

SEC/534/2025-26

January 12, 2026

The General Manager,
Compliance Dept.
BSE Limited
P J Towers, Dalal Street,
Mumbai - 400001

Sub.: Disclosure of Asset cover as per Regulation 54 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 ("SEBI LODR Regulations")

Dear Sir/ Madam,

Pursuant to Regulation 54(2) of SEBI LODR Regulations, 2015, please find enclosed herewith the Unaudited Financial Results along with Limited Review Report for the quarter and nine months ended December 31, 2025. The security cover is disclosed in the enclosed Unaudited financial results under the Point No. 2 of Annexure 1 and the same is reproduced below for reference:

The Company has secured Non-Convertible Debentures (including Market Linked Debentures) (NCDs) of ₹1,03,966.0 million (face value) outstanding at December 31, 2025. These NCDs are fully secured by way of first ranking pari passu floating charge created over the eligible receivables to the extent of security cover of 1 time of the Obligations or such higher security cover required as per the terms of offer document/Information Memorandum and/or Debenture Trust Deed.

Also, please find enclosed the security cover certificate as "Annexure A" as per Regulation 54(3) of SEBI LODR Regulations read with SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 and subsequent amendments thereof.

We request you to take the document on record.

Yours faithfully,

For **ICICI Home Finance Company Limited**


Priyanka Shetty
Company Secretary



ICICI Home Finance Company Limited

Registered Office:
ICICI Bank Towers,
Bandra-Kurla Complex
Mumbai 400 051, India.

Corporate Office:
ICICI HFC Tower,
Andheri Kurla Road, J.B. Nagar,
Andheri (E), Mumbai-400 059.

Tel.: (091-22) 4009 3231
Website : www.icicifhc.com
CIN:- U65922MH1999PLC120106

KALYANIWALLA & MISTRY LLP

CHARTERED ACCOUNTANTS

To,
The Board of Directors
ICICI Home Finance Company Limited
ICICI HFC Towers,
Andheri-Kurla Road, S B Singh Colony,
JB Nagar, Andheri (E)
Mumbai – 400059

Dear Sirs,

Independent Auditor's Certificate on Statement on maintenance of security cover as at December 31, 2025, and compliance with covenants for the quarter ended December 31, 2025, in respect of listed non-convertible debentures.

1. We, Kalyaniwalla & Mistry LLP, Chartered Accountants, along with Borkar & Muzumdar, Chartered Accountants, have been appointed as the joint statutory auditors' of ICICI Home Finance Company Limited ('the Company') for the Financial Year 2025-26 & 2026-27. This certificate is issued in accordance with the terms of our engagement letter dated June 25, 2025, with the Company.
2. Based on the requirements of Regulation 56(1)(d) read with Regulation 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred as "LODR Regulations") (updated as on May 01, 2025), Regulation 15(1)(t)(ii) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred as "DT Regulations") and Operational Circular for Debenture Trustees issued by SEBI on August 13, 2025 (which supersedes the earlier Operational Circular No. SEBI/HO/DDHS/P/CIR/2023/50 dated March 31, 2023), the Company is required to submit a certificate to Axis Trustee Service Limited (hereinafter referred to as "Debenture Trustee") as well as to the Securities and Exchange Board of India ("SEBI"), regarding maintenance of security cover ("value of receivables/book debts") against Fully Paid-up listed Redeemable Non-convertible Debentures ("Listed NCDs") including compliance with the financial covenants as stated in the Debenture Trust Deed (DTDs) in respect of such listed NCDs.

Accordingly, the Company has prepared accompanying statements (Annexure A containing details of security cover available for such listed NCDs and Annexure B listing compliance with covenants), annexed to the certificate (initialled for identification), in accordance with the unaudited financial information as at December 31, 2025, and other relevant documents/records maintained by the Company. We have been requested by the Management of the Company to issue a certificate on the same.

Management's Responsibility

The Management of the Company is responsible for preparation and presentation of the accompanying statements, including the preparation and maintenance of all accounting and



LLP IN : AAH - 3437

REGISTERED OFFICE : ESPLANADE HOUSE, 29, HAZARIMAL SOMANI MARG, FORT, MUMBAI 400 001
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other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the accompanying statements and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

4. The Management of the Company is responsible for the compliance with the financial covenants as prescribed in DTDs, for the quarter ended December 31, 2025, except for the covenants where the due date for compliance has not elapsed as on date of this certificate.
5. The Management of the Company is also responsible for:
 - a. preparation and presentation of the Annexure A, in the manner prescribed in para 1 of Chapter V of the Operational Circular for Debenture Trustees dated August 13, 2025, issued by SEBI;
 - b. accurate computation of security cover available for such listed NCDs based on unaudited financial information of the Company as at December 31, 2025;
 - c. ensuring maintenance of the adequate security cover available for such listed NCDs as per Regulation 54 of LODR Regulations;
 - d. completeness and accuracy of the covenants listed in Annexure B, extracted from the list of covenants under the covenants section of respective DTDs, along with the guidance provided in Operational Circular for Debenture Trustees dated August 13, 2025;
 - e. compliance and providing accurate status of compliance with the covenants of the DTDs in respect of such listed NCDs as at December 31, 2025;
 - f. compliance with relevant requirements of SEBI Regulations and circulars in all respect and;
 - g. providing required documents and relevant information to the Company's Debenture Trustee.

This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

Auditor's Responsibility

6. Based on our examination of the security cover available for listed NCDs, which has been prepared by the Management from the unaudited financial information as at December 31, 2025 and relevant records provided by the Company, our responsibility is to provide limited assurance that nothing has come to our attention that causes us to believe, in all material respects:
 - a. the particulars furnished in Annexure - A have not been accurately extracted from the available unaudited books of accounts and other records and documents of the Company as at December 31, 2025;
 - b. the security cover maintained by the Company against the outstanding listed NCDs are less than 100 percent;
 - c. the computation of security cover is not arithmetically accurate; and that the Company has not complied with the covenants stated in Annexure - B.



7. For the purpose of this report, we have planned and performed the following procedures:
 - a. Traced the amounts forming part of the Annexure A with the information provided by the Management and other relevant records and documents maintained by the Company and verified the arithmetical accuracy of the calculations;
 - b. Checked the computation of security cover as at December 31, 2025, prepared by the Management;
 - c. Obtained the Statement of Beneficial Position and checked the details of the outstanding amounts and assets required to be maintained as collateral from the unaudited books of accounts and other relevant records and documents maintained by the Company for the quarter ended December 31, 2025;
 - d. Obtained from Management, a list of covenants (as enlisted in Annexure B), which are extracted by the Management from the DTDs of all the listed debt securities outstanding as at December 31, 2025;
 - e. Traced such covenants to the respective DTDs;
 - f. Checked the compliance of all financial covenants by obtaining underlying documents;
 - g. Performed necessary inquiries with the Management regarding instances of non-compliance with such covenants or communications received from Debenture Trustees indicating any breach of such covenants, if any, during the quarter ended December 31, 2025, and;
 - h. Relied on specific representation obtained from the Management with respect to the compliance/adherence to the covenants stated in DTDs.
8. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.
9. We conducted our examination of the accompanying statements in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). The Guidance Note requires that we comply with the independence and ethical requirements of the Code of Ethics issued by the ICAI.
10. 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.

Conclusion

11. Based on the procedures performed by us as mentioned in Para 7 above, and according to information and explanation given to us and specific representation obtained from the Management, nothing has come to our attention that causes us to believe that, in all material respects:

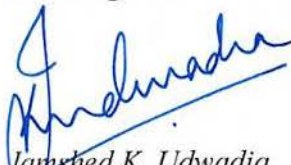


- a. the particulars furnished in Annexure - A have not been accurately extracted from the available unaudited books of accounts and other records and documents of the Company as at December 31, 2025;
- b. the security cover maintained by the Company against the outstanding listed NCDs are less than 100 percent;
- c. the computation of security cover is not arithmetically accurate; and
- d. that the Company has not complied with the covenants stated in Annexure- B.

Restriction on Use

12. This certificate has been addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to the Debenture Trustee and SEBI Stock Exchange, pursuant to the requirements as mentioned in paragraph 2 above and should not be used by any other person or for any other purpose. Our certificate should not be quoted or referred to in any other document or made available to any other person or persons 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 KALYANIWALLA & MISTRY LLP
CHARTERED ACCOUNTANTS
Firm Regn. No: 104607W/W100166



Janshed K. Udwadia
PARTNER

M. No: 124658

UDIN: 26124658LGHCCI1343

Mumbai, January 12, 2026




Sr. No.	Particulars	Description of asset for which this certificate relate	Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P	
			Exclusive charge	Exclusive charge	Pari Passu charge	Pari Passu charge	Pari Passu charge	Assets not offered as security ¹	Elimination (amount in negative)	Debt not backed by any assets offered as security (applicable only for liability side)	Total (C to J)	Related to only those items covered by this certificate							
			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 and other debt with Pari-Passu 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) ²	Total Value (L+M+N+O)						
Book Value	Book Value	Yes/No	Book Value	Book Value															
Assets																			
1	Property, Plant and Equipment	NA	NA	NA	NA	NA	NA	992.0	NA	NA	992.0	NA	NA	NA	NA	NA	NA	-	
2	Capital Work In progress	NA	NA	NA	NA	NA	NA	-	NA	NA	-	NA	NA	NA	NA	NA	NA	-	
3	Right of Use Assets	NA	NA	NA	NA	NA	NA	-	NA	NA	-	NA	NA	NA	NA	NA	NA	-	
4	Goodwill	NA	NA	NA	NA	NA	NA	-	NA	NA	-	NA	NA	NA	NA	NA	NA	-	
5	Intangible Assets	NA	NA	NA	NA	NA	NA	-	NA	NA	-	NA	NA	NA	NA	NA	NA	-	
6	Intangible Assets under development	NA	NA	NA	NA	NA	NA	-	NA	NA	-	NA	NA	NA	NA	NA	NA	-	
7	Investments	NA	NA	NA	NA	NA	NA	8,452.7	NA	NA	8,452.7	NA	NA	NA	NA	NA	NA	-	
8	Loans	Receivable from mortgage loans	NA	28,613.1	Yes	173,061.0	NA	96,616.4	NA	NA	298,290.5	NA	NA	NA	NA	NA	108,069.5	108,069.5	
9	Inventories	NA	NA	NA	NA	NA	NA	-	NA	NA	-	NA	NA	NA	NA	NA	NA	-	
10	Trade Receivables	NA	NA	NA	NA	NA	NA	13.3	NA	NA	13.3	NA	NA	NA	NA	NA	NA	-	
11	Cash and Cash Equivalents	NA	NA	NA	NA	NA	NA	3,381.4	NA	NA	3,381.4	NA	NA	NA	NA	NA	NA	-	
12	Bank Balances other than cash and cash equivalents	NA	NA	NA	NA	NA	NA	2.5	NA	NA	2.5	NA	NA	NA	NA	NA	NA	-	
13	Others	NA	NA	NA	NA	NA	NA	8,987.4	NA	NA	8,987.4	NA	NA	NA	NA	NA	NA	-	
Total			-	28,613.1		173,061.0	-	118,445.7			320,119.8	-	-	-	-	-	108,069.5	108,069.5	
Liabilities																			
14	Debt securities to which this certificate pertains	Secured NCDs	NA	NA	Yes	108,069.5	NA	-	NA	NA	108,069.5	NA	NA	NA	NA	NA	108,069.5	108,069.5	
15	Other debt sharing pari-passu charge with above debt	NA	NA	NA	NA	64,790.7	NA	-	NA	NA	64,790.7	NA	NA	NA	NA	NA	NA	NA	
16	Other Debt (Deposit + Commercial Papers)	NA	NA	NA	NA	NA	NA	-	NA	62,405.4	62,405.4	NA	NA	NA	NA	NA	NA	NA	
17	Subordinated Debt	NA	NA	NA	NA	NA	NA	-	NA	4,283.6	4,283.6	NA	NA	NA	NA	NA	NA	NA	
18	Borrowings	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
19	Bank ⁴	NA	21,898.4	NA	NA	NA	NA	-	NA	0	21,898.4	NA	NA	NA	NA	NA	NA	NA	
20	Debt Securities	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
21	Others	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
22	Trade payables	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
23	Lease liabilities	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
24	Provisions	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
25	Others	NA	NA	NA	NA	NA	NA	-	NA	0	-	NA	NA	NA	NA	NA	NA	NA	
26	Total	-	21,898.4		172,860.2	-	-	-	-	66,689.0	261,447.6	-	-	-	-	-	108,069.5	108,069.5	
27	Cover on book value ³					1.00													
28	Cover on market value ⁴					1.00													
			Exclusive Security Cover Ratio ¹	NA		Pari-Passu Security Cover Ratio ¹	1.00												

1. Security Cover Ratio pertains to listed secured Non Convertible Debentures (NCDs)

2. Senior NCDs are secured by way of first pari passu floating charge against eligible receivable at such value as recognised in the unaudited financial statement. Since the nature of asset are in form of the receivables, market value cannot be ascertained and hence the book value has been considered in the above table.

3. This column shall include all those assets which are not offered as security and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid off

4. Amount in Bank represents NHB Refinance


Shyam Sunder Tailor
Chief Financial Officer
Date: January 12, 2026




Priyanka Shetty
Company Secretary
Date: January 12, 2026

Covenants for the quarter ended December 31, 2025


Annexure B

Sr. no.	Category	Sub-type	Covenants	Remarks	Status of compliance
1.	Financial	Other disclosures/submissions	<p>i. The Company shall supply to the Debenture Trustee as soon they become available, but in any event within 60 (sixty) days after the end of each Financial Year, the audited financial statements of the Company for that Financial Year.</p> <p>ii. The Company shall supply to the Debenture Trustee as soon they become available, but in any event within 60 (sixty) days after the end of each Financial Year, the unaudited/provisional financial statements of the Company for that Financial Year.</p> <p>iii. The Company shall, while submitting quarterly and annual financial results, shall provide the following information: a) Debt-equity ratio; b) Debt service coverage ratio; c) Interest service coverage ratio; d) Outstanding redeemable preference shares (quantity and value); e) Capital redemption reserve/debenture redemption reserve; f) Net worth; g) Net profit after tax; h) Earnings per share;</p>	<p>The Company has submitted the audited financial results for the year ended March 31, 2025 to debenture trustee on April 12, 2025 i.e. within the prescribed timelines.</p> <p>The Company had adopted the audited financial statements within 60 days after the end of the financial year and audited financial statements were provided to Debenture Trustees. Hence, this is not applicable to the Company.</p> <p>The Company has submitted the audited financial results for the quarter and year ended March 31, 2025 and unaudited financial results for quarter ended September 30, 2025 to the debenture trustee within the prescribed timelines. The ratios, which are applicable to the Company, are included in the financial results of the Company.</p>	<p>Complied</p> <p>Not applicable</p> <p>Complied</p>



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Sr. no.	Category	Sub-type	Covenants	Remarks	Status of compliance
			<p>i) Current ratio; j) Long term debt to working capital; k) Bad debts to Account receivable ratio; l) Current liability ratio; m) Total debts to total assets; n) Debtors' turnover; o) Inventory turnover; p) Operating margin percent; q) Net profit margin percent r) Such other ratio/equivalent financial information, as may be required to be maintained, if any, under the applicable laws.</p> <p>iv. In accordance with Regulation 51, 52, 56, 57 and 58 and all other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company shall furnish all such documents/ certificates/ reports and such other necessary information to the Debenture Trustee and/or Exchange, within the timeline specified in the said regulations;</p>	<p>The Company has submitted all documents/ certificates/ reports and other necessary information to the Debenture trustee and/or exchange, within the timelines specified in the said SEBI regulations.</p>	<p>Complied</p>


Shyamsunder Tailor
Chief Financial Officer
Date: January 12, 2026




Priyanka Shetty
Company Secretary
Date: January 12, 2026