GIC HOUSING FINANCE LTD.

गृहे सौख्यम् विराजते

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, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-06-2026	31-03-2026	30-06-2025	31-03-2026
		(Reviewed)	(Audited) (refer note 8)	(Reviewed)	(Audited)
1	**Revenue from operations**				
	(i) Interest Income	26,428	26,906	26,239	1,06,325
	(ii) Dividend Income	-	-	-	15
	(iii) Fees and Commission Income	98	162	99	544
	(iv) Other Operating Income	148	202	198	1,339
	Total Revenue from operations	**26,674**	**27,270**	**26,536**	**1,08,223**
	Other Income	58	74	7	99
	Total Income	**26,732**	**27,344**	**26,543**	**1,08,322**
2	**Expenses**				
	(i) Finance Cost	17,298	16,835	17,312	68,699
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	45	47	19	131
	(iii) Impairment of Financial Instruments, including write-off (refer note 6)	3,249	(482)	7,797	6,852
	(iv) Employee Benefits Expenses	2,145	2,334	1,795	8,334
	(v) Depreciation & Amortisation Expenses	379	278	254	1,096
	(vi) Other Expenses	1,847	2,005	1,406	7,333
	Total Expenses	**24,963**	**21,017**	**28,583**	**92,445**
3	**Profit before exceptional items and tax (1-2)**	**1,769**	**6,327**	**(2,040)**	**15,877**
4	**Exceptional items**	-	-	-	-
5	**Profit before tax (3-4)**	**1,769**	**6,327**	**(2,040)**	**15,877**
6	**Tax expense**				
	(i) Current Tax	915	1,110	900	3,860
	(ii) Deferred tax (Net)	(98)	(41)	(3,675)	(3,332)
	(iii) Tax of Earlier Period (Net)	(52)	(100)	-	(100)
7	**Net Profit for the period (5-6)**	**1,004**	**5,358**	**735**	**15,449**
8	**Other comprehensive Income**				
	A. Items that will not be reclassified to profit or loss				
	(i) Remeasurement Gain / (Loss) on defined benefit plan	108	87	12	7
	(ii) Net Gain on equity instrument designated at FVTOCI	-	1,064	11	1,246
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(27)	(130)	(6)	(156)
	B. Items that will be reclassified to profit or loss	-	-	-	-
	Total other comprehensive Income (A+B)	**81**	**1,021**	**17**	**1,097**
9	**Total Comprehensive Income (7+8)**	**1,085**	**6,379**	**752**	**16,546**
10	**Paid up Equity Share Capital (Face value ₹ 10/-)**	**5,385**	**5,385**	**5,385**	**5,385**
11	**Reserves as at 31st March**	-	-	-	**2,05,176**
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)	**1.86**	**9.95**	**1.36**	**28.69**

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

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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, 2026 under the Reserve Bank of India (Non-Banking Financial Companies -Transfer and Distribution of Credit Risk) Directions, 2025 - RBI/ DOR/2025-26/352, DOR.STR.REC.271/21.04.048/ 2025-26 dated November 28, 2025.

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, 2026 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 previous year, 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 said quarter.

7 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, 2026 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, 2026.

8 The figures for the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of the year ended March 31, 2026 and the reviewed figures in respect of nine months ended December 31, 2025.

GIC HOUSING FINANCE LTD.

For and on behalf of the Board

Sachindra Salvi
Managing Director & CEO
DIN : 10930663

Place : Mumbai
Date : August 12, 2026

GOKHALE & SATHE
MUMBAI
FIRM No. 103264W
CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

Annexure - I to Standalone Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended
		30-06-2026	31-03-2026	30-06-2025	31-03-2026
		(Reviewed)	(Audited)	(Reviewed)	(Audited)
a	Debt- Equity Ratio (in times)	4.29	4.30	4.40	4.30
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 (i)	Net worth (₹ in Lakh)	2,11,649	2,10,584	1,97,193	2,10,564
f (ii)	Adjusted Net worth (₹ in Lakh)	2,10,278	2,09,274	1,96,983	2,09,274
g	Net Profit after tax (₹ in Lakh)	1,004	5,358	735	15,449
h	**Earning per share (not annualised)**				
	1. Basic	1.86	9.95	1.36	28.69
	2. Diluted	1.86	9.95	1.36	28.69
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)	0.10%	0.01%	0.55%	0.59%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	79.90%	80.11%	80.85%	80.11%
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 (%)	3.76%	19.59%	2.77%	14.26%
r	**Sector specific equivalents ratios, as applicable**				
	i. Gross Stage 3 Ratio (%)	4.49%	3.96%	4.74%	3.96%
	ii. Provision Coverage Ratio (%)	55.73%	60.36%	56.01%	60.36%

Formula for Computation of ratios are as follows:

a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Networth

f (i) Networth = Equity Share Capital + Other Equity

f (ii) Adjusted Networth = The aggregate value of paid-up share capital and all reserves created out of profits (including the securities premium account), reduced by the total of accumulated losses, deferred expenditure, and miscellaneous expenses not written.

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. Gross 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.

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS FIRM No. 103264W

GIC HOUSING FINANCE LTD.

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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, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-06-2026	31-03-2026	30-06-2025	31-03-2026
		(Reviewed)	(Audited) (refer note 9)	(Reviewed)	(Audited)
1	**Revenue from operations**				
	(i) Interest Income	26,430	26,906	26,239	1,06,325
	(ii) Dividend Income	-	-	-	15
	(iii) Fees and Commission Income	98	162	99	544
	(iv) Other Operating Income	148	202	198	1,339
	Total Revenue from operations	**26,676**	**27,270**	**26,536**	**1,08,223**
	Other Income	61	77	8	106
	Total Income	**26,737**	**27,347**	**26,544**	**1,08,329**
2	**Expenses**				
	(i) Finance Cost	17,298	16,835	17,312	68,699
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	45	47	19	131
	(iii) Impairment of Financial Instruments, including write-off (refer note 7)	3,249	(482)	7,797	6,852
	(iv) Employee Benefits Expenses	2,286	2,510	1,951	9,035
	(v) Depreciation & Amortisation Expenses	380	279	254	1,098
	(vi) Other Expenses	1,705	1,818	1,242	6,593
	Total Expenses	**24,963**	**21,007**	**28,575**	**92,408**
3	**Profit before exceptional items and tax (1-2)**	**1,774**	**6,340**	**(2,031)**	**15,921**
4	**Exceptional items**	-	-	-	-
5	**Profit before tax (3-4)**	**1,774**	**6,340**	**(2,031)**	**15,921**
6	**Tax expense**				
	(i) Current Tax	916	1,113	902	3,871
	(ii) Deferred tax (Net)	(98)	(41)	(3,675)	(3,332)
	(iii) Tax of Earlier Period (Net)	(52)	(100)	-	(100)
7	**Net Profit for the period (5-6)**	**1,008**	**5,368**	**742**	**15,482**
8	**Other comprehensive Income**				
	A. Items that will not be reclassified to profit or loss				
	(i) Remeasurement Gain / (Loss) on defined benefit plan	108	87	12	7
	(ii) Net Gain on equity instrument designated at FVTOCI	-	1,064	11	1,246
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(27)	(130)	(6)	(156)
	B. Items that will be reclassified to profit or loss	-	-	-	-
	Total other comprehensive Income (A+B)	**81**	**1,021**	**17**	**1,097**
9	**Total Comprehensive Income (7+8)**	**1,089**	**6,389**	**759**	**16,579**
	Net Profit for the period attributable to:				
	(i) Owners of the Company	1,008	5,368	742	15,482
	(ii) Non-Controlling Interest	-	-	-	-
	Other Comprehensive Income attributable to:				
	(i) Owners of the Company	81	1,021	17	1,097
	(ii) Non-Controlling Interest	-	-	-	-
	Total Comprehensive Income attributable to:				
	(i) Owners of the Company	1,089	6,389	759	16,579
	(ii) Non-Controlling Interest	-	-	-	-
10	**Paid up Equity Share Capital (Face value ₹ 10/-)**	**5,385**	**5,385**	**5,385**	**5,385**
11	**Reserves as at 31st March**	-	-	-	**2,05,252**
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)	**1.87**	**9.97**	**1.38**	**28.75**

GOKHALE & SATHE MUMBAI CHARTERED ACCOUNTANTS FIRM No. 103264W

GIC HOUSING FINANCE LTD.

GIC HOUSING FINANCE LTD.

Notes to Consolidated Financial Results:

1 The above unaudited consolidated financial results represent the consolidated financial results for GIC Housing Finance Limited ("GICHFL") and its wholly owned subsidiary i.e. GICHFL 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, 2026 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 previous year, 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 said quarter.

8 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, 2026 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, 2026.

9 The figures for the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of the year ended March 31, 2026 and the reviewed figures in respect of nine months ended December 31, 2025.

GIC HOUSING FINANCE LTD.

For and on behalf of the Board

Sachindra Salvi
Managing Director & CEO
DIN : 10930663

Place : Mumbai
Date : August 12, 2026

GOKHALE & SATHE
MUMBAI
FIRM No. 103264W
CHARTERED ACCOUNTANTS

Annexure - I to Consolidated Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended
		30-06-2026	31-03-2026	30-06-2025	31-03-2026
		(Reviewed)	(Audited)	(Reviewed)	(Audited)
a	Debt- Equity Ratio (in times)	4.29	4.30	4.40	4.30
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 (i)	Net worth (₹ in Lakh)	2,11,729	2,10,640	1,97,243	2,10,640
f (ii)	Adjusted Net worth (₹ in Lakh)	2,10,358	2,09,350	1,97,033	2,09,350
g	Net Profit after tax (₹ in Lakh)	1,008	5,368	742	15,482
h	**Earning per share (not annualised)**				
	1. Basic	1.87	9.97	1.38	28.75
	2. Diluted	1.87	9.97	1.38	28.75
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)	0.10%	0.01%	0.55%	0.59%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	79.89%	80.10%	80.85%	80.10%
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 (%)	3.77%	19.63%	2.80%	14.29%
r	**Sector specific equivalents ratios, as applicable**				
	i. Gross Stage 3 Ratio (%)	4.49%	3.96%	4.74%	3.96%
	ii. Provision Coverage Ratio (%)	55.73%	60.36%	56.01%	60.36%

Formula for Computation of ratios are as follows:

a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Networth

f (i) Networth = Equity Share Capital + Other Equity

f (ii) Adjusted Networth = The aggregate value of paid-up share capital and all reserves created out of profits (including the securities premium account), reduced by the total of accumulated losses, deferred expenditure, and miscellaneous expenses not written.

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. Gross 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.

GOKHALE & SATHE MUMBAI FIRM No. 103264W CHARTERED ACCOUNTANTS

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