GIC HOUSING FINANCE LTD.

CIN: L65922MH1989PLC054583

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

Statement of Unaudited Standalone Financial Results for the Quarter and Half year ended September 30, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2026 (Reviewed) (refer note 14)	30-06-2026 (Reviewed)	30-09-2025 (Reviewed) (refer note 14)	30-09-2026 (Reviewed)	30-09-2025 (Reviewed)	31-03-2026 (Audited)
1	**Revenue from operations**						
	(i) Interest Income	26,926	26,428	26,464	53,354	52,703	1,06,325
	(ii) Dividend Income	-	-	15	-	15	15
	(iii) Fees and Commission Income	234	98	153	332	252	544
	(iv) Other Operating Income	393	148	522	541	720	1,339
	Total Revenue from operations	**27,553**	**26,674**	**27,154**	**54,227**	**53,690**	**1,08,223**
	Other Income	166	58	17	224	24	99
	Total Income	**27,719**	**26,732**	**27,171**	**54,451**	**53,714**	**1,08,322**
2	**Expenses**						
	(i) Finance Cost	17,596	17,298	17,258	34,894	34,570	68,699
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	62	45	23	107	42	131
	(iii) Impairment of Financial Instruments, including write-off (refer note 12)	(1,711)	3,249	(179)	1,538	7,618	6,852
	(iv) Employee Benefits Expenses	2,230	2,145	2,045	4,375	3,840	8,334
	(v) Depreciation & Amortisation Expenses	402	379	281	781	535	1,096
	(vi) Other Expenses	1,976	1,847	1,628	3,823	3,034	7,333
	Total Expenses	**20,555**	**24,963**	**21,056**	**45,518**	**49,639**	**92,445**
3	**Profit before exceptional items and tax (1-2)**	**7,164**	**1,769**	**6,115**	**8,933**	**4,075**	**15,877**
4	**Exceptional items**	-	-	-	-	-	-
5	**Profit before tax (3-4)**	**7,164**	**1,769**	**6,115**	**8,933**	**4,075**	**15,877**
6	**Tax expense**						
	(i) Current Tax	1,210	915	875	2,125	1,775	3,860
	(ii) Deferred tax (Net)	235	(98)	245	137	(3,430)	(3,332)
	(iii) Tax of Earlier Period (Net)	-	(52)	-	(52)	-	(100)
7	**Profit after tax (5-6)**	**5,719**	**1,004**	**4,995**	**6,723**	**5,730**	**15,449**
8	**Other comprehensive Income**						
	A. Items that will not be reclassified to profit or loss						
	(i) Remeasurement Gain / (Loss) on defined benefit plan	56	108	6	164	18	7
	(ii) Net Gain on equity instrument designated at FVTOCI	(1)	-	(14)	(1)	(3)	1,246
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(14)	(27)	2	(41)	(4)	(156)
	B. Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Total other comprehensive Income (A+B)	**41**	**81**	**(6)**	**122**	**11**	**1,097**
9	**Total Comprehensive Income (7+8)**	**5,760**	**1,085**	**4,989**	**6,845**	**5,741**	**16,546**
10	**Paid up Equity Share Capital (Face value ₹ 10/-)**	**5,385**	**5,385**	**5,385**	**5,385**	**5,385**	**5,385**
11	**Reserves as at 31st March**	-	-	-	-	-	**2,05,176**
12	**Earning Per Share (EPS) on Face Value ₹ 10/-**						
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the Quarter/Half year are not annualised)	**10.62**	**1.86**	**9.28**	**12.48**	**10.64**	**28.69**

GOKHALE & SATHE LLP MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

Notes to the Standalone Financial Results:

1 Statement of Standalone Assets and Liabilities

(₹ in Lakh)

Sr.No.	Particulars	As at 30-09-2026 (Reviewed)	As at 31-03-2026 (Audited)
	ASSETS		
1	**Financial Assets**		
(a)	Cash and cash equivalents	2,511	3,967
(b)	Bank balance other than cash and cash equivalent	456	434
(c)	Receivables		
	(i) Trade Receivables	95	54
(d)	Loans	10,85,145	10,82,815
(e)	Investments	30,672	21,082
(f)	Other financial assets	396	417
	Total - Financial Assets	**11,19,275**	**11,08,769**
2	**Non-financial assets**		
(a)	Current tax assets (net)	310	258
(b)	Deferred tax assets (net)	10,248	10,426
(c)	Property, plant and equipment	282	274
(d)	Right Of Use Assets	7,861	6,531
(e)	Intangible Assets under development	369	1,563
(f)	Other intangible assets	1,967	124
(g)	Other non-financial assets	2,445	1,866
	Total - Non Financial Assets	**23,482**	**21,042**
	Total Assets	**11,42,757**	**11,29,811**
	LIABILITIES AND EQUITY		
	LIABILITIES		
1	**Financial liabilities**		
(a)	Lease Liabilities	8,310	6,828
(b)	Payables		
	(i) Trade Payable		
	-Total outstanding dues of micro enterprises and small enterprises	411	186
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	1,180	1,423
(c)	Debt securities	1,78,812	1,93,534
(d)	Borrowings (other than debt securities)	7,32,928	7,11,514
(e)	Other financial liabilities	2,065	2,307
	Total - Financial Liabilities	**9,23,706**	**9,15,792**
2	**Non-financial liabilities**		
(a)	Current tax liabilities (Net)	530	74
(b)	Provisions	2,417	2,466
(c)	Other Non Financial Liabilities	1,118	915
	Total - Non Financial Liabilities	**4,065**	**3,455**
3	**Equity**		
(a)	Equity Share Capital	5,388	5,388
(b)	Other Equity	2,09,598	2,05,176
	Total - Equity	**2,14,986**	**2,10,564**
	Total Liabilities and Equity	**11,42,757**	**11,29,811**

GOKHALE & SATHE LLP MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

2 Standalone Cash Flow Statement (₹ in Lakh)

Particulars	For the Half Year Ended 30-09-2026 (Reviewed)	For the Half Year Ended 30-09-2025 (Reviewed)
A.Cash Flow From Operating Activities :		
Profit Before Tax	8,933	4,075
Adjustments For :		
Depreciation And Amortisation	781	535
Impairment of Financial Instruments (excluding impairment loss allowance on cash & cash equivalents)	1,540	7,613
Interest and Dividend Income	(53,354)	(52,718)
Interest Expenses	34,894	34,570
Fees & Commission Income	(332)	(252)
(Profit)/Loss On Sale of Property Plant & Equipments	47	5
(Profit)/Loss On Sale of Investments	(25)	(18)
Remeasurement Gain/(loss) on Defined Benefit Plan	164	18
Operating Profit Before Working Capital Changes	**(7,352)**	**(6,172)**
Adjustments For :		
(Increase)/Decrease In Non Financial Assets	(2,274)	(599)
(Increase)/Decrease In Other Financial Assets	24	19
(Increase)/Decrease In Other Non Financial Assets	(579)	(537)
(Increase)/Decrease In Bank Balance other than cash & cash equivalents	(22)	(1)
Increase/(Decrease) In Other Non Financial Liabilities	610	439
Increase/(Decrease) In Trade Payables	(18)	(299)
Increase/(Decrease) In Other Financial Liabilities	1,548	468
Operating Profit After Working Capital Changes	**(8,063)**	**(6,682)**
Adjustments For :		
(Increase)/Decrease in Housing Loans	1,737	(31,679)
Asset held for Sale	-	11,761
Fees & Commission Received	290	251
Interest Received	47,746	52,745
Interest Paid	(36,619)	(34,837)
Taxes Paid	(1,670)	(1,608)
Net Cash Generated / (Used) From Operating Activity	**3,421**	**(10,049)**
B:Cash Flow From Investing Activities		
Payments for Property, Plant & Equipments	(83)	(32)
Proceeds from Sale of Property, Plant & Equipments	9	9
Payments for Intangible assets under Developments	(922)	(274)
Purchase Of Investments	(1,16,540)	(56,414)
Sale Of Investments	1,06,975	53,118
Dividend Received	-	15
Net Cash Generated / (Used) From Investing Activity	**(10,561)**	**(3,578)**
C: Cash Flow From Financing Activities		
Proceeds From Borrowings and Debt Securities	4,23,254	4,68,185
Repayment of Borrowings and Debt Securities	(4,14,531)	(4,40,706)
Dividend Paid On Equity Shares	(2,423)	(2,423)
Payment of lease liabilities	(616)	(495)
Net Cash Generated / (Used) From Financing Activity	**5,684**	**24,561**
Net Increase/(Decrease) Of Cash & Cash Equivalents(A+B+C)	**(1,456)**	**10,934**
Cash & Cash Equivalents As At Beginning of the year	3,967	5,338
Cash & Cash Equivalents As At the End of the Period	**2,511**	**16,272**

GOKHALE & SATHE LLP MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

Notes to Standalone Financial Results:

3 The above unaudited standalone financial results have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

4 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.

5 The Members at the Annual General Meeting held on August 4, 2026 approved the payment of final dividend of Rs. 4.5 per equity share aggregating to Rs. 2,423 Lakh for the year ended March 31, 2026 as recommended by Board of Directors of the Company at its meeting held on May 15, 2026. Accordingly, the dividend amount has been paid to the shareholders in August 2026.

6 There is no information required to be disclosed under disclosures on the details of co-lending arrangements as at September 30, 2026 as required by Reserve Bank of India (Non-Banking Financials Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 Notification No. RBI/DOR/2025-26/359 Master Direction DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 (as amended from time to time).

7 The Company has not transferred / acquired any stressed loans, loans not in default during the quarter and half year ended September 30, 2026 under the Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 - RBI/DOR/2025-26/352, DOR.STR.REC.271/21.04.048/2025-26 dated November 28, 2025 and Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025, DOR.ACC.REC.No.278/21.04.018/2025-26.

8 There is no information required to be disclosed under disclosures on the details of project finance for the quarter ended September 30, 2026 pursuant to Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 vide RBI/DOR/2025-26/359 -DOR.ACC.REC.No.278/21.04.018/2025-26 dt 28th November 2025 & also as per Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed. Assets) Directions, 2025 vide RBI/DOR/2025-26/357 DOR.STR.REC.276/21.04.048/2025-26 November 28, 2025.

9 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 and circular RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 pertaining to Resolution Framework - 2.0 read with Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions 2025 dated November 28, 2025 as at September 30, 2026 are given below::

₹ in Lakh

Type of borrower	(A)	(B)	(C)	(D)	(E)
	Exposure to Accounts classified as Standard consequent to implementation of resolution plan at March 31, 2026	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 September 30, 2026
Personal loan	2,043	60	-	210	1,773
Corporate persons	-	-	-	-	-
Of which , MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**2,043**	**60**	**-**	**210**	**1,773**

10 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.

11 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 September 30, 2026 are fully secured by way of charge on identified receivables of the company. Accordingly, the Company is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document.

12 During the previous year, 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.

13 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 half year ended September 30, 2026 have been reviewed by the Statutory Auditors of Company, reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at their respective meeting held on November 12, 2026.

14 The figures for the quarter ended September 30, 2026 and September 30, 2025 are the balancing figures between the reviewed figures in respect of the half year ended September 30, 2026 and September 30, 2025 and the reviewed figures for the quarter ended June 30, 2026 and June 30, 2025 respectively.

GOKHALE & SATHE LLP MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

For and on behalf of the Board

Sachindra Salvi
Managing Director & CEO
DIN : 10930663

Place : Siliguri
Date : November 12, 2026

Annexure - I to Standalone Financial Results

Sr. No.	Ratio	Quarter Ended			Half Year Ended		Year Ended
		30-09-2026	30-06-2026	30-09-2025	30-09-2026	30-09-2025	31-03-2026
		(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)	(Audited)
a	Debt- Equity Ratio (in times)	4.24	4.29	4.50	4.24	4.50	4.30
b*	Debt-Service Coverage Ratio	Not Applicable	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	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-	-	-
f (i)	Net worth (₹ in Lakh)	2,14,986	2,11,649	1,99,759	2,14,986	1,99,759	2,10,564
f (ii)	Adjusted Net worth (₹ in Lakh)	2,13,574	2,10,278	1,99,555	2,13,574	1,99,555	2,09,274
g	Net Profit after tax (₹ in Lakh)	5,719	1,004	4,995	6,723	5,730	15,449
h	**Earning per share (not annualised)**						
	1. Basic	10.62	1.86	9.28	12.48	10.64	28.69
	2. Diluted	10.62	1.86	9.28	12.48	10.64	28.69
i*	Current Ratio	Not Applicable	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	Not Applicable
k	Bad debts to Account receivable ratio (For the Quarter/Half year are not annualised)	0.02%	0.10%	0.02%	0.12%	0.57%	0.59%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	79.78%	79.90%	81.20%	79.78%	81.20%	80.11%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	20.63%	3.76%	18.38%	12.35%	10.67%	14.26%
r	**Sector specific equivalents ratios, as applicable**						
	i. Stage 3 Ratio (%)	4.57%	4.49%	4.52%	4.57%	4.52%	3.96%
	ii. Provision Coverage Ratio (%)	53.78%	55.73%	57.04%	53.78%	57.04%	60.36%

Formula for Computation of ratios are as follows:

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

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

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

k Bad Debts to Account Receivable ratio = Bad Debts Written Off / (Average Gross Loan Book + Average Gross Trade Receivables)

m Total debts to total assets (%) = (Debt Securities + Borrowings [Other than Debt Securities]) / Total Assets

q Net Profit Margin (%) = Net Profit after tax/ Total Income

r i. 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 as the Company is engaged in financing activities.

GOKHALE & SATHE LLP MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

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CIN: L65922MH1989PLC054583

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

Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2026

(₹ in Lakh)

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2026 (Reviewed) (refer note 12)	30-06-2026 (Reviewed)	30-09-2025 (Reviewed) (refer note 12)	30-09-2026 (Reviewed)	30-09-2025 (Reviewed)	31-03-2026 (Audited)
1	**Revenue from operations**						
	(i) Interest Income	26,926	26,428	26,464	53,354	52,703	1,06,325
	(ii) Dividend Income	-	-	15	-	15	15
	(iii) Fees and Commission Income	234	98	153	332	252	544
	(iv) Other Operating Income	393	148	522	541	720	1,339
	Total Revenue from operations	**27,553**	**26,674**	**27,154**	**54,227**	**53,690**	**1,08,223**
	Other Income	167	63	19	230	27	106
	Total Income	**27,720**	**26,737**	**27,173**	**54,457**	**53,717**	**1,08,329**
2	**Expenses**						
	(i) Finance Cost	17,596	17,298	17,258	34,894	34,570	68,699
	(ii) Net Loss on De-recognition of Financial Instruments under Amortised Cost Category	62	45	23	107	42	131
	(iii) Impairment of Financial Instruments, including write-off (refer note 10)	(1,711)	3,249	(179)	1,538	7,618	6,852
	(iv) Employee Benefits Expenses	2,377	2,286	2,230	4,663	4,181	9,035
	(v) Depreciation & Amortisation Expenses	402	380	281	782	535	1,098
	(vi) Other Expenses	1,823	1,705	1,434	3,528	2,676	6,593
	Total Expenses	**20,549**	**24,963**	**21,047**	**45,512**	**49,622**	**92,408**
3	**Profit before exceptional items and tax (1-2)**	**7,171**	**1,774**	**6,126**	**8,945**	**4,095**	**15,921**
4	**Exceptional items**	-	-	-	-	-	-
5	**Profit before tax (3-4)**	**7,171**	**1,774**	**6,126**	**8,945**	**4,095**	**15,921**
6	**Tax expense**						
	(i) Current Tax	1,212	916	878	2,128	1,780	3,871
	(ii) Deferred tax (Net)	235	(98)	245	137	(3,430)	(3,332)
	(iii) Tax of Earlier Period (Net)	-	(52)	-	(52)	-	(100)
7	**Profit after tax (5-6)**	**5,724**	**1,008**	**5,003**	**6,732**	**5,745**	**15,482**
8	**Other comprehensive Income**						
	A. Items that will not be reclassified to profit or loss						
	(i) Remeasurement Gain / (Loss) on defined benefit plan	56	108	6	164	18	7
	(ii) Net Gain on equity instrument designated at FVTOCI	(1)	-	(14)	(1)	(3)	1,246
	(iii) Income tax relating to items that will not be reclassified to profit or loss	(14)	(27)	2	(41)	(4)	(156)
	B. Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Total other comprehensive Income (A+B)	**41**	**81**	**(6)**	**122**	**11**	**1,097**
9	**Total Comprehensive Income (7+8)**	**5,765**	**1,089**	**4,997**	**6,854**	**5,756**	**16,579**
	Profit after tax for the period attributable to:						
	(i) Owners of the Company	5,724	1,008	5,003	6,732	5,745	15,482
	(ii) Non-Controlling Interest	-	-	-	-	-	-
	Other Comprehensive Income attributable to:						
	(i) Owners of the Company	41	81	(6)	122	11	1,097
	(ii) Non-Controlling Interest	-	-	-	-	-	-
	Total Comprehensive Income attributable to:						
	(i) Owners of the Company	5,765	1,089	4,997	6,854	5,756	16,579
	(ii) Non-Controlling Interest	-	-	-	-	-	-
10	**Paid up Equity Share Capital (Face value ₹ 10/-)**	**5,385**	**5,385**	**5,385**	**5,385**	**5,385**	**5,385**
11	**Reserves as at 31st March**	-	-	-	-	-	**2,05,252**
12	**Earning Per Share (EPS) on Face Value ₹ 10/-**						
	Basic and Diluted Earning Per Share (Face value ₹ 10/-) (The EPS for the quarter/half year are not annualised)	**10.63**	**1.87**	**9.29**	**12.50**	**10.67**	**28.75**

GOKHALE & SATHE LLP MUMBAI CHARTERED ACCOUNTANTS

GIC HOUSING FINANCE LTD.

Notes to the Consolidated Financial Results:

1 Statement of Consolidated Assets and Liabilities

(₹ in Lakh)

Sr.No.	Particulars	As at 30-09-2026 (Reviewed)	As at 31-03-2026 (Audited)
	ASSETS		
1	**Financial Assets**		
(a)	Cash and cash equivalents	2,539	4,006
(b)	Bank balance other than cash and cash equivalent	536	512
(c)	Receivables		
	(i) Trade Receivables	95	54
(d)	Loans	10,85,145	10,82,815
(e)	Investments	30,597	21,007
(f)	Other financial assets	432	451
	Total - Financial Assets	**11,19,344**	**11,08,845**
2	**Non-financial assets**		
(a)	Current tax assets (net)	319	264
(b)	Deferred tax assets (net)	10,248	10,426
(c)	Property, plant and equipment	285	279
(d)	Right Of Use Assets	7,861	6,531
(e)	Intangible Assets Under Development	369	1,563
(f)	Other intangible assets	1,967	124
(g)	Other non-financial assets	2,434	1,866
	Total - Non Financial Assets	**23,483**	**21,053**
	Total Assets	**11,42,827**	**11,29,898**
	LIABILITIES AND EQUITY		
	LIABILITIES		
1	**Financial liabilities**		
(a)	Lease Liabilities	8,310	6,828
(b)	Payables		
	(i) Trade Payable		
	-Total outstanding dues of micro enterprises and small enterprises	411	186
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	1,192	1,442
(c)	Debt securities	1,78,812	1,93,534
(d)	Borrowings (other than debt securities)	7,32,928	7,11,514
(e)	Other financial liabilities	2,038	2,299
	Total - Financial Liabilities	**9,23,691**	**9,15,803**
2	**Non-financial liabilities**		
(a)	Current tax liabilities (Net)	530	74
(b)	Provisions	2,417	2,466
(c)	Other Non Financial Liabilities	1,118	915
	Total - Non Financial Liabilities	**4,065**	**3,455**
3	**Equity**		
(a)	Equity Share Capital	5,388	5,388
(b)	Other Equity	2,09,683	2,05,252
	Total - Equity	**2,15,071**	**2,10,640**
	Total Liabilities and Equity	**11,42,827**	**11,29,898**

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2 Consolidated Cash Flow Statement (₹ in Lakh)

Particulars	For the Half Year Ended 30-09-2026 (Reviewed)	For the Half Year Ended 30-09-2025 (Reviewed)
A.Cash Flow From Operating Activities :		
Profit Before Tax	8,945	4,095
Adjustments For :		
Depreciation And Amortisation	782	535
Impairment of Financial Instruments (excluding impairment loss allowance on cash & cash equivalents)	1,540	7,613
Interest and Dividend Income	(53,354)	(52,718)
Interest Expenses	34,894	34,570
Fees & Commission Income	(332)	(252)
(Profit)/Loss On Sale of Property Plant & Equipments	47	5
(Profit)/Loss On Sale of Investments	(25)	(18)
Remeasurement Gain/(loss) on Defined Benefit Plan	164	18
Operating Profit Before Working Capital Changes	**(7,339)**	**(6,152)**
Adjustments For :		
(Increase)/Decrease In Non Financial Assets	(2,281)	(594)
(Increase)/Decrease In Other Financial Assets	23	19
(Increase)/Decrease In Other Non Financial Assets	(567)	(551)
(Increase)/Decrease In Bank Balance other than cash & cash equivalents	(24)	(3)
Increase/(Decrease) In Other Non Financial Liabilities	609	426
Increase/(Decrease) In Trade Payables	(25)	(304)
Increase/(Decrease) In Other Financial Liabilities	1,530	482
Operating Profit After Working Capital Changes	**(8,074)**	**(6,677)**
Adjustments For :		
(Increase)/Decrease in Housing Loans	1,737	(31,679)
Asset held for Sale	-	11,761
Fees & Commission Received	290	251
Interest Received	47,746	52,746
Interest Paid	(36,619)	(34,837)
Taxes Paid	(1,670)	(1,608)
Net Cash Generated / (Used) in Operating Activity	**3,410**	**(10,043)**
B:Cash Flow From Investing Activities		
Payments for Property, Plant & Equipments	(83)	(32)
Proceeds from Sale of Property, Plant & Equipments	9	9
Payments for Intangible assets under Developments	(922)	(274)
Purchase Of Investments	(1,16,540)	(56,414)
Sale Of Investments	1,06,975	53,118
Dividend Received	-	15
Net Cash Generated / (Used) From Investing Activity	**(10,561)**	**(3,578)**
C: Cash Flow From Financing Activities		
Proceeds From Borrowings and Debt Securities	4,23,254	4,68,185
Repayment of Borrowings and Debt Securities	(4,14,531)	(4,40,706)
Dividend Paid On Equity Shares	(2,423)	(2,423)
Payment of lease liabilities	(616)	(495)
Net Cash Generated / (Used) From Financing Activity	**5,684**	**24,561**
Net Increase/(Decrease) Of Cash & Cash Equivalents (A+B+C)	(1,467)	**10,940**
Cash & Cash Equivalents As At Beginning of the year	4,006	5,376
Cash & Cash Equivalents As At the End of the Period	**2,539**	**16,316**

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Notes to Consolidated Financial Results:

3 The above unaudited consolidated financial results represent the consolidated financial results for GIC Housing Finance Limited ("GICHFL") and its wholly owned subsidiary i.e. GICHFL Financial Services Private Limited ("GFSPL") constituting the Group.

4 The above unaudited consolidated financial results have been prepared in accordance with Ind AS 110 - Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act.

5 The above unaudited consolidated financial results of the Group have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

6 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.

7 The Members at the Annual General Meeting held on August 4, 2026 approved the payment of final dividend of Rs. 4.5 per equity share aggregating to Rs. 2,423 Lakh for the year ended March 31, 2026 as recommended by Board of Directors of the Company at its meeting held on May 15, 2026. Accordingly, the dividend amount has been paid to the shareholders in August 2026.

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 September 30, 2026 are fully secured by way of charge on identified receivables of the company. Accordingly, the Group is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document.

10 During the previous year, 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 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 half year ended September 30, 2026 have been reviewed by the Statutory Auditors of Company, reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at their respective meeting held on November 12, 2026.

12 The figures for the quarter ended September 30, 2026 and September 30, 2025 are the balancing figures between the reviewed figures in respect of the half year ended September 30, 2026 and September 30, 2025 and the reviewed figures for the quarter ended June 30, 2026 and June 30, 2025 respectively.

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For and on behalf of the Board

Sachindra Salvi
Managing Director & CEO
DIN : 10930663

Place : Siliguri
Date : November 12, 2026

Annexure - I to Consolidated Financial Results

Sr. No.	Ratio	Quarter Ended			Half Year Ended		Year Ended
		30-09-2026	30-06-2026	30-09-2025	30-09-2026	30-09-2025	31-03-2026
		(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)	(Audited)
a	Debt- Equity Ratio (in times)	4.24	4.29	4.50	4.24	4.50	4.30
b*	Debt-Service Coverage Ratio	Not Applicable	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	Not Applicable
d	Outstanding redeemable preference shares (quantity and value)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
e	Capital redemption reserve / Debenture redemption reserve	-	-	-	-	-	-
f (i)	Net worth (₹ in Lakh)	2,15,071	2,11,729	1,99,817	2,15,071	1,99,817	2,10,640
f (ii)	Adjusted Net worth (₹ in Lakh)	2,13,659	2,10,358	1,99,613	2,13,659	1,99,613	2,09,350
g	Net Profit after tax (₹ in Lakh)	5,724	1,008	5,003	6,732	5,745	15,482
h	**Earning per share (not annualised)**						
	1. Basic	10.63	1.87	9.29	12.50	10.67	28.75
	2. Diluted	10.63	1.87	9.29	12.50	10.67	28.75
i*	Current Ratio	Not Applicable	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	Not Applicable
k	Bad debts to Account receivable ratio (For the Quarter/Half year are not annualised)	0.02%	0.10%	0.02%	0.12%	0.57%	0.59%
l*	Current Liability Ratio	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
m	Total debts to total assets (%)	79.78%	79.89%	81.20%	79.78%	81.20%	80.10%
n*	Debtors turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
o*	Inventory turnover	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
p*	Operating Margin (%)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
q	Net Profit Margin (%)	20.65%	3.77%	18.41%	12.36%	10.69%	14.29%
r	**Sector specific equivalents ratios, as applicable**						
	i. Stage 3 Ratio (%)	4.57%	4.49%	4.52%	4.57%	4.52%	3.96%
	ii. Provision Coverage Ratio (%)	53.78%	55.73%	57.04%	53.78%	57.04%	60.36%

Formula for Computation of ratios are as follows:

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

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

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

k Bad Debts to Account Receivable ratio = Bad Debts Written Off / (Average Gross Loan Book + Average Gross Trade Receivables)

m Total debts to total assets (%) = (Debt Securities + Borrowings [Other than Debt Securities]) / Total Assets

q Net Profit Margin (%) = Net Profit after tax/ Total Income

r i. 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 as it is engaged in financing activities.

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