Date: August 05, 2026

To,
The General Manager
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort, Mumbai – 400 001
Maharashtra, India

Scrip Name: HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Scrip Code: 976040, 976451, 977704 & 977772

Dear Sir/Madam,

Sub: Outcome of the Meeting of the Board of Directors of M/s. Hiranandani Financial Services Private Limited ('the Company/HFS') held on Wednesday, August 05, 2026

Dear Sir/ Madam,

Pursuant to the provisions of Regulation 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**the Listing Regulations**") read with Part B of Schedule III of the Listing Regulations and other applicable Master Circulars, as may be issued by the SEBI and as amended from time to time, kindly note that the Board of Directors (the "**Board**") of the Company at its meeting held today i.e. Wednesday, August 05, 2026 have *inter-alia*, considered and approved the following:

a) Unaudited Financial Results of the Company for the quarter ended June 30, 2026 along with Limited Review Report issued by the Statutory Auditors of the Company in respect thereof as reviewed and recommended by the Audit Committee.

b) Ms. Meenu Gupta, Chief Compliance Officer (CCO) of the Company, has tendered her resignation from the position of CCO citing personal reasons. The Board of Directors of the Company, at their meeting held on August 05, 2026, took note of her resignation and accordingly, she will demit office as the CCO with effect from the close of business hours on August 31, 2026.

c) As a result of the above change, pursuant to the recommendation of the Nomination and Remuneration Committee, the Board at its meeting held on August 05, 2026 appointed Mr. Balan Santosh Parthasarathy, Company Secretary & Compliance Officer of the Company to additionally hold office as the Chief Compliance Officer (CCO) of the Company with effect from September 01, 2026.

Please find enclosed herewith the following documents:

i. The Unaudited Financial Results of the Company for the quarter ended June 30, 2026, along with Limited Review Report issued by the Statutory Auditors of the Company, are ***enclosed as Annexure-1;***

ii. Disclosure as to the extent and nature of security created and maintained by the Company, with respect to its secured listed non-convertible debt securities, forms a part of the notes to the aforesaid Unaudited financial results pursuant to Regulation 54(2) of the Listing Regulations;

iii. Disclosure of ratios and prescribed line items pursuant to Regulation 52(4) of the Listing Regulations is ***enclosed as Annexure 2;***

iv. Certificate of Security Cover along with disclosures pursuant to Regulation 54(3) of the Listing Regulations and Statement of Compliance with covenants in respect of listed non-convertible debentures as set out in ***Annexure 3***;

v. Statement pursuant to Regulation 52(7) of the Listing Regulations, stating the utilisation of issue proceeds of non-convertible securities and a statement pursuant to Regulation 52(7A) of the Listing Regulations confirming that no deviation/ variation in the use of proceeds of issue of non-convertible debt securities of the Company for the quarter ended June 30, 2026, is also enclosed as ***Annexure 4***.

Further, in accordance with Regulation 52(8) of the Listing Regulations, the Company will publish the Unaudited Financial results for the quarter ended June 30, 2026, in the English National Newspaper having circulation all over India, in the format prescribed by SEBI and within the prescribed time limit.

Please note that the said Unaudited financial results of the Company, along with the Limited Review Report, shall be available on the website of the Company, i.e. https://hfs.in/investor-information/

The Board meeting commenced at 03:30 p.m. and concluded at 05:21 p.m.

We request you to kindly take the same on record.

Yours Sincerely,
For **Hiranandani Financial Services Private Limited**

BALAN SANTOSH PARTHASARATHY

Digitally signed by BALAN SANTOSH PARTHASARATHY
Date: 2026.08.05 17:22:29 +05'30'

Balan Santosh Parthasarathy
Company Secretary & Compliance Officer
Membership No: A49602

Place: Mumbai

Encl. as above.

CC: Catalyst Trusteeship Limited (via e-mail at complianceCTL-Mumbai@ctltrustee.com)

kkc & associates llp
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)

Independent Auditor's Review Report on unaudited financial results for the quarter ended 30 June 2026 of Hiranandani Financial Services Private Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
Hiranandani Financial Services Private Limited

Introduction

1. We have reviewed the accompanying statement of unaudited financial results of Hiranandani Financial Services Private Limited ('the Company') for the quarter ended 30 June 2026 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations'). We have initialled the Statement for identification purpose only.
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued thereunder and the circulars, guidelines and directions issued by Reserve Bank of India ('RBI') from time to time ('RBI guidelines') and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements ('SRE') 2410 - 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India ('the ICAI'). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS, prescribed under Section 133 of the Act read with the relevant rules issued thereunder, the RBI Guidelines and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters

kkc & associates llp Chartered Accountants

Sunshine Tower, Level 19, Senapati Bapat Marg, Elphinstone Road, Mumbai 400013, India
T: +91 22 6143 7333 E: info@kkcllp.in W: www.kkcllp.in LLPIN: AAP-2267

Suite 52, Bombay Mutual Building, Sir Phirozshah Mehta Road, Fort, Mumbai 400001, India

Other Matter

5. Attention is drawn to the fact that the figures for the quarter ended 31 March 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published unaudited year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

   Our conclusion is not modified in respect of this matter.

For **KKC & Associates LLP**
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)
Firm Registration Number: 105146W/W100621

Vinit K. Jain
Partner
ICAI Membership No: 145911
UDIN: 26145911MGPSHE8131

kkc & associates llp Chartered Accountants

Place: Mumbai
Date: 05 August 2026

Hiranandani Financial Services Private Limited
(CIN: U65999MH2017PTC291060)
Regd. Office: 4th floor, Scorpio House, Central Avenue, Hiranandani Business Park, Powai, Mumbai – 400076
Telephone No.: +91-8655830249 Email: compliance@hfs.in Website: https://hfs.in

Statement of Unaudited Financial Results for the quarter ended June 30, 2026

(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		Unaudited	Audited (Refer Note 9)	Unaudited	Audited
1	**Revenue from operations**				
	(i) Interest income	15,429.05	14,425.97	12,274.71	54,322.37
	(ii) Fees and commission income	418.33	327.04	448.34	1,406.71
	(iii) Net gain on fair value changes	221.70	191.11	194.23	743.08
	(iv) Net gain on derecognition of financial instruments under amortised cost category	(4.93)	(3.27)	11.26	(17.02)
	(v) Other operating income	666.94	693.38	305.10	1,882.24
	Total revenue from operations	**16,731.09**	**15,634.23**	**13,233.64**	**58,337.38**
2	Other income	17.63	5.59	10.59	25.48
3	**Total income (1 + 2)**	**16,748.72**	**15,639.82**	**13,244.23**	**58,362.86**
4	**Expenses**				
	(i) Finance costs	5,304.13	4,994.65	5,432.58	21,689.44
	(ii) Impairment on financial instruments	1,054.15	1,098.33	1,207.04	4,166.66
	(iii) Employee benefits expense	4,257.55	4,197.00	3,228.95	14,664.75
	(iv) Depreciation and amortisation expense	210.86	187.70	153.66	699.73
	(v) Other expenses	1,346.76	1,105.66	1,096.27	4,485.35
	Total expenses	**12,173.45**	**11,583.34**	**11,118.50**	**45,705.93**
5	**Profit/(Loss) before exceptional items and tax (3-4)**	**4,575.27**	**4,056.48**	**2,125.73**	**12,656.93**
6	**Exceptional Items**	-	-	-	-
7	**Profit/(Loss) before tax (5-6)**	**4,575.27**	**4,056.48**	**2,125.73**	**12,656.93**
8	**Tax expense:**				
	(i) Current tax	1,356.58	979.24	844.84	3,892.32
	(ii) Deferred tax	(206.80)	4.09	(311.32)	(763.51)
	Total tax expense (8)	**1,149.78**	**983.33**	**533.52**	**3,128.31**
9	**Net Profit for the period/year (7 - 8)**	**3,425.49**	**3,073.15**	**1,592.21**	**9,528.12**
10	**Other comprehensive income**				
	(i) Items that will not be reclassified to profit or loss				
	(a) Remeasurement gain / (loss) of defined benefit plans	-	(49.18)	-	(99.83)
	(b) Income tax relating to items that will not be reclassified to profit or loss	-	12.37	-	25.12
	(ii) Items that will be reclassified to profit or loss				
	(a) The effective portion of gain and (loss) on hedging instruments in a cash flow hedge	(263.32)	245.63	(123.09)	148.44
	(b) Income tax relating to items that will be reclassified to profit or loss	66.27	(61.82)	30.98	(37.36)
11	**Total comprehensive income (9+ 10)**	**3,228.44**	**3,220.15**	**1,500.10**	**9,564.49**
12	**Paid-up equity share capital (Face value ₹ 10/- per share)**	**93,059.24**	**93,059.24**	**73,211.82**	**93,059.24**
13	**Earnings per equity share**				
	(i) Basic (₹)*	0.37	0.33	0.22	1.11
	(ii) Diluted (₹)*	0.36	0.33	0.22	1.09

* (Not annualised except for the year ended March 31,2026)

kkc & associates llp Chartered Accountants

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED MUMBAI

Hiranandani Financial Services Private Limited
(CIN: U65999MH2017PTC291060)
Regd. Office: 4th floor, Scorpio House, Central Avenue, Hiranandani Business Park, Powai, Mumbai – 400076
Telephone No.: +91-8655830249 Email: compliance@hfs.in Website: https://hfs.in

Notes:

1. The unaudited financial results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their meetings held on August 05, 2026. Hiranandani Financial Services Private Limited (the 'Company') has prepared its financial results (the 'Statement') for the quarter ended June 30, 2026 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015') and the Indian Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and the relevant provisions of the Companies Act, 2013, as applicable.

2. The Company operates in a single reportable segment i.e. financing, since the nature of the loans are exposed to similar risk and return profiles hence they are collectively operating under a single segment. The Company operates in a single geographical segment i.e. domestic.

3. During the quarter ended June 30, 2026 the Company has issued 20,000 Listed Secured, Rated, Redeemable, Non-Convertible Debentures on Private Placement Basis of Face value of Rs.100,000 each amounting to Rs.200 Crore.

4. All the Non Convertible Debentures of the Company as on June 30, 2026 are fully secured by pari passu charge on receivables of the Company to the extent stated in the respective Information Memorandum / Security Documents. Further, the Company has maintained sufficient asset cover to discharge the principal amount, interest accrued thereon and such other sums as per the respective Information Memorandum / Security documents.

5. Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, is attached as Annexure 1.

6. Disclosures pursuant to RBI Notification - RBI/DOR/2025-26/352 DOR.STR.REC.271/21.04.048/2025-26 dated November 28, 2025 read with RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26, as amended from time to time.
   a) The company has not acquired any loans through assignment in respect of loans not in default during the quarter ended June 30, 2026.
   b) The company has not transferred any loans through assignment in respect of loans not in default during the quarter ended June 30, 2026.
   c) The company has not transferred/acquired any stressed loans during the quarter ended June 30, 2026.

7. Disclosure pursuant to RBI Direction - RBI/DOR/2025-26/357 DOR.STR.REC.276/21.04.048/2025-26 Reserve Bank of India (Non-Banking Financial Companies - Resolution of Stressed Assets) Directions, 2025 and RBI/DOR/2025-26/347 DOR.CRE.REC.No.266/07-01-008/2025-26 - Reserve Bank of India (Non-Banking Financial Companies - Credit Facilities) Directions, 2025 dated 28 November 2025. as amended :
   The Company has not lent any funds during the quarter ended June 30, 2026 for project finance activities nor has any recoverable balance as at the same date.

8. Impairment allowance for the Quarter and Year ended March 31, 2026, includes Rs. 401.00 lakhs as management overlay towards potential adverse Impact of Geo-Political risks on the loan portfolio of the Company. There is no deterioration in asset quality as at reporting date. The Company has not draw down from the said provision during the quarter ended 30 June 2026.

9. The figures of the quarter ended March 31, 2026 is the balancing figures between audited figures in respect of full financial year and the published/unaudited year to date figures upto the end of the third quarter of the respective financial year.

For and on behalf of Board of Directors
Hiranandani Financial Services Private Limited

Harsh Hiranandani
Director
DIN: 07661253

Place : Mumbai
Date : August 05, 2026

Annexure - 2

Hiranandani Financial Services Private Limited
(CIN: U65999MH2017PTC291060)
Regd. Office: 4th floor, Scorpio House, Central Avenue, Hiranandani Business Park, Powai, Mumbai – 400076
Telephone No.: +91-8655830249 Email: compliance@hfs.in Website: https://hfs.in

Annexure 1:
Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the quarter ended June 30, 2026

(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		Unaudited	Audited (Refer Note 9)	Unaudited	Audited
1	Debt equity ratio (No. of times) [1]	1.29	1.26	2.65	1.26
2	Debt service coverage ratio [2]	NA	NA	NA	NA
3	Interest service coverage ratio [2]	NA	NA	NA	NA
4	Outstanding redeemable preference shares	NA	NA	NA	NA
5	Capital redemption reserve/debenture redemption reserve	NA	NA	NA	NA
6	Net worth [3]	1,78,543.53	1,75,242.82	88,238.19	1,75,242.82
7	Net profit / (loss) before tax	4,575.27	4,056.48	2,125.73	12,656.93
8	Net profit / (loss) after tax	3,425.49	3,073.15	1,592.21	9,528.12
9	Earning per equity share (Not annualised except for the year ended March 31,2026):				
	(a) Basic (₹)	0.37	0.33	0.22	1.11
	(b) Diluted (₹)	0.36	0.33	0.22	1.09
10	Current ratio [2]	NA	NA	NA	NA
11	Long term debt to working capital [2]	NA	NA	NA	NA
12	Bad debts to account receivable ratio [2]	NA	NA	NA	NA
13	Current liability ratio [2]	NA	NA	NA	NA
14	Total debts to Total assets [4]	54.75%	55.05%	71.14%	55.05%
15	Debtors turnover ratio [2]	NA	NA	NA	NA
16	Inventory turnover [2]	NA	NA	NA	NA
17	Operating margin [2]	NA	NA	NA	NA
18	Net profit margin (%)[5]	20.45%	19.65%	12.02%	16.33%
19	Gross stage 3 loans (%) [6]	2.66%	2.41%	2.84%	2.41%
20	Net stage 3 loans (%) [6]	1.73%	1.57%	1.77%	1.57%
21	Capital to risk assets ratio[7]	45.32%	48.57%	28.96%	48.57%
22	Operating cost to Net revenue[8]	50.81%	51.58%	57.34%	54.13%

Note:

1 Debt-equity ratio= (Debt securities+ Borrowings (other than debt securities)+ Subordinated liabilities) / Net worth.
2 The Company is a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, hence these ratios are not applicable.
3 Net worth is calculated as defined in section 2(57) of Companies Act 2013.
4 Total debts to total assets= (Debt securities+ Borrowings (other than debt securities)+ Subordinated liabilities) / Total assets.
5 Net profit margin = Net profit/(loss) after tax/ Total income.
6 Gross stage 3 loans (%) = Gross stage 3 loans / Gross loans
Net stage 3 loans (%) = (Gross stage 3 loans - impairment allowance on stage 3 loans)/ (Gross loans- impairment allowance on stage 3 loans)
7 Capital to risk assets ratio = (Tier 1 Capital + Tier 2 Capital) / Aggregate of risk weighted assets
8 Operating cost to Net revenue = (Total expense excluding impairment and finance cost) / (Total income net of finance cost)

kkc & associates llp Chartered Accountants

Hiranandani Financial Services Private Limited Mumbai

Annexure - 3

Certificate No.: 0803/2026/MiPa

To
The Board of Directors
Hiranandani Financial Services Private Limited

Independent Auditor's Certificate on the Statement of maintenance of security cover and compliance with financial covenants in respect of listed non-convertible debentures

1 This Certificate is issued in accordance with the terms of our engagement letter dated 24 July 2025 with Hiranandani Financial Services Private Limited ('the Company') and pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13 August 2025, as updated from time to time (collectively referred to as 'Regulations')

2 We, KKC & Associates LLP (formerly Khimji Kunverji & Co LLP), the statutory auditors of the Company, have examined the accompanying statements of the computation of security cover (Annexure A) as at 30 June 2026 and compliance with financial covenants in respect of the listed Non-Convertible Debentures ('NCDs') of the Company outstanding as at 30 June 2026 (Annexure B) (collectively referred to as the 'Statements'). The Statements have been prepared by the management of the Company (the Management) and stamped and initialed by us for identification purpose only.

Management's Responsibility

3 The preparation of the Statement is the responsibility of the Management including the preparation and maintenance of relevant supporting records and documents. The Management is also responsible for ensuring compliance with the Regulations & other applicable circular, compliance with all the terms & condition including financial covenants of the listed NCDs as given in the Debenture Trust Deeds and Deed of Hypothecation as well as calculation of security cover, as presented in the attached statements.

4 This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statements and applying an appropriate basis of preparation; and making estimate that are reasonable in the circumstances. The Management is also responsible for ensuring that the Company complies with the requirements, including those given in the Regulations and provides all relevant information to the Debenture Trustee.

Auditor's Responsibility

5 Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that:

a. The information provided in the Annexure B by the Company, has not complied in all material respects, with the financial covenants in respect of the listed NCDs of the Company outstanding as at 30 June 2026.

b. The amounts considered in the statement, in relation to the computation of security cover, have not been accurately extracted from the unaudited financial results as at 30 June 2026 or that the computation thereof is arithmetically inaccurate.

6 We have performed verification procedures, in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ('ICAI').

kkc & associates llp Chartered Accountants

7 We have complied with the relevant applicable requirements of the Standard on Quality Control ('SQC') 1, on Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and other Assurance and Related Service Engagements.

8 For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:

a. Obtained the unaudited financial results of the Company as at and for the quarter ended 30 June 2026 and obtained list of listed NCDs outstanding as at 30 June 2026;

b. Traced the amounts in the Statement, in relation to the computation of Security Cover, to the unaudited financial results as at and for the quarter ended 30 June 2026 and other documents;

c. Ensured arithmetical accuracy of the computation of security cover in the Statement;

d. On a test check basis, ensured that the Company made timely repayments of interest and principal during the quarter ended 30 June 2026.

e. Performed necessary inquiries with the management regarding any instances of non-compliance with financial covenants during the quarter ended 30 June 2026;

f. Obtained necessary representations.

9 The unaudited financial results for the quarter ended 30 June 2026 referred to in paragraph 5 above, have been reviewed by KKC & Associates LLP (formerly Khimji Kunverji & Co LLP), on which we have issued an unmodified conclusion vide our report dated 05 August 2026. Our review of the unaudited financial results was conducted in accordance with the Standard on Review Engagements 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by ICAI. A review is limited primarily to inquiries of the company personnel and analytical procedures applied to the financial data, and thus, provides less assurance than an audit. We have not performed an audit and accordingly, we did not express an audit opinion. Further, such review was not planned and performed in connection with any transaction to identify matters that may be of potential interest to third parties.

Conclusion

10 Based on the procedures performed mentioned in paragraph 8, evidences obtained, and the information and explanations given to us, along with the representations provided by the Management, nothing has come to our attention that causes us to believe that:

a. The information provided in the Annexure B by the Company, has not complied in all material respects, with the financial covenants in respect of the listed NCDs of the Company outstanding as at 30 June 2026.

b. The amounts considered in the Statement, in relation to the computation of Security Cover, have not been accurately extracted from the unaudited financial results as at and for quarter ended 30 June 2026, or that the computation thereof is arithmetically inaccurate.

kkc & associates llp
Chartered Accountants

Restriction on Use

11 This certificate is issued for the purpose of submission by the Company to its Debenture Trustee and should not be used, referred to or distributed for any other purpose without our prior written consent.

For **KKC & Associates LLP**
Chartered Accountants
(Formerly Khimji Kunverji & Co LLP)
Firm Registration Number: 105146W/ W100621

kkc & associates llp
Chartered Accountants

Vinit K Jain
Partner
ICAI Membership No.: 145911
UDIN: 26145911BCDTYF8912

Place: Mumbai
Date: 05 August 2026

Annexure A

Statement of Security Cover as at June 30, 2026

(Rs. in lakhs)

Column A	Column B	Column C[i]	Column D[ii]	Column E[iii]	Column F[iv]	Column G[v]	Column H[vi]	Column I[vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)					
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
												Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment		-	-		-	-	554.28	-	554.28	-	-	-	-	-
Capital Work-in- Progress		-	-		-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-		-	-	1,514.80	-	1,514.80	-	-	-	-	-
Goodwill		-	-		-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-		-	-	322.32	-	322.32	-	-	-	-	-
Intangible Assets under Development		-	-		-	-	-	-	-	-	-	-	-	
Investments		-	-		-	-	10,752.70	-	10,752.70	-	-	-	-	-
Loans	Refer note 1	-	14,198.06		3,32,587.66	-	-	-	3,46,785.72	-	14,198.06	-	3,32,587.66	3,46,785.72
Inventories		-	-		-	-	-	-	-	-	-	-	-	-
Trade Receivables		-	-		-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents		-	-		-	-	2,729.35	-	2,729.35	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents		-	4,506.40		-	-	43,002.36	-	47,508.76	-	-	-	-	-
Others		-	-		-	-	9,540.05	-	9,540.05	-	-	-	-	-
Total		**-**	**18,704.46**		**3,32,587.66**	**-**	**68,415.86**	**-**	**4,19,707.98**	**-**	**14,198.06**	**-**	**3,32,587.66**	**3,46,785.72**
LIABILITIES														
Debt securities to which this certificate pertains	Non-convertible debentures listed (Refer Note 4)	-	-	Yes	42,865.68	-	(341.21)	-	42,524.47					
Other debt sharing pari passu charge with above debt		-	-		-	-	-		-					
Other Debt			-		-	-	-		-					
Subordinated debt			-		-	-	-		-					
Borrowings	Borrowings from Financial Institution (Refer Note 2)		-	No	26,907.38	-	-		26,907.38					
Bank	Borrowings from Bank (Refer Note 3)		11,058.45	No	1,49,300.43	-	3.27		1,60,362.15					
Debt Securities			-		-	-	-		-					
Others			-	No	-	-	-		-					
Trade payables			-		-	-	-		-					
Lease Liabilities			-		-	-	1,542.27		1,542.27					
Provisions			-		-	-	997.62		997.62					
Others (Including Equity)			-		-	-	1,87,374.09		1,87,374.09					
Total			**11,058.45**		**2,19,073.49**	**-**	**1,89,576.04**		**4,19,707.98**					
Cover on Book Value														
Cover on Market Value														
		Exclusive Security Cover Ratio	**1.69**	**Pari-Passu Security Cover Ratio**	**1.52**									

Footnote to Asset Cover Certificate

i) Includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
ii) Includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
iii) Includes debt for which this certificate is issued having any pari passu charge.
iv) Includes a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). Other debt sharing pari passu charge along with debt for which certificate is issued.
v) Includes book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
vi) Includes all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.
vii) There is no Asset counted more than once (i.e included in exclusive charge as well as under pari pasu)

Notes :

1) Loans referred in column F is net of ECL provision and includes Principal outstanding, interest receivable and IND AS adjustments
2) Borrowings from financial institution referred in column F includes Principal outstanding, interest accrued and IND AS adjustments
3) Borrowings from Bank referred in column F includes Principal outstanding, interest accrued and IND AS adjustments
4) Non-convertible debentures listed in column H includes IND AS adjustments

For Hiranandani Financial Services Private Limited

kkc & associates llp Chartered Accountants

Harsh Hiranandani
Director
DIN: 07661253

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED MUMBAI

Place : Mumbai
Date : August 05, 2026

Annexure B
Statement of compliance with covenants as on June 30, 2026

Details of outstanding Secured Non- Convertible Debentures as at June 30, 2026:

i) Financial Covenant

Sr No.	ISIN	Facility	Date of Debenture Trust Deed (DTD)	Amount in Lakhs	DTD Reference to covenants clause as per Debenture Trust Deed	Compliance with Covenants
1	INE07UF07018	NCD	24-09-2024	5,000	Part B	Complied
2	INE07UF07026	NCD	24-02-2025 & 07-05-2025	10,000	Part B	Complied
3	INE07UF07034	NCD	25-03-2026	7,500	Part B	Complied
4	INE07UF07042	NCD	06-05-2026	20,000	Part B	Complied

ii) Other Covenants

Compliance of all the covenants/terms of the issue in respect of listed debt securities outstanding as at June 30, 2026 of the listed entity
The management of the entity has ensured compliance in respect of other covenants for the listed debt securities (NCD's) and certify that such covenants have been complied by the entity.

kkc & associates llp Chartered Accountants

For Hiranandani Financial Services Private Limite

Harsh Hiranandani
Director
DIN: 07661253

Place : Mumbai
Date : August 05, 2026

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED MUMBAI

Annexure - 4

Hiranandani Financial Services

A. **Statement of Utilisation of Issue proceeds:**

1	Name of the Issuer	Hiranandani Financial Services Private Limited	Hiranandani Financial Services Private Limited
2	ISIN	INE07UF07034	INE07UF07042
3	Mode of fund raising	Private Placement	Private Placement
4	Type of Instrument	Secured, Rated, Listed, Redeemable, Non-Convertible Debentures	Secured, Rated, Listed, Redeemable, Non-Convertible Debentures
5	Date of raising funds	March 30, 2026	May 08, 2026
6	Amount raised	Rs. 75,00,00,000/- (Rupees Seventy-Five Crores Only)	Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only)
7	Funds utilized	Yes	Yes
8	Any Deviation (Yes/No)	No	No
9	If 8 is Yes, then specify the purpose for which the funds were utilized	NA	NA
10	Remarks, if any	NA	NA

B. **Statement of Deviation/Variation in use of issue proceeds:**

Particulars	Remarks	Remarks
Name of listed entity	Hiranandani Financial Services Private Limited	Hiranandani Financial Services Private Limited
Mode of fund raising	Private Placement	Private Placement
Type of instrument	Secured, Rated, Listed, Redeemable, Non-Convertible Debentures	Secured, Rated, Listed, Redeemable, Non-Convertible Debentures
Date of raising funds	March 30, 2026	May 08, 2026
Amount raised	Rs. 75,00,00,000/- (Rupees Seventy-Five Crores Only)	Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only)
Report filed for quarter ended	June 30, 2026	June 30, 2026
Is there a deviation/ variation in the use of funds raised?	No	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA	NA
If yes, are details of the approval so required?	NA	NA
Date of approval	NA	NA
Explanation for the deviation/ variation	NA	NA
Comments of the audit committee after review	NA	NA
Comments of the auditors, if any	NA	NA

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

Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds utilised	Amount of deviation/variation for the quarter according to applicable object (in Rs. Crores and in %)	Remarks, if any
NA						

Deviation could mean:

a. Deviation in the objects or purpose for which the funds have been raised.
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

For Hiranandani Financial Services Private Limited

Hiranandani Financial Services Pvt. Ltd. Mumbai

Balan Santosh Parthasarathy
Company Secretary & Compliance Officer
Membership No.: A49602

Place : Mumbai
Date : August 05, 2026