



May 05, 2026

To,  
The Manager  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street; Mumbai – 400023

**Scrip Code: 959122; 976045; 976409**

**Subject: Submission of Outcome of the Board Meeting of Satin Housing Finance Limited (“The Company”) held on May 05, 2026**

Dear Sir / Madam,

In compliance with Regulation 51(2) and Regulation 52 and other applicable provisions of SEBI LODR Regulations, if any, we are hereby informing you that the Board of Directors in their meeting held on **May 05, 2026**, have considered and approved the following matters:

- On recommendation of Audit Committee, Audited Financial Results for the **quarter and financial year ended March 31, 2026**, and copies of Audited Financial Results enclosed herewith along with Report given by the Statutory Auditor thereon.

Further, the Statutory Auditor i.e. Rajeev Bhatia & Associates, Chartered Accountants, has submitted the Report on Financial Results for the **quarter and financial year ended March 31, 2026**, with an unmodified opinion;

- On recommendation of Audit Committee, appointment of M/s S. P. Chopra & Co., Chartered Accountants (Firm registration no.: 000346N), as Statutory Auditor of the Company for the term of 3 years, subject to the approval of Shareholders of the Company at the ensuing General Meeting;
- On recommendation of Audit Committee, reappointment of M/s DPV and Associates LLP, Practicing Company Secretaries (Firm registration no.: L2021HR009500), as Secretarial Auditor of the Company for financial year 2026-27;
- Reappointment of Mr. Amit Sharma (DIN: 08050304), as the Managing Director and CEO of the Company with effect from May 12, 2026, up to May 11, 2031, subject to the approval of Shareholders of the Company at the ensuing General Meeting;
- Draft Board’s Report of the Company for financial year ended March 31, 2026.
- Increase in the Borrowing powers under Section 180(1)(c) of the Companies Act, 2013, up to Rs. 1500 Crore (Rupees Fifteen Hundred Crore only), subject to the approval of Shareholders of the Company at the ensuing General Meeting;





**THE ANSWER IS HOME**

- Enhance the limit of exercising the powers of the Board to create charge on assets of the Company under Section 180(1)(a) of the Companies Act 2013, up to Rs. 1500 Crore (Rupees Fifteen Hundred Crore only), subject to the approval of Shareholders of the Company at the ensuing General Meeting;
- Borrowings of funds by way of issuance of Non-Convertible Debentures (NCDs) up to an aggregate amount of Rs. 200 Crores (Rupees Two Hundred Crore only), in one or more tranches through private placement basis, subject to the approval of Shareholders of the Company at the ensuing General Meeting.

Further, as required under Regulation 54 of the SEBI LODR Regulations, we inform that the Non-Convertible Debentures are secured by way of exclusive hypothecation of specified receivables, which is sufficient to discharge the principal amount and the interest thereon at all times for NCDs issued by the Company to the extent and nature of security as disclosed in financial results and enclosed herewith security cover certificate in format prescribed under SEBI Circular dated May 19, 2022.

Further, in accordance with Regulation 52(8) of the SEBI LODR Regulations, the Company would publish the Audited Financial Results for the quarter and financial year ended **March 31, 2026**, in the newspaper within two working days.

Further, Trading Window for dealing in securities of the Company shall remain closed until 48 hours from this announcement.

The above is being made available on the Company's website i.e. [www.satinhousingfinance.com](http://www.satinhousingfinance.com).

Further, we wish to inform you that the Meeting of Board of Directors was commenced at 1:45 PM and concluded at 3:40 PM.

This is for your information and record please.

Thanking You,

Yours Sincerely,

**For Satin Housing Finance Limited**

**Brajesh Kumar**  
**Company Secretary & CCO**

CC: Catalyst Trusteeship Limited  
Windsor, 6th Floor, Office No. 604,  
C.S.T. Road, Kalina, Santacruz (East),  
Mumbai – 400098



**Independent Auditors' Report on the Financial Results of Satin Housing Finance Limited for the year ended March 31, 2026 pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To,  
**The Board of Directors of  
Satin Housing Finance Limited**

**Report on the Audit of the Financial Results**

**Opinion**

We have audited the accompanying statement of financial results of Satin Housing Limited (the "Company"), for the year ended March 31, 2026 ("**Statement**"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "**Listing Regulations**").

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

- i. presents financial results in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable Indian Accounting Standards ("**IndAS**") prescribed under Section 133 of the Companies Act, 2013 ("**the Act**"), relevant rules thereunder, RBI guidelines and other accounting principles generally accepted in India read with Listing regulations, of the net profit and other comprehensive income and other financial information of the Company for the year ended March 31, 2026.

**Basis for Opinion**

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

**Responsibilities of Management and Those Charged with Governance for the Financial Statements**

The Statement has been prepared on the basis of the annual audited financial statements and has been approved by the Company's Board of Directors.

The Company's management and the Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of and other financial information of the Company in accordance with the recognition and measurement principles laid down in the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder, the relevant circulars, guidelines & directions issued by the Reserve Bank of India ("RBI Guidelines") and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### **Auditors' Responsibilities for the Audit of the Financial Results**

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

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

(a) Identify and assess the risks of material misstatement of Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

(b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our

opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

(c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and the Board of Directors.

(d) Conclude on the appropriateness of management and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

(e) Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**For Rajeev Bhatia & Associates**  
**Chartered Accountants**  
**Firm's Registration No.: 021776N**

**Rajeev Bhatia**  
**Partner**  
**Membership No.: 089018**  
**UDIN - 26089018WCAPBG2899**

**Place: Gurugram**  
**Date: May 05, 2026**

Satin Housing Finance Limited

CIN : U65929DL2017PLC316143

Registered Office: 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Delhi-110033

Corporate Office: Plot No. 492, 2nd Floor, Udyog Vihar, Phase – III, Gurugram, Haryana – 122016, India

Statement of Audited Financial Results for the Quarter & Year ended March 31, 2026

(All amounts in rupees in lakhs, unless stated otherwise)

Statement of Audited Profit and Loss for the Quarter and Year ended March 31, 2026						
S. No	Particulars	For quarter ended			For year ended	For year ended
		March 31, 2026 (Audited)	December 31, 2025 (Unaudited)	March 31, 2025 (Audited)	March 31, 2026 (Audited)	March 31, 2025 (Audited)
1	<b>Revenue from operations</b>					
	Interest income	2,556.79	2,620.55	2,730.28	10,132.52	9,071.57
	Fees and commission income	110.29	117.61	119.91	457.54	369.95
	Net gain on derecognition of financial instruments	762.48	493.84	421.03	2,258.42	1,244.71
	<b>Total revenue from operations</b>	<b>3,429.56</b>	<b>3,232.00</b>	<b>3,271.22</b>	<b>12,848.48</b>	<b>10,686.23</b>
	Other income	389.00	484.39	120.13	1,761.32	502.64
	<b>Total income</b>	<b>3,818.56</b>	<b>3,716.39</b>	<b>3,391.35</b>	<b>14,609.80</b>	<b>11,188.87</b>
2	<b>Expenses</b>					
	Finance costs	1,783.53	1,779.07	1,557.58	7,021.95	5,944.06
	Impairment on financial instruments	45.08	202.40	197.38	719.76	395.74
	Employee benefits expense	1,298.82	1,141.45	910.56	4,541.81	3,088.94
	Depreciation and amortisation expense	41.22	35.22	44.46	147.30	178.73
	Other expenses	454.82	353.12	407.89	1,502.66	1,040.66
	<b>Total expenses</b>	<b>3,623.47</b>	<b>3,511.26</b>	<b>3,117.87</b>	<b>13,933.48</b>	<b>10,648.13</b>
3	<b>Profit before tax (1-2)</b>	<b>195.09</b>	<b>205.13</b>	<b>273.49</b>	<b>676.32</b>	<b>540.74</b>
4	Tax expense:					
	Current tax	-34.73	48.16	(12.48)	62.10	51.52
	Deferred tax (credit)/charge	87.93	1.18	84.35	107.80	84.96
	<b>Total tax expense</b>	<b>53.20</b>	<b>49.34</b>	<b>71.87</b>	<b>169.90</b>	<b>136.48</b>
5	<b>Net profit after tax (3-4)</b>	<b>141.89</b>	<b>155.79</b>	<b>201.62</b>	<b>506.42</b>	<b>404.26</b>
6	<b>Other comprehensive income</b>					
	(A) (i) Items that will not be reclassified to Statement of Profit and Loss	-8.48	6.56	(12.48)	0.70	(1.47)
	(ii) Income tax relating to items that will not be reclassified to statement of Profit or Loss	2.13	(1.65)	3.14	(0.18)	0.37
	(B) (i) Items that will be reclassified to statement of Profit and Loss	606.04	98.91	(693.73)	653.48	(438.09)
	(ii) Income tax relating to items that will be reclassified to statement of Profit and Loss	-152.53	(24.89)	174.60	(164.47)	110.26
	<b>Total other comprehensive income</b>	<b>447.16</b>	<b>78.93</b>	<b>(528.47)</b>	<b>489.53</b>	<b>(328.93)</b>
7	<b>Total comprehensive income (5+6)</b>	<b>589.05</b>	<b>234.72</b>	<b>(326.85)</b>	<b>995.95</b>	<b>75.33</b>
8	Paid-up equity share capital (face value of ₹ 10 per equity share)	18,361.53	18,361.53	15,193.47	18,361.53	15,193.47
9	Other equity as per Statement of Assets and Liabilities				20,932.35	12,896.22
10	Earning per share (EPS) (face value of ₹ 10 per equity share) *(EPS for the three months not annualised)					
	- Basic (amount in ₹)	0.08*	0.09*	0.14*	0.30	0.29
	- Diluted (amount in ₹)	0.08*	0.09*	0.14*	0.30	0.29

Satin Housing Finance Limited  
Statement of Assets and Liabilities as at March 31, 2026  
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars	As at March 31, 2026 (Audited)	As at March 31, 2025 (Audited)
<b>ASSETS</b>		
<b>Financial assets</b>		
Cash and cash equivalents	1,105.86	2,871.29
Bank balances other than above	6,512.35	4,042.65
Receivables		
(I) Trade receivables	550.82	33.64
(II) Other receivables	-	-
Loans	1,03,422.33	76,720.63
Investments	-	-
Other financial assets	680.20	42.40
	<b>1,12,271.56</b>	<b>83,710.61</b>
<b>Non-financial assets</b>		
Current tax assets (net)	107.71	68.16
Deferred tax assets (net)	-	-
Property, plant and equipment	295.13	258.40
Intangible assets	13.32	23.31
Other non financial assets	2,027.59	1,658.08
	<b>2,443.75</b>	<b>2,007.95</b>
<b>TOTAL ASSETS</b>	<b>1,14,715.31</b>	<b>85,718.56</b>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
<b>Financial liabilities</b>		
Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	33.79	48.98
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	8.89	3.93
Debt securities	4,470.04	6,929.94
Borrowings (other than debt securities)	67,220.11	46,890.74
Subordinated liabilities	1,034.58	2,068.56
Other financial liabilities	1,134.14	633.45
	<b>73,901.55</b>	<b>56,575.60</b>
<b>Non-financial liabilities</b>		
Current tax liabilities (net)	-	-
Deferred tax liabilities (net)	740.97	468.52
Provisions	146.79	82.76
Other non-financial liabilities	632.12	501.99
	<b>1,519.88</b>	<b>1,053.27</b>
<b>EQUITY</b>		
Equity share capital	18,361.53	15,193.47
Other equity	20,932.35	12,896.22
	<b>39,293.88</b>	<b>28,089.69</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,14,715.31</b>	<b>85,718.56</b>

Satin Housing Finance Limited  
Statement of Cash Flows as at March 31, 2026  
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars		As at March 31, 2026 (Audited)	As at March 31, 2025 (Audited)
<b>A</b>	<b>Cash flow from Operating activities:</b>		
	<b>Net profit/(loss) before tax</b>	676.32	540.74
	Adjustments for :		
	Depreciation and amortisation expense	91.05	123.55
	Depreciation of ROU assets	56.25	55.18
	Interest expense on lease rental assets	17.47	13.79
	Impairment on financial instruments	719.76	207.66
	Net gain on derecognition of financial instruments	(2,258.42)	(1,582.97)
	Share based payment to employees	236.97	-
	Effective interest rate adjustment on debt securities, borrowings & subordinated liabilities	(199.89)	-
	Re-measurement gains on defined benefit plans	0.52	(1.10)
	<b>Operating profit before working capital changes</b>	<b>(659.97)</b>	<b>(643.15)</b>
	Adjustments for:		
	Trade receivables	(517.18)	72.56
	Loans	(24,674.03)	(11,533.58)
	Other bank balances	(2,469.70)	(1,317.92)
	Other financial assets	(637.80)	(111.62)
	Other non financial assets	(369.51)	(1,003.60)
	<i>Adjustments for (increase) / decrease in operating liabilities:</i>	-	-
	Trade payables	(10.23)	36.03
	Other financial liabilities	500.69	40.04
	Other non financial liabilities	130.13	(53.82)
	Provisions	64.03	22.30
	<b>Movement in Operating Assets and Liabilities</b>	<b>(27,983.60)</b>	<b>(13,849.61)</b>
	<b>Cash used in operations</b>	<b>(28,643.57)</b>	<b>(14,492.76)</b>
	Less : Income taxes paid /(refund) (net)	(63.00)	178.55
	<b>Net cash generated/(Used) from operating activities</b>	<b>(28,580.57)</b>	<b>(14,671.31)</b>
<b>B</b>	<b>Cash flow from investing activities:</b>		
	Purchase of property, plant and equipment (net of disposed off)	(174.04)	(202.49)
	Purchase of intangible assets	-	(14.77)
	<b>Net cash Flow/(used) from investing activities</b>	<b>(174.04)</b>	<b>(217.26)</b>
<b>C</b>	<b>Cash flow from financing activities:</b>		
	Issue of equity share capital (including security premium)	9,999.98	7,000.00
	Proceeds from borrowings	42,975.79	17,789.65
	Proceeds from issue of NCDs (Net of transaction cost)	-	6,929.94
	Repayment of NCDs	(2,515.66)	-
	Repayment of borrowings	(22,448.08)	(15,236.44)
	Repayment of Subordinated liabilities	(1,034.90)	0.54
	Lease liability	40.76	7.25
	Expenses on a/c of issue of shares	(28.71)	(19.89)
	<b>Net cash Flow/(used) in financing activities</b>	<b>26,989.18</b>	<b>16,471.05</b>
<b>D</b>	<b>Net Increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>(1,765.43)</b>	<b>1,582.48</b>
<b>E</b>	<b>Cash and cash equivalents at the beginning of the year</b>	2,871.29	1,288.81
<b>F</b>	<b>Cash and cash equivalents at the end of the year (D+E)</b>	1,105.86	2,871.29
	<b>Reconciliation of cash and cash equivalents as per the cash flow statement</b>	<b>(1,765.43)</b>	<b>1,582.48</b>

## Satin Housing Finance Limited

### Notes to the financial results

(All amounts in rupees in lakhs, unless stated otherwise)

- 1 The above audited financial results for quarter and year ended March 31, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors of Satin Housing Finance Limited ("the Company") at their meetings held on May 05, 2026. These results have been prepared in accordance with the requirement of Regulation 52 of the SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). The statutory auditors have issued review report on these results.
- 2 The audited financial results have been prepared in accordance with applicable accounting standards, as notified under the Companies (Indian Accounting Standards) Rules, 2015, and as specified under section 133 of the Company Act 2013.
- 3 The Company has consistently applied its material accounting policies in the preparation of its financial results for the year ended March 31, 2026.
- 4 The figures for the last quarter are the balancing figures between audited figures In respect of the full financial year and the published year-to-date figures up to the third quarter of the current financial year.
- 5 Pursuant to the applicable provisions of the Companies Act, 2013, the Shareholders of the Company, at their Extra-Ordinary General Meeting held on July 08, 2025, approved the "SHFL Employee Stock Option Scheme – 2025" ("ESOP 2025" or "the Scheme"). The Scheme provides for the grant of up to 84,74,817 Employee Stock Options, convertible into an equivalent number of Equity Shares of face value Rs. 10/- each. Subsequently, the Nomination and Remuneration Committee, at its meeting held on July 11, 2025, granted 64,52,422 Stock Options to eligible employees of the Company, in accordance with the terms of the Scheme. The accounting of the aforesaid grants will be carried out in accordance with Ind AS 102 – Share-Based Payment.
- 6 The Company has increased its authorised share capital by INR 3,190.00 Lakh and paid-up share capital by INR 3,168.06 Lakh during the year ended March 31, 2026.
- 7 Effective November 21, 2025, the Government of India notified the four Labour Codes-the Code on Wages, 2019, the Industrial Relations Code, 2020. the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 collectively referred to as the New Labour Codes - consolidating 29 existing labour laws. The Ministry of Labour & Employment has published draft Central Rules and FAQs on December 30, 2025, to facilitate assessment of the financial impact arising from these regulatory changes. Under IND AS 19, changes to employee benefit plans arising from the New Labour Codes constitute plan amendments and they are required to be treated as past service costs and recognised as an expense in the statement of profit and loss. Accordingly, the impact of New Labour Codes has been assessed and the same has been recognized under the head 'Employee Benefit Expenses'.
- 8 The Company has not restructured any loan of its outstanding loan portfolio in terms of resolution frame work 2.0: Resolution of Covid-19 related stress of individual and small businesses issued by RBI read with RBI (NBFC – Resolution of Stressed Assets) Directions, 2025 dated November 28, 2025. Accordingly disclosure as required is not applicable to the company for the year ended March 31, 2026. Also no resolution plans have been implemented during the quarter and year ended 31 March 2026 in projects financed on or after 1 October 2025. Hence, no disclosure is required pertaining to projects financed under the Reserve Bank of India (Non-Banking Financial Companies - Financial Statements Presentation and Disclosures) Directions. dated 28 November 2025.
- 9 The Company has not entered into any co-lending arrangements and has no outstanding exposure under such arrangements as at the reporting date.
- 10 The secured non-convertible debentures issued by the Company are fully secured by exclusive charge on the hypothecation of book debts/loan receivables to the extent as stated in the Key Information Document. Further, the Company has maintained security cover as stated in the Key Information document which is sufficient to discharge the principal amount and interest thereon at all times for the non-convertible debt securities issued.
- 11 Due to equity infusion and higher liquidity levels, the Company's Principal Business Criteria (PBC) stood at 53.89% of its total assets (net of intangible assets) as of September 30, 2025. The Reserve Bank of India granted an extension for compliance with the PBC criteria up to March 31, 2026. The Company has since complied with the PBC requirement as of March 31, 2026, with the ratio improving to 63.52% of its total assets (net of intangible assets).
- 12 The operations of the Company fall under "financing activities" only, which is considered to be the only reportable segment in accordance with the provisions of Ind AS 108 – Operating Segments. The Company operates in a single geographical segment, i.e. domestic.
- 13 Details of loans transferred/acquired during the year ended March 31, 2026 under the RBI (NBFC - Transfer and Distribution of Credit Risk) Directions November 28, 2025 and the RBI (NBFC - Financial Statements: Presentation and Disclosures) Directions dated November 28, 2025. are given below.

i. The Company has transferred certain loans which are not in default through direct assignment, details of which are given below.

Particulars	Year ended March 31, 2026
Total Number of loan assets assigned during the year	1566
book value of loan assets assigned during the year (in Lakhs)	12792.69
Sale consideration received during the year (in Lakhs)	12792.69
Interest spread recognised in the statement of profit and loss during the year	2,258.10
Weighted average maturity of loans assets assigned (in Months)	150.99
Weighted average holding period of loans assets assigned (in Months)	23.26
Retention of beneficial economic interest on loans assets assigned (in%)	10.00
Coverage of tangible security coverage	NIL
Rating-wise distribution of rated loans	Not Rated
Agreed to replace loans transferred to transferee(s) or pay damages arising out of any	No

ii. The Company has acquired certain loans which are not in default through direct assignment, details of which are given below.

Particulars	Year ended March 31, 2026
Total Number of loan assets acquired during the year	2441
Book value of loan assets acquired during the year (in Lakhs)	28191.45
Purchase consideration paid during the year (in Lakhs)	28191.45
Interest spread recognised in the statement of profit and loss during the Year	-
Weighted average maturity of loans assets acquired (in Months)	184.77
Weighted average holding period of loans assets acquired (in Months)	18.89
Retention of beneficial economic interest on loans assets acquired (in%)	10.00
Coverage of tangible security coverage	NIL
Rating-wise distribution of rated loans	Not Rated
Agreed to replace loans transferred to transferee(s) or pay damages arising out of any	No

iii. The company has not transferred or acquired, any stressed loans during period ended March 31, 2026.

14 Disclosure as per Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015

We are pleased to submit following information pursuant to Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015:

Particulars	Year ended March 31, 2026
Net profit after tax	506.42
Earnings per share	0.30
Operating margin	Not Applicable
Net profit margin	4.63%
<b>Debt – Equity Ratio</b>	<b>1.85</b>
Debt service coverage ratio	Not Applicable
Interest service coverage ratio	Not Applicable
Outstanding redeemable preference shares (quantity and value)	Not Applicable
Capital redemption reserve/debenture redemption reserve	Not Applicable
Net worth	37,305.31
Current ratio	Not Applicable
Long term debt to working capital	Not Applicable
Bad debts to Account receivable ratio	NIL
Current liability ratio	Not Applicable
Total debts to total assets	63.40%
Debtors turnover	Not Applicable
Inventory turnover	Not Applicable
<b>Sector specific equivalent ratios</b>	
Gross Stage 3 asset	2.95%
Net Stage 3 asset	2.34%

15 Previous year/periods figures have been regrouped/reclassified to make them comparable to current year/period figures.

For and on behalf of the Board of Directors of  
Satin Housing Finance Limited

Place: Gurugram  
Date: May 05, 2026

Amit Sharma  
(MD & CEO)

**Rajeev Bhatia & Associates**  
Chartered Accountants

201, 203, 2nd Floor,  
A-20, Indraprastha Bhawan,  
Dr. Mukherjee Nagar  
Commercial Complex, Delhi-110009  
9810057854, 9990511249, 9711842888  
info@rajeevbhatiaassociates.com

To  
The Board of Directors  
Satin Housing Finance Limited  
Plot No. 492, Udyog Vihar,  
Phase - III, Gurugram,

Haryana-122016, India.

**Independent Auditor's Certificate pursuant to Regulation 54 read with Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular no - SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated May 19, 2022 (as amended)**

1. We have reviewed the audited financial statements and other relevant records of Satin Housing Finance Limited, (hereinafter referred to as "Company"), an NBFC registered under RBI, having its registered office at 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi – 110033 and corporate office at 2<sup>nd</sup> floor, Plot no 492, Udyog Vihar, Phase 3, Gurugram, Haryana – 122016.
2. The accompanying statement of Security Cover as on March 31, 2026 ("the Statement") has been prepared by the Company's management in accordance with the requirements of Regulation 54 read with Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular no SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated May 19, 2022 (as amended) ("the Regulations") for the purpose of submission to the Stock exchanges & Debenture Trustee i.e. Catalyst Trusteeship Limited.

**Management's Responsibility for the Statement**

3. The preparation of the Statement, including the preparation and maintenance of all accounting and other relevant supporting records and documents, is the responsibility of the management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring compliance with the requirements of the Regulations for the purpose of furnishing this Statement and providing all relevant information to the Debenture Trustee.
5. The Management is responsible for ensuring adherence that the details in the Statement are correct.



**Rajeev Bhatia & Associates**  
Chartered Accountants

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**Auditor's Responsibility**

6. Pursuant to requirement of the Regulations, it is our responsibility to provide reasonable assurance in the form of an opinion as to whether the amounts included in the Statement are in agreement with the audited financial statements, its underlying books of accounts and other relevant documents and records of the Company for the year ended March 31, 2026 and the books values as mentioned in the statement are correct.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC-1), Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
8. We conducted our work in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) and Standards on Auditing issued by the Institute of Chartered Accountants of India (ICAI), in so far as applicable for the purpose of this certificate, which includes the concepts of test check and materiality. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

**Opinion**

9. On the basis of above and as per various records made available to us; information and explanations provided by the management of the Company till the date of issuance of this certificate along with the representations made by them we certify that the details mentioned in the Statement are correct.

**Restriction on distribution or use**

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Regulations. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability is in no way changed by, any other role we may have as statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.



**Rajeev Bhatia & Associates**  
Chartered Accountants

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11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with the requirements of the Regulations which inter alia, requires it to submit this certificate along with the accompanying Statement to the Stock exchanges & Debenture Trustee(s) of the Company, and should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For Rajeev Bhatia & Associates  
Chartered Accountants  
Firm Regn. No. 021776N

Rajeev Bhatia  
Partner  
M. No. 089018

UDIN - 26089018 SMHUXQ8549



Date: May 05, 2026  
Place: Gurugram



Annexure 2 to the certificate having UDIN **26089018SMHVXQ8549** dated May 05, 2026

Details of debenture trustees:

(Rs. In Lakhs)

S.no	Facility	Sanction Date	Sanction amount	ISIN	Book debts amount
1	Catalyst Trusteeship Limited	September 27, 2024	2,500.00	INE02YC07026	2,797.78
2	Catalyst Trusteeship Limited	February 14, 2025	2,000.00	INE02YC07034	2,304.98

