

THIS GENERAL INFORMATION DOCUMENT DOES NOT CONSTITUTE AN OFFER TO THE PUBLIC GENERALLY TO SUBSCRIBE FOR OR OTHERWISE ACQUIRE THE NON-CONVERTIBLE DEBENTURES TO BE ISSUED BY THE COMPANY. THIS GENERAL INFORMATION DOCUMENT IS ISSUED IN CONFORMITY WITH THE COMPANIES ACT, 2013, AS AMENDED FROM TIME TO TIME, SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 DATED AUGUST 09, 2021, AS AMENDED FROM TIME TO TIME (SEBI NCS REGULATIONS) READ WITH THE MASTER CIRCULAR FOR ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES, SECURITISED DEBT INSTRUMENTS, SECURITY RECEIPTS, MUNICIPAL DEBT SECURITIES AND COMMERCIAL PAPER DATED OCTOBER 15, 2025, AS AMENDED FROM TIME TO TIME, THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 DATED SEPTEMBER 02, 2015, AS AMENDED FROM TIME TO TIME; SECTION 42 OF THE COMPANIES ACT, 2013 AND THE COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014.

GODREJ HOUSING FINANCE LIMITED

A public company incorporated under the Companies Act, 2013 and registered as a Housing Finance Company under Section 29 A of the National Housing Bank Act, 1987.



Corporate Identification Number: U65100MH2018PLC315359

PAN: AAHCG4999A

Date of Incorporation: October 5, 2018

Place of Incorporation: Mumbai, Maharashtra

Email: ghfl.secretarial@godrejhf.com

Website: <https://www.godrejhf.com/>

Latest Registration Nos.:

- a) Registration No.DOR-00184 dated October 26, 2020, issued by Reserve Bank of India under Section 29A of the National Housing Bank Act, 1987.
- b) Registration No. CA0978 dated September 9, 2024 issued by Insurance Regulatory and Development Authority of India under IRDAI (Registration of Corporate Agents) Regulations, 2015 for registration as Corporate Agent (Composite) valid till September 8, 2027

REGISTERED & CORPORATE OFFICE ADDRESS	
Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 Tel No.: 022-68815555	
COMPLIANCE OFFICER & COMPANY SECRETARY	CHIEF FINANCIAL OFFICER
Ms. Shilpa Katare Tel No.: 022-68815555 Email: shilpa.katare@godrejcapital.com	Mr. Ankit Buria Tel No.: 022-68815555 Email: ankit.buria@godrejcapital.com
PROMOTER	
Godrej Capital Limited Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079. Tel No.: 022-68815555 Email: gc.secretarial@godrejcapital.com	
ISSUE SIZE	
This General Information Document is for issue of: (i) secured and/or unsecured, rated, listed, redeemable, senior or subordinated non-convertible debentures of face value of Rs. 1,00,000/- (Rupees One Lakh only) each through new ISINs (including reissuances, if any) (“NCDs”); and/or (ii) subordinated, unsecured, rated, listed, redeemable, non-convertible debentures in the form of subordinated debt for inclusion as Tier II capital of face value of Rs. 1,00,000/- (Rupees One Lakh only) each through new ISINs (including reissuances, if any) (“Tier II Bonds” together with NCDs shall be referred to as “Debentures”); by Godrej Housing Finance Limited (“Issuer” or “Company”) in multiple Series/ Tranches (“Issue”)	

DEBENTURE TRUSTEE	CREDIT RATING AGENCIES	STATUTORY AUDITORS	REGISTRAR & TRANSFER AGENT
As disclosed in the relevant Key Information Document	As disclosed in the relevant Key Information Document	 D. Kothary & Co. Chartered Accountants 102 – Ameya House, Next to Azad Nagar Metro Station, Above Standard Chartered Bank, Andheri (West) Mumbai – 400 058 Tel No.: 022-6865 1155 Contact: Deepak Narsaria Email: deepaknarsaria@dkothary.com Website: dkothary.com	 MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited). 247 PARK, C-101, 1st floor, Vikhroli West, Mumbai – 400083. Tel No.: 022-49186000 Contact: Mr. Amit Dabhade Fax No.: 022-4918 6060 Email: debtca@in.mpms.mufg.com Website: www.in.mpms.mufg.com

The issuance of debt securities is being made on private placement basis. Section 26 of the Companies Act is not applicable to this issuance of debt securities, and therefore no additional disclosures have been made in relation to Section 26 of the Companies Act under this General Information Document and accordingly, a copy of this General Information Document has not been filed with the relevant Registrar of Companies.

ISSUE SCHEDULE

ISSUE / BID OPENING DATE	ISSUE / BID CLOSING DATE	PAY-IN DATE	DEEMED DATE OF ALLOTMENT	DATE OF EARLIEST CLOSING OF THE ISSUE
As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document	As per the relevant Key Information Document

The Issuer reserves the right to change the Issue program, including the Deemed Date of Allotment, at its sole discretion, without giving any reasons or prior notice. The Issue shall, subject to applicable law, be open for subscription at the commencement of banking hours and close at the close of banking hours on the dates specified in the relevant Key Information Document.

The terms and conditions contained in this General Information Document shall be read in conjunction with the provisions (as may be mutually agreed between the Issuer and respective Debenture Holders from time to time) contained in the respective Key Information Documents, and in case of any repugnancy, inconsistency or where there is a conflict between the terms and conditions as are stipulated in the respective Key Information Documents on one hand, and the terms and conditions in the General Information Document on the other, the provisions contained in the Key Information Documents shall prevail over and override the provisions of this General Information Documents for all intents and purposes.

CREDIT RATING

The proposed securities to be issued by the issuer will be rated by a minimum number of rating agencies as required under SEBI NCS regulation and disclosed in the Key Information Document from time to time (each a “rating agency” and collectively referred to as the “rating agencies”). The credit rating of the non-convertible securities (secured/ unsecured)/ to be issued under this General Information Document (“GID”) shall be as per the relevant Key Information Document (“KID”).

LISTING

The debentures to be issued under this General Information Document will be listed on the wholesale debt market segment (WDM) of National Stock Exchange of India Limited (NSE). The issuer shall comply with the requirements of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR REGULATIONS”) to the extent applicable to it on a continuous basis. The issuer shall apply for the In-Principle Approval with the stock exchange (National Stock Exchange of India Limited (NSE) for the non-convertible securities (secured/ unsecured) issuances (as the case may be). The In-Principle approval letter for this General Information Document shall be identified in respective Key Information Document.

RECOVERY EXPENSE FUND

The Issuer will maintain Recovery Expense Fund with NSE, as may be required and the same will be disclosed in the respective Key Information Document.

ELIGIBLE INVESTORS

This General Information Document and the contents hereof are restricted to only those recipients who are permitted to receive it as per extant regulation and laws and only such recipients are eligible to apply for the Debentures. The categories of investors eligible to subscribe to the Debentures issued under each Tranche/ Series will be identified in the relevant Key Information Document to be issued with respect to relevant Tranche/Series of Debentures.

Note: Each of eligible investor(s) is required to check and comply with extant rules/regulations/ guidelines, etc. governing or regulating their investments as issued by their respective regulatory authorities, and the Company is not, in any way, directly or indirectly, responsible for any statutory or regulatory breaches by any investor, neither is the Company required to check or confirm the same.

Please also refer to the head of “Who Can Apply”

ISSUE DETAILS

Issue Size (Base & Greenshoe)	Coupon Rate	Coupon Payment Frequency	Redemption Date	Redemption Amount	Details of Debenture Trustee
----------------------------------	-------------	-----------------------------	--------------------	----------------------	------------------------------------

As per the relevant Key Information Document

The issue of Non-Convertible Securities (secured / unsecured) shall be subject to the provisions of the Companies Act, 2013, as amended (the “**Companies Act**”), the rules notified thereunder, the Memorandum and Articles of Association of the issuer, SEBI NCS REGULATIONS, SEBI LODR REGULATIONS and the RBI guidelines. The terms and conditions of this General Information Document with application form filed with the stock exchange, the debenture trust deed(s) and other documents in relation to such issue.

DETAILS ABOUT UNDERWRITING OF THE ISSUE INCLUDING THE AMOUNT UNDERTAKEN TO BE UNDERWRITTEN BY THE UNDERWRITERS.

The issue of non-convertible securities may be underwritten. The details of the non-convertible securities, if the same are underwritten, shall be disclosed in the relevant Key Information Document.

GENERAL RISKS

Investment in non-convertible securities involve a degree of risk and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination including the risks involved in it. Specific attention of investors is invited to statement of risk factors contained under section 4 of the General Information Document. These risks are not and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or any other securities as specified by the board or investor’s decision to purchase such securities.

ELECTRONIC BOOK MECHANISM

The Company is in compliance with the necessary requirements of the Electronic Book Mechanism Guidelines and the details pertaining to uploading the General Information Document on the Electronic Book Provider platform.

The issue shall be open for bidding and subscription in accordance with the guidelines issued by SEBI and NSE pertaining to the procedure of Electronic Book Mechanism set out in terms specified by the SEBI Master Circular and the related operational guidelines issued by the concerned Electronic Book Provider, as may be amended, clarified, and updated from time to time (collectively, “Electronic Book Mechanism Guidelines”).

A copy of this document along with the relevant Key Information Document will be uploaded on the NSE EBP platform.

ISSUER’S ABSOLUTE RESPONSIBILITY

The issuer, having made all reasonable inquiries, accepts responsibility for and confirms that this issue document contains all information with regard to the issuer and the issue which is material in the context of the issue, that the information contained in the issue document is true and correct in all material aspects and is not misleading, that the opinions and intentions expressed herein are honestly stated and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading.

GENERAL INFORMATION DOCUMENT

This General Information Document/ Disclosure Document is issued in conformity with the Companies Act, 2013, as amended from time to time, Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 dated August 09, 2021, as amended from time to time read with the master circular for issue and listing of non-convertible securities, securitised debt instruments, security receipts, municipal debt securities and commercial paper dated October 15, 2025, as amended from time to time, The Securities And Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 dated September 02, 2015, as amended from time to time; section 42 of the Companies Act, 2013, the Companies (Prospectus and Allotment of Securities) Rules, 2014 and Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and RBI Scale Based Regulations as amended from time to time.

This General Information Document shall be read in conjunction with Key Information Document(s), the Debenture Trust Deed(s) and the other transaction documents and it is agreed between the debenture trustee and the Company that in case of any inconsistency or conflict between this General Information Document, respective Key Information Document and The Debenture Trust Deed, the provisions of the Debenture Trust Deed shall prevail and override the provisions of this General Information Document/ Key Information Document(s) in case of issuances of non-convertible securities (secured/ unsecured), at par or premium or discount, in multiple series/ tranche(s) from time to time on a private placement basis for fresh issuances through new ISIN’s (including reissuances, if any). this General Information Document read together with the relevant Key Information Document(s) and Term Sheet shall be referred to collectively as the “**Disclosure Document**”.

The General Information Document shall be valid for a period of One (1) Year from the Date of Opening of the First Offer of Non-Convertible Securities (Secured/Unsecured) made under this General Information Document.

NOTE: The Issuer under this General Information Document may subsequently intend to issue (fresh issue/ re-issue) Non-Convertible Securities (Secured/ Unsecured) and any other securities as specified by the Board and seeks listing thereof, during the validity period of this General Information Document. The Issuer shall file a “Key Information Document” with stock exchange(s) along with the disclosures as may be specified by the Board for issuance of proposed securities respectively.

In respect of a second or subsequent offer (fresh issue/ re-issue) of non-convertible securities (secured/ unsecured) and any other securities as specified by the Board, during the period of validity of General Information Document under Regulation 50A, Sub-Regulation (2) Of Chapter VA/ UNDER Regulation 51, Sub-Regulation (1A) Of Chapter VI Of The SEBI (Issue And Listing Of Non-Convertible Securities) Regulations, 2021, as amended from time.

DETAILS OF PROMOTER OF THE COMPANY

Name of promoter	Godrej Capital Limited
Date of Incorporation	September 06, 2019
Age	Not Applicable
Education Qualifications	Not Applicable
Experience in the business or Employment	Not Applicable
Positions/posts held in the past by the promoter	Not Applicable
Directorships held by the Promoter	Not Applicable
Other ventures of the promoter	Wholly owned subsidiaries: 1. Godrej Housing Finance Limited 2. Godrej Finance Limited
Special achievements	Not Applicable
Business and financial activities of the promoter	Investment Activity
Photograph	Not Applicable

A declaration confirming that the Permanent Account Number and Bank Account Number(s) of the promoter, and Permanent Account Number of directors have been submitted to the stock exchanges on which the non- convertible securities are proposed to be listed, at the time of filing the draft issue document:

We confirm that the requisite details for promoter and directors have been submitted to stock exchange at the time of seeking in-principle approval.

DEFINITIONS AND ABBREVIATIONS

In this General Information Document, unless the context otherwise requires, the terms defined, and abbreviations expanded below, have the same meaning as stated in this section. References to statutes, rules, regulations, guidelines and policies will be deemed to include all amendments and modifications notified thereto.

1. Issue Related Terms:

Term	Description
Affiliates	Means: in case of any person (other than a natural person) mean any person which, directly or indirectly, controls a party or is controlled by the said party or is under common control with the said party; or in case of any person which is a natural person, mean the relative of such natural person.
Allot/ Allotment/ Allotted	Means the allotment of the Debentures pursuant to this Issue
Applicable Law	Means any statute, treaty, law, code, regulation, ordinance, rule, judgment, order, decree, bye-law, approval of any Governmental Authority, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law, of any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of the Debenture Trust Deed or thereafter and in each case as amended.
Authorisation	Means (a) a Clearance; (b) an authorisation, consent, approval, resolution, no-objection, license, exemption, filing, notarisation, lodgement or registration (whether from a third party or a Governmental Authority); or (c) in relation to anything which will be fully or partly prohibited or restricted by Applicable Law if a Governmental Authority intervenes or acts in any way within a specified period after lodgement, filing, registration or notification, the expiry of that period without intervention or action.
Application Form	Means the application form forming part of this General Information Document to be submitted by the successful bidder, after completion of the bidding process.
Articles/ Articles of Association	Means articles of association of the Issuer, as amended from time to time.
Auditors	D. Kothary & Co. Chartered Accountants
Board of Directors/ Board	Means the Board of Directors of the Company for the time being and from time to time
NSE	National Stock Exchange of India Limited
NSE BOND-EBP Platform	Electronic Book Provider Platform of NSE for issuance of debt securities on private placement basis
Business Day / Working Day	'Business Day' or 'Working Day' shall be a day on which commercial banks are open for business in the city of Mumbai, Maharashtra and a day (other than a Saturday or a Sunday). If the date of payment of interest/redemption of principal does not fall on a Business Day, the payment of interest/principal shall be made in accordance as per the SEBI Master Circular dated October 15, 2025 bearing reference SEBI/HO/DDHS/DDHSPoD/P/CIR/2025/0000000137as may be amended / modified from time to time. If any of the Coupon Payment Date(s), falls on a day that is not a Business Day, the payment shall be made by the Issuer on the immediately succeeding Business Day, which becomes the Coupon Payment Date for that coupon. However, the future coupon payment date(s) would be as per the schedule originally stipulated at the time of issuing the Debentures. In other words, the subsequent Coupon Payment Date(s) would not be changed merely because the payment date in respect of one particular coupon payment has been postponed earlier because of it having fallen on a non-Business Day. If the Redemption Date of the Debentures (also being the last Coupon Payment Date) falls on a day that is not a Business Day, the redemption amount shall be paid by the Issuer on the immediately preceding Business Day, which becomes the new redemption date, along with interest accrued on the Debentures until but excluding the date of such payment.

Term	Description
Coupon Payment Date(s)	As specified in the relevant Key Information Document
Credit Rating Agency/ Rating Agency	Shall mean the rating agencies appointed in respect of issue of Debentures as per the relevant Key Information Document
Date of Subscription	Means the date of realisation of proceeds of subscription money in the bank account of the Issuer, as specified in the relevant Key Information Document.
Debentures	Shall collectively mean the NCDs and the Tier II Bonds
Debenture Holder(s) / Beneficial Owner(s)	Person(s) holding the Debenture(s) and whose name(s) is recorded as "Beneficial Owner" with the Depository (for Debentures held in dematerialized form) as defined under clause (a) of sub-section (1) of Section 2 of the Depositories Act, 1996, as amended or the person(s) whose name(s) appears as holder of Debenture(s) in the Register of Debenture Holder(s) (for Debenture(s) held in physical form)
Debenture Trust Deed	Means the debenture trust deed to be entered into between the Issuer and the Debenture Trustee, as executed from time to time.
Debenture Trustee/ Trustee	Please refer to the relevant Key Information Document w.r.t appointment of the trustee for the benefit of the Debenture Holder(s)/ Beneficial Owner(s)
Debenture Trustee Appointment Agreement	Means the debenture trustee appointment agreement entered between the Issuer and the Debenture Trustee for the appointment of the Debenture Trustee, as executed from time to time.
Debenture Trustee Regulations	Means the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993, as amended from time to time
Deemed Date of Allotment	Means the date declared by the Issuer from which all benefits under the Debentures including interest on the Debentures shall be available to the Debenture Holder(s), which shall be disclosed in the relevant Key Information Document. The actual allotment of Debentures (i.e., approval from the Board of Directors or a Committee thereof) may take place on a date other than the Deemed Date of Allotment, as specified in the relevant Key Information Document.
Depository	Means the depository with whom the Company has made arrangements for dematerializing the Debentures namely, NSDL and/or CDSL.
Designated Stock Exchange	Means National Stock Exchange of India Limited (NSE)
Disclosure Documents	Collectively means the General Information Document and the relevant Key Information Document(s)
Due Date	Means any date on which the Debenture Holders are entitled to any payment under the terms of the Debentures and any other Transaction Documents, including upon acceleration pursuant to occurrence of any Event of Default, as may be specified in the relevant Key Information Document.
Eligible Investors	Has the meaning set forth in the "Issue Details" section of this Placement Memorandum.
Event of Default	Means events of default as set out in the "Issue Details" section of this General Information Document read with events of default to be set out in the Debenture Trust Deed.
Final Redemption Date	Means the date on which the Debentures will be fully redeemed as more particularly set out under "Issue Details" section of the relevant Key Information Document
Final Settlement Date	Means the date on which the Debentures have been redeemed in full in accordance with the terms of the Debenture Trust Deed to the satisfaction of the Debenture Trustee, as confirmed in writing by the Debenture Trustee, as specified in the relevant Key Information Document.
General Information Document / GID	This General Information Document dated February 11, 2026 which sets out the information regarding the issue of Debentures.
Issue/ Private Placement	Shall mean the issuance of: (i) NCDs; and/or (ii) Tier II Bonds; by the Issuer on private placement basis, in multiple Series/ Tranches in terms of this General Information Document and the relevant Key Information Document
Key Information Document / KID	Means the key information document to be issued by the Company containing inter alia the issue price, issue size, interest rate (if any), redemption premium (if any), coupon (if any) and other terms and conditions regarding each series/ tranche of the Debentures issued/ Commercial Paper(s). The Company shall be free to amend

Term	Description
	the format of Key Information Document depending upon the terms and conditions of the Securities being issued in each series/ tranche and the disclosures as required to be included in such Key Information Document pursuant to the SEBI Debt Regulations and such other applicable circulars
Memorandum of Association	Means the memorandum of association of the Issuer, as amended from time to time.
Principal Amount	The principal amount of the Debentures issued by the Company to the Debenture Holders, as specified in the relevant Key Information Document.
Purpose	As specified in the relevant Key Information Document
Redemption Date	With respect to any Series/ Tranche of Debentures means the date on which repayment of Principal Amount and all other amounts due in respect of the Debentures of that Series/ Tranche will be made and shall be as specified in the Key Information Document issued for such Series/ Tranche.
Register of Debenture Holders	Means the register & index of beneficial owner maintained by depository under the applicable provisions of the Depositories Act, 1996 read with Section 88(3) of the Companies Act, 2013
Registered Office	Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, Maharashtra
Registrar/Registrar to the Issue	MUFG Intime India Private Limited (<i>Formerly known as "Link Intime India Private Limited"</i>)
SEBI Act	Means the Securities and Exchange Board of India Act, 1992, as amended from time to time.
SEBI Debt Regulations	Means SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 issued by SEBI, as amended from time to time.
SEBI DT Operational Circular	Means the Operational Circular for Debenture Trustees dated March 31, 2023 by SEBI bearing reference number SEBI/HO/DDHSPoD1/P/CIR/2023/109, as amended from time to time
SEBI LODR Master Circular	Means the Master Circular for listing obligations and disclosure requirements for Non-convertible Securities, Securitised Debt Instruments Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025; by SEBI bearing reference number SEBI/HO/DDHS/DDHSPoD/P/CIR/2025/0000000137, as amended from time to time
SEBI LODR Regulations	Means SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 issued by SEBI, as amended from time to time.
SEBI Regulations	Means collectively, SEBI Act, SEBI Debt Regulations, SEBI LODR Regulations and Debenture Trustee Regulations.
Series/ Tranche	Any Series/ Tranche of Debentures issued under the Issue pursuant to the issue of a Key Information Document.
Stock Exchange / Exchange	The National Stock Exchange of India (NSE)
Tax	Means any taxes including any stamp duty, interest tax, excise duties, customs duties, value added tax, sales tax, local taxes, charges, cess, GST, entry tax, octroi and any impost or surcharge of like nature (whether central, state or local) relating to the business of the Company and/or the transactions as contemplated under the Transaction Documents, charged, levied or imposed by any Governmental Authority, as per the requirements of Applicable Laws.
Transaction Documents	Means and refers to the Debenture Trust Deed, the Debenture Trustee Agreement, the Deed of Hypothecation, this General Information Document and the Key Information Document executed/issued or to be executed/ to be issued in relation to the Debentures

2. Conventional General Terms and Abbreviations:

Abbreviation	Full form
Companies Act or Act	The Companies Act, 2013 pursuant to the notification issued by the Ministry of Corporate Affairs and any amendments thereof
Depository Participant / DP	A depository participant as defined under the Depositories Act
DPID	Depository Participant Identification Number
EBIT	Earnings Before Interest and Tax
EBITDA	Earnings Before Interest, Tax, Depreciation and Amortization
EBP	Electronic Book Provider
ECS	Electronic Clearing System
Financial Year/ Fiscal Year/ FY	The accounting period commencing from 1 April of the previous year till 31 March of the year under reference.
Ind AS	Indian Accounting Standards
KMP	Key Managerial Personnel, as defined under the SEBI Debt Regulations
INR/Rs.	Indian Rupees
NSCEL	NSE Clearing Limited
NSDL	National Securities Depository Limited
KYC	Know Your Customer
QIB	Qualified Institutional Buyer, as defined in Regulation 2(1)(ss) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended
RBI	Reserve Bank of India
N.A.	Not Applicable
NEFT	National Electronic Fund Transfer
p.a.	Per annum
SEBI	Securities and Exchange Board of India constituted under the Securities and Exchange Board of India Act, 1992
PAN	Permanent Account Number
PAT	Profit After Tax
PBT	Profit Before Tax
ROC	Registrar of Companies
RTGS	Real Time Gross Settlement
TDS	Tax Deducted at Source
WDM	Wholesale Debt Market

SECTION 1 – NOTICE TO THE INVESTORS AND DISCLAIMER

IT IS TO BE DISTINCTLY UNDERSTOOD THAT THIS GENERAL INFORMATION DOCUMENT SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED TO MEAN THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH THE ISSUE IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THIS GENERAL INFORMATION DOCUMENT. THE DISCLOSURES MADE IN THE GENERAL INFORMATION DOCUMENT ARE GENERALLY ADEQUATE AND ARE IN CONFORMITY WITH THE REGULATIONS. THE ISSUE OF DEBENTURES BEING MADE ON A PRIVATE PLACEMENT BASIS, FILING OF THIS DOCUMENT IS NOT REQUIRED WITH SEBI, HOWEVER SEBI RESERVES THE RIGHT TO TAKE UP AT ANY POINT OF TIME, WITH THE ISSUER, ANY IRREGULARITIES OR LAPSES IN THIS GENERAL INFORMATION DOCUMENT.

DISCLAIMER STATEMENT FROM THE ISSUER:

This General Information Document is neither a prospectus nor a statement in lieu of prospectus. The issue of Debentures to be listed on the Stock Exchange is being made strictly on a private placement basis. Multiple copies hereof given to the same entity shall be deemed to be given to the same person and shall be treated as such. It does not constitute and shall not be deemed to constitute an offer or an invitation to subscribe to the Debentures to the public in general. General Information Document should not be construed to be a prospectus or a statement in lieu of prospectus under the Companies Act, 2013.

This General Information Document has been prepared in conformity with the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and its amendment from time to time and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 prescribed by the Reserve Bank of India (“RBI Directions”) and RBI Scale Based Regulations. Therefore, as per the applicable provisions, copy of this General Information Document has not been filed or submitted to the SEBI for its review and/or approval.

This General Information Document has been prepared to provide general information about the Issuer and the Debentures to potential investors to whom it is addressed and who are willing and eligible to subscribe to the Issue. This General Information Document does not purport to contain all the information that any potential investor may require. Neither this General Information Document nor any other information supplied in connection with the Issue is intended to provide the basis of any credit or other evaluation and any recipient of this General Information Document should not consider such receipt a recommendation to subscribe to the Issue or purchase any Debentures. Each investor contemplating subscribing to the Issue or purchasing any Debentures should make its own independent investigation of the financial condition and affairs of the Issuer, and its own appraisal of the creditworthiness of the Issuer. Potential investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the Debentures and should possess the appropriate resources to analyse such investment and the suitability of such investment to such investor's particular circumstances.

No person has been authorized to give any information or to make any representation not contained or incorporated by reference in this General Information Document or in any material made available by the Issuer to any potential investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Issuer.

DISCLAIMER CLAUSE OF SEBI:

As per the provisions of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations 2021, as amended from time to time and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, it is not stipulated that a copy of this General Information Document has to be filed with or submitted to the SEBI for its review/approval. It is to be distinctly understood that this General Information Document should not in any way be deemed or construed to have been approved or vetted by SEBI and that this

Issue is not recommended or approved by SEBI and nor does the SEBI guarantee the adequacy and accuracy of this General Information Document. SEBI does not take any responsibility either for the financial soundness of any proposal for which the Debentures issued thereof is proposed to be made or for the correctness of the statements made or opinions expressed in this General Information Document.

DISCLAIMER IN RESPECT OF JURISDICTION:

Issue of the Debentures have been/will be made in India to investors as specified under clause “Who Can Apply” in this General Information Document, who have been/shall be specifically approached by the Company. This General Information Document is not to be construed or constituted as an offer to sell or an invitation to subscribe to Debentures offered hereby to any person to whom it is not specifically addressed. This General Information Document does not constitute an offer to sell or an invitation to subscribe to the Debentures herein, in any other jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction. The Debentures are governed by and shall be construed in accordance with the existing Indian laws as applicable in the state of Maharashtra. Persons into whose possession this General Information Document comes are required by the Issuer to inform them about and observe any such restrictions. The sale or transfer of these Debentures outside India may require regulatory approvals in India, including without limitation, the approval of the RBI.

STOCK EXCHANGE DISCLAIMER CLAUSE:

As required, a copy of this General Information Document is being submitted to the Stock Exchange for hosting the same on its website. It is to be distinctly understood that such submission of the General Information Document with Stock Exchange or hosting the same on its website should not in any way be deemed or construed that the document has been cleared or approved by the Stock Exchange; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this General Information Document; nor does it warrant that this Issuer’s Debentures will be listed or continue to be listed on the Stock Exchange; nor does it take responsibility for the financial or other soundness of the Issuer, its promoter, its management or any scheme or project of the Company. Every person who desires to apply for or otherwise acquire any Debentures of the Issuer may do so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Stock Exchange whatsoever by reason of any loss which may be suffered by such person consequent to or in connection with such subscription/ acquisition whether by reason of anything stated or omitted to be stated herein or any other reason whatsoever.

DISCLAIMER IN RESPECT OF CREDIT RATING:

Ratings by the Credit Rating Agency(ies) (CRA) reflects current opinion of the CRA and does not constitute an audit of the rated entity by the CRA. The ratings are based on information provided by the Issuer or obtained by the CRA from sources it considers reliable. CRA does not guarantee the completeness, adequacy or the accuracy of the information on which the rating is based. A rating by CRA is not a recommendation to buy or sell or hold the rated instrument. It does not comment on the market price or suitability for a particular investor. CRAs have a practice of keeping all the ratings under surveillance and ratings are revised as and when circumstances so warrant. CRAs are not responsible for any errors and especially state that they have no financial liability whatsoever to the subscribers / users/ transmitters / distributors of their ratings. CRAs or their associates may have other commercial transactions with the Issuer. CRAs reserve the right to withdraw or revise the ratings / outlook assigned to the Debentures at any time, on the basis of new information or unavailability of information or other circumstances which CRA believes may have impact on the ratings.

User of the ratings may refer to the websites of the CRAs for latest updates on the outstanding ratings.

DISCLAIMER CLAUSE OF THE NATIONAL HOUSING BANK (THE “NHB”) & RESERVE BANK OF INDIA (“RBI”):

The Company holds valid certificate of registration dated October 26, 2020 bearing registration number DOR-00184 issued by the Reserve Bank of India under Section 29A of the National Housing Bank Act, 1987. However, the Reserve Bank of India or the National Housing Bank does not accept any responsibility or guarantee about the present position as to the financial soundness of the Company or for the correctness of any of the statements

or representation made or opinions expressed by the Company and for repayment of deposits/ discharge of liabilities by the Company.

DISCLAIMER CLAUSE OF THE INSURANCE REGULATORY AND DEVELOPMENT AUTHORITY OF INDIA (“IRDAI”):

The Company is issued a valid certificate of registration dated September 9, 2024, bearing Registration No. CA0978 issued by Insurance Regulatory and Development Authority of India under IRDAI (Registration of Corporate Agents) Regulations, 2015 for registration as Corporate Agent (Composite) valid till September 8, 2027. However, the IRDAI India does not accept any responsibility or guarantee about the present position as to the financial soundness of the Company or for the correctness of any of the statements or representation made or opinions expressed by the Company and for repayment of deposits/ discharge of liabilities by the Company

DISCLAIMER OF THE TRUSTEE:

The Debenture Trustee, ‘ipso facto’ does not have the obligations of a borrower or a principal debtor or a guarantor as to the monies paid/invested by Debenture Holders.

FORCE MAJEURE

The Company reserves the right to withdraw the Issue at any time or any Tranche under the Issue prior to the closing date thereof in the event of any unforeseen development adversely affecting the economic and/or regulatory environment or otherwise. In such an event, the Company will refund the application money, if any, collected in respect of that Tranche without assigning any reason.

CONFIDENTIALITY

The information and data contained herein is on a strictly private and confidential basis. By obtaining access to this General Information Document, each recipient agrees that neither it nor any of its employees, agents or advisors will use the information contained herein for any purpose other than evaluating the specific transactions described herein or will divulge to any other party any such information. This General Information Document must not be photocopied, reproduced, extracted or distributed in any manner whatsoever, in full or in part to any person other than the recipient without the prior written consent of the Company. If at any time any such reproduction or disclosure is made and the Company suffers any loss, damage or incurs liability of any kind whatsoever arising out of or in connection with any such reproduction or disclosure, the recipient of this General Information Document breaching the restriction on reproduction or disclosure agrees to hold harmless and indemnify the Company from and against any such loss, damage or liability.

SECTION 2 – REGULATORY DISCLOSURES

PART A

This General Information Document is prepared in accordance with the provisions of SEBI Regulations and in this section the Issuer has set out the details required as per Schedule I of the SEBI NCS Regulations as amended from time to time.

A. Name, logo, addresses, website, email address, telephone number and contact person of Legal Counsel (if any), Merchant banker and Co-Managers to the Issues, Legal Advisor, Bankers to the issue, Sponsor Bank, Guarantor (if any) and Arrangers (if any).
To be disclosed in the relevant Key Information Document.

B. Overview of the business of the Issuer

Brief summary of the business carried on by the Company and its subsidiaries together with details of divisions and branches or units, if any

Godrej Housing Finance Limited (GHFL) is a Housing Finance Company (HFC) registered under the RBI with certificate dated October 26, 2020 under section 29A of the National Housing Bank Act, 1987. GHFL has a strong professional management team where key members have more than two decades of retail customer financial services experience. In line with retail focus of the Godrej Group Entity (Godrej Group Entity means any entity(ies)/body corporate(s)/limited liability partnership(s)/trust(s)/associate(s) or any other entity in which any of the members of Mr. Adi Godrej Family and/ or Mr. Nadir Godrej Family hold any stake and/ or which is managed/controlled by any member of Mr. Adi Godrej Family and/ or Mr. Nadir Godrej Family), the company's focus is to provide high quality financing services to retail customers for their housing finance needs to build scale with a quality Balance Sheet. The Company aims to focus on a cross-section of customers.

The Company has recently launched Affordable segment, aimed at making home ownership and property-backed financing more accessible for individuals and families with moderate income levels. These offerings reflect Company's commitment to financial inclusion and support the vision of "Housing for All." Both products feature competitive interest rates, flexible repayment tenures, and simplified documentation to ensure quick and hassle-free approvals. Through these solutions, Company aims to empower customers to own homes and leverage property assets for their financial needs, thereby improving their quality of life.

Further, Company has launched Inventory Funding as a product for strategic offering that provides developers with access to funds by converting ready unit into working capital and which ultimately aim to provide the Company with improved portfolio yield, long term developer partnerships and increased opportunity for market expansion.

Further, the company is issued a valid certificate of registration dated September 9, 2024, bearing Registration No. CA0978 dated issued by Insurance Regulatory and Development Authority of India under IRDAI (Registration of Corporate Agents) Regulations, 2015 for registration as Corporate Agent (Composite) valid till September 8, 2027.

GHFL has built a strong business team and as on 31st December, 2025, the branch network (including Head Office, Corporate Office and Back Office) of your Company is spread over 42 locations. These cities act as regional hubs and also cater to nearby locations. These regional hubs also have a strong local credit team in place. The credit teams use various analytical tools for decisioning which allow them to provide a risk based pricing specific to each type of customer. GHFL business teams are present at each individual projects of various developers and serve the needs of the customer. GHFL has an integrated Loan Management and Origination System which allows Company to meet the customers' requirements and provide sanction instantaneously. With instant service and better products, the company would be able to garner disproportionate share of customers. As on 31st December 2025, the AUM of the company is Rs. 8,472 Crore.

The Company does not have any subsidiary(ies) as on date.

The details of the branches from where the company carries on its business activities as on date is as under:

Sr. No.	Address of Branch / Office
1	Shop no F-2, 3, & 4, First floor, Kothawade Plaza, Opp. Punshi Complex, near bus stand, Hanuman wadi, Chalisgaon, Maharashtra 424101
2	Office No. 96 to 102, Sankar Business Centre, Second floor, Portion B, Perundurai Coimbatore Road, Sengadu, Coimbatore, Tamil Nadu 641037
3	Shop no 119, first floor, Central by Sangath IPL, Near AMC lake, Chandkheda, Motera, Ahmedabad, Gujarat 380005
4	Unit no 209, Second floor, Trident Plaza, Zanzarda road, Monalisa Twp, Junagadh, Gujarat 362002
5	Boot start co-working, 2nd floor, 14/1/1, MH SH 27, Thite Vasti, Thite Nagar, Kharadi, Pune, Maharashtra 411014
6	BIZ SQUARE- 3rd floor, office no 301 and 302 plot no 8,9, 13 to 16, Disha Nagari, Beed bypass road, Chhatrapati Sambhaji Nagar, Maharashtra 431005
7	Bhansali Square, 1 st Floor, A wing, Office No. 3&4, Near Indian Oil Petroleum, Shirdi, Maharashtra 423109
8	Arihant Plaza, 2nd Floor, Unit No 202, CS No. 4647/2/A/1, Plot No.17, College Road, Sarga Pandharpur 413304
9	Shivaansh Business Hub, 2nd Floor Unit No: 451, 452, 453, 454, Suyog Society, Dhule Road, Amalner, Jalgaon, Maharashtra 425401
10	Workzone office spaces, Horizon Building, 4th Floor, 57, Chowringhee road, Kolkata, West Bengal, 700071
11	My Branch Services Private Limited, 1- floor, House No-552, Ward No-70, Plot No-G 121/1, Gorepeth, Dharampeth Extension, Nagpur- 440010, Maharashtra
12	Omkar-2, Complex, 1 st Floor, Shop No. 41 & 42, Ankleshwar GIDC, Piraman, Ankleshwar, Gujarat 393001
13	Vee Atharv Impression, 1 st Floor Unit No. 104, GIDC, Motipura, Himmatnagar, Gujarat 383001
14	First floor, Unit no 103 Vedant Icon, Manmad Road, Premdan Chowk Nagar, Savedi, Ahmadnagar, Maharashtra 414003
15	Mega Mall, 1 st Floor Office No. 104 & 105, SH 17 Near Milan Cinema, Ambedkarnagar, Surendranagar, Gujarat 363002
16	Ganatra Arcade, 1 st Floor, Office No. F3, Plot No. 121, Sector 8, Near Oslo Circle, Gandhidham Kutch - 370201
17	Office No. 201 to 207 & 211 & 222, 2nd Floor - Chintamani Plaza, Andheri Kurla Road, Andheri-East, Mumbai - 400099.
18	Office no.102-103, Mangalam Arcade, Opposite. Odhav lake, Odhav, Ahmedabad, Gujarat. Pin code - 382415
19	Shree Ganesh Plaza, 4th Floor, Unit No. 404, CTS No. 7174, Ring Road, Near Sayeli Hotel, Besides Union Bank, Yashwant Colony, Jalgaon 425-001
20	Office No. 506, Fifth Floor, Padma Vishwa Landmark Apartment, Above Axis Bank, Survey No. 647/14/Plot No. 3, Racca Colony, Sharanpur Road, Nashik 422-002
21	Office No. 1, 2, 3, 4 & 11, 2nd Floor, Siddhivinayak Prasad, Shaurya Shopping Centre, Behind Vaishali Talkies and ICICI Home Finance, Badlapur (West), Thane – 421503, Maharashtra
22	VTP KP Square, 101, 41/3, Telco Road, Indira Nagar, Mohan Nagar, MIDC, Chinchwad, Pimpri-Chinchwad, Pune – 411019, Maharashtra
23	Munoth Empress, Office on 3 rd Floor F.P.189, Opposite Panvel Bus depot, Behind Dr Babasaheb Ambedkar Statue, Panvel, Raigad - 410206, Maharashtra
24	Kplex Grand Workspaces (A division of Aarav Reality Private Limited), Opposite Sarabhai Chemicals, Near Genda Circle, Parsi Compound, Wadivadi, Vadodara – 390007, Gujarat
25	WorkEasy Coworking Space, 2nd Floor, Cross road, building above Jaddus restaurant, near RPJ Hotel, Kalavad Road Rajkot – 360001, Gujarat
26	4B, 4th floor, Sandeep house, Tirupati Nagar, Phase-1, Virar West, Mumbai – 401303, Maharashtra
27	201-A, 2nd Floor, Plot No. B-3, WIFI IT Park, Road No. 1, Wagle Estate, Thane 400604

28	R-5, Greenpark Market, New Delhi
29	Orville Business Port, 5th Floor, 505, Airport Terminal 2 road, opp. Konark Epitome, Viman Nagar, Pune, Maharashtra 411014
30	CRN CHAMBERS, 3rd floor No-13, Kasturba Road, Shanthala Nagar, Sampangi Rama Nagar, Bengaluru, Karnataka 560001
31	Unit Number 203, 2 nd Floor Graphix Tower 2, A-13, Sector 62
32	303-304, Milestone Indigo, Nr. Gujarat Samachar, Udhana Darwaja, Ring Road, Surat 395007
33	601-A & B, 6th Floor, KJ City Tower, E-2, Ashok Marg, C Scheme, Jaipur, Rajasthan
34	402, Khandelwal Business Center. 9/1/1 M G Road, Indore
35	402, Prakash Presidium, 2nd Floor, A1, 110 Mahatma Gandhi Road, Nungambakkam, Chennai
36	B-106B, 1st floor, Elante Office Block, Plot no. 178-178A, Industrial Area 1, Chandigarh
37	#201-A, 2nd Floor, Shangrila Plaza, Road No.2, Banjara Hills, Hyderabad – 500034
38	ABC - 3, Unit No. 302, Opp. Hotel Regenta, Nr. Girish Cold Drinks, Uma Shankar Joshi Marg, Off CG Road, Navrangpura, Ahmedabad - 380009
39	Gulmohar Plaza, 3rd Floor, ITI Road, Aundh, Pune-411007
40	208 & 208 A, ABW TOWER, Sector 25, IFFCO CHOWK, GURUGRAM, HARYANA – 122002
41	North Bengaluru Branch - G V Towers, First Floor, No. 68 – 72, Kodigehalli Main Road, Sahakarnagar, Bengaluru
42	Pathak House, 2nd Floor, Unit No 204, Plot No 84 & 85, Abhyankar Nagar Road, Near VNIT, Nagpur - 440010, Maharashtra

Please refer to <https://www.godrejcapital.com/support/branchlocator> for viewing address of the branch online.

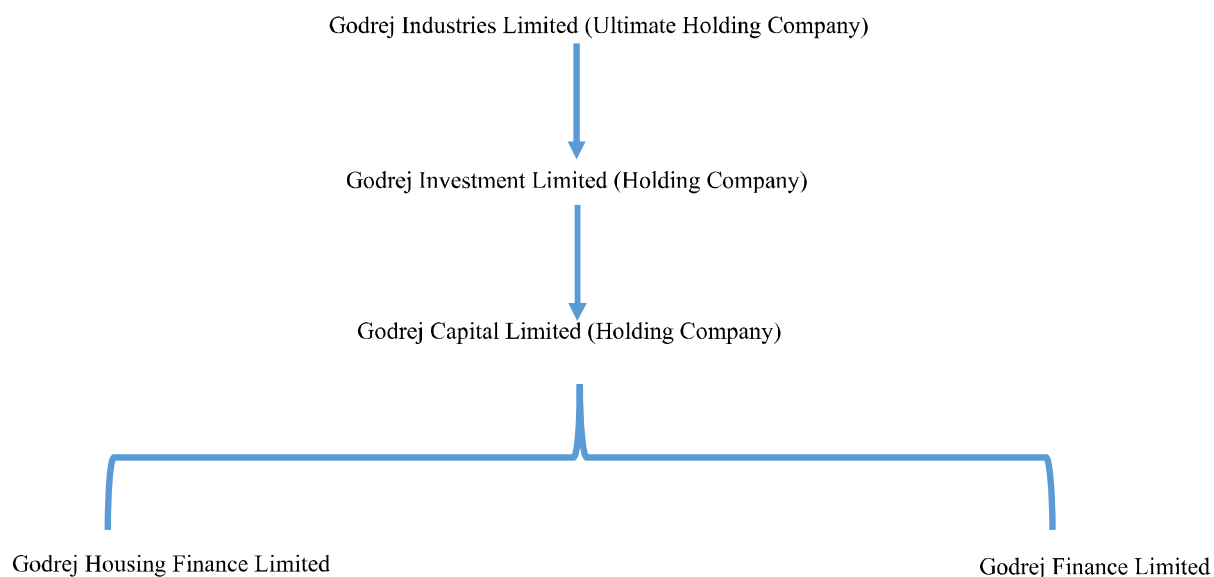
Brief Particulars of the management of the Company:

The Company is a step down subsidiary of Godrej Industries Limited. It is professionally managed by its Board of Directors, consisting of Mr. Pirojsha Godrej, Non-Executive Chairperson, Mr. Saibal Ghosh, Independent Director, Mrs. Rosemary Sebastian, Independent Director, Mr. Hemant Adarkar, Independent Director, Mr. Manish Shah, Non-Executive Director and Mr. Mehernosh Tata, Managing Director and Chief Executive Officer (MD & CEO).

Following are the Key Management Personnel:

- Mr. Mehernosh Tata, Managing Director and Chief Executive Officer
- Mr. Ankit Buria, Chief Financial Officer w.e.f. November 5, 2025
- Ms. Shilpa Katore, Company Secretary.

C. Corporate Structure of the issuer



D. Use of proceeds (in the order of priority for which the said proceeds will be utilized): –

(i) Purpose of the placement	As mentioned in the relevant Key Information Document pertaining to each issue.
(ii) Break-up of the cost of the project for which the money is being raised	Not Applicable
(iii) Means of financing for the project	Not Applicable
(iv) Proposed deployment status of the proceeds at each stage of the project	Not Applicable

E. Expenses of the Issue:

Nature of Expense	Amount
Lead manager(s) fees	As mentioned in the relevant Key Information Document pertaining to each issue.
Underwriting commission	As mentioned in the relevant Key Information Document pertaining to each issue.
Brokerage, selling commission and upload fees	As mentioned in the relevant Key Information Document pertaining to each issue.
Fees payable to the registrars to the issue	As mentioned in the relevant Key Information Document pertaining to each issue.
Fees payable to the legal advisors	As mentioned in the relevant Key Information Document pertaining to each issue.
Advertising and marketing expenses	As mentioned in the relevant Key Information Document pertaining to each issue.
Fees payable to the regulators including stock exchanges	As mentioned in the relevant Key Information Document pertaining to each issue.
Expenses incurred on printing and distribution of issue stationary	As mentioned in the relevant Key Information Document pertaining to each issue.
Any other fees, commission or payments under whatever nomenclature	As mentioned in the relevant Key Information Document pertaining to each issue.

F. Financial Information:

The audited financial statements (i.e. profit and loss statement, balance sheet and cash flow statement) both on a standalone and consolidated basis for a period of three completed years, which shall not be more than six months old from the date of the issue document or issue opening date, as applicable along with the requisite schedules, footnotes, summary etc. –Audited Financial statements for the financial year ended March 31, 2025; March 31, 2024 and March 31, 2023, is attached as **Annexure A**.

Listed issuers (whose debt securities or specified securities are listed on recognised stock exchange(s)) in compliance with the listing regulations, may disclose unaudited financial information for the interim period in the format as specified therein with limited review report in the issue document, as filed with the stock exchanges, instead of audited financial statements for the interim period, subject to making necessary disclosures in this regard in issue document including risk factors. – Attached as on 31st December 2025 as per **Annexure A**.

A columnar representation of the audited financial statements (i.e. Profit & Loss statement, Balance Sheet and Cash Flow statement) both on a standalone and consolidated basis for a period of three completed years which shall not be more than six months old from the date of the General Information Document or issue opening date, as applicable: Please refer below:

A summary of financial information as per Ind AS financial statements for Q3 FY 2025-26 i.e. Dec 2025, FY 2024-25, FY 2023-24, & FY 2022-23 are as follows:

Key Operational and Financial parameters –

Consolidated: NA

Standalone:

(Rs. in Lakhs)

Particulars	Q3 FY 2025-26 Dec 2025	FY 2024-25	FY 2023-24	FY 2022-23
BALANCE SHEET				
Assets				
Property, Plant and Equipment	1079.70	766.37	587.73	415.82
Financial Assets	8,22,235.96	7,58,393.66	572,730.01	4,45,856.18
Non-financial Assets excluding property, plant and equipment	11,336.79	9,972.32	6,676.37	5,552.84
Total Assets	8,34,652.46	7,69,132.35	5,79,994.11	4,51,824.84
Liabilities				
Financial Liabilities				
-Derivative financial instruments	-	-	-	-
-Trade Payables	3,223.13	1,170.75	1,066.00	1,092.28
-Debt Securities	2,32,580.08	1,44,957.13	93,265.91	49,982.98
-Borrowings (other than Debt Securities)	4,71,523.64	5,14,599.06	3,88,604.23	3,26,764.87
-Subordinated liabilities	10,412.31	-	-	-
-Other financial liabilities	8,030.21	6,003.21	6,445.43	5,848.57
Non-Financial Liabilities				
-Current tax liabilities (net)	-	-	-	199.98
-Provisions	288.21	152.25	84.22	73.76
-Deferred tax liabilities (net)	2,585.97	1,329.23	-	-
-Other non-financial liabilities	407.93	137.47	104.93	295.19
Equity (Equity Share Capital and Other Equity)	1,05,600.97	1,00,783.25	90,423.39	67,567.21
Total Liabilities and Equity	8,34,652.46	7,69,132.35	5,79,994.11	4,51,824.84
PROFIT AND LOSS				
Revenue from operations	59,222.84	63,292.48	46,405.58	24,262.32
Other Income	210.55	23.53	2,657.43	3,705.79
Total Income	59,433.39	63,316.01	49,063.01	27,968.11
Total Expense	51,773.15	56,557.93	41,050.62	24,165.96
Profit after tax for the year	4,865.33	5,091.78	8,012.39	3,802.15
Other Comprehensive income	(47.63)	(0.19)	4.53	21.04
Total Comprehensive Income	4817.70	5,091.59	8,016.92	3,823.19
Earnings per equity share (Basic)	1.39	1.46	2.39	1.26
Earnings per equity share (Diluted)	1.39	1.46	2.39	1.26
Cash Flow				
Net cash from / used in(-) operating activities	NA	(1,36,067.32)	(159,927.59)	(2,06,181.19)
Net cash from / used in(-) investing activities	NA	(12,197.52)	(9,067.51)	(199.42)
Net cash from / used in (-)financing activities	NA	1,82,660.22	119,687.66	2,47,782.43
Net increase/decrease(-) in cash and cash equivalents	NA	34,395.37	(49,307.44)	41,401.82
Cash and cash equivalents as per Cash Flow Statement as at end of Year	NA	46,922.44	12,527.07	61,834.51
Additional Information				

Particulars	Q3 FY 2025-26 Dec 2025	FY 2024-25	FY 2023-24	FY 2022-23
Net worth	1,04,809.32	1,00,385.95	90,082.31	67,440.08
Cash and cash equivalents	19,783.25	46,922.44	12,527.07	61,834.51
Loans	7,71,752.83	6,78,924.85	5,44,728.93	3,79,828.04
Loans (Principal Amount)	7,62,370.31	6,71,157.39	5,37,793.14	3,75,796.32
Total Debts to Total Assets	0.86	0.86	0.83	0.83
Interest Income	48,876.38	58,271.12	42,976.70	22,734.09
Interest Expense	40,400.93	46,590.72	32,795.84	16,612.38
Impairment on Financial Instruments	388.24	814.49	247.81	638.09
Bad Debts to Loans	NA	NA	NA	NA
% Stage 3 Loans on Loans (Principal Amount)	0.1207%	0.1223%	0.003930%	-
% Net Stage 3 Loans on Loans (Principal Amount)	0.0656%	0.07%	0.00180 %	-
Tier I Capital Adequacy Ratio (%)	17.68%	20.28%	24.45%	23.90%
Tier II Capital Adequacy Ratio (%)	2.36%	0.41%	0.46%	0.52%

G. Details of any other contingent liabilities of the issuer, based on the latest audited financial statements including amount and nature of liability:

The contingent liabilities and litigations which are pending against the company

- As at 31st March, 2025 - Nil
- as at 31st March, 2024 - Nil
- as at 31st March, 2023 - Nil

H. Profits of the Company before and after making provision for tax, for the three financial years immediately preceding the date of issue of private placement offer cum application form:

(Rs. in Lakh)

Financial Year	Dec 2025	2024-25	2023-2024	2022-2023
Profit Before Tax	7,660.25	6,758.08	8,012.39	3,802.15
Profit After Tax	4,865.33	5,091.78	8,012.39	3,802.15

I. Dividend declared by the Company in respect to said three financial years, interest coverage ratio for the last three years (cash profit after tax plus interest paid / interest paid):

Particulars	Dec 2025	2024-25	2023-2024	2022-2023
Dividend	Nil	Nil	Nil	Nil
Interest Coverage Ratio	1.15	1.14	1.28	1.30

J. The amount of corporate guarantee or letter of comfort issued by the issuer along with details of the counterparty (viz. name and nature of the counterparty, whether a subsidiary, joint venture entity, group company etc.) on behalf of whom it has been issued: N.A.

K. A brief history of the Issuer since its incorporation giving details of its following activities:

a. Details of Share Capital as at December 31, 2025:

Share Capital	Amount (₹)
Authorised share capital 85,00,00,000 equity shares of face value of Rs. 10/- each	Rs. 850,00,00,000/-
Issued & Subscribed capital 35,09,32,166 Equity shares of Rs. 10/- each	Rs. 350,93,21,660/-
Paid-up capital 35,09,32,166 Equity shares of ₹10/- each (Since the present issue is of Non- Convertible Debentures, there will be no change in the Paid-up Share Capital after the present issue)	Rs. 350,93,21,660/-

Share Capital	Amount (₹)
Share Premium Account	Before offer: Rs. 6,30,22,94,159.96 After offer: Rs. 6,30,22,94,159.96

b. Changes in its capital structure as at last quarter end, for the preceding three financial years and current financial year

Date of Change (AGM/EGM)	Amount	Particulars
1.11.2018 - EGM	Rs. 15,00,00,000	Increase in the Authorised Share Capital of the Company from existing Rs. 2,00,00,000 divided into 20,00,000 Equity Shares of face value of Rs. 10 each to Rs. 15,00,00,000 divided into 1,50,00,000 Equity shares of face value of Rs. 10 each.
21.05.2019 - EGM	Rs. 200,00,00,000	Increase in the Authorised Share Capital of the Company from existing Rs. 15,00,00,000 divided into 1,50,00,000 Equity shares of face value of Rs. 10 each to Rs. 200,00,00,000 divided into 1,50,00,000 Equity shares of face value of Rs. 10 each and 18,50,00,000 Preference shares of face value of Rs. 10 each.
17.06.2021 - AGM	Rs. 850,00,00,000	Increase in the Authorised Share Capital of the Company from existing Rs. 200,00,00,000 divided into 1,50,00,000 Equity shares of face value of Rs. 10 each and 18,50,00,000 Preference shares of face value of Rs. 10 each to Rs. 850,00,00,000 divided into 66,50,00,000 Equity shares of face value Rs. 10 each and 18,50,00,000 preference shares of face value Rs. 10 each.
06.12.2022 - EGM	Rs. 850,00,00,000	Reclassification of 18,50,00,000 un-issued preference shares of the face value of Rs. 10/- each in the Authorized Share Capital of the Company to 18,50,00,000 equity shares of the face value of Rs. 10/- each.

c. Equity Share Capital History of the Company, for preceding three financial years and current financial year

Date of Allotment	Number of Equity Shares	Face Value	Issue Price	Consideration (Cash, other than cash, etc.)	Nature of Allotment	Cumulative			Remarks
						Number of Equity Shares	Equity Share Capital	Equity Share Premium	
Subscription to the Memorandum of Association	20,00,000	2,00,00,000	2,00,00,000	Cash	Subscription to the Memorandum of Association	20,00,000	2,00,00,000	-	
26.11.2018	1,00,00,000	10,00,00,000	10,00,00,000	Cash	Rights issue	1,20,00,000	12,00,00,000	-	
17.05.2019	20,00,000	2,00,00,000	2,00,00,000	Cash	Rights Issue	1,40,00,000	14,00,00,000	-	
30.03.2021	7,36,842	73,68,420	4,20,13,489.88	Cash	Private Placement	1,47,36,842	1,473,68,420	3,46,45,069.88	
05.08.2021	13,47,74,436	1,34,77,44,360	-	No consideration.	Allotment pursuant to conversion of all existing issued preference	1,49,511,278	1,495,112,780	3,46,45,069.88	

Date of Allotment	Number of Equity Shares	Face Value	Issue Price	Consideration (Cash, other than cash, etc.)	Nature of Allotment	Cumulative			Remarks
						Number of Equity Shares	Equity Share Capital	Equity Share Premium	
					shares into fully paid-up equity shares in ratio of 1:1				
17.09.2021	9,28,57,143	92,85,71,430	2,60,00,00,004	Cash	Rights Issue	24,23,68,421	2,42,36,84,210	1,70,60,73,643.88	
31.03.2022	1,89,62,717	18,96,27,170	84,34,61,652.16	Cash	Rights Issue	26,13,31,138	2,61,33,11,380	2,35,99,08,126.04	
08.06.2022	46,469,677	46,46,96,770	2,09,95,00,006.86	Cash	Rights Issue	3,07,800,815	3,078,008,150	3,99,47,11,362.90	
25.06.2022	24,45,772	24,45,720	11,04,99,978.96	Cash	Rights Issue	3,10,246,587	3,102,465,870	4,08,07,53,621.86	
19.06.2023	3,15,74,468	31,57,44,680	1,48,39,99,996	Cash	Rights Issue	3,41,821,055	3,418,210,550	5,24,90,08,937.86	
19.06.2024	91,11,111	91111110	49,19,99,994	Cash	Rights Issue	35,09,32,166	35,09,321,660	5,64,98,97,821.86	

Since the present issue is of Non- Convertible Debentures, there will be no change in the share premium account after the present issue.

- a. Details of any Acquisition of or Amalgamation with any entity in the preceding one year:**
Godrej Capital Limited, subsidiary of Godrej Industries Limited (GIL) and holding company of the Company, acquired 5% stake of the Company held by PAN FIN Investments LP on March 30, 2023, resulting into the Company becoming wholly owned subsidiary of Godrej Capital Limited.
- b. Details of any Reorganization or Reconstruction in the preceding one year:** Nil
- c. Details of the shareholding of the company as at the latest quarter end, as per the format specified under the listing regulations and list of top ten holders of equity shares of the company as at the latest quarter end:**

Sr. No.	Name of the Shareholders	Category of the Shareholder	Total No of Equity Shares of face value of Rs. 10/- each	No of shares in Demat form	Total Shareholding as % of total number of equity shares
1	Godrej Capital Limited	Domestic Company	35,09,32,160	35,09,32,160	100
2	Mr. Adi Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
3	Mr. Nadir Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
4	Ms. Tanya Dubash (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
5	Ms. Nisaba Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
6	Mr. Pirojsha Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
7	Mr. Burjis Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
	Total		35,09,32,166	35,09,32,166	100

d. Following details regarding the Directors of the Company:

(a) Details of the current Directors of the Company:

Sr. No.	Name, Designation and DIN	Age	Address	Date of Appointment	Details of other directorship
1.	Mr. Pirojsha Godrej Designation: Non-Executive Chairperson DIN:00432983 Nationality: Indian Occupation: Business	45	Aashraye Godrej House, 67 H Walkeshwar Road, Mumbai – 400006.	05-10-2018	- Godrej Consumer Products Limited - Godrej Properties Limited - Godrej Ventures and Investment Advisers Private Limited (Formerly known as Godrej Fund Management and Investment Advisors Private Limited) - Praviz Developers Private Limited - Karukachal Developers Private Limited - Swaddle Projects Private Limited - Godrej Agrovet Limited - Godrej Industries Limited - Godrej Capital Limited - Godrej Finance Limited - Ceres Developers Private Limited - Rock Honey Films Private Limited (Formerly Known as Swaddle Studios Private Limited) - Godrej Investment Limited
2.	Mr. Manish Shah Designation: Non-Executive Director DIN: 06422627 Nationality: Indian Occupation: Service	51	D1801, Ashok Gardens, T J Road, Sewri, Mumbai - 400015	30-09-2024	- Godrej Capital Limited - Godrej Finance Limited - Finance Industry Development Council - Godrej Investment Limited - Godrej Wealth & Asset Management Limited
3	Mr. Mehernosh Tata Designation: Managing Director & Chief Executive Officer DIN:08603284 Nationality: Indian Occupation: Service	50	Tata Mills CHS, BLDG 1/A, Flat No. 3, Elphinstone Road, Parel, Mumbai, Maharashtra – 400 012	05-05-2025	NIL
4.	Mrs. Rosemary Sebastian Designation: Independent Director DIN:07938489 Nationality: Indian Occupation: Company Director	66	1601, Glendale, Lake Enclave, Hiranandani Estate, Thane - 400 607	Appointed on 28-01-2021 Re-appointed on 28-01-2026	NIIF Infrastructure Finance Limited

Sr. No.	Name, Designation and DIN	Age	Address	Date of Appointment	Details of other directorship
5.	Mr. Saibal Ghosh Designation: Independent Director DIN:09766300 Nationality: Indian Occupation: Service	60	Golden Rays Z wing 703/704 Shastri Nagar off J.P. Road Andheri west Mumbai 400053	17-10-2022	NIL
6.	Dr. Hemant Adarkar Designation: Independent Director DIN: 03127893 Nationality: Indian Occupation: IT Consultant	64	B-11, Plot No 204, Seema Apartments CHS LTD, Bullock Road, Near Bandstand, Mumbai-400050	10-01-2024	1. Godrej Finance Limited 2. National Commodity and Derivatives Exchange Limited 3. Zensung Software Private Limited 4. Dvara Kshetriya Gramin Financial Services Private Limited 5. Financial Benchmarks India Private Limited 6. SBI Funds Management Limited

The Issuer or any of its promoters or Directors is not a wilful defaulter as at the date of filing of this General Information Document and neither the Issuer or any of its promoters or its Directors have been categorized as wilful defaulter by any bank or financial institution or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

(b) Details of change in Directors in the preceding three financial years and current financial year:

Name, Designation and DIN	Date of Appointment	Date of Cessation if applicable	Date of Resignation, if applicable	Remarks
Mr. Karan Singh Bolaria Designation: Non-Executive Director DIN: 06618461	October 5, 2018	NA	February 22, 2021	Resignation
Mr. Mohit Malhotra Designation: Non-Executive Director DIN: 07074531	October 5, 2018	NA	February 23, 2021	Resignation
Mrs. Usha Sangwan Designation: Independent Director DIN: 02609263	January 28, 2021	NA	July 30, 2022	Resignation
Mrs. Rosemary Sebastian Designation: Independent Director DIN: 07938489	January 28, 2021	January 27, 2026	NA	Cessation due to completion of the term
Mr. Saibal Ghosh Designation: Independent Director DIN: 09766300	October 17, 2022	NA	NA	Appointment

Name, Designation and DIN	Date of Appointment	Date of Cessation if applicable	Date of Resignation, if applicable	Remarks
Dr. Hemant Adarkar Designation: Independent Director DIN: 03127893	January 10, 2024	NA	NA	Appointment
Mr. Manish Shah Designation: Managing Director & CEO DIN: 06422627	September 4, 2019	NA	w.e.f. end of business hours on September 30, 2024	Resignation (Resigned from the position of Managing Director & CEO)
Mr. Manish Shah Designation: Non- Executive Director DIN: 06422627	w.e.f. end of business hours on September 30, 2024	NA	NA	Appointment (Appointed as Non-Executive Director)
Mr. Mehernosh Tata Designation: Managing Director & Chief Executive Officer DIN: 08603284	May 5, 2025	NA	NA	Appointment
Mrs. Rosemary Sebastian Designation: Independent Director DIN: 07938489	January 28, 2026	NA	NA	Re-appointed as an Independent Director of the Company with effect from January 28, 2026

(c) Details of Directors' remuneration, and such particulars of the nature and extent of their interests in the issuer (during the current year and preceding three financial years):

(i) Remuneration payable or paid to a Director by the issuer, its subsidiary or associate company; shareholding of the Director in the Company, its subsidiaries and associate Companies on a fully diluted basis:

Remuneration paid to the Directors by the Company (during current year and the last three financial years):

Sr. No.	Name	FY 25-26 (Till January 31, 2026)	FY 24-25	FY 23-24	FY 22-23
1	Mr. Pirojsha Godrej	-	-	-	-
2	Mr. Manish Shah****	-	3,50,93,370	4,23,84,386	3,89,96,448
3	Ms. Rosemary Sebastian	23,00,000	26,00,000	20,00,000	19,00,000
4	Mr. Saibal Ghosh*	19,00,000	23,00,000	16,00,000	10,00,000
5	Mr. Hemant Adarkar***	14,00,000	17,00,000	4,00,000	-
6	Mr. Mehernosh Tata*****	2,11,27,462	NA	NA	NA
7	Ms. Usha Sangwan**	NA	NA	NA	7,00,000

Only sitting fees was paid to Independent Directors.

* appointed w.e.f. 17.10.2022

**resigned w.e.f. 30.07.2022

***appointed w.e.f.10.01.2024

****resigned as MD&CEO and appointed as Non-Executive Director w.e.f. end of business hours on September 30, 2024

*****appointed as MD&CEO w.e.f. May 5, 2025

Remuneration paid to the Directors by associate / subsidiary of the Company – Company does not have any subsidiary / associate company(ies).

Shareholding of the Director in the Company, its subsidiaries and associate Companies on a fully diluted basis –

Shareholding (during current year and the last three financial years):

No.	Name	FY 25-26 (Till February 5, 2026)	FY 24-25	FY 23-24	FY 22-23
1	Mr. Pirojsha Godrej	1 (Nominee of Godrej Capital Limited)	1 (Nominee of Godrej Capital Limited)	1 (Nominee of Godrej Capital Limited)	1 (Nominee of Godrej Capital Limited)
2	Mr. Manish Shah****	-	-	-	-
3	Ms. Rosemary Sebastian	-	-	-	-
4	Mr. Hemant Adarkar***	-	-	NA	NA
5	Mr. Saibal Ghosh*	-	-	-	-
6	Mr. Mehernosh Tata*****	-	NA	NA	NA
7	Ms. Usha Sangwan**	NA	NA	NA	-

* appointed w.e.f. 17.10.2022

**resigned w.e.f. 30.07.2022

***appointed w.e.f. 10.01.2024

****resigned as MD&CEO and appointed as Non-Executive Director w.e.f. end of business hours on September 30, 2024

*****appointed as MD&CEO w.e.f. May 5, 2025

(ii) **Appointment of any relatives to an office or place of profit of the issuer, its subsidiary or associate company - Nil**

(iii) **Full particulars of the nature and extent of interest, if any, of every Director: NIL**

- A. in the promotion of the issuer company; or
- B. in any immovable property acquired by the issuer company in the two years preceding the date of the issue document or any immovable property proposed to be acquired by it; or
- C. where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the issuer company shall be disclosed.

(d) **Contribution being made by the directors as part of the offer or separately in furtherance of such objects. NIL**

(e) **Any financial or other material interest of the directors, promoters, key managerial personnel or senior management in the offer and the effect of such interest in so far as it is different from the interests of other persons. NIL**

(f) **Following details regarding the auditors of the issuer:**

(a) **Details of the auditor of the Issuer:**

Name of the auditor	Address	Date of Appointment
---------------------	---------	---------------------

D. Kothary & Co. Chartered Accountants	102 – Ameya House, Next to Azad Nagar Metro Station, Above Standard Chartered Bank, Andheri (West), Mumbai – 400 058	May 22, 2023
---	--	--------------

(b) Details of change in auditor for preceding three financial years and current financial year:

Name of Auditor	Address	Date of appointment	Date of cessation, if applicable	Date of resignation, if applicable
M/s Kalyaniwalla & Mistry LLP Chartered Accountants	2nd Floor, Esplanade House, 29, Hazarimal Somani Road, Fort, Mumbai - 400001	October 22, 2018, as first auditor and September 27, 2019 for tenure of 5 years #	May 22, 2023	NA
D. Kothary & Co. Chartered Accountants	102 – Ameya House, Next to Azad Nagar Metro Station, Above Standard Chartered Bank, Andheri (West), Mumbai – 400 058	May 22, 2023	NA	NA

Resigned in order to comply with the conditions stipulated under the RBI Circular no. 2021-22/25 dated April 27, 2021) pertaining to Guidelines for Appointment of Statutory Auditors for Commercial Banks, Primary Co-operative banks, NBFCs and HFCs.

(g) Details of the following liabilities of the issuer, as on 31st December, 2025:

(a) Details of outstanding secured loan facilities:

(Rs. In Crores)

Sr. No.	Bank Name	Nature of Facility	Sanction Amount	Outstanding Amount	Repayment Schedule	Credit Rating	Security	Asset Classification
1	Bank of India	Term Loan	200.00	130.00	Loan with quarterly repayments after moratorium of 6 months and tenure upto 5.5 Years	CRISIL AA+	Secured by way of pari-passu charge in the favor of the trustee over the eligible receivables to the extent of security cover of one point one times of obligations.	Standard
2	Canara Bank	Term Loan	500.00	240.00	Loan with half repayments and tenure upto 5 Years	CRISIL AA+		Standard
3	Central Bank of India	Term Loan	100.00	62.50	Loan with quarterly repayments after moratorium of 12 months and tenure upto 7 Years	CRISIL AA+		Standard
4	DBS Bank India	WCDL	50.00	-	Upto 12 Months.	CRISIL AA+		Standard
5	DCB Bank Ltd.	WCDL	50.00	-	Upto 12 Months.	CRISIL AA+		Standard
6	Federal Bank	Term Loan	100.00	18.13	Loans with quarterly repayments after moratorium of 12 months and tenure upto 5 Years	CRISIL AA+		Standard

Sr. No.	Bank Name	Nature of Facility	Sanction Amount	Outstanding Amount	Repayment Schedule	Credit Rating	Security	Asset Classification
7	HDFC Bank Ltd.	Term Loan/CC/WCDL	625.00	131.97	Loans with quarterly repayments and tenure upto 5 Years; CC/WCDL: upto 12 months	CRISIL AA+		Standard
8	ICICI Bank	Term Loan/CC	650.00	187.42	Loans with quarterly repayments and tenure upto 5 Years; CC/WCDL: upto 12 months	CRISIL AA+		Standard
9	IDBI Bank	Term Loan/WCDL	300.00	237.50	Loan with quarterly repayments after moratorium of 15 months and tenure upto 5 Years; CC/WCDL: upto 12 months	CRISIL AA+		Standard
10	Indian Bank	Term Loan	300.00	252.63	Loan with quarterly repayments and tenure upto 5 Years	CRISIL AA+		Standard
11	Punjab National Bank	Term Loan	500.00	405.00	Loans with quarterly repayments and tenure upto 7 Years	CRISIL AA+		Standard
12	State Bank of India	Term Loan/CC/WCDL	4,100.00	2,655.00	Loans with quarterly repayments and tenure upto 7 Years	CRISIL AA+ / CARE AA+		Standard
13	Union Bank of India	Term Loan	400.00	323.08	Loan with quarterly repayments and tenure upto 7 Years	CRISIL AA+		Standard
14	National Housing Bank	Refinance	250.00	62.80	Loan with quarterly repayments and tenure upto 10 Years	CRISIL AA+	First exclusive charge over the book debts (together with securities thereof) refinanced by NHB with 20% margin	Standard

(b) **Details of outstanding unsecured loan facilities: NIL**

(c) **Details of ECB Loans: NIL**

(d) **Details of outstanding non-Convertible securities:**

Sr. No.	Series	ISIN	Tenor/ Period of Maturity	Coupon	Amt. issued (Cr.s.)	Date of allotment	Redemption Date	Credit Rating	Secured/ Unsecured	Security
1	Series C1 (FY 24-25)	INE02JD07033	3 Years 4 Months	8.50%	250	30-Jul-2024	30-Nov-2027	CRISIL AA+	Secured	Secured by way of pari-passu charge in the favor of the debenture trustee over the eligible receivables to the extent of security cover of one time of obligations.
2	Series C2 (FY 24-25)	INE02JD07041	3 Years 4 Months	8.40%	210	05-Sep-2024	05-Jan-2028	CRISIL AA+	Secured	
3	Series C3 (FY 24-25)	INE02JD07058	5 Years	8.45%	235	19-Sep-2024	18-Sep-2029	CRISIL AA+	Secured	
4	Series C4 (FY 24-25)	INE02JD07066	5 Years 1 Day	8.17%	250	03-Mar-2025	04-Mar-2030	CRISIL AA+	Secured	
5	Series SD1 (FY 25-26)	INE02JD08015	10 Years	8.04%	100	25-Apr-2025	25-Apr-2035	CRISIL AA+ CARE AA+	Unsecured	N.A.

(e) Details of Commercial Papers:

IPA Bank	ICICI Bank Ltd.
Rating Agency	CRISIL Ratings Ltd. & ICRA Ltd.
Credit Rating	CRISIL A1+ & ICRA A1+
Secured / Unsecured	Unsecured
Security	N.A.

Sr. No.	Series	ISIN	Tenor / Period of Maturity	Coupon	Amt. Issued (Rs. in Cr.s.)	Date of allotment	Redemption date/ Schedule
1	NA	INE02JD14591	12 Months	Zero Coupon	100	14-Feb-25	13-Feb-26
2	NA	INE02JD14609	12 Months	Zero Coupon	100	17-Feb-25	17-Feb-26
3	NA	INE02JD14641	3 Months	Zero Coupon	100	23-Oct-25	22-Jan-26
4	NA	INE02JD14658	3 Months	Zero Coupon	100	28-Oct-25	27-Jan-26
5	NA	INE02JD14666	3 Months	Zero Coupon	100	30-Oct-25	29-Jan-26
6	NA	INE02JD14674	3 Months	Zero Coupon	200	29-Oct-25	28-Jan-26
7	NA	INE02JD14682	3 Months	Zero Coupon	100	13-Nov-25	12-Feb-26
8	NA	INE02JD14591	3 Months	Zero Coupon	200	14-Nov-25	13-Feb-26
9	NA	INE02JD14690	3 Months	Zero Coupon	200	25-Nov-25	24-Feb-26
10	NA	INE02JD14708	3 Months	Zero Coupon	150	26-Nov-25	25-Feb-26

(f) List of top ten NCD Holders as on December 31, 2025:

Sr. No.	Name of Holder	Category	Face Value of NCDs	Holding % as a percentage of total NCD Outstanding of the Issuer
1	State Bank of India	Nationalised Banks	4,50,00,00,000.00	43.1%

Sr. No.	Name of Holder	Category	Face Value of NCDs	Holding % as a percentage of total NCD Outstanding of the Issuer
2	Bank of India	Nationalised Banks	1,00,00,00,000.00	9.6%
3	Reliance General Insurance Company Limited	Insurance Companies	90,00,00,000.00	8.6%
4	Aegis Logistics Limited	Other Bodies Corporate	65,00,00,000.00	6.2%
5	Bengani Leasing and Finance Private Limited	Other Bodies Corporate	50,00,00,000.00	4.8%
6	Trutees Food Corporation of India Contributory Provident Fund	Trusts	50,00,00,000.00	4.8%
7	Alkem Laboratories Limited	Other Bodies Corporate	40,00,00,000.00	3.8%
8	Nippon Mutual Fund	Mutual Funds	30,00,00,000.00	2.9%
9	Bank of India (Employees) Pension Fund	Trusts	25,00,00,000.00	2.4%
10	Bank of India Provident Fund	Trusts	18,00,00,000.00	1.7%

(g) List of top ten commercial paper holders as on December 31, 2025:

Sr. No.	Name of CP Holder	Category of CP Holder	Face Value of CPs	CP Holding % as a percentage of total CP Outstanding of the Issuer
1	LIC Mutual Fund	Mutual Fund	3,00,00,00,000.00	22.2%
2	Aditya Birla Sunlife Mutual Fund	Mutual Fund	2,00,00,00,000.00	14.8%
3	UTI Mutual Fund	Mutual Fund	2,00,00,00,000.00	14.8%
4	SBI Mutual Fund	Mutual Fund	1,50,00,00,000.00	11.1%
5	Axis Mutual Fund	Mutual Fund	1,00,00,00,000.00	7.4%
6	Baroda BNP Paribas Mutual Fund	Mutual Fund	1,00,00,00,000.00	7.4%
7	JIO Blackrock Mutual Fund	Mutual Fund	1,00,00,00,000.00	7.4%
8	Nippon Mutual Fund	Mutual Fund	1,00,00,00,000.00	7.4%
9	Bank of India Mutual Fund	Mutual Fund	50,00,00,000.00	3.7%
10	Sundaram Mutual Fund	Mutual Fund	50,00,00,000.00	3.7%

(h) Details of the bank fund based facilities/ rest of the borrowing (if any, including hybrid debt like Foreign Currency Convertible Bonds (FCCB), Optionally Convertible Debentures/ Preference Shares) from financial institutions or financial creditors: NIL

(i) The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, joint venture entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account guarantees/ any put option etc. (Details of any outstanding borrowings taken/ debt securities issued for consideration other than cash). This information shall be disclosed whether such borrowing/ debt securities have been taken/ issued:

- in whole or part: NIL
- at a premium or discount: NIL
- in pursuance of an option or not: NIL

(j) **Other Details:**

1. **Consent of Directors, auditors, bankers to issue, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:**

Necessary consents, wherever applicable have been obtained.

2. **The names of the debenture trustee(s), a statement to the effect that the debenture trustee(s) has consented to its appointment in accordance with Regulation 13 of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993. Further the consent letter received from the debenture trustee for the General Information Document is attached herewith as Annexure C: Please refer to respective Key Information Document for details of Debenture Trustees for respective issuances.**

3. **If the security is backed by a guarantee or letter of comfort or any other document of a similar nature, a copy of the same shall be disclosed. In case such document does not contain the detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the issue document: Not Applicable.**

4. **Disclosure of cash flow with date of interest/dividend/ redemption payment as per day count convention:**

As per the relevant Key Information Document to be issued with respect to relevant series / tranche of Debentures.

5. **Creation of Debenture Redemption Reserve (DRR) / Capital Redemption Reserve (CRR) - relevant legislations and applicability.**

As per Section 71 of the Act, any company that intends to issue debentures must create a debenture redemption reserve to which adequate amounts shall be credited out of the profits of the company until the redemption of the debentures. However, at present under the Companies (Issuance of Share Capital and Debentures) Rules, 2014, Housing Finance Companies are exempt from this requirement in respect of privately placed debentures.

Pursuant to this exemption, the Company does not presently intend to create any reserve funds for the redemption of the Debentures. However, in case of any change in applicable laws during the tenor of the Debentures making it mandatory for the Company shall comply with the provisions relating to Debenture Redemption Reserve or those relating to investment or deposit in terms of Companies Act, 2013, the Company undertakes to comply with such provisions promptly.

6. **Issue / instrument specific regulations**

The Issue of Debentures shall be in conformity with the applicable provisions of the Companies Act, 2013 including the relevant notified rules thereunder, the SEBI NCS Regulations read with the Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025 issued by SEBI, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, each as amended from time to time and RBI Scale Based Regulations.

7. **Applicable Laws**

The Debentures shall be subject to relevant section/s of Companies Act, 2013, including Sections 42, 71, 77, 179, Section 180(1)(a) and 180(1)(c), the applicable provisions of the Depositories Act, 1996 and the laws as applicable, guidelines, notifications and regulations relating to the allotment and issue of capital and listing of securities issued from time to time by Securities and Exchange Board of India (SEBI), National Housing Bank (NHB), Reserve Bank of India (RBI), concerned Stock Exchange or any other authorities and other documents that may be executed in respect of the Debentures.

8. Default in Payment:

In case of default in payment of Interest and/or principal redemption on the due dates, additional interest of at least 2% (two percent) per annum over the coupon rate shall be payable by the Issuer for the defaulting period.

9. Delay in Listing:

In case of delay in listing of the debt securities beyond 3 trading days from the issue closing date, the Company shall pay penal interest of 1% p.a. over the coupon rate for the period of delay to the investor (i.e. from date of allotment to the date of listing) and utilise the issue proceeds of the subsequent two privately placed issuances of securities only after receiving final listing approval from Stock Exchange.

10. Delay in allotment of securities:

The Issuer shall allot the Debentures within the timeline in accordance with Applicable Law and if the Issuer is not able to allot the Debentures within such period, it shall return the application money to the subscribers with additional interest as provided under applicable law.

11. Issue details: As per respective Key Information Document.

12. Application process: Refer page no 44.

13. Disclosure prescribed under PAS-4 of Companies (Prospectus and Allotment of Securities), Rules, 2014 but not contained in this schedule, if any:

All disclosures under Form No. PAS-4 of Companies (Prospectus and Allotment of Securities), Rules, 2014 have been set out in this General Information Document/Key Information Document, as applicable.

14. Project details: gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project: Not applicable.

Additional Disclosures for HFCs:

Sr. No.	Particulars of Disclosure	Details	Remarks
1	Details with regard to lending done out of the issue proceeds of earlier issuances of debt securities (whether public issue or private placement) by the issuer.	Lending Policy Classification of Loans given to associate, or entities related to Board, Key Managerial Personnel and Senior Management, promoters, etc. Classification of loans into several maturity profile, denomination Aggregated exposure to top 20 borrowers Details of loans, overdue and classified as non-performing assets (NPA)	The Company has detailed Credit Policy related document. The Credit documents inter - alia contains internal policy rules with respect sanction of loans i.e., the type of loans which can be raised, risk categories of loans, monitoring and collection. Classification of Loans given to associate, or entities / persons related to Board, Senior Management, promoters, others etc. NIL. Classification of loans / advances given, according to type of loans, denomination of loan outstanding by loan to value, sectors, denomination of loan outstanding by ticket size, geographical classification of borrowers, maturity profile etc.— Refer Annexures to Additional Disclosure page nos. 35-38. Aggregated exposure to top 20 borrowers with respect to concentration of advances: 1.54% Details of loans, overdue and classified as Non-performing assets (NPA) – Refer Annexures to Additional Disclosure page nos. 35-38.
2	Details of borrowings granted by issuer	Portfolio Summary of borrowings made by issuer. Quantum & percentage of Secured vs. Unsecured borrowings	Portfolio Summary of borrowings made by issuer – Refer Annexures to Additional Disclosure page nos. 35-38. Quantum & percentage of Secured vs. Unsecured borrowings – Refer Annexures to Additional Disclosure page nos. 35-38.
3	Details of change in shareholding	Any change in promoters' shareholding in the issuer during preceding financial year beyond the threshold prescribed by Reserve Bank of India	Godrej Capital Limited, subsidiary of Godrej Industries Limited (GIL) and holding company of the Company, acquired 5% stake of the Company held by PAN FIN Investments LP on March 30, 2023, resulting into the Company becoming wholly owned subsidiary of Godrej Capital Limited.
4	Disclosure of Assets under-management	Segment wise break up and type of loans	Refer Annexures to Additional Disclosure page nos. 35-38.
5	Details of borrowers	Geographical location wise	Refer Annexures to Additional Disclosure page nos. 35-38.
6	Details of Gross NPA	Segment wise	Refer Annexures to Additional Disclosure page nos. 35-38.
7	Details of Assets and Liabilities	Residual maturity profile wise into several bucket	Refer Annexures to Additional Disclosure page nos. 35-38.
8	Additional details of loans made by Issuer where it is a Housing Finance Company		Refer Annexures to Additional Disclosure page nos. 35-38.
9	Disclosure of latest ALM statements to stock exchange		Please refer to Annexure B

- a. Details of all default/s and/or delay in payments of interest and principal of any kind of term loans, debt securities, commercial paper (including technical delay) and other financial indebtedness including

corporate guarantee or letters of comfort issued by the company, in the preceding three years and the current financial year: NIL.

- b. Any material event/ development or change having implications on the financials/credit quality (e.g. any material regulatory proceedings against the issuer/promoters, litigations resulting in material liabilities, corporate restructuring event etc.) at the time of issue which may affect the issue or the investor's decision to invest / continue to invest in the non-convertible securities/ commercial paper: NIL.
- c. Any litigation or legal action pending or taken by a Government Department or a statutory body or regulatory body during the three years immediately preceding the year of the issue of the issue document against the promoter of the company: NIL.
- d. Any default in the Annual filing of the Company under the Companies Act, 2013 or the rules made thereunder – NIL.
- e. Details of default and non-payment of statutory dues for the preceding three financial years and current financial year: NIL
- f. Details of pending litigation involving the issuer, promoter, director, subsidiaries, group companies or any other person, whose outcome could have material adverse effect on the financial position of the issuer, which may affect the issue or the investor's decision to invest / continue to invest in the debt securities and/ or non-convertible redeemable preference shares: NIL.
- g. Details of acts of material frauds committed against the issuer in the preceding three financial years and current financial year, if any, and if so, the action taken by the issuer: NIL.
- h. Details of pending proceedings initiated against the issuer for economic offences, if any: NIL
- i. Related party transactions entered during the preceding three financial years and current financial year with regard to loans made or, guarantees given or securities provided: Refer to Annexure A.
- j. The issue document shall not include a statement purporting to be made by an expert unless the expert is a person who is not, and has not been, engaged or interested in the formation or promotion or management, of the company and has given his written consent to the issue of the issue document and has not withdrawn such consent before the delivery of a copy of the issue document to the Registrar (as applicable) for registration and a statement to that effect shall be included in the issue document.
- k. In case the issuer is a Non-Banking Finance Company (NBFC) and the objects of the issue entail loan to any entity who is a 'group company': Not Applicable
- l. The issue document shall include the following other matters and reports, namely:
 - (1) If the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or is to be applied directly or indirectly: NA.
 - (a) in the purchase of any business; or
 - (b) in the purchase of an interest in any business and by reason of that purchase, or anything to be done in consequence thereof, or in connection therewith,

the company shall become entitled to an interest in either the capital or profits and losses or both, in such a business exceeding fifty per cent. thereof, a report made by a chartered accountant (who shall be named in the issue document) upon – NA

 - i. the profits or losses of the business for each of the three financial years immediately preceding the date of the issue of the issue document; and
 - ii. the assets and liabilities of the business as on the latest date to which the accounts of the business were made up, being a date not more than one hundred and twenty days before the date of the issue of the issue document.
 - (2) In purchase or acquisition of any immoveable property including indirect acquisition of immoveable property for which advances have been paid to third parties, disclosures regarding: NA
 - (a) the names, addresses, descriptions and occupations of the vendors;
 - (b) the amount paid or payable in cash, to the vendor and where there is more than one vendor, or the company is a sub-purchaser, the amount so paid or payable to each

vendor, specifying separately the amount, if any, paid or payable for goodwill;

- (c) the nature of the title or interest in such property proposed to be acquired by the company; and
- (d) the particulars of every transaction relating to the property completed within the two preceding years, in which any vendor of the property or any person who is or was at the time of the transaction, a promoter or a director or proposed director of the company, had any interest, direct or indirect, specifying the date of the transaction and the name of such promoter, director or proposed director and stating the amount payable by or to such vendor, promoter, director or proposed director in respect of the transaction:

Provided that the disclosures specified in points (a) to (d) above shall be provided for the top five vendors on the basis of value viz. sale consideration payable to the vendors.

Provided further that for the remaining vendors, such details may be provided on an aggregated basis in the offer document, specifying number of vendors from whom it is being acquired and the aggregate value being paid; and the detailed disclosures as specified in points (a) to (d) above may be provided by way of static QR code and web link. If the issuer provides the said details in the form of a static QR code and web link, the same shall be provided to the debenture trustee as well and kept available for inspection as specified in clause (g) of paragraph 3.3.41 of this Schedule. A checklist item in the 'Security and Covenant Monitoring System' shall also be included for providing the detailed disclosures, as specified in points (a) to (d) above, to the debenture trustee and confirmation of the same by the debenture trustee.

(3) If:

- (1) the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or are to be applied directly or indirectly and in any manner resulting in the acquisition by the company of shares in any other body corporate; and
- (2) by reason of that acquisition or anything to be done in consequence thereof or in connection therewith, that body corporate shall become a subsidiary of the company, a report shall be made by a Chartered Accountant (who shall be named in the issue document) upon –
 - A. the profits or losses of the other body corporate for each of the three financial years immediately preceding the issue of the issue document; and
 - B. the assets and liabilities of the other body corporate as on the latest date to which its accounts were made up.

NA

(4) The said report shall:

- (I) Indicate how the profits or losses of the other body corporate dealt with by the report would, in respect of the shares to be acquired, have concerned members of the issuer company and what allowance would have been required to be made, in relation to assets and liabilities so dealt with for the holders of the balance shares, if the issuer company had at all material times held the shares proposed to be acquired; and
- (II) where the other body corporate has subsidiaries, deal with the profits or losses and the assets and liabilities of the body corporate and its subsidiaries in the manner as provided in paragraph 3 (ii) above.

NA

- (5) The broad lending and borrowing policy including summary of the key terms and conditions of the term loans such as re-scheduling, prepayment, penalty, default; and where such lending or borrowing is between the issuer and its subsidiaries or associates, matters relating to terms and conditions of the term loans including re-scheduling, prepayment, penalty, default shall be disclosed:

The Company has a Board approved Credit policy for lending and Borrowings & investment policy which governs the lending and borrowing practices of the Company. Summary of the key terms and conditions of the term loans is given below:

	Lending	Borrowing
Counterparty	As per GHFL's credit norms	Banks and other financial institutions
Terms	As mutually agreed terms	As mutually agreed terms
Re-scheduling	Governed by Loan Agreement	As per Lender's terms
Prepayment	As per Schedule of Charges	As per Lender's terms
Penalty	As per Schedule of Charges	As per Lender's terms
Default	As per RBI norms	As per RBI norms

Company has not lent any funds to its subsidiaries or associates. In event any such lending / borrowing is to be done in future, then it will be done under extant guidelines.

- (6) The aggregate number of securities of the issuer company and its subsidiary companies purchased or sold by the promoter group, and by the directors of the company which is a promoter of the issuer company, and by the directors of the issuer company and their relatives, within six months immediately preceding the date of filing the issue document with the Registrar of Companies, shall be disclosed - NIL
- (7) The matters relating to Material contracts and time and place at which the contracts together with documents will be available for inspection from the date of issue document until the date of closing of subscription list:

By very nature and volume of its business, the Company is involved in a large number of transactions involving financial obligations and therefore it may not be possible to furnish details of all material contracts and agreements involving financial obligations of the Company. However, the contracts referred to in Para A below (not being contracts entered into in the ordinary course of the business carried on by the Company) which are or may be deemed to be material have been entered into by the Company.

Para A:

Letter appointing MUFG Intime India Private Limited (Formerly known as "Link Intime India Private Limited") as Registrar and Transfer Agent ("Registrar").

Para B:

- i. Memorandum and Articles of Association of the Company
- ii. Certified true Copy of the resolution(s) passed by the Board approving the issue of Debentures
- iii. Consent Letter issued by Debenture Trustee for acting as Debenture Trustee to the Debentures offered under this Issue, as per the relevant Key Information Document
- iv. Consent letter from MUFG Intime India Private Limited (Formerly known as "Link Intime India Private Limited") for acting as Registrar to the Debentures offered under this Issue, as per the relevant Key Information Document.
- v. Credit Rating Letters from rating agency(s).
- vi. Certified true copy of the Debenture Trustee Appointment Agreement as per the relevant Key Information Document.
- vii. Certified true copy of the Debenture Trust Deed as per the relevant Key Information Document.
- viii. Tripartite Agreement between the Company, NSDL and the Registrar dated June 11, 2021.
- ix. Tripartite Agreement between the Company, CDSL and the Registrar dated June 21, 2021.
- x. Annual Reports of the Company for last three Financial Years.

- xi. Any other document as may be required under the relevant Key Information Document(s).

Copies of above contracts may be inspected at the Registered Office of the Company between 10:00 a.m. and 12:00 noon on any working day until the issue closing date of the respective issue.

- (8) Reference to the relevant page number of the audit report which sets out the details of the related party transactions entered during the three financial years immediately preceding the issue of issue document. – Refer financials as per Annexure A
- (9) The summary of reservations or qualifications or adverse remarks of auditors in the three financial years immediately preceding the year of issue of issue document, and of their impact on the financial statements and financial position of the company, and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remarks – NIL.
- (10) The details of:
- any inquiry, inspections or investigations initiated or conducted under the securities laws or Companies Act, 2013 (18 of 2013) or any previous companies' law – NIL.
 - prosecutions filed, if any (whether pending or not); and - NIL
 - fines imposed or offences compounded – a penalty of Rs. 5 lakhs were levied on the Company by RBI for inspection carried out for financial year 2021-22. The Company has paid the penalty amount and taken necessary steps to ensure compliance with recommendations received from RBI.
 - in the three years immediately preceding the year of issue of issue document in the case of the issuer being a company and all of its subsidiaries:

During the year 2023-24 no fine was imposed except for fine of Rs. 11,800/- levied by National Stock Exchange of India Limited for delay in filing of compliance with respect to Regulation 60(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The Company has paid the fine and put necessary checks and controls in place to ensure timely submission.
- (11) The details of acts of material frauds committed against the issuer in the preceding three financial years and current financial year, if any, and actions taken by the issuer - NIL

Annexures to Additional Disclosures

- (a) Details of top 20 borrowers with respect to concentration of exposure as on December 31, 2025\$:

S. No	Particulars	Amount (Rs. in Crores)
1	Total exposure of Top 20 borrowers/customers	138.88
2	Percentage of total advances to Top 20 borrowers/customers	1.79%

\$ Excludes Pass Through Certificates

- (b) Details of loans overdue and classified as non-performing in accordance with the RBI's stipulations for the last three financial years:

(Rs. in Crore)

Movement of Gross NPA*	March 2025	March 2024	March 2023
Opening gross NPA	0.2	-	NIL
-Additions during the year	8.2	0.2	
-Reductions during the year	(0.1)	-	
Closing balance of gross NPA	8.3	0.2	

*Please indicate the gross NPA recognition policy (DPD)

Movement of provisions for NPA	March 2025	March 2024	March 2023
Opening balance	0.1	-	NIL
-Provisions made during the Year	3.4	0.1	
-Write-off/write-back of excess provisions	(0.03)	-	
Closing balance	3.5	0.1	

- (c) A portfolio summary with regard to industries/ sectors to which borrowings have been made:

(Rs. in Crore)

	Particulars	As on 31 st Dec 2025	As on 31 st March 2025	As on 31 st March 2024
A	Bank Borrowings			
	Term Loans, Working Capital Demand Loan and Cash Credit	4,706	5,133	3,872
	Total Bank Borrowings	4,706	5,133	3,872
B	Other Borrowings			
	Secured Long Term NCDs	945	1,045	200
	Unsecured Long Term NCDs	100		-
	Short Term Debt	1,350	400	745
	Total Other Borrowings	2,395	1,445	945
A+B	Total Borrowings	7,101	6,578	4,817

- (d) Quantum and percentage of secured vis-à-vis unsecured borrowings made:

Particulars	As on 31 st Dec 2025		As on 31 st Mar 2025		As on 31 st Mar 2024	
	Amount (In Cr.)	Percentage	Amount (In Cr.)	Percentage	Amount (In Cr.)	Percentage
Secured Borrowings	5,651	80%	6,178	94%	4,072	85%
Unsecured Borrowings	1,450	20%	400	6%	745	15%
Total (A+B)	7,101	100%	6,578	100%	4,817	100%

(e) Details of Borrowings – Location Wise:

(Rs. in Crore)

Borrowing Details	As on 31st Dec 2025	As on 31st Mar 2025	As on 31st Mar 2024
Borrowings inside India	7,101	6,578	4,817
Borrowings outside India	--	--	--
Total	7,101	6,578	4,817

(f) Any change in promoters' holdings during the last financial year beyond the threshold, as prescribed by RBI:

On August 24, 2021, Godrej Industries Limited (erstwhile promoter of the Company) transferred its entire shareholding comprising of 65,74,597 equity shares of face value of Rs. 10 each constituting 95% of the Paid-up share capital of the Company to Godrej Capital Limited (present promoter of the Company).

Further, on March 30, 2023 Godrej Capital Limited (GCL) acquired 5% stake held by PAN FIN Investments LP, non-resident entity in the Company. Consequent to this acquisition, GCL holds 100% stake in the Company, i.e., the Company has become wholly owned subsidiary of GCL with effect from March 30, 2023.

(g) Type of loans:

i. The detailed break-up of the type of loans given by the Company as on December 31, 2025 is as follows:

(Rs. in Crore)

Sr. No.	Type of Loans	Amount
1.	Secured	7,509.28
2.	Unsecured	234.91
Total Assets under Management		7,744.19

ii. Sectoral Exposure as on December 31, 2025:

Sr. No.	Segment-wise break-up of AUM	Percentage of AUM
1	Retail	100%
A	-Housing Loans	76%
B	-Non-Housing Loans	8%
C	-Others	16%
2	Wholesale	0%
Total		100%

iii. Denomination of the loans outstanding by ticket size as on December 31, 2025 \$:

Sr. No.	Ticket size	Percentage of AUM
1	Up to ₹2 lakh	0%
2	₹2 lakh to 5 lakh	1%
3	₹5 lakh to 10 lakh	3%
4	₹10 lakh to 25 lakh	10%
5	₹25 lakh to 50 lakh	23%
6	₹50 lakh to 1 crore	37%
7	₹1 crore to 5 crore	24%
8	₹5 crore to 25 crore	1%
9	₹25 crore to 100 crore	0%
10	> ₹100 crore	0%
Total		100%

\$ Excludes Pass Through Certificates

*Information required at the borrower level (and not by loan account as a customer may have multiple loan accounts)

**Ticket size at the time of origination

iv. Denominations of loans outstanding by LTV* as on December 31, 2025\$:

\$ Excludes Pass Through Certificates

\$ Excludes Pass Through Certificate.

Sr. No	Segment-wise gross NPA	March 2025	March 2024	March 2023
1	Retail			NIL
A	-Housing Loan	2.4	-	
B	-Non-Housing Loan	5.9	0.21	
2	Wholesale	-	-	
	Total	8.3	0.21	

Sr. No	Segment-wise Net NPA	March 2025	March 2024	March 2023
1	Retail			NIL
a	-Housing Loan	1.4	-	
b	-Non-Housing Loan	3.4	0.10	
2	Wholesale	-	-	
	Total	4.8	0.10	

[illegible]

	1 day to 30/31 Days	Over 1 month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 Years to 5 years	Over 5 years	Total
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-

**Investments includes Securities held for trading*

***Borrowings includes Debt securities, borrowing other than debt securities and Subordinated liabilities.*

SECTION 3 – UNDERTAKING BY THE ISSUER

- i) “Investors are advised to read the risk factors carefully before taking an investment decision in this issue. For taking an investment decision, investors must rely on their own examination of the issuer and the offer including the risks involved. The securities have not been recommended or approved by the any regulatory authority in India, including the Securities and Exchange Board of India (SEBI) nor does SEBI guarantee the accuracy or adequacy of this document. Specific attention of investors is invited to the statement of ‘Risk factors’ given on page no. 3 under the section ‘General Risks’.
- ii) “The Issuer, having made all reasonable inquiries, accepts responsibility for, and confirms that this Offer Document contains all information with regard to the issuer and the issue, that the information contained in the offer document is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.”
- iii) “The issuer has no side letter with any debt securities holder except the one(s) disclosed in the offer document/ General Information Document. Any covenants later added shall be disclosed on the stock exchange website where the debt is listed.”

SECTION 4 – RISK FACTORS

The Issuer believes that the following factors may affect its ability to fulfil its obligations under the Debentures. These risks may include, among others, business aspects, equity market, bond market, interest rate, market volatility and economic, political and regulatory risks and any combination of these and other risks. Prospective investors should carefully consider all the information in this General Information Document, including the risks and uncertainties described below, before making an investment in the Debentures. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring.

MANAGEMENT’S PERCEPTION OF RISK FACTORS

Every business carries inherent risks and uncertainties that can affect financial conditions, results of operations and prospects. Investors should carefully consider all the information in this Offer Letter, including the risks and uncertainties described below, as well as the financial statements contained in this Offer Letter, before making an investment in the Debentures. The Company believes that the following risk factors may affect its ability to fulfil its obligations under the Debentures issued under the Debenture Documents. All of these factors are contingencies which may or may not occur and the Company is not in a position to express a view on the likelihood of any such contingency occurring.

The financial and other related implications of risks concerned, wherever quantifiable, have been disclosed in the risk factors mentioned below. However, there are certain risk factors where such implications are not quantifiable and hence any quantification of the underlying risks has not been disclosed in such risk factors. You should not invest in the Issue unless you are prepared to accept the risk of losing all or part of your investment, and you should consult your own tax, financial and legal advisors about the particular consequences of an investment in the Debentures. Unless otherwise stated, our financial information used in this section is derived from our audited financial information, prepared in accordance with accounting standards generally accepted in India.

- **RBI is the regulatory body and NHB is supervisory body for Housing Finance Companies. Non-compliance with RBI/NHB’s regulatory requirement may adversely affect our reputation, business and operations:**
Being a Housing Finance Company (“HFC”), the Company needs to comply with various regulations, non-compliance of which may adversely impact our business.
- As the Company has received registration as Corporate Agent (Composite) from Insurance Regulatory and Development Authority of India under IRDAI (Registration of Corporate Agents) Regulations, 2015, the Company needs to comply with various regulations, non-compliance of which may adversely impact our business
- In the ordinary course of business, the Issuer, its promoter, directors, officers, employees and other related parties may involve themselves in legal and regulatory proceedings of varied nature. There may be several instances where there may be claims, direct or consequential, against us which may not be ascertainable, individually or in aggregate. An unfavorable determination / outcome against such claims in legal, regulatory or any other matter(s) / proceeding(s) may adversely impact our business.
- **Risks relating to the Debentures and the Issue:** The trading price of the Debentures will be subject to interest rate risk. The Debentures may carry a fixed rate of interest. Securities where a fixed rate of interest is offered are subject to price risk. The prices of such securities are inversely proportionate to changes in prevailing interest rates, i.e., when interest rates rise, prices of fixed income securities fall, and, when interest rates drop, prices of such securities increase. It is possible that there could be price fluctuation of the existing interest, days to maturity and the increase or decrease in prevailing interest rates. Any increase in interest rates may negatively affect the price of the Debentures.
- **An active trading market may not develop for the Debentures:** The Debentures are new securities for which there is no existing trading market. It is not possible to predict if and to what extent a secondary market may develop, or at what price the Debentures will be sold or purchased in the secondary market or whether such market will be liquid or illiquid. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realise value for the Debentures prior to redemption.

- The Company's business is largely dependent on interest income from its operations. The Company is exposed to interest rate risk principally as it is lending to customers at interest rates and in amounts and for periods, which may differ from its funding sources (institutional/bank borrowings and debt offerings). The Company seeks to match its interest rate positions to minimize interest rate risk. Despite these efforts, there can be no assurance that significant interest rate movements will not have any effect on its operations. Interest rates are highly sensitive to many factors beyond Company's control, such as but including the monetary policy of the RBI, inflation, activities such deregulation of the financial sector in India, domestic and international economic and political conditions, and extrinsic other factors. Due to these factors, interest rates in India have historically experienced a relatively high degree of volatility which may impact company's operations.
- While, the repayment of sums due at maturity is provided by the Issuer, Investors should be aware that receipt of any coupon payment and Principal Amount at maturity on the Debentures is subject to the credit risk of the Issuer. Investors assume the risk that the Company will not be able to satisfy their obligations under the Debentures and Investor may or may not recover all or part of the Principal Amount in case of default by the Issuer. Any stated credit rating of the Company reflects the independent opinion of the referenced rating agency as to the creditworthiness of the rated entity but is not a guarantee of credit quality of the Company. Any downgrading of the credit ratings of the Company or its parent or affiliates, by any rating agency could result in a reduction in the value of the Debentures. In the event that bankruptcy proceedings or composition, scheme of arrangement or similar proceedings to avert bankruptcy are instituted by or against the Company, the payment of sums due on the Debentures may be substantially reduced or delayed.
- Not Profit making Company: Incase growth/ product don't work, Company may continue to make losses.
- Slowdown in economic growth.
- Adverse political and economic situation in India as well as globally.
- Regional hostilities, terrorist attacks, civil disturbances, social unrest or Force Majeure events.
- Downgrading of India's credit rating by any rating agency.
- Any change in accounting policies and financial reporting standards.
- Inability to manage changing regulatory environment in a cost effective and timely manner from Capital Market/ Commercial Borrowings.
- Inability to obtain, renew or maintain our statutory and regulatory permits and approvals required to operate our business.
- Any unfavorable interpretation of money lending laws prevailing in different states in India where there is ambiguity on whether HFCs are required to comply with or not.
- Any insistence for additionally regulating (directly or indirectly) the business of HFCs by the respective State government(s) as well and or under any existing, amended or new local or Central legislation/regulation, including the respective guidelines/notifications/circulars rules etc., if any.
- Any downgrade in credit rating of the company resulting in the increase in borrowing cost.
- Any untimely demand by lenders for their working capital demand loans and other loans which are repayable on demand.
- Inability to acquire additional capital on favorable terms and on time.
- Inability to maintain or adequately enhance the current level of profitability due to increased operating costs.

- Non-payment or default by borrowers.
- Fluctuation in real estate prices may lead to inability of recovering full money from defaulting customers.
- Inability to resourcefully grow and manage its loan portfolio.
- Difficulties in expanding our business into new regions and markets by offering a complete range of products from each of our branches.
- Non-performance by new products or services offered by the company as anticipated before the launch of such product and services.
- Decline in Capital adequacy ratio could restrict company's growth prospects.
- Materialization of contingent liabilities.
- Liquidity risk arising out of asset liability mismatches.
- Any change in control of our promoter and/or any disassociation of our company from Godrej group entity.
- Changes in technology may render our current technologies obsolete or require us to make substantial capital investments to implement new technologies.
- Any termination of leases or other relevant agreements in connection with leased properties or inability to renew the same on favorable terms and in timely manner.
- Indian Housing Finance Market is very competitive and such competition may result into declining margins.
- **Risk of litigation with Tax authorities:** Company does tax compliance at best of its ability. Future litigation not ruled out.
- Each Debenture Holder will assume and be solely responsible for any and all taxes of any jurisdiction or governmental or regulatory authority, including, without limitation, any state or local taxes or other like assessment or charges that may be applicable to any payment to it in respect of the Debentures. The Issuer will not pay any additional amounts to Debenture Holders to reimburse them for any tax, assessment or charge required to be withheld or deducted by the Issuer from payments in respect of the Debentures.
- **Risks in relation to the security created in relation to the Debentures, if any-** As of date, the issuer has not faced any issue in creating security in relation to the debentures/ other loan liabilities.
- **Refusal of listing of any security of the issuer during last three years and current financial year by any of the stock exchanges in India or abroad:**
As of date, the issuer has not been refused listing of an of its securities during the last 3 (three) years by any of the stock exchanges in India or abroad and therefore, this would not be applicable.
- **Limited or sporadic trading of non-convertible securities of the issuer on the stock exchanges:**
As of date, the Issuer is not aware of any limited or sporadic trading of the non-convertible securities of the Issuer on stock exchanges and therefore, this would not be applicable.
- **In case of outstanding debt instruments or deposits or borrowings, any default in compliance with the material covenants such as creation of security as per terms agreed, default in payment of interest, default in redemption or repayment, non-creation of debenture redemption reserve, default in payment of penal interest wherever applicable:**
As of date, the Issuer has not defaulted in compliance with any material covenants agreed to by the Issuer and therefore, this would not be applicable.

- **If secured, any risks in relation to maintenance of Security Cover or full recovery of the Security in case of enforcement:** As of date, issuer has not faced any issues in relation to maintenance of security and enforcement of security hence this is not applicable.
- **Security Cover:** The non-convertible debentures issued shall be secured against a charge to the tune of 100% of the principal and interest amount in favor of debenture trustee, and it is the duty of the debenture trustee to monitor that the security is maintained, however, the possibility of recovery of 100% of the amount shall depend on the market scenario prevalent at the time of enforcement of the security.
- All covenants including the accelerated payment covenants given by way of side letters shall be incorporated in the issue document by the issuer.

SECTION 5: APPLICATION PROCESS

Electronic Book Provider for the issue is National Stock Exchange of India Limited

Electronic Bidding Process

The bidding process, parameters and requirements for the Debentures issued pursuant to the electronic bidding mechanism will be in accordance with Master Circular issued by the Securities and Exchange Board of India dated October 15, 2025 updated from time to time, SEBI FAQs issued on Electronic book mechanism for issuance of debt securities on private placement basis and the operational guidelines issued by the National Stock Exchange of India Limited.

Who Can Apply

Qualified Institutional Buyers (QIBs), as defined in the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended from time to time can subscribe to the debentures.

- a mutual fund, venture capital fund, alternative investment fund and foreign venture capital investor registered with the Board
- a foreign portfolio investor other than individuals, corporates bodies and family offices
- a public financial institution
- a scheduled commercial bank
- a multilateral and bilateral development financial institution
- a state industrial development corporation
- an insurance company registered with the Insurance Regulatory and Development Authority of India
- a provident fund with minimum corpus of twenty five crore rupees;
- a pension fund with minimum corpus of twenty five crore rupees
- National Investment Fund set up by resolution no. F. No. 2/3/2005DDII dated November 23, 2005 of the Government of India published in the Gazette of India
- insurance funds set up and managed by army, navy or air force of the Union of India; and
- insurance funds set up and managed by the Department of Post India; and
- systemically important non-banking financial companies

Only the persons who are specifically addressed through a communication by or on behalf of the Company directly are eligible to apply for the Debentures. An application made by any other person will be deemed as an invalid application and rejected.

The change in control, if any, in the Company that would occur consequent to the private placement: Not Applicable

The number of persons to whom allotment on preferential basis / private placement or rights issue has already been made during the year, in terms of number of securities as well as price: Not Applicable

The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer: Not Applicable

Listing

The Company shall get the Debentures listed on the wholesale debt segment of National Stock Exchange of India Limited as per the Master Circular issued by the Securities and Exchange Board

of India dated October 15, 2025 updated from time to time, the listing will be done within T+ 3 working days.

Documents to be provided by investors

Investors need to submit certified copies of the following documents, along with the application form, as applicable:

- Certified true copy of Memorandum and Articles of Association / Constitution / Bye-laws along with Certificate of Incorporation / Documents Governing Constitution
- Resolution authorising investment and containing operating instructions
- Certified true copy of Power of Attorney
- Certified true copy of PAN Card
- Form 15 AA for investors seeking exemption from Tax deduction at source from interest on the application money, if applicable
- Specimen signatures of the authorized signatories duly certified by an appropriate authority
- SEBI Registration Certificate (for Mutual Funds)
- The applications made by asset management companies or custodians of a Mutual Fund shall clearly indicate the name of the concerned scheme for which application is being made.

DISCLAIMER: PLEASE NOTE THAT ONLY THOSE PERSONS TO WHOM THIS DOCUMENT HAS BEEN SPECIFICALLY ADDRESSED ARE ELIGIBLE TO APPLY. HOWEVER, AN APPLICATION, EVEN IF COMPLETE IN ALL RESPECTS, IS LIABLE TO BE REJECTED BY ISSUER WITHOUT ASSIGNING ANY REASON FOR THE SAME. THE LIST OF DOCUMENTS PROVIDED ABOVE IS ONLY INDICATIVE, AND AN INVESTOR IS REQUIRED TO PROVIDE ALL THOSE DOCUMENTS / AUTHORIZATIONS / INFORMATION, WHICH ARE LIKELY TO BE REQUIRED BY THE COMPANY. THE COMPANY MAY, BUT IS NOT BOUND TO REVERT TO ANY INVESTOR FOR ANY ADDITIONAL DOCUMENTS / INFORMATION, AND CAN ACCEPT OR REJECT AN APPLICATION AS IT DEEMS FIT. INVESTMENT BY INVESTORS FALLING IN THE CATEGORIES MENTIONED ABOVE ARE MERELY INDICATIVE AND THE COMPANY DOES NOT WARRANT THAT THEY ARE PERMITTED TO INVEST AS PER EXTANT LAWS, REGULATIONS, ETC. EACH OF THE ABOVE CATEGORIES OF INVESTORS IS REQUIRED TO CHECK AND COMPLY WITH EXTANT RULES/REGULATIONS/ GUIDELINES, ETC. GOVERNING OR REGULATING THEIR INVESTMENTS AS APPLICABLE TO THEM AND THE COMPANY IS NOT, IN ANY WAY, DIRECTLY OR INDIRECTLY, RESPONSIBLE FOR ANY STATUTORY OR REGULATORY BREACHES BY ANY INVESTOR, NEITHER IS THE COMPANY REQUIRED TO CHECK OR CONFIRM THE SAME.

The eligible bidders, while placing their bids with the Electronic Book Provider, shall ensure cooperation with the Issuer in limiting the number of investors on whose behalf it is bidding for the Issue. Such eligible bidder shall ensure that information pertaining to the Issue is shared with only such number of investors as has been permitted/ assigned by the Issuer for the Issue (Permitted Limit). The eligible bidder shall be solely responsible in event of exceeding the Permitted Limit while sharing the information pertaining to the Issue, and its consequences which may ensue.

***Consent of the investor / debenture holder:**

So long as the terms and conditions of the existing securities (under the respective issues) in the ISIN are not revised

(i) otherwise than as may be required / permitted by regulations; or (ii) which results in breach of or violation of the regulation, which specifically precludes such revision, the Issuer reserves the rights entitled to add additional securities (for such additional amounts as may be issued by the Company from time to time) to the existing ISIN from time to time with terms and conditions, which may be different from the existing securities under the respective issues under same ISIN. Such additional

securities and their terms may be such as are permitted by regulations or not specifically precluded by regulations from time to time.

By signing the application form and making an application to subscribe to the securities to be issued by the Issuer all subscribers of the securities in this ISIN and any of the subsequent holders who have acquired the said securities in the secondary market shall be deemed to have irrevocably given their consent to the Issuer to add such additional securities (for such additional amounts as may be issued by the Company from time to time) to the existing ISIN from time to time with terms, which may be different from the terms of securities under respective issues existing under the said ISIN.

How to Apply

Applications for the Debentures must be in the prescribed form and must be completed in block letters in English. The payment has to be made through Real Time Gross Settlement (RTGS)/ direct credit or any other acceptable mode in such a way that the credit has to come in Company's bank account on the pay in date before close of banking hours. In case, the credit is not received in the account the application would be liable to be rejected. Company assumes no responsibility for non receipt of application money due to any technical reasons. Investor should transfer the funds on the pay in date to the designated bank account of the clearing corporation with the designated exchange.

- 1) The payments can be made by RTGS, the details of which are given above. Payment shall be made from the bank account of the person subscribing. In case of joint-holders, monies payable shall be paid from the bank account of the person whose name appears first in the application.
- 2) No cash will be accepted.
- 3) The Applicant should mention its permanent account number or the GIR number allotted to it under the Income Tax Act, 1961 and also the relevant Income-tax circle/ward/District.
- 4) Applications under Power of Attorney/Relevant Authority

In case of an application made under a power of attorney or resolution or authority to make the application a certified true copy of such power of attorney or resolution or authority to make the application and the Memorandum and Articles of Association and/or bye-laws of the Investor must be attached to the Application Form at the time of making the application, failing which, the Company reserves the full, unqualified and absolute right to accept or reject any application in whole or in part and in either case without assigning any reason therefore. Further any modifications / additions in the power of attorney or authority should be notified to the Company at its registered office. Names and specimen signatures of all the authorised signatories must also be lodged along with the submission of the completed application.

- 5) An application once submitted cannot be withdrawn. The applications should be submitted during normal banking hours at the office mentioned below:

Godrej Housing Finance Limited
Godrej One, Pirojshanagar,
Eastern Express Highway,
Vikhroli (East), Mumbai 400079,
Maharashtra, India

- 6) The applications would be scrutinized and accepted if they meet the terms and conditions specified in this Disclosure Document.
- 7) Any application, which is not complete in any respect, is liable to be rejected by the issuer.
- 8) The Company is entitled at its sole and absolute discretion to accept or reject any application, in part or in full without assigning any reason whatsoever.
- 9) The Investor/Applicant shall apply for the Debentures in electronic, i.e., dematerialised form

only. Applicants should mention their Depository Participant's name, DP-ID and Beneficiary Account Number in the Application Form. In case of any discrepancy in the information of Depository/Beneficiary Account, the Company shall be entitled to not credit the beneficiary's demat account pending resolution of the discrepancy.

The Applicant is requested to contact the office of the Company as mentioned above for any clarifications.

SECTION 6: OTHER INFORMATION AND ISSUE PROCEDURE

Transfer / Transmission

The Debentures shall be transferable freely to all classes of Eligible Investors. It is clarified that the Debentures are not intended to be held by any category of persons who are not Eligible Investors. Subject to the foregoing, the Debentures may be transferred and/or transmitted in accordance with the applicable provisions of the Companies Act, 2013. The provisions relating to transfer, transmission and other related matters in respect of shares of the Company contained in the Articles of Association of the Company and the Companies Act, 2013 shall apply, mutatis mutandis (to the extent applicable to debentures), to the Debentures as well. The Debentures held in dematerialized form shall be transferred subject to and in accordance with the rules/procedures as prescribed by depositories and the relevant depository participants of the transfer or transferee and any other applicable laws and rules notified in respect thereof. The transferee(s) should ensure that the transfer formalities are completed prior to the record date. In the absence of the same, interest will be paid/redemption will be made to the person, whose name appears in the register of Debenture Holders maintained by the Depositories. In such cases, claims, if any, by the transferees would need to be settled with the transferor(s) and not with the Company.

Provided further that nothing in this section shall prejudice any power of the Company to register as Debenture holder any person to whom the right to any Debenture of the Company has been transmitted by operation of law.

The normal procedure followed for transfer of securities held in dematerialized form shall be followed for transfer of these debentures held in electronic form. The seller should give delivery instructions containing details of the buyer's depository participant account to its depository participant.

The Debentures shall be issued only in dematerialized form in compliance with the provisions of the Depositories Act, 1996 (as amended from time to time), any other applicable regulations (including of any relevant stock exchange) and these conditions. No physical certificates of the Debentures would be issued.

Interest on Application Money

Interest on Application Money will be paid at the applicable coupon rate (subject to deduction of tax at source at the rates prevailing from time to time under the provisions of Income Tax Act, 1961 or any statutory modification or reenactment thereof) and will be paid on the entire application money on all valid applications.

Such interest shall be paid for the period commencing from the date of credit by way of funds transfer / Real time gross settlement up to one day prior to the date of allotment.

No interest on application money would be payable in cases of invalid applications.

Allotment

The Debentures allotted to investor in dematerialized form would be directly credited to the beneficiary account as given in the Application Form. The Debentures will be credited to the account of the allottee(s) as soon as practicable but in any event within two (2) working days of closure of issue.

Register of Debentures holder(s)

A register of all Debenture holder(s) containing necessary particulars will be maintained by the Company at its Registered Office.

Succession

In case the Debentures are held by a person other than an individual, the rights in the Debenture shall

vest with the successor acquiring interest therein, including a liquidator or such any person appointed as per the applicable laws.

Over and above the aforesaid terms and conditions, the Debentures, if any issued under this Document, shall be subject to this Document, the relevant debenture trust deed and also be subject to the provisions of the Memorandum and Articles of Association of the Company.

Right to accept or reject applications

The Company is entitled at its sole and absolute discretion, to accept or reject any application in part or in full, without assigning any reason. Incomplete Application Forms are liable to be rejected. The full amount of Debenture has to be submitted along with the Application Form. Also, in case of over subscription, the Company reserves the right to increase the size of the placement subject to necessary approvals/certifications, and the basis of allotment shall be decided by the Company.

Authority for the placement

This private placement of Debentures is being made pursuant to the special resolution of shareholders dated May 22, 2025 and / or other resolutions as may be passed from time to time, authorizing the board to borrow monies by way of issue of non-convertible debentures and resolution of the Board of Directors passed at its meeting held on May 5, 2025 and / or other resolutions as may be passed from time to time, approving the placement of Debentures in one or more series / tranches.

The Board has also authorized the Borrowing & Investment Committee to determine and approve, by a resolution passed at a meeting of the Committee or by circulation, the terms and conditions of NCDs to be issued including but not limited to the subscriber(s) to the issue(s), the face value of NCDs to be issued, the price at which NCDs will be issued, coupon rate, redemption period, utilization of issue proceeds, timing, tranches or series of issue, mode of issuance, security etc. and to do all other matters, acts, deeds and things as it may, at its discretion, deems necessary to give effect to this resolution including to finalize the Offer Document/Private Placement Memorandum, appointment of intermediaries/ consultants, listing on stock exchange(s) etc.

In line with the aforesaid approval, the Borrowing & Investment Committee shall pass a resolution for the issue of specific series / tranche of NCDs and certified true copy of the said resolution shall be attached to the relevant Key Information Document.

The proposed issue of the Debentures is within the general borrowing limits in terms of the resolution passed under Section 180(1)(c) of the Companies Act, 2013, by way of an approval of shareholders dated May 22, 2025.

The Company can carry on its existing activities and future activities planned by it in view of the existing Approvals, and no further approvals from any Government authority are required by the Company to carry on its said activities.

Record Date

This will be 15 days prior to each coupon payment / call option date / redemption date ("Record Date"). The list of beneficial owner(s) provided by the Depository as at the end of day of Record Date shall be used to determine the name(s) of person(s) to whom the interest and/or principal is to be paid.

List of Debenture holders / Beneficiaries

The Company shall request the Depository to provide a list of Debenture holders at the close of the Record Date. This shall be the list, which shall be considered for payment of interest or Redemption Amount, as the case may be.

Effect of Holidays

Whenever any coupon payment date (other than the ones falling on each Redemption Date) falls on a

day other than a Business Day, such payment shall be made on the immediately following Business Day, which becomes the coupon payment date for that coupon without changing the coupon payment date for subsequent payment obligations of coupon.

Whenever any Redemption Date falls on a day other than a Business Day, the Redemption amount shall be paid by the Company on the immediately preceding Business Day which becomes the new Redemption Date, along with interest accrued on the Debentures until but excluding the date of such payment.

Tax Deduction at Source

Tax as applicable under the Income Tax Act, 1961 will be deducted at source. Tax exemption certificate/document, under Section 195(3) or Section 197(1) of the Income Tax Act, 1961, if any, must be lodged at the office of the Company before the Record date. Tax exemption certificate for interest on application money, if any, should be lodged along with the Application Form.

Regarding deduction of tax at source and the requisite declaration forms to be submitted, prospective investors are advised to consult their own tax consultant(s).

Redemption on Maturity of Debenture

The Issuer shall pay, in respect of each outstanding Debenture, an amount that is equal to the outstanding principal amount of that Debenture, the early redemption premium, if any, and any accrued but unpaid interest applicable to the principal amount of that Debenture, payable on the maturity date or the early redemption date, as the case may be.

Compliance Officer

The investor may contact the Compliance Officer in case of any pre -issue / post-issue related problems such as non-receipt of demat credit / non-receipt of redemption / interest.

Notices

All notices to the Debenture holder(s) required to be given by the Company shall be sent to the Debenture holder(s) at the address stated in the Application Form, or details registered with the dematerialised account of the Debenture holder(s) from time to time. In case of Debentures held in electronic (dematerialised) form, notices will be sent to those whose names appear on the latest list of Beneficial Owner(s), provided to the Company by Depository (ies)

All notices to the Company by the Debenture holder(s) must be sent by registered post or by hand delivery or by email to the Company at its Corporate Office or to such person(s) at such address or email address as may be notified by the Company from time to time.

Debentures to Rank Pari Passu

The Debentures of this Issue shall rank pari passu inter se without preference or priority of one other or others.

Payment of Interest / Redemption

Payment of the principal, all interest and other monies will be made to the registered Debenture holder(s)/ beneficial owner(s) and in case of joint holders to the one whose name stands first in the register of Debenture holder(s) / in the list of beneficial owner(s) provided to the Company by the Depository (NSDL and/or CDSL). Such payment shall be made through electronic clearing services (ECS), real time gross settlement (RTGS), direct credit or national electronic fund transfer (NEFT).

Purchase/ Sale of Debentures

The Company may, at any time and from time to time, purchase Debentures at discount, at par or at premium in the open market or otherwise in accordance with the applicable laws. Such Debentures,

at the option of the Company, may be cancelled, held or resold at such price and on such terms and conditions as the Company may deem fit and as permitted by law.

Debentures in Dematerialized Form

The Company is issuing the Debentures only in dematerialized form and hence no Debentures are being issued in physical form in terms of the Disclosure Document. The Company has entered in to Depository Arrangements with NSDL and CDSL for dematerialization of the Securities. Applicants have to mention their Depository Participant's name, DP-ID and Beneficiary Account Number/Client ID in the appropriate place in the Application Form. Debentures of successful allottee(s) having Depository Account shall be credited to their Depository Account.

Right to Re-Purchase and Re-Issue Debenture(s)

The Issuer will have the power, exercisable at its sole and absolute discretion from time to time, to re-purchase a part or all of its Debentures from the secondary markets or otherwise, at any time prior to the maturity date, subject to applicable law and in accordance with the prevailing guidelines/regulations issued by the RBI, SEBI and other authorities. In the event of a part or all of its Debentures being repurchased as aforesaid or redeemed under any circumstances whatsoever, the Issuer shall have, and shall be deemed always to have had, the power to reissue the Debentures either by reissuing the same Debentures or by issuing other debentures in their place, in accordance with applicable laws. Godrej Housing Finance Limited and any of its Affiliates may also at their absolute discretion, purchase Debentures in the secondary market, subject to such entity being an Eligible Investor and in compliance with applicable laws.

The Company may also, at its discretion and as per the prevailing guidelines/regulations of Reserve Bank of India and other authorities at any time purchase the Debentures at discount, at par or at premium in the open market. Such Debenture may, at the option of Company, be cancelled, held or resold at such price and on such terms and conditions as the Company may deem fit and as permitted by law.

The Issue is also being made pursuant to the provisions of the Master Circular dated October 15, 2025. Necessary actions shall be taken by the Company to ensure compliance of the aforesaid circular within the prescribed timelines, subject to requisite approvals inter alia from Board of Directors, shareholders of the Company or any other Regulator / authority

Future Borrowing (In case of pari-passu charge on secured assets):

As long as the Security Coverage Ratio does not fall below the percentage / level stipulated under terms of issue, the Company shall, without the approval of the Trustee, be entitled to, to make further issue(s) of debentures, raise further loans and advances and/or avail further deferred payment guarantees or, provide corporate guarantees/comforts or avail any other financial facilities from time to time from such persons/ banks/ financial institutions or body corporate/ any other agency as it deems fit. However, subject to maintenance of security coverage ratio, the company may create any mortgage or charge on any of the Secured Assets without obtaining the prior written approval of the Majority Debenture Holders and Debenture Trustee.

Tax Benefits

There are no specific tax benefits attached to the Debentures. Investors are advised to consider the tax implications of their respective investment in the Debentures

Debenture holder not a Shareholder

The Debenture holders will not be entitled to any of the rights and privileges available to the Shareholders of the Company.

Trustees

Please refer to the relevant key information document w.r.t the trustee appointed for the NCDs to be

issued on private placement basis.

All remedies of the Debenture holder(s) for the amounts due on the Debentures will be vested with the Trustees on behalf of the Debenture holder(s). The Debenture holders shall without any further act or deed be deemed to have irrevocably given their consent to and authorized the Trustees or any of their Agents or authorized officials to do, inter alia, acts, deeds and things necessary in respect of or relating to the creation of security in terms of this General Information Document.

Debentures subject to the Debenture Trust Deed, etc.

Over and above the aforesaid terms and conditions, the Debentures, issued under this Document, shall be subject to prevailing guidelines/regulations of Reserve Bank of India and other competent authorities and also be subject to the provisions of the Memorandum and Articles of Association of the Company and all documents to be entered into by the Company in relation to the issue of Debentures including this Document and the debenture trust deed, as applicable (“**Transaction Documents**”).

Governing Law

The Debentures are governed by and will be construed in accordance with Indian law. The Company and Company's obligations under the Debentures shall, at all times, be subject to the directions of Department of Company Affairs, RBI, SEBI and Stock Exchanges and other applicable regulations from time to time. Applicants, by purchasing the Debentures, agree that the courts at Mumbai shall have non-exclusive jurisdiction with respect to matters relating to the Debentures.

Process of Due Diligence (DD) to be carried out by the Debenture Trustee (DT):

DD will be carried out as per DT regulations and circulars issued by SEBI from time to time. This would broadly include the following:

- Chartered Accountant (CA) appointed by DT will conduct independent DD as per scope provided, regarding Security offered by the Issuer.
- CA will ascertain, verify, and ensure that the asset offered as security by the Issuer is free from any encumbrances or necessary permission / consent / NOC has been obtained from all existing charge holders.
- CA will conduct independent DD on the basis of data / information provided by the Issuer.
- CA will, periodical, undertake DD as envisaged in SEBI circulars depending on the nature of security.
- On basis of the CA's report / finding DD certificate will be issued by DT and will be filed with relevant Stock Exchanges.
- Disclaimers would be incorporated to the effect that:
 - a. While the Debt Security is secured as per terms of the Offer Document / General Information Document) and charge is held in favour of the DT, the extent of recovery would depend upon realization of asset value and the DT in no way guarantees / assures full recovery / partial of either principal or interest.
 - b. DD conducted is premised on data / information made available to the DT appointed - agency and there is no onus of responsibility on DT or its appointed agency for any acts of omission / commission on the part of the Issuer.

Due diligence:

The Debenture Trustee shall undertake the necessary due diligence in accordance with Applicable Law, including the SEBI (Debenture Trustees) Regulations, 1993, read with the SEBI circulars titled (i) “Creation of Security in issuance of listed debt securities and ‘due diligence’ by debenture trustee(s)” dated November 3, 2020; and (ii) “Monitoring and Disclosures by Debenture Trustee(s)” dated November 12, 2020.

The Debenture Trustee, either through themselves or their agents /advisors/consultants, shall carry

out requisite diligence to verify the status of encumbrance and valuation of the assets. The Debenture Trustee, either through themselves or their agents/advisors/consultants, shall examine the books of account of the Issuer and inspect the Issuer's assets by its officers and/or external auditors/valuers/consultants/lawyers/technical experts/management consultants appointed by the Debenture Trustee.

The Due Diligence Certificate shall form part of the respective Key Information Document.

Permission / Consent from the prior creditors and undertaking on creation of charge:

The Company hereby undertakes that it shall obtain prior consent from the prior/ existing creditors and existing charge holders, wherever applicable for the creation of pari passu first ranking charge on the Security in favour of the Debenture Trustees, for the Debentures.

Buy Back:

Subject to Applicable Law and the other Transaction Documents, the Company will have the power exercisable at its absolute discretion from time to time to repurchase some or all the Debenture(s) at any time prior to the Final Settlement Date. The Debentures which are in dematerialised form, can be repurchased by the Company through its beneficiary demat account as per the norms prescribed by the Depository. This right does not construe a call option. In the event of the Debenture(s) being bought back, or redeemed before maturity in any circumstance whatsoever, the Company shall be deemed to always have the right, subject to the provisions of the Applicable Law, to re-issue such debentures either by re-issuing the same debenture(s) or by issuing other debentures in their place (if so allowed under Applicable Law).

Conflict:

In case of any repugnancy, inconsistency or where there is a conflict between the conditions as are stipulated in this Disclosure Document and Debenture Trust Cum Hypothecation Deed to be executed by the Company, the provisions contained in the Disclosure Document shall prevail and supersede.

Name and address of the valuer who performed valuation of the security offered and basis on which the price has been arrived at along with report of the registered valuer – Not applicable

Relevant Date with reference to which the price has been arrived at – Not applicable

Details of contribution made by the promoter or directors either as part of the Issue or separately in furtherance of the Objects of the Issue - NIL

Use of proceeds (in the order of priority for which the said proceeds will be utilized A–

(i) Purpose of the placement	As mentioned in the relevant Key Information Document pertaining to each issue.
(ii) Break-up of the cost of the project for which the money is being raised	Not Applicable
(iii) Means of financing for the project	Not Applicable
(iv) Proposed deployment status of the proceeds at each stage of the project	Not Applicable

Details of significant and material orders passed by the Regulators, Courts & Tribunals impacting the going concern status of the Company and its future operations – NIL

SECTION 7: DECLARATION

The issuer hereby confirms and declares that:

Nothing contained in this General Information Document is contrary to the provisions of the following:

- Companies Act, 2013 (18 of 2013),
- the Securities Contracts (Regulation) Act, 1956 (42 of 1956) and
- the Securities and Exchange Board of India Act, 1992 (15 of 1992)
- and the rules and regulations made thereunder.

Further, the authorize officials of the company hereby attest the following:

- (a) the issuer is in compliance with the provisions of Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992), Companies Act, 2013 (18 of 2013) and the rules and regulations made thereunder;
- (b) the compliance with the Acts and the rules and regulations does not imply that payment of dividend or interest or repayment of non-convertible securities, is guaranteed by the Central Government;
- (c) the monies received under the offer shall be used only for the purposes and objects indicated in the issue document;
- (d) whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association;
- (e) the contents of the document have been perused by the Board of Directors, and the final and ultimate responsibility of the contents mentioned herein shall also lie with the Board of Directors.

Authorisation to issue the General Information Document

We, Ankit Buria, Chief Financial Officer and Shilpa Katare, Company Secretary & Compliance Officer are authorized by the Board of Directors of the Company vide resolution no. 27 dated May 5, 2025 and 7 dated October 22, 2024 to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this General Information Document has been suppressed or concealed and is as per the original records maintained by the promoter subscribing to the Memorandum of Association and Articles of Association.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

For Godrej Housing Finance Limited,  Ankit Buria Chief Financial Officer Place: Mumbai Date: 11th February 2026	For Godrej Housing Finance Limited,  Shilpa Katare Company Secretary & Compliance Officer Place: Mumbai Date: 11th February 2026
---	--

Annexure A

Financials

A. Financial for the last 3 financial years:

- (1) **For FY 2024-25:** https://www.godrejcapital.com/information_and_policies/content/ghfl/ghfl-annual-report-2024-2025.pdf
- (2) **For FY 2023-24:** https://housingfinance.godrejcapital.com/information_and_policies/content/ghfl/annual-report-2024-latest.pdf
- (3) **For FY 2022-23:** https://housingfinance.godrejcapital.com/information_and_policies/content/ghfl/ghfl-annual-report-2022-23.pdf

B. Financial Results for quarter ended 31st December 2025:

https://www.godrejhf.com/information_and_policies/content/ghfl/ghfl-outcome-of-bm-december-2025.pdf

Annexure B

ALM Statement filed (as on 31st Dec 2025) with the stock exchange



GHFL/Comp./2026/013

January 27, 2026

The General Manager- Listing CRD
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

Dear Sir/Madam,

Sub: Asset Liability Management (ALM) Disclosure

Ref: Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025, as updated from time to time ("Master Circular")

In terms of Chapter XVII- Listing of Commercial Paper of Master Circular, please find enclosed herewith ALM-I on Statement of Short-term Dynamic Liquidity for the quarter ended December 31, 2025, as submitted to National Housing Bank (NHB).

Request to kindly take the same on your records.

Thanking you,

Yours faithfully,

For Godrej Housing Finance Limited

SHILPA
TRAILOKI
KATARE

Shilpa Katare

Company Secretary and Compliance Officer

Digitally signed by SHILPA
TRAILOKI KATARE
Date: 2026.01.27 12:02:03
+05'30'

STATEMENT OF SHORT-TERM DYNAMIC LIQUIDITY										
Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	1 month to 3 months	3 to 6 months	Total	Row Code	Remarks		
Column Code	C284	C285	C286	C287	C288	C289				
A. OUTFLOWS							R1546			
1. Increase in loans & Advances	2905.31	2905.31	5810.61	30079.93	36701.15	78402.31	R1547			
2. Net increase in investments	0.00	0.00	0.00	5000.00	10000.00	15000.00	R1548			
i) Govt./approved securities	0.00	0.00	0.00	5000.00	5000.00	10000.00	R1549			
ii) Bonds/debentures/shares	0.00	0.00	0.00	0.00	0.00	0.00	R1550			
iii) Others	0.00	0.00	0.00	0.00	5000.00	5000.00	R1551			
3. Net decrease in public deposits, LCDs	0.00	0.00	0.00	0.00	0.00	0.00	R1552			
4. Net decrease in borrowings from various sources/net increase in market lending	0.00	0.00	0.00	0.00	0.00	0.00	R1553			
5. Outflow on account of off-balance sheet items	0.00	0.00	0.00	0.00	0.00	0.00	R1554			
6. Other outflows	1980.27	7.12	3765.80	10114.53	8509.51	24377.23	R1555			
TOTAL OUTFLOWS (A)	4885.58	2912.43	9576.41	45194.45	55210.67	117779.54	R1556			
B. INFLOWS										
1. Net cash position	19783.24	0.00	0.00	0.00	0.00	19783.24	R1557			
2. Net increase in deposits	0.00	0.00	0.00	0.00	0.00	0.00	R1558			
3. Interest inflow on investments	0.00	0.00	0.00	0.00	41.67	41.67	R1559			
4. Interest inflow on performing Advances	4122.39	11.52	33.18	6978.81	12231.10	23377.00	R1560			
5. Net increase in borrowings from various sources	0.00	5000.00	10000.00	37000.00	75000.00	127000.00	R1561			
6. Inflow on account of off-balance sheet items	0.00	0.00	0.00	0.00	0.00	0.00	R1562			
7. Other inflows	0.00	0.00	634.11	1909.21	12543.32	15086.63	R1563			
TOTAL INFLOWS (B)	23905.63	5011.52	10667.29	45888.02	99816.08	185288.54	R1564			
C. Mismatch (B - A)	19020.05	2099.09	1090.87	693.57	44605.42	67509.00	R1565			
D. Cumulative mismatch	19020.05	21119.14	22210.01	22903.58	67509.00	135018.00	R1566			
E. C as percentage to Total Outflows	389.31%	72.07%	11.39%	1.53%	86.79%	57.32%	R1567			

ALM Statement filed (as on 30th Sep 2025) with the stock exchange



GHFL/Comp./2025/116

November 10, 2025

The General Manager- Listing CRD
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

Dear Sir/Madam,

Sub: Asset Liability Management (ALM) Disclosure

Ref: Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025, as updated from time to time ("Master Circular")

In terms of Chapter XVII- Listing of Commercial Paper of Master Circular, please find enclosed herewith following submitted to the National Housing Bank (NHB):

1. ALM-I on Statement of Short-term Dynamic Liquidity for the quarter ended September 30, 2025,
2. ALM-II on Statement of Structural Liquidity & Interest rate Sensitivity (SL & IRS) for the half year ended September 30, 2025.

Request to kindly take the same on your records.

Thanking you,

Yours faithfully,

For Godrej Housing Finance Limited

SHILPA
TRAILOKI
KATARE

Digitally signed by
SHILPA TRAILOKI
KATARE
Date: 2025.11.10
19:40:04 +05'30'

Shilpa Katare
Company Secretary and Compliance Officer



Godrej Housing Finance Limited | Registered Office: Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai, 400079, Maharashtra
CIN – U65100MH2018PLC315359 | Website: housingfinance.godrejcapital.com | Tel – 022-68815555 | Email ID: ghfl.secretarial@godrejhf.com | Fax: 022-25195128

STATEMENT OF SHORT-TERM DYNAMIC LIQUIDITY									
Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	1 month to 3 months	3 to 6 months	Total	Row Code	Remarks	
Column Code	C284	C285	C286	C287	C288	C289			
A. OUTFLOWS							R1546		
1. Increase in loans & Advances	0.00	0.00	0.00	24643.79	36701.15	61344.95	R1547		
2. Net increase in investments	0.00	0.00	0.00	50000.00	10000.00	15000.00	R1548		
i) Govt./approved securities	0.00	0.00	0.00	5000.00	5000.00	10000.00	R1549		
ii) Bonds/debentures/shares	0.00	0.00	0.00	0.00	0.00	0.00	R1550		
iii) Others	0.00	0.00	0.00	0.00	5000.00	5000.00	R1551		
3. Net decrease in public deposits, ICDs	0.00	0.00	0.00	0.00	0.00	0.00	R1552		
4. Net decrease in borrowings from various sources/net increase in market lending							R1553		
	0.00	0.00	0.00	0.00	0.00	0.00			
5. Outflow on account of off-balance sheet items	0.00	0.00	0.00	0.00	0.00	0.00	R1554		
6. Other outflows	231.74	11.75	3594.42	9251.10	13684.87	26773.88	R1555		
TOTAL OUTFLOWS (A)	231.74	11.75	3594.42	38894.89	60386.03	103118.83	R1556		
B. INFLOWS						0.00	R1557		
1. Net cash position	16085.80	0.00	0.00	0.00	0.00	16085.80	R1558		
2. Net increase in deposits	0.00	0.00	0.00	0.00	0.00	0.00	R1559		
3. Interest inflow on investments	0.00	0.00	0.00	0.00	41.67	41.67	R1560		
4. Interest inflow on performing Advances	3896.69	3.05	13.58	6424.31	11438.82	21776.45	R1561		
5. Net increase in borrowings from various sources	0.00	10.00	15000.00	23000.00	75000.00	113010.00	R1562		
6. Inflow on account of off-balance sheet items	0.00	0.00	0.00	0.00	0.00	0.00	R1563		
7. Other inflows	0.00	0.00	646.87	12118.77	2543.32	15308.96	R1564		
TOTAL INFLOWS (B)	19982.49	13.05	15660.45	41543.07	89023.80	166222.87	R1565		
C. Mismatch (B - A)	19750.76	1.30	12066.03	2648.18	28637.78	63104.04	R1566		
D. Cumulative mismatch	19750.76	19752.05	31818.09	34466.27	63104.04	126208.09	R1567		
E. C as percentage to Total Outflows	8522.94%	11.05%	335.69%	6.81%	47.42%	61.20%	R1568		

[illegible]

PART-1: STATEMENT OF STRUCTURAL LIQUIDITY AS ON PERIOD ENDING													Row Code	Remarks
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 2 years	Over 2 years and up to 3 years	Over 3 years and up to 5 years	Over 5 years	Total		
4. Investments (net of provisions)	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1611	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1612	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1613	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1614	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1615	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1616	
5. Advances (Performance)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1617	
a) Bills of exchange and promissory notes discounted & rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1618	
b) Term loans (only notes term)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1619	
c) Corporate loan/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1620	
6. Non-performing loans (May be shown net of the provisions, interest expense held)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131.26	397.58	528.84	528.84	R1621	
a) Sub-standard													R1622	
(i) All overdues and instalments of principal falling due during the next three years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131.26	0.00	131.26	131.26	R1623	
(ii) Term principal amount due beyond the next three years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	397.58	397.58	397.58	R1624	
b) Doubtful and loss													R1625	
(i) All instalments of principal falling due during the next five years or also all overdues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1626	
(ii) Term principal amount due beyond the next five years	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1627	
7. Inflows from assets on loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1628	
8. Fixed assets (excluding assets on loans)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	858.79	858.79	858.79	R1629	
9. Other assets	4194.04	338.62	2169.34	2344.63	3485.33	11897.64	21780.73	99512.38	98950.48	496663.29	730595.54	730595.54	R1630	
(a) Intangible assets and items not recognisable as cash inflows	0.00	0.00	2175.78	0.00	0.00	0.00	2.30	0.00	0.00	11852.18	14030.31	14030.31	R1631	
(b) Other items (such as account receivable, other receivables, and loans)	4175.75	338.62	13.56	2344.63	3485.33	10825.88	21708.12	94279.12	95801.24	484661.11	718265.23	718265.23	R1632	
(c) Others (Please specify, if any)	15.29	0.00	0.00	0.00	0.00	1271.86	89.24	5233.26	99.22	131.00	8778.97	8778.97	R1633	TEXT DATA
10. Lines of credit controlled by other institutions (difficult)	0.00	10000.00	55000.00	45000.00	43500.00	49500.00	105000.00	0.00	0.00	0.00	318500.00	318500.00	R1634	
11. Bills rediscounted (difficult)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1635	
12. Inflows on account of forward exchange contracts, dollar/rupee swaps (sell/buy)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1636	
13. Others (Please specify, if any)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1637	TEXT DATA
14. TOTAL INFLOWS	36795.46	10700.98	64769.74	61360.13	55394.92	95797.30	169497.91	164665.78	131984.38	1019116.18	1831872.25	1831872.25	R1638	
15. Mismatch (B - A)	27824.32	4442.13	7565.42	3348.14	6975.60	14712.62	3388.13	-13337.24	-28045.46	619595.12	499667.59	499667.59	R1639	
16. Cumulative mismatch	27824.32	32266.44	40232.86	43380.60	50556.40	65289.02	69277.13	-64040.07	-129088.53	499667.59			R1640	
17. Mismatch as % to Outflows (C as % of A)	310.12%	79.97%	14.92%	5.97%	14.42%	17.32%	2.41%	-41.92%	-28.82%	153.32%			R1641	
18. Cumulative Mismatch as % to Cumulative Outflows (D as % of A)	310.12%	211.89%	85.89%	36.39%	30.82%	25.76%	16.53%	-8.69%	-12.87%	37.83%			R1642	

PART-2: STATEMENT OF INTEREST RATE SENSITIVITY													Row Code	Remarks
RESIDUAL MATURITY	1 day to 7 days	8 days to 14 days	15 days to 30 days (one month)	Over one month to 2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 2 years	Over 2 years and up to 3 years	Over 3 years and up to 5 years	Over 5 years	Total		
1. Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1643	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1644	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1645	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1646	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1647	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1648	
2. Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1649	
a) Bills of exchange and promissory notes discounted & rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1650	
b) Term loans (only notes term)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1651	
c) Corporate loan/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1652	
3. Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1653	
a) Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1654	
b) Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1655	
c) Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1656	
4. Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1657	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1658	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1659	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1660	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1661	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1662	
5. Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1663	
a) Bills of exchange and promissory notes discounted & rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1664	
b) Term loans (only notes term)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1665	
c) Corporate loan/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1666	
6. Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1667	
a) Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1668	
b) Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1669	
c) Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1670	
7. Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1671	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1672	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1673	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1674	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1675	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1676	
8. Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1677	
a) Bills of exchange and promissory notes discounted & rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1678	
b) Term loans (only notes term)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1679	
c) Corporate loan/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1680	
9. Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1681	
a) Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1682	
b) Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1683	
c) Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1684	
10. Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1685	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1686	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1687	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1688	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1689	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1690	
11. Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1691	
a) Bills of exchange and promissory notes discounted & rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1692	
b) Term loans (only notes term)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1693	
c) Corporate loan/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1694	
12. Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1695	
a) Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1696	
b) Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1697	
c) Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1698	
13. Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1699	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1700	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1701	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1702	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1703	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1704	
14. Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1705	
a) Bills of exchange and promissory notes discounted & rediscounted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1706	
b) Term loans (only notes term)	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1707	
c) Corporate loan/short term loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1708	
15. Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1709	
a) Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1710	
b) Liabilities	891.32	0.79	16.73	929.07	966.89	3021.43	8442.89	33144.88	41954.81	321196.52	608535.91	608535.91	R1711	
c) Net Interest Rate Sensitivity	14734.00	180.78	7553.14	6657.30	6435.75	16890.80	27831.18	18893.84	26859.04	321196.52	608535.91	608535.91	R1712	
16. Assets	15625.30	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	148278.42	148278.42	R1713	
a) Mandatory investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1714	
b) Non-Mandatory loans	15625.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15625.30	R1715	
c) Non-Mandatory unlisted securities (e.g. stocks, etc.)	0.00	181.57	7569.87	7586.37	7402.64	19912.23	36274.07	52038.72	1707.85	0.00	132853.12	132853.12	R1716	
d) Non-mandatory unlisted securities having a fixed term maturity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1717	
e) Venture capital units	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	R1718	
17. Liabilities	891.32	0.79	16.73	929.07	966.89	3021.4								

Annexure C

Debenture Trustee Consent Letter

CATALYST
Believe in yourself... Trust us!



CL/DEB/25-26/2593

Date : 10-Feb-2026

To,
Siddharth Gorasia,
Godrej Housing Finance Limited,
3RD FLOOR, GODREJ ONE, ,
EASTERN EXPRESS HIGHWAY, VIKHROLI EAST, ,
Mumbai,
Maharashtra 400079.

Dear Sir/ Madam,

Re: Consent to act as a Debenture Trustee for Private Placement of Fully Paid, Rated, Listed, Redeemable, Transferable, Secured, Non-Convertible Debentures upto ₹ 7500 Crores

We refer to your letter dated 10.02.2026 , requesting us to convey our consent to act as the Debenture Trustee for captioned issue of Debentures.

We hereby convey our acceptance to act as Debenture Trustees for the said issue Debentures, subject to execution of Debenture Trustee Agreement as per Regulation 13 of SEBI (Debenture Trustee) Regulations, 1993, thereby agreeing to execute Debenture Trust Deed and to create the security if applicable within the timeline as per relevant Laws / Regulations and in the Offer Document / Information Memorandum / Disclosure Document / Placement Memorandum and company agreeing / undertaking to comply with the provisions of SEBI (Debenture Trustee) Regulations, 1993, SEBI (Issue and Listing o f Non-Convertible Securities) Regulations 2021, SEBI (Listing Obligations & Disclosure Requirements) Regulation 2015, Companies Act, 2013 and Rules thereunder and other applicable laws as amended from time to time.

Fee Structure for the proposed transaction will be as per annexure A.

Assuring you of the best professional services.

Thanking you.

Yours faithfully,



Name : Priti Shetty

Designation : Assistant Vice President

For Godrej Housing Finance Limited

Authorized Signatory

CATALYST TRUSTEESHIP LIMITED (A COMPANY INCORPORATED IN INDIA)

AN ISO 9001:2015 CERTIFIED

Mumbai Office : Unit No. 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Park (W), Mumbai - 400013 Tel : +91 (022) 4922 9550 Fax : +91 (022) 4922 0606
Regd. Office : Godrej House, Plot No. 85, Shivajinagar (Right), Parel Road, Pune 411 038 Tel : +91 (020) 26290801 Fax : +91 (020) 26290275
Delhi Office : Office No. 915, 8th Floor, Kalash Building, 26, Kirti Khandi Marg, New Delhi - 110001 Tel : +91 11 430 2919/052
CIN No. U74999PN1997PLC118362 E-mail : cl@cltrustee.com Website : www.catalysttrustee.com
Pune | Mumbai | Bengaluru | Delhi | Chennai



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GODREJ HOUSING FINANCE LIMITED ("THE COMPANY") ON TUESDAY, OCTOBER 22, 2024, AT THE REGISTERED OFFICE OF THE COMPANY AT GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY, VIKHROLI (EAST), MUMBAI – 400 079.

AUTHORISATION TO OFFICIALS OF THE COMPANY AS AUTHORISED PERSONS FOR ATTESTING THE COMPLIANCE WITH RESPECT TO CLAUSE 3.3.37 OF SCHEDULE I OF THE SEBI (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021 AND FOR SIGNING GENERAL INFORMATION DOCUMENT/KEY INFORMATION DOCUMENT:

"RESOLVED THAT pursuant to SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (SEBI NCS Regulations), Chief Executive Officer, Mr. Naveen Devpura, Chief Financial Officer, Ms. Shilpa Katare, Company Secretary & Compliance Officer, be and is hereby authorized to attest the compliance with respect to clause 3.3.37 of Schedule I of the SEBI NCS Regulations as mentioned below:

- the issuer is in compliance with the provisions of Securities Contracts (Regulation) Act, 1956 (42 of 1956) and the Securities and Exchange Board of India Act, 1992 (15 of 1992), Companies Act, 2013 (18 of 2013) and the rules and regulations made thereunder;
- the compliance with the Acts and the rules and regulations does not imply that payment of dividend or interest or repayment of non-convertible securities, is guaranteed by the Central Government
- the monies received under the offer shall be used only for the purposes and objects indicated in the issue document;
- whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association;
- The contents of the document have been perused by the Board of Directors, and the final and ultimate responsibility of the contents mentioned herein shall also lie with the Board of Directors;
- authorise officials are duly authorised to attest as per this clause by the board of directors or the governing body, as the case may be, by a resolution, a copy of which is also disclosed in the offer document;

RESOLVED FURTHER THAT Chief Executive Officer, Mr. Naveen Devpura, Chief Financial Officer, Ms. Shilpa Katare, Company Secretary & Compliance Officer, be and is hereby authorized for signing General Information Document/Key Information Document and other related documents pertaining to private placement of Non-Convertible Securities.

RESOLVED FURTHER THAT the Directors of the Company, Chief Executive Officer, Chief Financial Officer, Company Secretary and / or Mr. Yogesh Jain, Chief Compliance Officer, be and are hereby authorized severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the

aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such regulator / entity be requested to rely upon the authority of the same.”

Certified to be true,
For Godrej Housing Finance Limited



Shilpa Katare
Company Secretary

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GODREJ HOUSING FINANCE LIMITED ("THE COMPANY") ON MONDAY, MAY 05, 2025, AT THE REGISTERED OFFICE OF THE COMPANY AT GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY, VIKHROLI (EAST), MUMBAI – 400 079.

APPROVAL FOR MATTERS RELATING TO BORROWINGS AND INVESTMENTS OF THE COMPANY:

- a) **"RESOLVED THAT** in supersession to all the earlier resolutions passed in this regard and pursuant to provisions of Sections 179, 180(1)(c) and other applicable provisions of the Companies Act, 2013 read with Rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 read with the directions/notifications/circulars prescribed by the Reserve Bank of India and National Housing Bank, such other rules, regulations, guidelines, directions, notifications and acts, as may be applicable to the Company from time to time, and subject to approval of the Members, the Board of Directors (which includes Committee thereof for the time being exercising the powers conferred on the Board of Directors by this resolution), be authorized to borrow such sums of money (including by way of debt issuance of Tier II capital, perpetual bond, secured or unsecured, term loan(s)/ guarantee(s)/lines of credit/inter corporate deposit(s)/convertible or non-convertible instrument(s) or securities/commercial paper(s)/working capital facilities and/or in any other form from time to time as may be required for the purpose of business of the Company), in excess of the aggregate of Paid up Share Capital of the Company, Free Reserves, that is to say, reserves not set apart for any specific purpose, and Securities Premium Account subject to the condition that the total amount of such borrowing(s) outstanding at any given point of time together with the money already borrowed (apart from temporary loans obtained by the Company from its Bankers/ other entities in ordinary course of business) shall not at any time exceed the limit of Rs. 15,000 Crores (Rupees Fifteen Thousand Crores only)."

RESOLVED FURTHER THAT the approval of the Board be and is hereby accorded to delegate its powers to sign, execute and deliver all the documents as may be necessary for the availing of the said facility/facilities as may be required by the banks/lenders and further to furnish, sign, execute and deliver such indemnities and/or declarations and/or affidavits on behalf of the Company in favour of the Banks/lenders as may be required by the Banks/lenders in any matter related hereto to the Borrowing & Investment Committee ('the Committee'), wherein the Committee to further delegate all or any of its powers, to such officers of the Company as it may consider appropriate towards giving effect to all or any of the matters as herein above mentioned in connection with the borrowings to be availed by the Company and generally to do all such acts and deeds as may be necessary for the availing of the said financial facility and for all matters connected therewith and/or incidental thereto.

RESOLVED FURTHER THAT in case of repayment of any borrowing, any Director of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer, Mr. Mayank Goel, Head- Treasury, be and are hereby severally authorized to sign the necessary applications, papers, forms, documents etc. for effective implementation of such decision(s) taken by the Company from time to time, and accordingly, the limits indicated hereinabove, as the case may be, shall stand restored to the original sanctioned limit of 15,000 Crores (Rupees Fifteen Thousand Crores only).

RESOLVED FURTHER THAT the Directors of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer, Company Secretary and Ms. Prajakta Upadhye, Chief Compliance Officer be and are hereby authorised severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such

regulator / entity be requested to rely upon the authority of the same.”

- b) **“RESOLVED THAT** in supersession to all the earlier resolutions passed in this regard and pursuant to provisions of Section 180(1)(a) and other applicable provisions, if any, of the Companies Act, 2013, and subject to approval of the Members, the Board of Directors or Committee of the Board, be and is hereby authorized to provide/furnish such security(ies) to bank(s)/lender(s)/financial institution(s)/debenture/security trustee(s) for availing various credit/loan facility(ies), as may be required, from time to time, on both the movable and immovable property(ies) of the Company for an aggregate amount not exceeding a sum of Rs. 15,000 Crores (Rupees Fifteen Thousand Crores only).”

RESOLVED FURTHER THAT the Directors of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer, Company Secretary and Ms. Prajakta Upadhye, Chief Compliance Officer be and are hereby authorised severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such regulator / entity be requested to rely upon the authority of the same.”

- c) **“RESOLVED THAT** in supersession to all the earlier resolutions passed in this regard and pursuant to the provisions of Section 42, Section 71, Section 179, Section 180 and other applicable provisions of the Companies Act, 2013 read with Companies (Prospectus and Allotment of Securities) Rules, 2014 and the Companies (Share Capital and Debentures) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) (“the Act”), the provisions of the Memorandum and the Articles of Association of the Company, Securities And Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and such other rules, regulations, guidelines and acts, as may be applicable from time to time; and subject to the approval of the Members of the Company and all other appropriate authorities and such other approvals, permissions and sanctions, and subject to such conditions and modifications as may be prescribed or imposed by any of them while granting such approvals, permissions and sanctions and which may be agreed to by the Board of Directors of the Company (hereinafter referred to as the “Board” which term shall be deemed to include any Committee thereof, including the Borrowing & Investment Committee, for the time being exercising the powers conferred on the Board of Directors by this resolution), the consent of the Board be and is hereby accorded to create/offer/issue/allot up to such number of redeemable non-convertible debentures (NCDs), under private placement, in one or more modes or combinations thereof and in one or more series or tranches, with or without security, such that the aggregate principal amount of such NCDs does not exceed Rs. 7,500 Crores (Rupees Seven Thousand Five Hundred Crores only) during the period of one year from the date of shareholders’ approval for issue of NCDs under private placement.

RESOLVED FURTHER THAT the Borrowing & Investment Committee (“the Committee”) be and is hereby authorized to determine and approve, by a resolution passed at a meeting of the Committee or by circulation, the terms and conditions of NCDs to be issued including but not limited to the subscriber(s) to the issue(s), the face value of NCDs to be issued, the price at which NCDs will be issued, coupon rate, redemption period, utilization of issue proceeds, timing, tranches or series of issue, mode of issuance, security etc. and to do all other matters, acts, deeds and things as it may, at its discretion, deems necessary to give effect to this resolution including to finalize the Offer Document/Private Placement Memorandum, appointment of intermediaries/ consultants, listing on stock exchange(s) etc.

RESOLVED FURTHER THAT the Committee be and is hereby authorized to approve and finalize, sign,

execute and deliver documents and do all acts in relation to the issue of NCDs including but not limited to following: (i) approve of and to decide on the other terms and conditions applicable to the NCDs, and to vary any of the above-specified terms; (ii) finalize the appointment of merchant banker(s) to function as Lead Manager(s), Registrars, Debenture Trustees, Bankers to the NCDs Issue and such other intermediaries as may be required to be appointed and terms and conditions of their appointment, succession and their agents; (iii) determine the date of opening and closing of the NCDs Issue and the period for which the aforesaid issue will remain open; (iv) finalize the date of allotment and the allotment of the NCDs to the Subscriber(s); (v) execute, file and deliver all necessary documents, instruments including private placement offering circulars/memorandum and do all acts necessary in relation to issuance of the NCDs; (vi) deal with the appropriate regulatory authorities in connection with the NCDs Issue including but not limited to, Registrar of Companies, National Housing Bank, Reserve Bank of India, Ministry of Corporate Affairs; (vii) negotiate, execute, file, amend, supplement, issue and deliver all documents, instruments, papers, applications, notices in relation to the issue of NCDs and (viii) delegate all or any of its powers, subject to any of applicable regulations, to such officers of the Company as it may consider appropriate towards giving effect to all or any of the matters as herein above mentioned in connection with the issue/allotment of NCDs.

RESOLVED FURTHER THAT the Company do create such security, including security over its investments, cash flows, fixed deposits and other moveable properties in favour of the Debenture Trustee by way of execution of the debenture trust deed, deed of hypothecation or such other documents, deeds, indentures or undertakings, as may be required in this regard and Mr. Manish Shah, Non-Executive Director, Managing Director & Chief Executive Officer, Chief Financial Officer and Mr. Mayank Goel, Head – Treasury of the Company be and are hereby authorized severally to negotiate, finalise, approve and accept all terms and sign all such documents, deeds, undertakings, indentures, etc.”

RESOLVED FURTHER THAT in case of repayment of NCDs, any Director of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer and / or Mr. Mayank Goel, Head – Treasury of the Company be and are hereby severally authorized to sign the necessary applications, papers, forms, documents etc. for effective implementation of such decision(s) taken by the Company from time to time, and accordingly, the limits indicated hereinabove, as the case may be, shall stand restored to the original sanctioned limit of Rs. 7,500 Crores (Rupees Seven Thousand Five Hundred Crores only).

RESOLVED FURTHER THAT the Directors of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer, Company Secretary and Ms. Prajakta Upadhye, Chief Compliance Officer be and are hereby authorised severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such regulator / entity be requested to rely upon the authority of the same.”

- d) **“RESOLVED THAT** pursuant to Section 179 read with other applicable provisions of the Companies Act, 2013, applicable directions / regulations / notification issued by the Reserve Bank of India read with other applicable laws, if any the Company do borrow funds by issue of Commercial Paper(s) to eligible counterparties, from time to time in one or more tranche(s), in such a way that aggregate outstanding amount at any point of time does not exceed Rs. 3,000 Crores (Rupees Three Thousand Crores only), and for the said purposes, Mr. Manish Shah, Non-Executive Director, Managing Director & Chief Executive Officer and Chief Financial Officer be and are hereby authorized severally, to decide on the number of tranches for issue of Commercial Paper(s), size of each tranche, timing, pricing, quantum and all the terms and conditions of the issue of Commercial Paper(s) and to accept/agree to any amendments, modifications, variations or alterations thereto.

RESOLVED FURTHER THAT Mr. Manish Shah, Non-Executive Director, Managing Director & Chief Executive Officer, Chief Financial Officer, Mr. Mayank Goel, Head - Treasury, Ms. Shilpa Katare, Company Secretary be and are hereby authorized severally to do the following acts:

1. To appoint and enter into arrangements with the Bankers, Issue and paying Agents, Registrar & Share Transfer Agents, Stock Exchanges, Credit Rating Agencies and any other agencies or persons or intermediaries and to negotiate and finalise the terms of their appointment, including but not limited to execution of the mandate letter, negotiation, finalisation and execution of the agreement with Registrars, Bankers, Stock Exchanges and Credit Rating Agencies etc.;
2. To open with the bankers to the issue such accounts as are required pursuant to the applicable statutory provisions/regulations issued by RBI, the Companies Act, 2013 etc.;
3. To authorise and approve the incurring of expenditure and payment of fees in connection with the issuance of Commercial paper;
4. To make applications for admitting the Securities/Commercial Papers with the depositories for creation of the ISIN and to execute and to deliver or arrange the delivery of necessary documentation to the concerned Depository(s);
5. To make applications for admitting the Securities/Commercial Papers with the depositories for creation of the ISIN and to execute and to deliver or arrange the delivery of necessary documentation to the concerned Depository(s);
6. To make application for listing of the Commercial Papers with the Stock Exchanges and to sign and submit necessary applications and documents for the said purpose;
7. To settle all questions, difficulties or doubts that may arise with regard to issues or allotment as they may in their absolute discretion deem fit;
8. To do all such acts, deeds, matters and things and execute all such other documents, etc. as they may in their absolute discretion, deem necessary or desirable for such purpose.

RESOLVED FURTHER THAT the Directors of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer, Company Secretary and / or Ms. Prajakta Upadhye, Chief Compliance Officer, be and are hereby authorized severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such regulator / entity be requested to rely upon the authority of the same."

- e) **"RESOLVED THAT** in supersession of all earlier resolutions passed by the Board in this regard and pursuant to the provisions of Section 179 and all other applicable provisions, if any, of the Companies Act, 2013 (the "Companies Act") read with the applicable provisions of the Companies (Meetings of Board and its Powers) Rules, 2014 (including any statutory modification(s) / amendment(s) / re-enactment(s) thereof, for the time being in force), applicable directions / regulations / notification issued by the Reserve Bank of India read with other applicable laws, if any consent of the Board be and is hereby accorded to make investments in shares and all permissible instruments as per the Borrowing & Investment Policy of the Company or any other investment as may be decided by the Asset Liability Management Committee/Borrowing and Investment Committee ("collectively referred to as Investments") not exceeding Rs. 5,000 Crores (Rupees Five Thousand Crores only).

RESOLVED FURTHER THAT Mr. Manish Shah, Non-Executive Director, Managing Director & Chief Executive Officer, Chief Financial Officer, Mr. Mayank Goel, Head – Treasury be and are hereby severally authorized to take from time to time all decisions and necessary steps or expedient or proper in respect of the above mentioned investments including timing, amount and other terms and conditions of such investments and including variation of such timing, amount, terms, conditions etc. and/or transfer,

sale, disinvestment (of such investment(s)) or otherwise, either in part or in full, as it may, in its discretion, deem appropriate, beneficial and in the interest of the Company, for the purpose of giving effect to this resolution.

RESOLVED FURTHER THAT in case of divestment of the investment(s) / repayment of instruments stated above, Mr. Manish Shah, Non-Executive Director, Managing Director & Chief Executive Officer, Chief Financial Officer, Mr. Mayank Goel, Head – Treasury be and are hereby severally authorized to sign necessary applications, papers, forms, documents etc. for effective implementation of such decision(s) taken by the Company from time to time, and accordingly, the limits indicated hereinabove, as the case may be, shall stand restored to the original approved limit of Rs. 5,000 Crores (Rupees Five Thousand Crores only).

RESOLVED FURTHER THAT the Directors of the Company, Managing Director & Chief Executive Officer, Chief Financial Officer, Company Secretary and / or Ms. Prajakta Upadhye, Chief Compliance Officer, be and are hereby authorized severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such regulator / entity be requested to rely upon the authority of the same.”

Certified to be true,
For Godrej Housing Finance Limited



Shilpa Katare
Company Secretary

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED BY THE MEMBERS OF GODREJ HOUSING FINANCE LIMITED AT THE 7th (SEVENTH) ANNUAL GENERAL MEETING OF THE COMPANY HELD ON THURSDAY, MAY 22, 2025, AT THE REGISTERED OFFICE OF THE COMPANY AT GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY, VIKHROLI (EAST), MUMBAI 400 079.

ISSUANCE OF NON-CONVERTIBLE DEBENTURES UNDER PRIVATE PLACEMENT BASIS:

"RESOLVED THAT in supersession of all the earlier resolutions passed in this regard and pursuant to the provisions of Section 42, 71, 179, 180(1)(c) and other applicable provisions of the Companies Act, 2013 ("the Act"), as amended, read with rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 read with directions/notifications/circulars prescribed by the Reserve Bank of India and National Housing Bank, and such other rules, regulations, guidelines, directions, notifications and acts, as may be applicable to the Company from time to time, the consent of the Members of the Company, be and is hereby accorded to the Board of Directors (hereinafter referred to as the "Board" which term shall be deemed to include Borrowing & Investment Committee constituted by the Board or person(s) authorised to exercise the powers conferred on the Board by this resolution), to create/offer/issue/allot up to such number of Non-Convertible Debentures ("NCDs"), under private placement, in one or more modes or combinations thereof and in one or more series or tranches, with or without security, such that the aggregate principal amount of such NCDs does not exceed Rs. 7,500 Crores (Rupees Seven Thousand Five Hundred Crores only), during the period of one year from the date of approval of the Members for issue of NCDs.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, the Board of Directors and / or Chief Financial Officer and / or Company Secretary and / or Chief Compliance Officer, be and are hereby severally authorised to finalize, settle and execute such document(s)/ deed(s)/ writing(s)/ paper(s)/ agreement(s) as may be required including filing of requisite forms, files, reports, returns and documents with such appropriate authorities, to settle any question, difficulty or doubt that may arise in respect of this resolution, to delegate all or any of the above powers to any Official(s) of the Company and generally to do all acts, deeds, matters and things that may be deemed necessary, proper, expedient or incidental, in its absolute discretion for the purpose of giving effect to this resolution."

Certified to be true

For Godrej Housing Finance Limited,


Shilpa Katare
Company Secretary
Membership No.: A65863



Rating Letters

CONFIDENTIAL

Crisil
Ratings

RL/GOHOFL/365366/SUBDEBT/0226/139481/168554271

February 10, 2026

Mr. Mayank Goel

Head - Treasury

Godrej Housing Finance Limited

Godrej One, Pirojshanagar, Eastern Express Highway,

Vikhroli (East)

Mumbai City - 400079

9920018159



Dear Mr. Mayank Goel,

Re: Crisil rating on the Rs. 250 Crore Subordinated Debt of Godrej Housing Finance Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated December 12, 2025 bearing Ref. no: RL/GOHOFL/365366/SUBDEBT/1225/135537/168554271

Rating outstanding on the captioned debt instruments is "Crisil AA+/Stable" (pronounced as "Crisil double A plus rating" with Stable outlook). Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk.

In the event of your company not making the issue within a period of 180 days from the above date, or in the event of any change in the size or structure of your proposed issue, a fresh letter of revalidation from Crisil Ratings will be necessary.

As per our Rating Agreement, Crisil Ratings would disseminate the rating along with outlook through its publications and other media, and keep the rating along with outlook under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw, or revise the rating / outlook assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information, or other circumstances which Crisil Ratings believes may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

As per the latest SEBI circular (reference number: CIR/IMD/DF/17/2013; dated October 22, 2013) on centralized database for corporate bonds/debentures, you are required to provide international securities identification number (ISIN; along with the reference number and the date of the rating letter) of all bond/debenture issuances made against this rating letter to us. The circular also requires you to share this information with us within 2 days after the allotment of the ISIN. We request you to mail us all the necessary and relevant information at debtissue@crisil.com. This will enable Crisil Ratings to verify and confirm to the depositories, including NSDL and CDSL, the ISIN details of debt rated by us, as required by SEBI. Feel free to contact us for any clarifications you may have at debtissue@crisil.com

Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,

Aesha Maru

Associate Director - Crisil Ratings

Nivedita Shibu

Director - Crisil Ratings



Disclaimer: A rating by Crisil Ratings reflects Crisil Ratings' current opinion on the likelihood of timely payment of the obligations under the rated instrument, and does not constitute an audit of the rated entity by Crisil Ratings. Our ratings are based on information provided by the issuer or obtained by Crisil Ratings from sources it considers reliable. Crisil Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by Crisil Ratings is not a recommendation to buy / sell or hold the rated instrument, it does not comment on the market price or suitability for a particular investor. Crisil Ratings has a practice of keeping all its ratings under surveillance and ratings are revised as and when circumstances so warrant. Crisil Ratings is not responsible for any errors and especially states that it has no financial liability whatsoever to the subscribers / users / transmitters / distributors of its ratings. Crisil Ratings' criteria are available without charge to the public on the web site, www.crisilratings.com. Crisil Ratings or its associates may have other commercial transactions with the company/entity. For the latest rating information on any instrument of any company rated by Crisil Ratings, please visit www.crisilratings.com or contact Customer Service Helpdesk at Crisilratingdesk@crisil.com or at 1800-267-3850

Crisil Ratings Limited

Corporate Identity Number: U67100MH2019PLC326247

Registered Office: Lightbridge IT Park, Saki Vihar Road, Andheri East, Mumbai 400 072, India.

Phone: +91 22 6137 3000 | www.crisilratings.com

a company of **S&P Global**

CONFIDENTIAL

RL/GOHOFL/365366/NCD/0226/139479/168551590
February 10, 2026

Mr. Mayank Goel
Head - Treasury
Godrej Housing Finance Limited
Godrej One, Pirojshanagar, Eastern Express Highway,
Vikhroli (East)
Mumbai City - 400079
9920018159



Dear Mr. Mayank Goel,

Re: Crisil rating on the Rs. 500 Crore Non Convertible Debentures of Godrej Housing Finance Limited.

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated December 12, 2025 bearing Ref. no: RL/GOHOFL/365366/NCD/1225/135538/168551590

Rating outstanding on the captioned debt instruments is "Crisil AA+/Stable" (pronounced as "Crisil double A plus rating" with Stable outlook). Securities with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such securities carry very low credit risk.

In the event of your company not making the issue within a period of 180 days from the above date, or in the event of any change in the size or structure of your proposed issue, a fresh letter of revalidation from Crisil Ratings will be necessary.

As per our Rating Agreement, Crisil Ratings would disseminate the rating along with outlook through its publications and other media, and keep the rating along with outlook under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw, or revise the rating / outlook assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information, or other circumstances which Crisil Ratings believes may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

As per the latest SEBI circular (reference number: CIR/IMD/DF/17/2013; dated October 22, 2013) on centralized database for corporate bonds/debentures, you are required to provide international securities identification number (ISIN; along with the reference number and the date of the rating letter) of all bond/debenture issuances made against this rating letter to us. The circular also requires you to share this information with us within 2 days after the allotment of the ISIN. We request you to mail us all the necessary and relevant information at debtissue@crisil.com. This will enable Crisil Ratings to verify and confirm to the depositories, including NSDL and CDSL, the ISIN details of debt rated by us, as required by SEBI. Feel free to contact us for any clarifications you may have at debtissue@crisil.com

Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,


Aesha Maru
Associate Director - Crisil Ratings


Nivedita Shibu
Director - Crisil Ratings



Disclaimer: A rating by Crisil Ratings reflects Crisil Ratings' current opinion on the likelihood of timely payment of the obligations under the rated instrument, and does not constitute an audit of the rated entity by Crisil Ratings. Our ratings are based on information provided by the issuer or obtained by Crisil Ratings from sources it considers reliable. Crisil Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by Crisil Ratings is not a recommendation to buy / sell or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. Crisil Ratings has a practice of keeping all its ratings under surveillance and ratings are revised as and when circumstances so warrant. Crisil Ratings is not responsible for any errors and especially states that it has no financial liability whatsoever to the subscribers / users / transmitters / distributors of its ratings. Crisil Ratings' criteria are available without charge to the public on the web site, www.crisilratings.com. Crisil Ratings or its associates may have other commercial transactions with the company/entity. For the latest rating information on any instrument of any company rated by Crisil Ratings, please visit www.crisilratings.com or contact Customer Service Helpdesk at Crisilratingdesk@crisil.com or at 1800-267-3850

No. CARE/HO/RL/2025-26/4673

Shri Mayank Goel
Head - Treasury
Godrej Housing Finance Limited
9th Floor, Godrej One, Pirojshah Nagar Eastern Express Highway
Vikhroli, Mumbai
Mumbai
Maharashtra 400079



February 10, 2026

Confidential

Dear Sir,

Credit rating for Non-Convertible Debentures and Subordinate Debt

Please refer to our letter no. CARE/HO/RL/2025-26/4344 dated January 05, 2026 and your request for revalidation of the rating assigned to the Non Convertible Debentures and Subordinate Debt of the company, for a limit of Rs.750.00 crore.

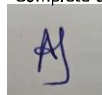
2. The following rating(s) have been reviewed:

Sr. No.	Instrument	Amount (₹ crore)	Rating ¹	Rating Action
1.	Non Convertible Debentures	500.00	CARE AA+; Stable	Reaffirmed
2.	Subordinated	250.00	CARE AA+; Stable	Reaffirmed

3. Please arrange to get the rating revalidated, in case the proposed issue is not made within **six months** from the date of this letter.

4. Please inform us the below-mentioned details of issue immediately, but not later than 7 days from the date of placing the instrument:

¹Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE Ratings Ltd.'s publications.



CARE Ratings Limited

4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai
Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691

Instrument type	ISIN	Issue Size (Rs cr.)	Coupon Rate	Coupon Payment Dates	Terms of Redemption	Redemption date	Name and contact details of Trustee/IPA	Details of top 10 investors
-----------------	------	---------------------	-------------	----------------------	---------------------	-----------------	---	-----------------------------

5. CARE Ratings Ltd. reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
6. CARE Ratings Ltd. reserves the right to revise/reaffirm/withdraw the rating assigned as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE Ratings Ltd. warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating of the debt instruments, CARE Ratings Ltd. shall carry out the review on the basis of best available information throughout the life time of such instruments. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.
7. Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.
8. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.
9. CARE Ratings Ltd. ratings are **not** recommendations to buy, sell, or hold any securities.

If you need any clarification, you are welcome to approach us in this regard.

Thanking you,

Yours faithfully,



Shubham Deokar
Lead Analyst



Akansha Akshay Jain
Assistant Director

CARE Ratings Limited

4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai
Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691

Shubham Deokar
shubham.deokar@careedge.in

Akansha Akshay Jain
akansha.jain@careedge.in

Encl.: As above

Disclaimer

This disclaimer pertains to the ratings issued and content published by CARE Ratings Limited ("CareEdge Ratings"). Ratings are opinions on the likelihood of timely payment of the obligations under the rated instrument and are not recommendations to sanction, renew, disburse, or recall the concerned bank facilities or to buy, sell, or hold any security. Any opinions expressed herein are in good faith and are subject to change without notice. The rating reflects the opinions as on the date of the rating. A rating does not convey suitability or price for the investor. The rating agency does not conduct an audit on the rated entity or an independent verification of any information it receives and/or relies on for the rating exercise. CareEdge Ratings has based its ratings/outlook on the information obtained from reliable and credible sources. CareEdge Ratings does not, however, guarantee the accuracy, adequacy, or completeness of any information and is not responsible for any errors or omissions and the results obtained from the use of such information. The users of the rating should rely on their own judgment and may take professional advice while using the rating in any way. CareEdge Ratings shall not be liable for any losses that user may incur or any financial liability whatsoever to the user of the rating. The use or access of the rating does not create a client relationship between CareEdge Ratings and the user.

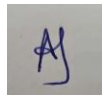
CAREEDGE RATINGS DISCLAIMS WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR OTHER WARRANTIES OR CONDITIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAWS, INCLUDING WARRANTIES OF MERCHANTABILITY, ACCURACY, COMPLETENESS, ERROR-FREE, NON-INFRINGEMENT, NON-INTERRUPTION, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE OR INTENDED USAGE.

Most entities whose bank facilities/instruments are rated by CareEdge Ratings have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CareEdge Ratings or its subsidiaries/associates may also be involved with other commercial transactions with the entity. CareEdge Ratings does not act as a fiduciary by providing the rating. The ratings are intended for use only within the jurisdiction of India. The ratings of CareEdge Ratings do not factor in any rating-related trigger clauses as per the terms of the facilities/instruments, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and triggered, the ratings may see volatility and sharp downgrades. CareEdge Ratings has established policies and procedures as required under applicable laws and regulations which are available on its website.

Privacy Policy applies. For Privacy Policy please refer to https://www.careratings.com/privacy_policy

© 2026, CARE Ratings Limited. All Rights Reserved.

This content is being published for the purpose of dissemination of information required as per applicable law and regulations and CARE Ratings Limited holds exclusive copyright over the same. Any reproduction, retransmission, modification, derivative works or use or reference to the contents, in whole, in part or in any form, is prohibited except with prior express written consent from CARE Ratings Limited.



CARE Ratings Limited

4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai
Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691