(v) Depreciation & Amortisation Expenses	254	384	365	1,501
	(vi) Other Expenses	1,242	1,505	1,284	6,012
	<b>Total Expenses</b>	<b>28,575</b>	<b>20,715</b>	<b>23,028</b>	<b>86,918</b>
3	<b>Profit before exceptional items and tax (1-2)</b>	<b>(2,031)</b>	<b>6,868</b>	<b>4,691</b>	<b>21,976</b>
4	<b>Exceptional items (refer note 8)</b>	<b>-</b>	<b>1,306</b>	<b>-</b>	<b>1,306</b>
5	<b>Profit before tax (3-4)</b>	<b>(2,031)</b>	<b>5,562</b>	<b>4,691</b>	<b>20,670</b>
6	<b>Tax expense</b>				
	(i) Current Tax	902	1,703	1,176	4,458
	(ii) Deferred tax (Net)	(3,675)	339	(384)	170
7	<b>Net Profit for the period (5-6)</b>	<b>742</b>	<b>3,520</b>	<b>3,899</b>	<b>16,042</b>
8	<b>Other comprehensive Income</b>				
	A. Items that will not be reclassified to profit or loss				
	(i) Remeasurement Gain / (Loss) on defined benefit plan	12	5	(1)	(92)
	(ii) Net Gain on equity instrument designated at FVTOCI	11	(40)	68	68
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(6)	9	(17)	6
	B. Items that will be reclassified to profit or loss	-	-	-	-
	<b>Total other comprehensive Income (A+B)</b>	<b>17</b>	<b>(26)</b>	<b>50</b>	<b>(18)</b>
9	<b>Total Comprehensive Income (7+8)</b>	<b>759</b>	<b>3,494</b>	<b>3,949</b>	<b>16,024</b>
	<b>Net Profit for the period attributable to:</b>				
	(i) Owners of the Company	742	3,520	3,899	16,042
	(ii) Non-Controlling Interest	-	-	-	-
	<b>Other Comprehensive Income attributable to:</b>				
	(i) Owners of the Company	17	(26)	50	(18)
	(ii) Non-Controlling Interest	-	-	-	-
	<b>Total Comprehensive Income attributable to:</b>				
	(i) Owners of the Company	759	3,494	3,949	16,024
	(ii) Non-Controlling Interest	-	-	-	-
10	<b>Paid up Equity Share Capital (Face value ₹ 10/-)</b>	<b>5,385</b>	<b>5,385</b>	<b>5,385</b>	<b>5,385</b>
11	<b>Reserves as at 31st March</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,91,096</b>
12	<b>Earning Per Share (EPS) on Face Value ₹ 10/-</b>				
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the Quarters are not annualised)	<b>1.38</b>	<b>6.54</b>	<b>7.24</b>	<b>29.79</b>



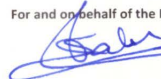


## Notes to Consolidated Financial Results:

- 1 The above unaudited consolidated financial results represent the consolidated financial results for GIC Housing Finance Limited ("GICHL") and its wholly owned subsidiary i.e. GICHL Financial Services Private Limited ("GFSPL") constituting the Group.
- 2 The above unaudited consolidated financial results have been prepared in accordance with Ind AS 110 - Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act.
- 3 The above unaudited consolidated financial results of the Group have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 4 The main business of the Group is to provide loans for purchase or construction of residential houses. All other activities of the Group revolve around the main business and accordingly there are no separate reportable segments, as per the Ind AS 108- Operating Segments.
- 5 Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached in Annexure I.
- 6 Pursuant to Regulations 54 of SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, all Secured Non-Convertible Debentures (NCDs) issued by the Group and outstanding as on June 30, 2025 are fully secured by way of charge on identified receivables of the company. Accordingly, the Group is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document.
- 7 During the quarter the Company has modified the method of calculating Expected Credit Loss (ECL) as a result, the ECL provision as at June 30, 2025 has increased by ₹ 5,416 Lakh. The Company has also reclassified repossessed properties from "Assets Held for Sale" (AHS) to Loans at amortised cost in accordance with opinion issued by Expert Advisory Committee of ICAI. Consequently, AHS amounting to ₹ 16,889 Lakh has been included in Loans at amortised cost as on June 30, 2025 and one time reclassification increase in ECL provisioning amounting to ₹ 2,731 Lakh during the quarter.
- 8 During the previous year ended March 31, 2025 the Company had reviewed, assessed and written off the Loan Origination System (LOS) software, classified under intangible assets, with a carrying value of ₹ 1,306 lakh as at reporting date and in accordance with Ind AS 1 – Presentation of Financial Statements, the carrying value of the asset had been charged to the Statement of Profit and Loss as an exceptional item, considering the nature, frequency and materiality of the transaction.
- 9 In compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the above consolidated financial results for the quarter ended June 30, 2025 have been reviewed by the Statutory Auditors of Company, reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at their respective meeting held on August 12, 2025.
- 10 The figures for the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of the year ended March 31, 2025 and the reviewed figures in respect of nine months ended December 31, 2024.
- 11 The figures for the previous periods / year have been regrouped / reclassified wherever necessary in order to make them comparable with figures for the quarter ended June 30, 2025.



For and on behalf of the Board



Sachindra Salvi  
Managing Director & CEO  
DIN : 10930663

Place : Wayanad  
Date : August 12, 2025

## Annexure - I of Consolidated Financial Results

Sr. No.	Ratio	Quarter Ended		Year Ended	
		30-06-2025 (Reviewed)	31-03-2025 (Audited)	30-06-2024 (Reviewed)	31-03-2025 (Audited)
a	Debt- Equity Ratio (in times)	4.40	4.44	4.59	4.44
b*	Debt-Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c*	Interest Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-
f	Net worth (₹ in Lakh)	1,97,243	1,96,484	1,86,832	1,96,484
g	Net Profit after tax (₹ in Lakh)	742	3,520	3,899	16,042
h	Earning per share (not annualised)				
	1. Basic	1.38	6.54	7.24	29.79
	2. Diluted	1.38	6.54	7.24	29.79
i*	Current Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
j*	Long term debt to working capital	Not Applicable	Not Applicable	Not Applicable	Not Applicable
k	Bad debts to Account receivable ratio (Not annualised)	0.55%	0.06%	-	0.06%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	80.85%	80.99%	81.45%	80.99%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	2.80%	12.76%	14.07%	14.73%
r	Sector specific equivalents ratios, as applicable				
	i. Stage 3 Ratio (%)	4.74%	3.03%	3.98%	3.03%
	ii. Provision Coverage Ratio (%)	56.01%	36.07%	36.61%	36.07%

Formula for Computation of ratios are as follows:

- a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Networth
- f Networth = Equity Share Capital + Other Equity
- k Bad Debts to Account Receivable ratio = Bad Debts Written Off / (Average Gross Loan Book + Average Gross Trade Receivables)
- m Total debts to total assets (%) = (Debt Securities + Borrowings [Other than Debt Securities]) / Total Assets
- q Net Profit Margin (%) = Net Profit after tax/ Total Income
- r i. Stage 3 Ratio (%) = Gross Stage III Loan outstanding / Total Loan Outstanding
- r ii. Provision Coverage Ratio (%) = Allowance for bad and doubtful debts for Gross Stage III Loan Book / Gross Stage III Loan Book
- \* Since the Company is a Housing Finance Company ('HFC'), disclosure of Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Current liability ratio, Debtors turnover ratio, Inventory turnover ratio and Operating Margin Ratio are not applicable since it is engaged in financing activities.







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Web : www.cnj.in

**Limited Review Report on Quarterly Unaudited Consolidated Ind AS Financial Results  
pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and  
Disclosure Requirements) Regulations, 2015.**

To  
**The Board of Directors of  
GIC Housing Finance Limited**

1. We have reviewed the accompanying Statement of Unaudited Quarterly Consolidated Ind AS Financial Results of GIC Housing Finance Limited ("the Parent") and its subsidiary (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended June 30, 2025 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors in its meeting held on August 12, 2025 has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 ("Ind AS 34") "Interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013, as amended read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review 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 Standards on Auditing 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. We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.
4. The Statement includes the unaudited results of the subsidiary (namely, GICHFL Financial Services Private Limited).
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in

paragraph 6 below, 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 the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We did not review the interim financial statements of sole subsidiary included in the unaudited consolidated Ind AS financial results, whose interim financial statements reflect total revenue of Rs. 170.02 lakhs, total net profit/(loss) after tax of Rs. 7.02 lakh and the total comprehensive income/(loss) of Rs.7.02 lakh for the quarter ended June 30, 2025 as considered in these unaudited quarterly consolidated Ind AS financial results. These interim unaudited financial statements of the subsidiary have been reviewed by other auditor whose report have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of this matter.

**For Chandabhoy & Jassoobhoy**  
**Chartered Accountants**  
**Firm Regn. No.101647W**

  
**Ambesh Dave**  
**Partner**

**Membership No.: 049289**

**UDIN: 25049289 BMR VV F 5081**



**Place: Wayanad**

**Date: August 12, 2025**



## ANNEXURE –B

**Additional Information in compliance with Chapter V (Obligations of Listed Entity which has listed its Non- Convertible Securities) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Reg. No.	Particulars	Status as on June 30, 2025
52(4)	Additional disclosure of Ratio/ equivalent financial information	Disclosed as part of Financial Results in Annexure-A.
54(2)	Extent & Nature of Securities Created & Maintained w.r.t. Secured NCDs.	Disclosed as part of Notes to Financial Results in Annexure-A.
52(7) & (7A)	Statement Indicating Utilization of issue proceeds of NCDs and "Nil" Statement indicating Deviation or Variation in use of issue proceeds.	Enclosed herewith, the "NIL" certificate as Annexure B-1.
54(3)	Details of Security Cover.	Enclosed as Annexure B-2.
54 & 56(1)(d) Read with SEBI Master Circular dated May 16, 2024, as amended.	Certificate from Statutory Auditor.	Enclosed as Annexure B-3.

# GIC HOUSING FINANCE LTD.



## A. Statement of Utilization of Issue Proceeds

(1) Name of the Issuer	(2) ISIN	(3) Mode of fund raising (public issues/Pvt. Placement)	(4) Type of Instrument	(5) Date of raising Funds
GIC HOUSING FINANCE LIMITED	INE289B07081 INE289B07099	Private Placement	Secured, Listed, Rated, Redeemable, Taxable, Non-Convertible Debentures	21 November 2024
(6) Amount Raised	(7) Fund utilized	(8) Any deviation (Yes/no)	(9) If 8 is yes, then specify the purpose of for which funds were utilized	(10) Remarks if any
Option I - Rs 300 crores Option II - Rs 300 crores	Option I - Rs 300 crores Option II - Rs 300 crores	NO	-	-

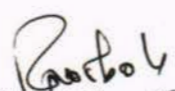
## B. Statement of Deviation or Variation

Name of listed entity	GIC HOUSING FINANCE LIMITED
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of Raising Funds	21 November 2024
Amount Raised	Rs. 600 crores
Report filed for Quarter ended	30 June 2025
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the audit committee after review	NIL
Comments of the auditors, if any	NIL
Objects for which funds have been raised and where there has been a deviation/variation, in the following table	

[1]	[2]	[3]	[4]
Original Object	Modified Object, if any	Original Allocation	Modified allocation,if any
NOT APPLICABLE			
[5]	[6]		[7]
Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object (INR Crores and in %)		Remarks, if any
NOT APPLICABLE			

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

  
Name of Signatory - Varsha Godbole  
Designation - Sr VP & CFO



Regd. Office : National Insurance Building, 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400 020.  
Tel.: (022) 4304 1900 • Email: corporate@gichf.com • Website: www.gichfindia.com

CIN No. : L65922MH1989PLC054583



## Annexure B-2

Security Cover Certificate as on June 30, 2025

₹ in lakh

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 g 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	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)
ASSETS														
Property, Plant and Equipment							283		283					-
Capital Work-in- Progress							-		-					-
Right of Use Assets							1,996		1,996					-
Goodwill							-		-					-
Intangible Assets							214		214					-
Intangible Assets under Development							1,323		1,323					-
Investments							25,472		25,472					-
Loans*	Loans to Customer (Refer Note 1 and 2)	63,112	8,24,164				1,39,789		10,27,065		8,87,276			8,87,276
Inventories							-		-					-
Trade Receivables							21		21					-
Cash and Cash Equivalents							3,667		3,667					-
Bank Balances other than Cash and Cash Equivalents							425		425					-
Others							13,585		13,585					-
Total		63,112	8,24,164				1,86,775		10,74,051	-	8,87,276	-	-	8,87,276
LIABILITIES														
Debt securities to which this certificate pertains	Secured NCDs (Refer Note 3)	61,495					-		61,495					
Other debt sharing pari-passu charge with above debt							-		-					
Other Debt							88,285		88,285					
Subordinated debt							-		-					
Borrowings														
Bank			6,67,722				50,900		7,18,622					
Debt Securities							-		-					
Others							-		-					
Trade payables							1,047		1,047					
Lease Liabilities							2,206		2,206					
Provisions							2,104		2,104					
Others							3,099		3,099					
Total		61,495	6,67,722				1,47,641		8,76,858					
Cover on Book Value**														
Cover on Market Value														
	Exclusive Security Cover Ratio	1.03												

\* Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "hold to collect" cash flows that are solely principal and interest. Accordingly these loans are not fair valued and the book value of loans (after netting of Impairment) are considered as the value of security for the purposes of this certificate.

\*\* Security cover ratio is calculated only for debt for which this certificate is issued.

1. All Loans assets mentioned in Column C & Column D are standard assets.

2. Loans includes principal outstanding plus interest receivables add/less Ind As adjustment less provision for expected credit loss.

3. Debt Securities to which this certificate pertains includes principal outstanding plus interest accrued add/less Ind As adjustment.







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Lower Parel,  
Mumbai-400 013.  
India

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          : +91 22 4606 7023  
Email : mail@cnj.in  
Web : www.cnj.in

**Certificate on maintenance of security cover and compliance with the covenants as per the Offer Documents /Information Memorandum/Debenture Trust Deed/ pursuant to Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations , 2015.**

To,

The Board of Directors

GIC Housing Finance Limited

1. As required by Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended , GIC Housing Finance Limited ("the Company") desires a certificate regarding maintenance of security cover as at June 30, 2025 , as per the terms of Offer Document /Information Memorandum, in the form of book debts /receivables on the amounts due and payable to all secured lenders in respect of listed debt securities ("Secured Lenders") issued by the Company including compliance with all covenants of such Offer Document / Information Memorandum/ Debenture Trust Deed, in respect of listed debt securities.

This certificate is required by the Company for the purpose of submission to the Debenture Trustee of the Company to ensure compliance with the SEBI Regulations and SEBI Circular SEBI/HO/DDHS/P/CIR/2023/50 dated





March 31, 2023 ("the circular") in respect of its listed non-convertible debt securities as at June 30, 2025 ("Debentures").

Accordingly the management of the Company has prepared accompanying statement ("**Annexure II**") in a format required as per the Circular, containing the details of the security cover available for debenture holders in accordance with the unaudited financial statements as at June 30, 2025 and other relevant documents/records maintained by the Company.

## **2. Management's Responsibility**

The Management of the Company is responsible for

- a. The preparation ,of the accompanying Annexure II from unaudited Ind AS Financial Statements of the Company as at June 30, 2025 and other records maintained by the Company is the responsibility of the Management of the Company ;
- b. Ensuring maintenance of the security cover available for debenture holders is more than the cover required as per the Offer Document /Information Memorandum in respect of listed debt securities ;
- c. Accurate computation of security cover available for debenture holders based on unaudited financial statements of the Company as at June 30, 2025;
- d. Compliance with the covenants of the Offer Document/Information Memorandum/Debenture Trust Deed in respect of listed debt securities;
- e. Preparation and maintenance of proper accounting and other records and design, implementation and maintenance of adequate internal procedures/systems/processes /controls relevant to the creation and maintenance of the aforesaid records.
- f. Completeness and accuracy of the identification of covenants as per the Offer Document/Information Memorandum in respect of listed debt securities.



This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

### **3. Auditor's Responsibility**

Our responsibility is to provide limited assurance in form of conclusion based on the examination of unaudited Ind AS financial statement for the year ended June 30, 2025 and other relevant records maintained by the Company as to whether anything has come to our attention that causes us to believe that amounts appearing in the Annexure II are incorrectly extracted from unaudited Ind AS Financial Statements for the quarter ended June 30, 2025 and other records maintained by the Company and whether security cover available for debenture holders has been maintained in accordance with Offer Document /Information Memorandum/Debenture Trust Deed in respect of listed debt securities.

Our responsibility is also to provide limited assurance that prima facie the company has complied with the all covenants mentioned in the Offer Document /Information Memorandum/Debenture Trust Deed in respect of listed debt securities.

For this purpose, we have

- a. Obtained and read the Debenture Trust Deed and Information Memorandum in respect of secured Debentures and noted the security cover percentage required to be maintained by the Company in respect of such Debentures and all covenants applicable to the company,
- b. Traced whether amounts mentioned in Annexure II have been correctly extracted from unaudited Ind AS Financial Statements for the quarter ended on June 30, 2025 and other relevant records maintained by the Company.
- c. Verified the supporting documents of Compliance with covenants.



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.

We conducted our examination of the **Annexure II** in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

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 Service Engagements.

#### **4. Conclusion**

Based on our examination and information and explanation given to us, nothing has come to our attention that causes us to believe that;

- a. The amounts appearing in the Annexure II are incorrectly extracted from unaudited Ind AS Financial Statements for the quarter ended on June 30, 2025 ;
- b. The security cover available for debenture holders is not maintained as per the cover required in the Offer Document /Information Memorandum/Debenture Trust Deed in respect of listed debt securities and ,





- c. That Company has not complied with the All Covenants of the Offer Document /Information Memorandum/Debenture Trust Deed in respect of listed debt securities.

**5. Restriction on use**

This certificate has been issued at the specific request of the Company pursuant to the requirements of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time. It should not be used by any other person or for any other purpose.

Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

For Chandabhoy & Jassoobhoy  
Chartered Accountants  
Firm Regn.101647W



**Amitava Dutta**  
Partner  
Membership No. 056435



UDIN: 25056435BMTCKI9637

Place: Mumbai  
Date: 12 August, 2025



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 g 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	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								
<b>ASSETS</b>														
Property, Plant and Equipment							283		283					-
Capital Work-in- Progress							-		-					-
Right of Use Assets							1,996		1,996					-
Goodwill							-		-					-
Intangible Assets							214		214					-
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<b>Total</b>		<b>63,112</b>	<b>8,24,164</b>				<b>1,86,775</b>		<b>10,74,051</b>	<b>-</b>	<b>8,87,276</b>	<b>-</b>	<b>-</b>	<b>8,87,276</b>
<b>LIABILITIES</b>														
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<b>Borrowings</b>														
Bank			6,67,722				50,900		7,18,622					
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Cover on Book Value**														
Cover on Market Value														
	Exclusive Security Cover Ratio	1.03												

\* Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "hold to collect" cash flows that are solely principal and interest. Accordingly these loans are not fair valued and the book value of loans (after netting of Impairment) are considered as the value of security for the purposes of this certificate.

\*\* Security cover ratio is calculated only for debt for which this certificate is issued.

1. All Loans assets mentioned in Column C & Column D are standard assets.

2. Loans includes principal outstanding plus interest receivables add/less Ind As adjustment less provision for expected credit loss.

3. Debt Securities to which this certificate pertains includes principal outstanding plus interest accrued add/less Ind As adjustment.

