

May 02, 2026

To, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544044	To, National Stock Exchange of India Limited, Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 NSE Symbol: INDIASHLTR
ISIN: INE922K01024 INE922K07104 INE922K07112	ISIN: INE922K01024

**Subject: Outcome of the Board Meeting**

**Ref: Regulation 30, 33, 51, 52 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)**

Dear Sir/ Madam,

Pursuant to the provisions of Regulations 30, 33, 51 and 52 read with Schedule III, relevant SEBI Circulars and other applicable provisions of the SEBI Listing Regulations, we would like to inform you that the Board of Directors of the Company, at their meeting held on Saturday, May 02, 2026, which commenced at 10:00 AM and concluded at 12:05 PM have inter-alia, considered, approved, and taken on record the following:

**1. Approval of Audited Standalone and Consolidated Financial Results of the company for the quarter and financial year ended March 31, 2026:**

- A copy of the said Audited Standalone and Consolidated Financial Results along with the Audit Report issued by M/s S.R. Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors of the Company for the quarter and financial year ended March 31, 2026, is enclosed as **Annexure I**.
- Disclosures required under Regulation 52(4) of the SEBI Listing Regulations form part of the said Financial Results.
- A declaration on the Audit Report with unmodified opinion in accordance with Regulation 33(3)(d) and 52(3)(a) of SEBI Listing Regulations is enclosed as **Annexure II**.
- The Security Cover Certificate as on March 31, 2026, as per Regulation 54 read with SEBI Circular No SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated May 19, 2022, is enclosed as **Annexure III**.

**India Shelter Finance Corporation Limited**

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: [customer.care@indiashelter.in](mailto:customer.care@indiashelter.in), Website: [www.indiashelter.in](http://www.indiashelter.in)

- Statement indicating utilization of issue proceeds and Statement of deviation/variation in use of proceeds of listed Non-convertible Securities pursuant to Regulation 52(7) and 52(7A) of SEBI Listing Regulations is enclosed as **Annexure IV**.

The aforesaid results shall be published in the newspapers in terms of Regulation 47 of SEBI Listing Regulations and will also be made available on the company's website at [www.indiashelter.in](http://www.indiashelter.in) in compliance with Regulation 46(2) of SEBI Listing Regulations .

## **2. Recommended Final Dividend for the Financial Year ended March 31, 2026.**

The Board of Directors has recommended a final dividend of Rs. 10 per equity share (200 % of face value), for the financial year 2025-26, subject to approval of the shareholders at the ensuing Annual General Meeting of the Company.

The above information shall also be made available on the website of the company at [www.indiashelter.in](http://www.indiashelter.in) .

Kindly take the above information on records.

Thanking you,

**Yours faithfully,**

**For India Shelter Finance Corporation Limited**

**Mukti Chaplot**

**Company Secretary & Compliance Officer**

**M. No.: 38326**

**Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To  
The Board of Directors of  
India Shelter Finance Corporation Limited

**Report on the audit of the Standalone Financial Results****Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of India Shelter Finance Corporation Limited (the "Company") for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

**Management's Responsibilities for the Standalone Financial Results**

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all



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relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

## **Other Matter**

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For **S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

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per **Amit Kabra**

Partner

Membership Number: 094533

UDIN: 26094533HCDECH52SD

Place of Signature: Gurugram

Date: May 02, 2026



Audited standalone statement of profit & loss for the quarter and year ended 31 March 2026

(Amount in Lakhs)

Particulars	For the quarter ended			For the year ended	
	31 March 2026 (Audited) Refer Note- 12	31 December 2025 (Unaudited)	31 March 2025 (Audited) Refer Note- 12	31 March 2026 (Audited)	31 March 2025 (Audited)
<b>1 Revenue from operations</b>					
(i) Interest income	33,721.56	31,027.15	26,735.38	1,23,056.27	94,228.57
(ii) Fees and commission income	3,811.22	3,614.39	3,851.59	14,732.00	11,454.21
(iii) Net gain on fair value changes	88.63	135.06	235.72	569.49	961.60
(iv) Net gain on derecognition of financial instruments under amortised cost category	3,443.43	4,173.68	1,875.90	14,641.53	9,805.54
<b>Total revenue from operations</b>	<b>41,064.84</b>	<b>38,950.28</b>	<b>32,698.59</b>	<b>1,52,999.29</b>	<b>1,16,449.92</b>
2 Other income	3.97	2.12	12.94	19.39	1,029.94
<b>3 Total income(1+2)</b>	<b>41,068.81</b>	<b>38,952.40</b>	<b>32,711.53</b>	<b>1,53,018.68</b>	<b>1,17,479.86</b>
<b>4 Expenses</b>					
(i) Finance costs	11,518.85	11,352.51	10,159.18	44,480.24	35,487.55
(ii) Impairment on financial instruments	787.72	1,267.15	311.36	4,031.98	2,643.02
(iii) Employee benefits expenses	7,943.35	8,030.56	6,157.57	29,778.92	22,908.45
(iv) Depreciation and amortisation	309.90	330.75	298.33	1,237.90	1,159.70
(v) Other expenses	2,259.08	1,996.68	1,853.57	7,990.11	6,472.50
<b>Total expenses</b>	<b>22,818.90</b>	<b>22,977.65</b>	<b>18,780.01</b>	<b>87,519.15</b>	<b>68,671.22</b>
<b>5 Profit before tax (3-4)</b>	<b>18,249.91</b>	<b>15,974.75</b>	<b>13,931.52</b>	<b>65,499.53</b>	<b>48,808.64</b>
<b>6 Tax expense:</b>					
i. Current tax	4,149.62	3,544.74	3,413.79	14,529.68	11,461.76
ii. Deferred tax	94.20	36.10	(273.95)	463.42	(357.80)
<b>Total tax expense</b>	<b>4,243.82</b>	<b>3,580.84</b>	<b>3,139.84</b>	<b>14,993.10</b>	<b>11,103.96</b>
<b>7 Profit for the period (5-6)</b>	<b>14,006.09</b>	<b>12,393.91</b>	<b>10,791.68</b>	<b>50,506.43</b>	<b>37,704.68</b>
<b>8 Other comprehensive income</b>					
(i) Items that will not be reclassified to profit or loss					
- Re-measurement (losses)/gains on defined benefit obligations	(40.56)	41.66	10.93	(34.24)	(9.16)
- Income tax effect relating to re-measurement loss on defined benefit obligations	10.21	(10.49)	(2.75)	8.62	2.31
(ii) Items that will be reclassified to profit or loss					
- Re-measurement gains/ (losses) on hedge instruments	215.82	(228.12)	(153.66)	399.58	163.46
- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	(54.32)	57.42	38.68	(100.57)	(41.14)
<b>Total other comprehensive income</b>	<b>131.15</b>	<b>(139.53)</b>	<b>(106.80)</b>	<b>273.39</b>	<b>115.47</b>
<b>9 Total comprehensive income for the period (7+8)</b>	<b>14,137.24</b>	<b>12,254.38</b>	<b>10,684.88</b>	<b>50,779.82</b>	<b>37,820.15</b>
<b>Paid-up equity share capital (face value of Rs. 5 per equity share)</b>				<b>5,437.92</b>	<b>5,394.76</b>
<b>Other equity as per balance sheet</b>				<b>3,14,374.54</b>	<b>2,65,287.21</b>
<b>10 Earnings per equity share (EPS)</b>					
<b>*(EPS not annualised)</b>					
Basic (Rs.)	12.89*	11.42*	10.01*	46.63	35.10
Diluted (Rs.)	12.53*	11.01*	9.65*	45.13	33.86

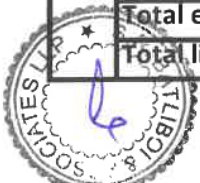


**India Shelter Finance Corporation Limited**  
Registered office:- 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurugram-122 002  
CIN: L65922HR1998PLC042782 | Website: www.indiashelter.in

**Standalone Statement of Asset and Liability as at 31 March 2026**

(Amount in Lakhs)

S.No	Particulars	As at	As at
		31 March 2026	31 March 2025
		(Audited)	(Audited)
<b>A</b>	<b>Assets</b>		
<b>1</b>	<b>Financial assets</b>		
(a)	Cash and cash equivalents	12,937.92	18,185.41
(b)	Bank Balance other than (a) above	17,551.58	14,722.02
(c)	Derivative financial instruments	5,900.72	570.17
(d)	Receivables	547.52	38.32
(e)	Loans	8,56,854.82	6,85,948.54
(f)	Investments	39,521.46	32,727.25
(g)	Other Financial assets	23,633.06	16,838.74
	<b>Total financial assets</b>	<b>9,56,947.08</b>	<b>7,69,030.45</b>
<b>2</b>	<b>Non-financial assets</b>		
(a)	Current tax assets (Net)	-	357.96
(b)	Deferred tax assets (Net)	68.57	623.93
(c)	Property, Plant and Equipment	2,700.28	2,827.70
(d)	Intangible Assets	217.43	108.57
(e)	Other non-financial assets	1,033.73	1,018.29
(f)	Asset held for sale	530.49	590.41
	<b>Total non-financial assets</b>	<b>4,550.50</b>	<b>5,526.86</b>
	<b>Total assets</b>	<b>9,61,497.58</b>	<b>7,74,557.31</b>
<b>B</b>	<b>Liabilities and Equity</b>		
<b>1</b>	<b>Financial Liabilities</b>		
(a)	Trade Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	53.16	5.65
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	836.07	896.28
(b)	Debt securities	18,060.58	4,991.14
(c)	Borrowings (Other than Debt Securities)	6,06,543.11	4,91,914.57
(d)	Other financial liabilities	11,536.32	4,501.21
	<b>Total financial liabilities</b>	<b>6,37,029.24</b>	<b>5,02,308.85</b>
	<b>Non-financial liabilities</b>		
(a)	Provisions	843.86	438.55
(b)	Current tax liabilities (Net)	1,014.58	-
(c)	Other non-financial liabilities	2,797.44	1,127.94
	<b>Total non-financial liabilities</b>	<b>4,655.88</b>	<b>1,566.49</b>
	<b>Equity</b>		
(a)	Equity share capital	5,437.92	5,394.76
(b)	Other equity	3,14,374.54	2,65,287.21
	<b>Total equity</b>	<b>3,19,812.46</b>	<b>2,70,681.97</b>
	<b>Total liabilities and equity</b>	<b>9,61,497.58</b>	<b>7,74,557.31</b>



Standalone Statement of cash flows as at 31 March 2026

(Amount in lakhs)

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
<b>(A) Cash flows from operating activities</b>		
Profit before tax	65,499.53	48,808.64
<b>Adjustments for:</b>		
Depreciation and amortisation expense	1,237.90	1,159.70
Effective interest rate adjustment on financial assets	3,967.68	2,957.22
Effective interest rate adjustment on debt securities and borrowings	(33.54)	436.56
Share based payments to employees	2,069.26	1,351.45
Impairment on financial instruments	4,031.98	2,643.02
Net loss on derecognition of property, plant and equipment	27.70	14.15
Net unrealised gain on fair value change of investments	-	-
Net gain on derecognition of financial instruments under amortised cost category	(8,511.85)	(6,394.69)
Gain on termination of leases	(12.85)	(0.65)
Interest expense on lease liabilities	99.08	142.73
<b>Operating profit before working capital changes</b>	<b>68,374.89</b>	<b>51,118.13</b>
<b>Movements in working capital</b>		
Increase in loans	(1,78,736.51)	(1,85,271.74)
Increase in receivables	(509.20)	(38.32)
Decrease in other financial assets	1,652.09	2,195.47
(Increase)/Decrease in other non-financial assets	(3.33)	571.20
Increase in derivative financial instruments	(4,930.97)	(662.25)
(Decrease)/Increase in trade payables	(12.71)	402.77
Increase/(Decrease) in other financial liabilities	7,035.11	(1,493.50)
Increase/(Decrease) in other non-financial liabilities	1,669.50	(195.64)
Increase in provisions	314.90	148.75
<b>Cash flows used in operating activities post working capital changes</b>	<b>(1,05,146.23)</b>	<b>(1,33,225.13)</b>
Income tax paid (net)	(13,160.68)	(10,335.64)
<b>Net cash flows used in operating activities (A)</b>	<b>(1,18,306.91)</b>	<b>(1,43,560.77)</b>
<b>(B) Cash flows from investing activities</b>		
Payments made for purchase of property, plant and equipment and intangible assets	(1,133.70)	(906.16)
Proceeds from sale of property, plant and equipment	38.12	41.64
Purchase of investments (net)	(6,794.21)	(15,747.55)
Redemption/(Investment) of fixed deposits (net)	(2,829.57)	10,554.23
<b>Net cash used in investing activities (B)</b>	<b>(10,719.36)</b>	<b>(6,057.84)</b>
<b>(C) Cash flows from financing activities</b>		
Proceeds from issue of equity share capital	1,681.24	1,752.70
Proceeds from debt securities	15,000.00	5,000.00
Proceeds from borrowings(other than debt securities)	2,85,300.92	2,86,345.36
Repayment of borrowings	(1,70,001.14)	(1,32,652.64)
Repayment of debt securities	(2,000.00)	(3,000.00)
Dividend Paid	(5,396.72)	-
Payment towards lease liabilities	(805.52)	(826.81)
<b>Net cash flows from financing activities (C)</b>	<b>1,23,778.78</b>	<b>1,56,618.61</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>(5,247.49)</b>	<b>7,000.00</b>
Cash and cash equivalents at the beginning of the year	18,185.41	11,185.41
Cash and cash equivalents at the end of the year	12,937.92	18,185.41
Components of cash and cash equivalents:-		
Cash on hand	425.04	173.32
<b>Balances with banks (of the nature of cash and cash equivalents)</b>		
(a) Balance with banks in current accounts	11.88	16,511.26
(b) Deposits with original maturity of less than 3 months	12,501.00	1,500.83
<b>Total cash and cash equivalents</b>	<b>12,937.92</b>	<b>18,185.41</b>



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**Notes:**

1. These Standalone financial results for the quarter and year ended 31 March 2026, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 01 May 2026 and 02 May 2026 respectively. The financial results for the quarter and year ended 31 March 2026 have been subjected to audit by the statutory auditors of the Company.
2. These Standalone financial results for the quarter and year ended 31 March 2026 have been prepared in accordance with the accounting principles generally accepted in India, including the recognition and measurement principles laid down in the Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder, and have been presented in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
3. The Company is primarily engaged in the business of housing finance within India and there is no separately reportable business or geographical segments as per the Indian Accounting Standard ('Ind AS') 108 on Operating Segments.
4. During the year, the Company has issued fresh non-convertible debenture amounting to Rs. 15,000 Lakhs. The Company has maintained 110% security cover on its secured listed non-convertible debentures as on 31 March 2026 by way of exclusive charge on its specific loan receivables. The proceeds of the Non-Convertible Debentures were used for the objects stated in the respective offer documents.
5. During the year ended 31 March 2026, 8,63,162 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.
6. The Government of India has codified 29 existing labour legislations into unified framework comprising four Labour Codes, namely the Code on Wages, 2019; the Code on Social Security, 2020; the industrial Relations Code, 2020; and the occupational safety, Health and Working Conditions Code, 2020 (collectively referred to as "New labour Codes"). These Codes have been made effectively from 21 November 2025 which has resulted in recognizing incremental liability towards gratuity and leave encashment amounting to INR 261.03 lakhs for the year ended 31 March 2026. The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed, if any.
7. The Board of Directors at their meeting held on 02 May 2026 recommended dividend of Rs. 10 per equity share at 200% of the face value of Rs. 5 for the year ended 31 March 2026, subject to shareholders approval at the ensuing Annual General Meeting.
8. In accordance with the Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions, dated 28 November 2025, no resolution plans have been implemented during the quarter and year ended 31 March 2026 in projects financed on or after 1 October 2025. Hence, no disclosure is required pertaining to projects financed under the Reserve Bank of India (Non-Banking Financial Companies - Financial Statements Presentation and Disclosures) Directions, dated 28 November 2025.



9. Disclosures pursuant to RBI Notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 date 06 August 2020 and – RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated 05 May 2021(Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Businesses).

Type of Borrower	Exposure (\$) to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	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 implementation of resolution plan – Position as at the end of this half-year
Personal Loan**	1,152.94	26.28	-	132.3	1,000.30
Corporate Persons*	-	-	-	-	-
of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
<b>Total</b>	<b>1,152.94</b>	<b>26.28</b>	<b>-</b>	<b>132.3</b>	<b>1,000.30</b>

\*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

(\$) Principal outstanding (including capitalised interest) is for live restructured accounts classified as standard as on 30 September 2025.

(#) Principal outstanding (including capitalised interest) is for live restructured accounts (including sub-standard accounts as on 30 September 2025) classified as standard as on 31 March 2026.

\*\*Personal loan includes housing loan & non housing loan.

10. Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021:

a) Details of loans not in default transferred through assignment during the year ended 31 March 2026.

Particulars	Year ended 31st March 2026
Count of loan accounts assigned	13,623
Amount of loan account assigned	1,02,165.90 lakhs
Retention of beneficial economic interest (MRR)	12,654.31 lakhs
Weighted average Residual Tenure of the loans transferred	9.79 years
Weighted average holding period	1.03 years
Coverage of tangible security coverage (LTV)	48.02%
Rating wise distribution of rated loans	Unrated

b) Details of loans not in default transferred through Co-Lending during the year ended 31 March 2026.

Particulars	Year ended 31st March 2026
Count of loan accounts assigned	2,178
Amount of loan account assigned	23,948.80 lakhs
Retention of beneficial economic interest (MRR)	20%
Weighted average Residual Tenure of the loans transferred	11.11 years
Weighted average holding period	0.22 years
Coverage of tangible security coverage (LTV)	48.27%
Rating wise distribution of rated loans	Unrated

c) The Company has not acquired, any loan not in default during the year ended 31 March 2026.

d) The Company has not transferred/acquired, any stressed/non-performing loan during the year ended 31 March 2026.



11. Additional Information pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 are as follows:

Particulars	As at 31 <sup>st</sup> March 2026
Net Worth	3,19,812.46 lakhs
Debt -Equity Ratio	1.95 times
Total Debts to Total Assets	0.65
Net Profit Margin (%)	33.01%
Gross NPA ratio	1.25%
Net NPA ratio	0.93%
Provision Coverage ratio on Stage 3 assets	25.41%
Outstanding redemption reserve/ Debenture redemption reserve	N.A
Outstanding redeemable preference shares	N.A
Capital redemption reserve/Debenture redemption reserve	N.A
Profit after Tax	50,506.43 lakhs
Earnings Per Share- Basic	46.63
Earnings Per Share- Diluted	45.13
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	127.63%

**Note 1:** Debt Service coverage ratio, Interest Coverage ratio, Current ratio, Operating Margin, Long term debt to working capital, Bad debts to account receivable, Current Liability, Debtors turnover, Inventory turnover ratios are not applicable to us.

**Note 2:** Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

Total Debts to Total Assets = (Debt Securities+ Borrowings) / Total Assets

Provision Coverage ratio on Stage 3 assets = Impairment allowance on Stage 3 / Gross Stage 3 loans

12. The amounts for the quarter ended 31 March 2026 and 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year and year-to-date figures up to the third quarter of the relevant financial year which were subjected to limited review by statutory auditors.
13. Figures for the previous year/periods have been regrouped and/or reclassified wherever considered necessary in line with the financial results for the current year/period. The impact, if any, are not material to financial results.

For and on behalf of the Board of Directors of  
India Shelter Finance Corporation Limited



**Rupinder Singh**  
Managing Director & CEO  
(DIN: 09153382)  
Place: Gurugram  
Date: 02 May 2026



**Independent Auditor's Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To  
**The Board of Directors of  
India Shelter Finance Corporation Limited  
Report on the audit of the Consolidated Financial Results**

**Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of India Shelter Finance Corporation Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial results/financial information of the subsidiary, the Statement:

- i. includes the results of the following entities:
  - a. India Shelter Finance Corporation Limited
  - b. India Shelter Capital Finance Limited;
- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

**Management's Responsibilities for the Consolidated Financial Results**

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of their respective companies.

## **Auditor's Responsibilities for the Audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



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We also performed procedures in accordance with the Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

## **Other Matter**

The accompanying Statement includes the audited financial results and other financial information, in respect of one subsidiary, whose financial results include total revenues (including other income) of Rs. 81.66 lakhs, total net profit after tax of Rs. 55.56 lakhs, total comprehensive profit of Rs. 55.56 lakhs for the period April 01, 2025 to December 15, 2025 (being the date of loss of control). These financial statements have been audited by its statutory auditor.

The independent auditor's report on the financial results/financial information of the entity have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of the subsidiary is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For **S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

per **Amit Kabra**

Partner

Membership Number: 094533

UDIN: 26094533YJCWMO6664

Place of Signature: Gurugram

Date: May 02, 2026



Audited consolidated statement of profit & loss for the quarter and year ended 31 March 2026

(Amount in Lakhs)

Particulars	For the quarter ended			For the year ended	
	31 March 2026 (Audited) Refer Note- 14	31 December 2025 (Unaudited)	31 March 2025 (Audited) Refer Note- 14	31 March 2026 (Audited)	31 March 2025 (Audited)
<b>1 Revenue from operations</b>					
(i) Interest income	33,479.81	31,050.77	26,765.76	1,22,896.18	94,342.86
(ii) Fees and commission income	3,811.22	3,614.39	3,851.59	14,732.00	11,454.21
(iii) Net gain on fair value changes	88.63	135.06	235.72	569.49	961.60
(iv) Net gain on derecognition of financial instruments under amortised cost category	3,443.43	4,173.68	1,875.90	14,641.53	9,805.54
<b>Total revenue from operations</b>	<b>40,823.09</b>	<b>38,973.90</b>	<b>32,728.97</b>	<b>1,52,839.20</b>	<b>1,16,564.21</b>
2 Other income	3.97	1.88	12.64	18.54	1,028.74
<b>3 Total income(1+2)</b>	<b>40,827.06</b>	<b>38,975.78</b>	<b>32,741.61</b>	<b>1,52,857.74</b>	<b>1,17,592.95</b>
<b>4 Expenses</b>					
(i) Finance costs	11,518.85	11,352.51	10,159.18	44,480.24	35,487.55
(ii) Impairment on financial instruments	787.72	1,267.14	311.36	4,031.98	2,643.02
(iii) Employee benefits expenses	7,943.35	8,030.55	6,157.57	29,778.92	22,908.45
(iv) Depreciation and amortisation	309.90	330.75	298.33	1,237.90	1,159.70
(v) Other expenses	2,264.64	2,000.28	1,855.20	8,000.07	6,475.31
<b>Total expenses</b>	<b>22,824.46</b>	<b>22,981.23</b>	<b>18,781.64</b>	<b>87,529.11</b>	<b>68,674.03</b>
<b>5 Profit before tax (3-4)</b>	<b>18,002.60</b>	<b>15,994.55</b>	<b>13,959.97</b>	<b>65,328.63</b>	<b>48,918.92</b>
<b>6 Tax expense:</b>					
i. Current tax	4,149.62	3,550.82	3,420.38	14,549.49	11,488.86
ii. Deferred tax	94.20	37.14	(273.43)	464.46	(357.28)
<b>Total tax expense</b>	<b>4,243.82</b>	<b>3,587.96</b>	<b>3,146.95</b>	<b>15,013.95</b>	<b>11,131.58</b>
<b>7 Profit for the period (5-6)</b>	<b>13,758.78</b>	<b>12,406.59</b>	<b>10,813.02</b>	<b>50,314.68</b>	<b>37,787.34</b>
<b>8 Other comprehensive income</b>					
(i) Items that will not be reclassified to profit or loss					
- Re-measurement (losses)/gains on defined benefit obligations	(40.56)	41.65	10.93	(34.24)	(9.16)
- Income tax effect relating to re-measurement loss on defined benefit obligations	10.21	(10.48)	(2.75)	8.62	2.31
(ii) Items that will be reclassified to profit or loss					
- Re-measurement gains/ (losses) on hedge instruments	215.82	(228.12)	(153.66)	399.58	163.46
- Income tax effect relating to re-measurement gains/ (losses) on hedge instruments	(54.32)	57.42	38.68	(100.57)	(41.14)
<b>Total other comprehensive income</b>	<b>131.15</b>	<b>(139.53)</b>	<b>(106.80)</b>	<b>273.39</b>	<b>115.47</b>
<b>9 Total comprehensive income for the period (7+8)</b>	<b>13,889.93</b>	<b>12,267.06</b>	<b>10,706.22</b>	<b>50,588.07</b>	<b>37,902.81</b>
Paid-up equity share capital (face value of Rs. 5 per equity share)				5,437.92	5,394.76
Other equity as per balance sheet				3,14,374.54	2,65,478.78
<b>10 Earnings per equity share (EPS)</b>					
*(EPS not annualised)					
Basic (Rs.)	12.66*	11.44*	10.03*	46.46	35.18
Diluted (Rs.)	12.31*	11.02*	9.67*	44.96	33.93

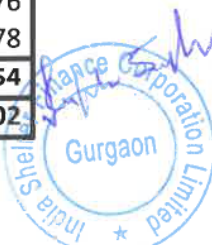


**India Shelter Finance Corporation Limited**  
Registered office:- 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurugram-122 002  
CIN: L65922HR1998PLC042782 | Website: www.indiashelter.in

**Consolidated Statement of Asset and Liability as at 31 March 2026**

(Amount in Lakhs)

S.No	Particulars	As at 31 March 2026 (Audited)	As at 31 March 2025 (Audited)
<b>A</b>	<b>Assets</b>		
<b>1</b>	<b>Financial assets</b>		
(a)	Cash and cash equivalents	12,937.92	18,195.94
(b)	Bank Balance other than (a) above	17,551.58	16,104.37
(c)	Derivative financial instruments	5,900.72	570.17
(d)	Receivables	547.52	38.32
(e)	Loans	8,56,854.82	6,85,948.54
(f)	Investments	39,521.46	31,527.25
(g)	Other Financial assets	23,633.06	16,838.74
	<b>Total financial assets</b>	<b>9,56,947.08</b>	<b>7,69,223.33</b>
<b>2</b>	<b>Non-financial assets</b>		
(a)	Current tax assets (Net)	-	355.23
(b)	Deferred tax assets (Net)	68.57	624.98
(c)	Property, Plant and Equipment	2,700.28	2,827.70
(d)	Intangible Assets	217.43	108.57
(e)	Other non-financial assets	1,033.73	1,019.80
(f)	Asset held for sale	530.49	590.41
	<b>Total non-financial assets</b>	<b>4,550.50</b>	<b>5,526.69</b>
	<b>Total assets</b>	<b>9,61,497.58</b>	<b>7,74,750.02</b>
<b>B</b>	<b>Liabilities and Equity</b>		
<b>1</b>	<b>Financial Liabilities</b>		
(a)	Trade Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	53.16	5.65
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	836.07	897.32
(b)	Debt securities	18,060.58	4,991.14
(c)	Borrowings (Other than Debt Securities)	6,06,543.11	4,91,914.57
(d)	Other financial liabilities	11,536.32	4,501.21
	<b>Total financial liabilities</b>	<b>6,37,029.24</b>	<b>5,02,309.89</b>
	<b>Non-financial liabilities</b>		
(a)	Provisions	843.86	438.55
(b)	Current tax liabilities (Net)	1,014.58	-
(c)	Other non-financial liabilities	2,797.44	1,128.04
	<b>Total non-financial liabilities</b>	<b>4,655.88</b>	<b>1,566.59</b>
	<b>Equity</b>		
(a)	Equity share capital	5,437.92	5,394.76
(b)	Other equity	3,14,374.54	2,65,478.78
	<b>Total equity</b>	<b>3,19,812.46</b>	<b>2,70,873.54</b>
	<b>Total liabilities and equity</b>	<b>9,61,497.58</b>	<b>7,74,750.02</b>



Consolidated statement of cash flows for the year ended 31 March 2026

(Amount in lakhs)

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
<b>(A) Cash flows from operating activities</b>		
Profit before tax	65,328.63	48,918.92
<b>Adjustments for:</b>		
Depreciation and amortisation expense	1,237.90	1,159.70
Effective interest rate adjustment on financial assets	3,967.68	2,957.22
Effective interest rate adjustment on debt securities and borrowings	(33.54)	436.56
Share based payments to employees	2,069.26	1,351.45
Impairment on financial instruments	4,031.98	2,643.02
Net loss on derecognition of property, plant and equipment	27.70	14.15
Net unrealised gain on fair value change of investments	-	-
Net gain on derecognition of financial instruments under amortised cost category	(8,511.85)	(6,394.69)
Gain on termination of leases	(12.85)	(0.65)
Interest expense on lease liabilities	99.08	142.73
<b>Operating profit before working capital changes</b>	<b>68,203.99</b>	<b>51,228.41</b>
<b>Movements in working capital</b>		
Increase in loans	(1,78,736.51)	(1,85,271.75)
Increase in receivables	(509.20)	(38.32)
Decrease in other financial assets	1,652.09	2,195.47
(Increase)/Decrease in other non-financial assets	(1.82)	570.58
Increase in derivative financial instruments	(4,930.97)	(662.25)
(Decrease)/Increase in trade payables	(13.74)	402.74
Increase/(Decrease) in other financial liabilities	7,035.11	(1,493.50)
Increase/(Decrease) in other non-financial liabilities	1,669.40	(195.67)
Increase in provisions	314.90	148.75
<b>Cash flows used in operating activities post working capital changes</b>	<b>(1,05,316.75)</b>	<b>(1,33,115.54)</b>
Income tax paid (net)	(13,183.04)	(10,361.16)
<b>Net cash flows used in operating activities (A)</b>	<b>(1,18,499.79)</b>	<b>(1,43,476.70)</b>
<b>(B) Cash flows from investing activities</b>		
Payments made for purchase of property, plant and equipment and intangible assets	(1,133.70)	(906.16)
Proceeds from sale of property, plant and equipment	38.12	41.64
Purchase of investments (net)	(7,994.21)	(15,747.55)
Redemption/(Investment) of fixed deposits (net)	(1,447.22)	10,474.40
<b>Net cash used in investing activities (B)</b>	<b>(10,537.01)</b>	<b>(6,137.67)</b>
<b>(C) Cash flows from financing activities</b>		
Proceeds from issue of equity share capital	1,681.24	1,752.70
Proceeds from debt securities	15,000.00	5,000.00
Proceeds from borrowings(other than debt securities)	2,85,300.92	2,86,345.36
Repayment of borrowings	(1,70,001.14)	(1,32,652.64)
Repayment of debt securities	(2,000.00)	(3,000.00)
Dividend Paid	(5,396.72)	-
Payment towards lease liabilities	(805.52)	(826.81)
<b>Net cash flows from financing activities (C)</b>	<b>1,23,778.78</b>	<b>1,56,618.61</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>(5,258.02)</b>	<b>7,004.24</b>
Cash and cash equivalents at the beginning of the year	18,195.94	11,191.71
Cash and cash equivalents at the end of the year	12,937.92	18,195.95
Components of cash and cash equivalents:-		
Cash on hand	425.04	173.32
<b>Balances with banks (of the nature of cash and cash equivalents)</b>		
(a) Balance with banks in current accounts	11.88	16,521.79
(b) Deposits with original maturity of less than 3 months	12,501.00	1,500.83
<b>Total cash and cash equivalents</b>	<b>12,937.92</b>	<b>18,195.94</b>



**India Shelter Finance Corporation Limited**  
**Registered office:- 6th Floor, Plot no 15, Sector 44, Institutional Area, Gurugram - 122 002**  
**CIN: L65922HR1998PLC042782 | Website: www.indiashelter.in**

**Notes:**

1. The Consolidated financial results include results of the following Company:

Name of the Company	%of Shareholding and voting power of India Shelter Finance Corporation Limited	Consolidated as
India Shelter Capital Finance Limited	100%	Subsidiary

2. These 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. These Consolidated financial results for the quarter and year ended 31 March 2026, were reviewed by the Audit Committee and approved by the Board of Directors in their meetings held on 01 May 2026 and 02 May 2026 respectively. The financial results for the quarter and year ended 31 March 2026 have been subjected to audit by the statutory auditors of the Company.
4. These consolidated financial results for the quarter and year ended 31 March 2026 have been prepared in accordance with the accounting principles generally accepted in India, including 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, read with relevant rules issued thereunder, and have been presented in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
5. The Board of Directors of the Company in its meeting held on 4th November 2025 approved Voluntary Liquidation of its wholly owned Subsidiary company (India Shelter Capital Finance Limited- "ISCFL"). Control of the subsidiary had been transferred to official liquidator w.e.f 16th December 2025. Accordingly, the consolidated financial results of the Company include results for the subsidiary for the period 1 April 2025 to 15 December 2025 (being the date of loss of control). During the quarter, the liquidator has completed the process of realization of assets and liabilities of ISCFL and distributed the net proceeds of realization to the Company. ISCFL was not a material subsidiary of the Company and liquidation has not affected any business and financials of the company.
6. The Group is primarily engaged in the business of housing finance within India and there is no separately reportable business or geographical segments as per the Indian Accounting Standard ('Ind AS') 108 on Operating Segments.
7. During the year, the Holding Company has issued fresh non-convertible debenture amounting to Rs. 15,000 Lakhs. The Holding Company has maintained 110% security cover on its secured listed non-convertible debentures as on 31 March 2026 by way of exclusive charge on its specific loan receivables. The proceeds of the Non-Convertible Debentures were used for the objects stated in the respective offer documents.
8. During the year ended 31 March 2026, 8,63,162 equity shares have been allotted to employees who have exercised their options under the approved employee stock option plan.
9. The Government of India has codified 29 existing labour legislations into unified framework comprising four Labour Codes, namely the Code on Wages, 2019; the Code on Social Security, 2020; the industrial Relations Code, 2020; and the occupational safety, Health and Working Conditions Code, 2020 (collectively referred to as "New labour Codes"). These Codes have been made effectively from 21 November 2025 which has resulted in recognizing incremental liability towards gratuity and leave encashment amounting to INR 261.03 lakhs for the year ended 31 March 2026. The Company continues to monitor the finalization of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed, if any.



10. The Board of Directors at their meeting held on 02 May 2026 recommended dividend of Rs. 10 per equity share at 200% of the face value of Rs. 5 for the year ended 31 March 2026, subject to shareholders approval at the ensuing Annual General Meeting.

11. **Additional Information pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 are as follows:**

Particulars	As at 31 <sup>st</sup> March 2026
Net Worth	3,19,812.46 lakhs
Debt -Equity Ratio	1.95 times
Total Debts to Total Assets	0.65
Net Profit Margin (%)	32.92%
Gross NPA ratio	1.25%
Net NPA ratio	0.93%
Provision Coverage ratio on Stage 3 assets	25.41%
Outstanding redemption reserve/ Debenture redemption reserve	N.A
Outstanding redeemable preference shares	N.A
Capital redemption reserve/Debenture redemption reserve	N.A
Profit after Tax	50,314.68 lakhs
Earnings Per Share- Basic	46.46
Earnings Per Share- Diluted	44.96
Liquidity Coverage Ratio (LCR) (as per RBI guidelines)	127.63%

**Note 1:** Debt Service coverage ratio, Interest Coverage ratio, Current ratio, Operating Margin, Long term debt to working capital, Bad debts to account receivable, Current Liability, Debtors turnover, Inventory turnover ratios are not applicable to us.

**Note 2:** Debt-Equity Ratio = (Debt Securities+ Borrowings) / Net worth

Total Debts to Total Assets = (Debt Securities+ Borrowings) / Total Assets

Provision Coverage ratio on Stage 3 assets = Impairment allowance on Stage 3 / Gross Stage 3 loans

12. Disclosure pursuant to Reserve Bank of India notification RBI/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021:

a) Details of loans not in default transferred through assignment during the year ended 31 March 2026.

Particulars	Year ended 31st March 2026
Count of loan accounts assigned	13,623
Amount of loan account assigned	1,02,165.90 lakhs
Retention of beneficial economic interest (MRR)	12,654.31 lakhs
Weighted average Residual Tenure of the loans transferred	9.79 years
Weighted average holding period	1.03 years
Coverage of tangible security coverage (LTV)	48.02%
Rating wise distribution of rated loans	Unrated

b) Details of loans not in default transferred through Co-Lending during the year ended 31 March 2026.

Particulars	Year ended 31st March 2026
Count of loan accounts assigned	2,178
Amount of loan account assigned	23,948.80 lakhs
Retention of beneficial economic interest (MRR)	20%
Weighted average Residual Tenure of the loans transferred	11.11 years
Weighted average holding period	0.22 years
Coverage of tangible security coverage (LTV)	48.27%
Rating wise distribution of rated loans	Unrated

The Company has not acquired, any loan not in default during the year ended 31 March 2026.



d) The Company has not transferred/acquired, any stressed/non-performing loan during the year ended 31 March 2026.

13. Disclosures pursuant to RBI Notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 date 06 August 2020 and – RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated 05 May 2021(Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Businesses).

Type of Borrower	Exposure (\$) to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	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 implementation of resolution plan – Position as at the end of this half-year
Personal Loan**	1,152.94	26.28	-	132.3	1,000.30
Corporate Persons*	-	-	-	-	-
of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
<b>Total</b>	<b>1,152.94</b>	<b>26.28</b>	<b>-</b>	<b>132.3</b>	<b>1,000.30</b>

\*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

(\$) Principal outstanding (including capitalised interest) is for live restructured accounts classified as standard as on 30 September 2025.

(#) Principal outstanding (including capitalised interest) is for live restructured accounts (including sub-standard accounts as on 30 September 2025) classified as standard as on 31 March 2026.

\*\*Personal loan includes housing loan & non housing loan.

14. The amounts for the quarter ended 31 March 2026 and 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year and year-to-date figures up to the third quarter of the relevant financial year which were subjected to limited review by statutory auditors.
15. Figures for the previous year/periods have been regrouped and/or reclassified wherever considered necessary in line with the financial results for the current year/period. The impact, if any, are not material to financial results.

For and on behalf of the Board of Directors of  
**India Shelter Finance Corporation Limited**



**Rupinder Singh**  
Managing Director & CEO  
(DIN: 09153382)  
Place: Gurugram  
Date: 02 May 2026



Annexure - III

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	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by part passu debt holder (includes debt for which this certificate is issued & other debt with part passu charge)	Other assets on which there is part- Passu charge (excluding items covered in column F)	Assets not offered as Security	Eliminate on (amount in negative)	(Total C to H)	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, DSRM market value is not applicable)	Market Value for Part passu charge Asset(s)	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRM market value is not applicable)	Total Value (K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value					Related to only those items covered by this certificate	Related to column f	Value (K+L+M+N)	
<b>ASSETS</b>														
Property, Plant and Equipment							1,909.52		1,909.92					
Capital Work-in-Progress														
Right of Use Assets							790.35		790.35					
Goodwill														
Intangible Assets under Development							217.43		217.43					
Investments	Loans given to customers of the Company	19,919.07	6,30,925.26				39,521.46		39,521.46					
Loans							2,06,512.49		8,56,854.82					
Investments														
Trade Receivables							12,997.92		12,997.52					
Cash and cash equivalents							11,610.45		17,551.59					
Bank balances other than Cash and Cash Equivalents	Fixed deposits under lien		5,941.14				31,714.09		31,714.09					
Others														
<b>TOTAL</b>		19,919.07	6,36,866.40				3,05,212.12		9,51,497.88					
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains		18,060.58		No					18,060.58					
Other debt sharing part-passu charge with above debt														
Other Debt														
Subordinated debt														
Borrowings			6,05,610.87						6,05,610.87					
Bank														
Debt Securities														
Others														
Trade payables							889.23		889.23					
Lease liabilities							932.24		932.24					
Provisions							843.86		843.86					
Others							15,346.33		15,346.32					
<b>TOTAL</b>		18,060.58	6,05,610.87				16,013.66		6,41,681.12					
	Exclusive security cover ratio	1.30												

Note: The above figures are based on IIND AS results



**Annexure-II**

**Declaration for unmodified opinion in the Audit Report on Annual Audited Financial Results of the company for the financial year ended March 31, 2026**

Pursuant to Regulation 33(3)(d) and 52 (3)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm that M/s S.R. Batliboi & Associates LLP, Chartered Accountants, the Statutory Auditors of the company, has issued Audit Report with unmodified opinion on Annual Audited Standalone and Consolidated Financial Results for the Financial Year ended March 31, 2026.

Kindly take the above information on record.

**For India Shelter Finance Corporation Limited**

**Mukti Chaplot**  
**Company Secretary and Compliance Officer**  
**Mem. No. 38326**

May 02, 2026

Annexure IV

<b>To,</b> <b>BSE Limited,</b> <b>Phiroze Jeejeebhoy Towers, Dalal Street,</b> <b>Mumbai- 400001</b> <b>Scrip Code: 544044</b>	<b>To,</b> <b>National Stock Exchange of India Limited,</b> <b>Exchange Plaza, C-1, Block G, Bandra Kurla Complex,</b> <b>Bandra (E), Mumbai – 400 051</b> <b>NSE Symbol: INDIASHLTR</b>
<b>ISIN: INE922K01024</b> <b>INE922K07104</b> <b>INE922K07112</b>	<b>ISIN: INE922K01024</b>

**Sub: Disclosure of Statement under Regulation 52(7) and 52(7A) of SEBI Listing Regulations.**

Dear Sir / Madam,

Pursuant to Regulation 52(7) and 52(7A) of the SEBI Listing Regulations, we hereby disclose the Statement indicating utilisation and Statement indicating deviation/variation in the use of proceeds of listed Non-convertible Securities issued in the quarter ended March 31, 2026, as follows:

**A. Statement of utilization of issue proceeds:**

**(Rs. In Lakhs)**

Name of the issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of Instrument	Date of raising funds	Amount Raised	Funds Utilized	Any Deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
India Shelter Finance Corporation Limited	NA	NA	NA	NA	NIL during the quarter	NA	NA	Not applicable	No funds raised during the quarter ended March 31, 2026.

**B. Statement of deviation/ variation in use of Issue proceeds**

Particulars	Remarks
Name of the listed entity	India Shelter Finance Corporation Limited
Mode of fund raising	Nil
Type of instrument	Nil
Date of raising funds	NA
Amount raised (Rs. In Crores)	Nil during the quarter
Report filed for quarter ended	March 31, 2026
Is there a deviation/ variation in use of funds raised?	NA

**India Shelter Finance Corporation Limited**

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the deviation/ variation	NA
Comments of the audit committee after review	NA
Comments of the auditors, if any	NA

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

Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds Utilised	Amount of deviation / variation for the quarter according to applicable object (in Rs. crore 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 (c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc						

Request you to take the above information on records.

Thanking you.

Yours faithfully,

**For India Shelter Finance Corporation Limited**

**Mukti Chaplot**  
**Company Secretary and Compliance Officer**  
**Mem. No. 38326**

## India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

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