



**GIC HOUSING FINANCE LTD.**

CIN: L65922MH1989PLC054583

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

Statement of Audited Standalone Financial Results For the Quarter and Year Ended March 31, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer note 14)	(Audited)	(Audited)
<b>1</b>	<b>Revenue from operations</b>					
	(i) Interest Income	26,906	26,716	26,703	1,06,325	1,04,926
	(ii) Dividend Income	-	-	-	15	15
	(iii) Fees and Commission Income	162	130	130	544	549
	(iv) Other Operating Income	202	417	334	1,339	2,401
	<b>Total Revenue from operations</b>	<b>27,270</b>	<b>27,263</b>	<b>27,167</b>	<b>1,08,223</b>	<b>1,07,891</b>
	Other Income	74	1	414	99	997
	<b>Total Income</b>	<b>27,344</b>	<b>27,264</b>	<b>27,581</b>	<b>1,08,322</b>	<b>1,08,888</b>
<b>2</b>	<b>Expenses</b>					
	(i) Finance Cost	16,835	17,294	17,356	68,699	70,296
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	47	42	10	131	31
	(iii) Impairment of Financial Instruments, including write-off (refer note 10)	(482)	(284)	(736)	6,852	1,652
	(iv) Employee Benefits Expenses	2,334	2,160	2,031	8,334	7,023
	(v) Depreciation & Amortisation Expenses	278	283	384	1,096	1,501
	(vi) Other Expenses	2,005	2,294	1,682	7,333	6,442
	<b>Total Expenses</b>	<b>21,017</b>	<b>21,789</b>	<b>20,727</b>	<b>92,445</b>	<b>86,945</b>
<b>3</b>	<b>Profit before exceptional items and tax (1-2)</b>	<b>6,327</b>	<b>5,475</b>	<b>6,854</b>	<b>15,877</b>	<b>21,943</b>
<b>4</b>	<b>Exceptional items (refer note 11)</b>	-	-	1,306	-	1,306
<b>5</b>	<b>Profit before tax (3-4)</b>	<b>6,327</b>	<b>5,475</b>	<b>5,548</b>	<b>15,877</b>	<b>20,637</b>
<b>6</b>	<b>Tax expense</b>					
	(i) Current Tax	1,110	975	1,700	3,860	4,450
	(ii) Deferred tax (Net)	(41)	139	339	(3,332)	170
	(iii) Tax of Earlier Period (Net)	(100)	-	-	(100)	-
<b>7</b>	<b>Net Profit for the period (5-6)</b>	<b>5,358</b>	<b>4,361</b>	<b>3,509</b>	<b>15,449</b>	<b>16,017</b>
<b>8</b>	<b>Other comprehensive Income</b>					
	A. Items that will not be reclassified to profit or loss					
	(i) Remeasurement Gain / (Loss) on defined benefit plan	87	(98)	5	7	(92)
	(ii) Net Gain on equity instrument designated at FVTOCI	1,064	185	(40)	1,246	68
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(130)	(22)	9	(156)	6
	B. Items that will be reclassified to profit or loss	-	-	-	-	-
	<b>Total other comprehensive Income (A+B)</b>	<b>1,021</b>	<b>65</b>	<b>(26)</b>	<b>1,097</b>	<b>(18)</b>
<b>9</b>	<b>Total Comprehensive Income (7+8)</b>	<b>6,379</b>	<b>4,426</b>	<b>3,483</b>	<b>16,546</b>	<b>15,999</b>
<b>10</b>	<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>	<b>5,385</b>
<b>11</b>	<b>Reserves as at 31st March</b>	-	-	-	<b>2,05,176</b>	<b>1,91,053</b>
<b>12</b>	<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>9.95</b>	<b>8.10</b>	<b>6.52</b>	<b>28.69</b>	<b>29.74</b>





Notes to the Standalone Financial Results:

1 Statement of Standalone Assets and Liabilities

(₹ in Lakh)

Sr.No.	Particulars	As at	
		31-03-2026	31-03-2025
		(Audited)	(Audited)
	<b>ASSETS</b>		
<b>1</b>	<b>Financial Assets</b>		
(a)	Cash and cash equivalents	3,967	5,338
(b)	Bank balance other than cash and cash equivalent	434	421
(c)	Receivables		
(i)	Trade Receivables	54	23
(d)	Loans	10,82,815	10,21,231
(e)	Investments	21,082	25,479
(f)	Other financial assets	417	350
	<b>Total - Financial Assets</b>	<b>11,08,769</b>	<b>10,52,842</b>
<b>2</b>	<b>Non-financial assets</b>		
(a)	Current tax assets (net)	258	372
(b)	Deferred tax assets (net)	10,426	7,250
(c)	Property, plant and equipment	274	312
(d)	Right Of Use Assets	6,531	2,119
(e)	Intangible Assets under development	1,563	1,136
(f)	Other intangible assets	124	244
(g)	Other non-financial assets	1,866	1,457
(h)	Assets Held for Sale	-	11,761
	<b>Total - Non Financial Assets</b>	<b>21,042</b>	<b>24,651</b>
	<b>Total Assets</b>	<b>11,29,811</b>	<b>10,77,493</b>
	<b>LIABILITIES AND EQUITY</b>		
	<b>LIABILITIES</b>		
<b>1</b>	<b>Financial liabilities</b>		
(a)	Lease Liabilities	6,828	2,328
(b)	Payables		
(i)	Trade Payable		
	-Total outstanding dues of micro enterprises and small enterprises	186	123
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	1,423	1,004
(c)	Debt securities	1,93,534	1,35,411
(d)	Borrowings (other than debt securities)	7,11,514	7,37,320
(e)	Other financial liabilities	2,307	1,666
	<b>Total - Financial Liabilities</b>	<b>9,15,792</b>	<b>8,77,852</b>
<b>2</b>	<b>Non-financial liabilities</b>		
(a)	Current tax liabilities (Net)	74	315
(b)	Provisions	2,466	2,174
(c)	Other Non Financial Liabilities	915	711
	<b>Total - Non Financial Liabilities</b>	<b>3,455</b>	<b>3,200</b>
<b>3</b>	<b>Equity</b>		
(a)	Equity Share Capital	5,388	5,388
(b)	Other Equity	2,05,176	1,91,053
	<b>Total - Equity</b>	<b>2,10,564</b>	<b>1,96,441</b>
	<b>Total Liabilities and Equity</b>	<b>11,29,811</b>	<b>10,77,493</b>





**2 Standalone Cash Flow Statement**

(₹ in Lakh)

Particulars	FOR THE YEAR ENDED	FOR THE YEAR ENDED
	31-03-2026	31-03-2025
	(Audited)	(Audited)
<b>A: Cash Flow From Operating Activities :</b>		
Profit Before Tax	15,877	20,637
<b>Adjustments For :</b>		
Depreciation And Amortisation	1,096	1,501
Impairment of Financial Instruments (excluding impairment loss allowance on cash & cash equivalents)	6,850	1,650
Exceptional Item (refer note 11)	-	1,306
Interest and Dividend Income	(1,06,340)	(1,04,941)
Interest Expenses	68,699	70,296
Fees & Commission Income	(544)	(549)
(Profit)/Loss On Sale of Property Plant & Equipments	3	18
(Profit)/Loss On Sale of Investments	(24)	(24)
Remeasurement Gain/(loss) on Defined Benefit Plan	7	(92)
<b>Operating Profit Before Working Capital Changes</b>	<b>(14,376)</b>	<b>(10,198)</b>
<b>Adjustments For :</b>		
(Increase)/Decrease In Non Financial Assets	(5,138)	1,998
(Increase)/Decrease In Other Financial Assets	(35)	(125)
(Increase)/Decrease In Other Non Financial Assets	(409)	(487)
(Increase)/Decrease In Bank Balance other than cash & cash equivalents	(13)	(11)
Increase/(Decrease) In Other Non Financial Liabilities	254	201
Increase/(Decrease) In Trade Payables	482	87
Increase/(Decrease) In Other Financial Liabilities	5,882	943
<b>Operating Profit After Working Capital Changes</b>	<b>(13,353)</b>	<b>(7,592)</b>
<b>Adjustments For :</b>		
(Increase)/Decrease in Housing Loans	(68,540)	(24,134)
Asset held for Sale	11,761	(1,780)
Fees & Commission Received	512	564
Interest Received	1,06,401	1,04,746
Interest Paid	(65,011)	(69,322)
Taxes Paid	(3,786)	(4,262)
<b>Net Cash Generated / (Used) From Operating Activity</b>	<b>(32,016)</b>	<b>(1,780)</b>
<b>B: Cash Flow From Investing Activities</b>		
Payments for Property, Plant & Equipments	(97)	(134)
Proceeds from Sale of Property, Plant & Equipments	21	15
Payments for Intangible assets under Developments	(427)	(131)
Purchase Of Investments	(84,207)	(1,34,891)
Sale Of Investments	89,874	1,26,424
Dividend Received	15	15
<b>Net Cash Generated / (Used) From Investing Activity</b>	<b>5,179</b>	<b>(8,702)</b>
<b>C: Cash Flow From Financing Activities</b>		
Proceeds From Borrowings and Debt Securities	7,23,366	7,78,742
Repayment of Borrowings and Debt Securities	(6,94,436)	(7,63,147)
Dividend Paid On Equity Shares	(2,423)	(2,423)
Payment of lease liabilities	(1,041)	(927)
<b>Net Cash Generated / (Used) From Financing Activity</b>	<b>25,466</b>	<b>12,245</b>
<b>Net Increase/(Decrease) Of Cash &amp; Cash Equivalents(A+B+C)</b>	<b>(1,371)</b>	<b>1,763</b>
Cash & Cash Equivalents As At Beginning of the year	5,338	3,575
<b>Cash &amp; Cash Equivalents As At the End of the year</b>	<b>3,967</b>	<b>5,338</b>





## Notes to Standalone Financial Results:

- The above audited 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.
- The Board has recommended a dividend of ₹ 4.5 per equity share of ₹ 10/- each (45%) subject to approval of the members of the company at the forthcoming Annual General Meeting.
- 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.
- Disclosure as required under RBI Circular No. RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 pertaining to Resolution Framework for COVID-19 related Stress read with circular RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 pertaining to Resolution Framework - 2.0 :

Type of borrower	₹ in Lakh				
	(A)	(B)	(C)	(D)	(E)
	Exposure to Accounts classified as Standard consequent to a Implementation of resolution plan at September 30, 2025	of ( A ) , aggregate debt that slipped into NPA during the half year	of ( A ) , amount written off during the half year	of ( A ) , amount paid by the borrowers during the half year	Exposure to Accounts classified as Standard consequent to a Implementation of resolution plan - Position as at March 31, 2026
Personal loan	2,225	34	-	148	2,043
Corporate persons	-	-	-	-	-
Of which , MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	2,225	34	-	148	2,043

- There are no loans transferred / acquired during the quarter and year ended March 31, 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.
- 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.
- 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 March 31, 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.
- The Company has modified the method of calculating Expected Credit Loss (ECL) w.e.f April 01, 2025, 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.
- 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.
- On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty nine existing labour laws. The Company has assessed and there is no material impact of these changes on the basis of opinion obtained and the best information available. The Company continues to monitor the implementation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code as needed.
- 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 and year ended March 31, 2026 have been audited 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 May 15, 2026. The Statutory Auditors have expressed an unmodified opinion.
- The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between audited figures in respect of the year ended March 31, 2026 and March 31, 2025 and the reviewed figures in respect of nine months ended December 31, 2025 and December 31, 2024 respectively.

Place : Mumbai  
Date : May 15, 2026



For and on behalf of the Board

Sachindra Salvi  
Managing Director & CEO  
DIN : 10930663

Annexure - I to Standalone Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer Note 14)	(Audited)	(Audited)
a	Debt- Equity Ratio (in times)	4.30	4.36	4.44	4.30	4.44
b*	Debt-Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c*	Interest Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-	-
f (i)	Net worth (₹ in Lakh)	2,10,564	2,04,185	1,96,441	2,10,564	1,96,441
f (ii)	Adjusted Net worth (₹ in Lakh)	2,09,274	2,03,916	1,96,248	2,09,274	1,96,248
g	Net Profit after tax (₹ in Lakh)	5,358	4,361	3,509	15,449	16,017
h	Earning per share (not annualised)					
	1. Basic	9.95	8.10	6.52	28.69	29.74
	2. Diluted	9.95	8.10	6.52	28.69	29.74
i*	Current Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
j*	Long term debt to working capital	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
k	Bad debts to Account receivable ratio (for the quarters not annualised)	0.01%	0.02%	0.06%	0.59%	0.06%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	80.11%	80.24%	81.00%	80.11%	81.00%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	19.59%	16.00%	12.72%	14.26%	14.71%
r	Sector specific equivalents ratios, as applicable					
	i. Gross Stage 3 Ratio (%)	3.96%	4.24%	3.03%	3.96%	3.03%
	ii. Provision Coverage Ratio (%)	60.36%	58.63%	36.07%	60.36%	36.07%

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. 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.





# 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 Audited Consolidated Financial Results for the Quarter and Year Ended March 31, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31-03-2026	31-12-2025	31-03-2025	31-03-2026	31-03-2025
		(Audited) (refer note 14)	(Reviewed)	(Audited) (refer note 14)	(Audited)	(Audited)
<b>1</b>	<b>Revenue from operations</b>					
	(i) Interest Income	26,906	26,716	26,703	1,06,325	1,04,926
	(ii) Dividend Income	-	-	-	15	15
	(iii) Fees and Commission Income	162	130	130	544	549
	(iv) Other Operating Income	202	417	334	1,339	2,401
	<b>Total Revenue from operations</b>	<b>27,270</b>	<b>27,263</b>	<b>27,167</b>	<b>1,08,223</b>	<b>1,07,891</b>
	Other Income	77	2	416	106	1,003
	<b>Total Income</b>	<b>27,347</b>	<b>27,265</b>	<b>27,583</b>	<b>1,08,329</b>	<b>1,08,894</b>
<b>2</b>	<b>Expenses</b>					
	(i) Finance Cost	16,835	17,294	17,356	68,699	70,296
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	47	42	10	131	31
	(iii) Impairment of Financial Instruments, including write-off (refer note 10)	(482)	(284)	(736)	6,852	1,652
	(iv) Employee Benefits Expenses	2,510	2,344	2,196	9,035	7,426
	(v) Depreciation & Amortisation Expenses	279	284	384	1,098	1,501
	(vi) Other Expenses	1,818	2,099	1,505	6,593	6,012
	<b>Total Expenses</b>	<b>21,007</b>	<b>21,779</b>	<b>20,715</b>	<b>92,408</b>	<b>86,918</b>
<b>3</b>	<b>Profit before exceptional items and tax (1-2)</b>	<b>6,340</b>	<b>5,486</b>	<b>6,868</b>	<b>15,921</b>	<b>21,976</b>
<b>4</b>	<b>Exceptional items (refer note 11)</b>	<b>-</b>	<b>-</b>	<b>1,306</b>	<b>-</b>	<b>1,306</b>
<b>5</b>	<b>Profit before tax (3-4)</b>	<b>6,340</b>	<b>5,486</b>	<b>5,562</b>	<b>15,921</b>	<b>20,670</b>
<b>6</b>	<b>Tax expense</b>					
	(i) Current Tax	1,113	978	1,703	3,871	4,458
	(ii) Deferred tax (Net)	(41)	139	339	(3,332)	170
	(iii) Tax of Earlier Period (Net)	(100)	-	-	(100)	-
<b>7</b>	<b>Net Profit for the period (5-6)</b>	<b>5,368</b>	<b>4,369</b>	<b>3,520</b>	<b>15,482</b>	<b>16,042</b>
<b>8</b>	<b>Other comprehensive Income</b>					
	A. Items that will not be reclassified to profit or loss					
	(i) Remeasurement Gain / (Loss) on defined benefit plan	87	(98)	5	7	(92)
	(ii) Net Gain on equity instrument designated at FVTOCI	1,064	185	(40)	1,246	68
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(130)	(22)	9	(156)	6
	B. Items that will be reclassified to profit or loss	-	-	-	-	-
	<b>Total other comprehensive Income (A+B)</b>	<b>1,021</b>	<b>65</b>	<b>(26)</b>	<b>1,097</b>	<b>(18)</b>
<b>9</b>	<b>Total Comprehensive Income (7+8)</b>	<b>6,389</b>	<b>4,434</b>	<b>3,494</b>	<b>16,579</b>	<b>16,024</b>
	<b>Net Profit for the period attributable to:</b>					
	(i) Owners of the Company	5,368	4,369	3,520	15,482	16,042
	(ii) Non-Controlling Interest	-	-	-	-	-
	<b>Other Comprehensive Income attributable to:</b>					
	(i) Owners of the Company	1,021	65	(26)	1,097	(18)
	(ii) Non-Controlling Interest	-	-	-	-	-
	<b>Total Comprehensive Income attributable to:</b>					
	(i) Owners of the Company	6,389	4,434	3,494	16,579	16,024
	(ii) Non-Controlling Interest	-	-	-	-	-
<b>10</b>	<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>	<b>5,385</b>
<b>11</b>	<b>Reserves as at 31st March</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,05,252</b>	<b>1,91,096</b>
<b>12</b>	<b>Earning Per Share (EPS) on Face Value ₹ 10/-</b>					
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the quarter are not annualised)	9.97	8.11	6.54	28.75	29.79



Notes to the Consolidated Financial Results:

1 Statement of Consolidated Assets and Liabilities

(₹ in Lakh)

Sr.No.	Particulars	As at	
		31-03-2026	31-03-2025
		(Audited)	(Audited)
	<b>ASSETS</b>		
<b>1</b>	<b>Financial Assets</b>		
(a)	Cash and cash equivalents	4,006	5,376
(b)	Bank balance other than cash and cash equivalent	512	506
(c)	Receivables		
	(i) Trade Receivables	54	23
(d)	Loans	10,82,815	10,21,231
(e)	Investments	21,007	25,404
(f)	Other financial assets	451	350
	<b>Total - Financial Assets</b>	<b>11,08,845</b>	<b>10,52,890</b>
<b>2</b>	<b>Non-financial assets</b>		
(a)	Current tax assets (net)	264	382
(b)	Deferred tax assets (net)	10,426	7,250
(c)	Property, plant and equipment	279	312
(d)	Right Of Use Assets	6,531	2,119
(e)	Intangible Assets under development	1,563	1,136
(f)	Other intangible assets	124	244
(g)	Other non-financial assets	1,866	1,444
(h)	Assets Held for Sale	-	11,761
	<b>Total - Non Financial Assets</b>	<b>21,053</b>	<b>24,648</b>
	<b>Total Assets</b>	<b>11,29,898</b>	<b>10,77,538</b>
	<b>LIABILITIES AND EQUITY</b>		
	<b>LIABILITIES</b>		
<b>1</b>	<b>Financial liabilities</b>		
(a)	Lease Liabilities	6,828	2,328
(b)	Payables		
	(i) Trade Payable		
	-Total outstanding dues of micro enterprises and small enterprises	186	123
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	1,442	1,010
(c)	Debt securities	1,93,534	1,35,411
(d)	Borrowings (other than debt securities)	7,11,514	7,37,320
(e)	Other financial liabilities	2,299	1,662
	<b>Total - Financial Liabilities</b>	<b>9,15,803</b>	<b>8,77,854</b>
<b>2</b>	<b>Non-financial liabilities</b>		
(a)	Current tax liabilities (net)	74	315
(b)	Provisions	2,466	2,174
(c)	Other Non Financial Liabilities	915	711
	<b>Total - Non Financial Liabilities</b>	<b>3,455</b>	<b>3,200</b>
<b>3</b>	<b>Equity</b>		
(a)	Equity Share Capital	5,388	5,388
(b)	Other Equity	2,05,252	1,91,096
	<b>Total - Equity</b>	<b>2,10,640</b>	<b>1,96,484</b>
	<b>Total Liabilities and Equity</b>	<b>11,29,898</b>	<b>10,77,538</b>



2 Consolidated Cash Flow Statement

(₹ in Lakh)

Particulars	FOR THE YEAR ENDED	FOR THE YEAR ENDED
	31-03-2026	31-03-2025
	(Audited)	(Audited)
<b>A:Cash Flow From Operating Activities :</b>		
Profit Before Tax	15,921	20,670
<b>Adjustments For :</b>		
Depreciation And Amortisation	1,098	1,501
Impairment of Financial Instruments (excluding impairment loss allowance on cash & cash equivalents)	6,850	1,650
Exceptional Item (refer note 11)	-	1,306
Interest and Dividend Income	(1,06,340)	(1,04,941)
Interest Expenses	68,699	70,296
Fees & Commission Income	(544)	(549)
(Profit)/Loss On Sale of Property Plant & Equipments	3	18
(Profit)/Loss On Sale of Investments	(24)	(24)
Remeasurement Gain/(loss) on Defined Benefit Plan	7	(92)
<b>Operating Profit Before Working Capital Changes</b>	<b>(14,330)</b>	<b>(10,165)</b>
<b>Adjustments For :</b>		
(Increase)/Decrease In Non Financial Assets	(5,127)	1,985
(Increase)/Decrease In Other Financial Assets	(68)	(115)
(Increase)/Decrease In Other Non Financial Assets	(423)	(481)
(Increase)/Decrease In Bank Balance other than cash & cash equivalents	(7)	(26)
Increase/(Decrease) In Other Non Financial Liabilities	254	201
Increase/(Decrease) In Trade Payables	495	71
Increase/(Decrease) In Other Financial Liabilities	5,876	965
<b>Operating Profit After Working Capital Changes</b>	<b>(13,330)</b>	<b>(7,565)</b>
<b>Adjustments For :</b>		
(Increase)/Decrease in Housing Loans	(68,540)	(24,134)
Asset held for Sale	11,761	(1,780)
Fees & Commission Received	512	564
Interest Received	1,06,401	1,04,746
Interest Paid	(65,011)	(69,322)
Taxes Paid	(3,803)	(4,262)
<b>Net Cash Generated / (Used) from Operating Activity</b>	<b>(32,010)</b>	<b>(1,753)</b>
<b>B:Cash Flow From Investing Activities</b>		
Payments for Property, Plant & Equipments	(103)	(134)
Proceeds from Sale of Property, Plant & Equipments	22	15
Payments for Intangible assets under Developments	(427)	(131)
Purchase Of Investments	(84,207)	(1,34,891)
Sale Of Investments	89,874	1,26,424
Dividend Received	15	15
<b>Net Cash Generated / (Used) From Investing Activity</b>	<b>5,174</b>	<b>(8,702)</b>
<b>C: Cash Flow From Financing Activities</b>		
Proceeds From Borrowings and Debt Securities	7,23,366	7,78,742
Repayment of Borrowings and Debt Securities	(6,94,436)	(7,63,147)
Dividend Paid On Equity Shares	(2,423)	(2,423)
Payment of lease liabilities	(1,041)	(927)
<b>Net Cash Generated / (Used) From Financing Activity</b>	<b>25,466</b>	<b>12,245</b>
<b>Net Increase/(Decrease) Of Cash &amp; Cash Equivalents (A+B+C)</b>	<b>(1,370)</b>	<b>1,790</b>
Cash & Cash Equivalents As At Beginning of the year	5,376	3,586
<b>Cash &amp; Cash Equivalents As At the End of the Period</b>	<b>4,006</b>	<b>5,376</b>





## Notes to Consolidated Financial Results:

- 3 The above audited 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.
- 4 The above audited consolidated financial results of the Group 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.
- 5 The above audited 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.
- 6 The Board of GIC Housing Finance Limited ("Company") has recommended a dividend of ₹.4.5 per equity share of ₹ 10/- each (45%) subject to approval of the members of the company at the forthcoming Annual General Meeting.
- 7 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.
- 8 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.
- 9 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 March 31, 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.
- 10 The Company has modified the method of calculating Expected Credit Loss (ECL) w.e.f April 01, 2025, 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.
- 11 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.
- 12 On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty nine existing labour laws. The Company has assessed and there is no material impact of these changes on the basis of opinion obtained and the best information available. The Company continues to monitor the implementation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code as needed.
- 13 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 and year ended March 31, 2026 have been audited 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 May 15, 2026. The Statutory Auditors have expressed an unmodified opinion.
- 14 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between audited figures in respect of the year ended March 31, 2026 and March 31, 2025 and the reviewed figures in respect of nine months ended December 31, 2025 and December 31, 2024 respectively.

Place : Mumbai  
Date : May 15, 2026



For and on behalf of the Board

Sachindra Salvi  
Managing Director & CEO  
DIN : 10930663



Annexure - I to Consolidated Financial Results

Sr. No.	Ratio	Quarter Ended			Year Ended	
		31-03-2026 (Audited) (refer note 14)	31-12-2025 (Reviewed)	31-03-2025 (Audited) (refer note 14)	31-03-2026 (Audited)	31-03-2025 (Audited)
a	Debt- Equity Ratio (in times)	4.30	4.35	4.44	4.30	4.44
b*	Debt-Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c*	Interest Service Coverage Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-	-
f (i)	Net worth (₹ in Lakh)	2,10,640	2,04,251	1,96,484	2,10,640	1,96,484
f (ii)	Adjusted Net worth (₹ in Lakh)	2,09,350	2,03,982	1,96,291	2,09,350	1,96,291
g	Net Profit after tax (₹ in Lakh)	5,368	4,369	3,520	15,482	16,042
h	Earning per share (not annualised)					
	1. Basic	9.97	8.11	6.54	28.75	29.79
	2. Diluted	9.97	8.11	6.54	28.75	29.79
i*	Current Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
j*	Long term debt to working capital	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
k	Bad debts to Account receivable ratio (Not annualised)	0.01%	0.02%	0.06%	0.59%	0.06%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	80.10%	80.23%	80.99%	80.10%	80.99%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	19.63%	16.02%	12.76%	14.29%	14.73%
r	Sector specific equivalents ratios, as applicable					
	i. Gross Stage 3 Ratio (%)	3.96%	4.24%	3.03%	3.96%	3.03%
	ii. Provision Coverage Ratio (%)	60.36%	58.63%	36.07%	60.36%	36.07%

Formula for Computation of ratios are as follows:

- a Debt equity ratio = (Debt Securities + Borrowings [Other than Debt Securities]) / Network
- f (i) Network = Equity Share Capital + Other Equity
- f (ii) Adjusted Network = 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. 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.

