

February 2, 2026

To,

National Stock Exchange of India Ltd, Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai- 400051	BSE Ltd, Phiroze Jeejeebhoy Towers, Dalal Street Mumbai- 400001
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Subject: Intimation of outcome of Board Meeting for the period ended 31st December, 2025 under Regulation 51 & 52 of the SEBI (LODR) Regulations, 2015

Dear Sir/Madam,

This is to inform you that the Board of Directors of National Housing Bank at its board meeting held today, i.e., February 2, 2026 (which commenced at 03:30 pm and concluded at 06:10 pm) has approved the Financial Results of the Bank for the period ended 31st December, 2025.

Disclosures as required under Regulation 52 (4) of the SEBI (LODR) Regulations, 2015 forms part of the said financial results.

The Security cover certificate as per Regulation 54 of the SEBI (LODR) Regulations, 2015 forms part of the said financial results.

The Statement indicating the utilization of issue proceeds and material deviation in the use of proceeds as per Regulation-52 of the SEBI (LODR) Regulations, 2015 forms part of the said financial results.

Please take the above information on record.

Thanking You.

Yours sincerely,
for National Housing Bank


Sanjay Bose

RM/ Company Secretary



To,
The President of India
New Delhi

We have reviewed the accompanying statements of unaudited financial results of National Housing Bank (the Bank) for the Quarter/Half Year ended on 31st December 2025. These financial results are the responsibility of the Bank's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of bank'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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results along with notes thereon, has not been prepared in accordance with Accounting Standards (IGAAP) and other recognized accounting practices & policies, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI(Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Raj Har Gopal & Co
Chartered Accountants,
FRN:002074N



(CA Gopal Krishan)
Partner
Membership No. 081085



UDIN: 26081085LWRXZU4694
Place: New Delhi
Date: 02-02-2026

National Housing Bank

Annexure IA

Financial Results for the Period Ended December 31, 2025

(₹ in lakhs)

Particulars	Quarter Ended	Quarter Ended	Quarter Ended	HY Ended	HY Ended	FY Ended
	31.12.2025	31.12.2024	30.09.2025	31.12.2025	31.12.2024	30.06.2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1. Interest Earned (a)+(b)+(c)+(d)	1,86,667	1,85,307	1,97,308	3,83,974	3,70,345	7,69,221
(a) Interest on advances	1,78,950	1,68,836	1,87,555	3,66,504	3,37,856	7,05,425
(b) Income on Investments	6,922	16,440	9,090	16,011	32,377	63,648
(c) Interest on bank deposits	795	31	663	1,459	112	148
(d) Others	-	-	-	-	-	-
2. Other Income	397	122	228	625	570	6,112
3. Total Income (1+2)	1,87,064	1,85,429	1,97,536	3,84,599	3,70,915	7,75,333
4. Interest Expended	1,25,005	1,15,914	1,26,831	2,51,835	2,34,840	4,90,303
5. Operating Expense (i)+(ii)	3,456	4,277	3,514	6,969	7,388	14,460
(i) Payments to and provisions for employees	1,747	2,312	1,950	3,697	3,741	7,253
(ii) Other operating Expense (a)+(b)+(c)	1,709	1,965	1,564	3,272	3,647	7,207
(a) Brokerage, Guarantee Fee and Other Finance Charges	120	368	119	240	418	120
(b) Stamp duty on Borrowings	13	39	-	12	39	105
(c) Other expenditures	1,576	1,558	1,445	3,020	3,190	6,982
6. (Gain)/ Loss on account of exchange fluctuations	11	(1,889)	1,172	1,184	(733)	1,390
7. Total Expenditure excluding Provisions and Contingencies (4+5+6)	1,28,472	1,18,302	1,31,517	2,59,988	2,41,495	5,06,153
8. Operating Profit before Provisions and Contingencies (3-7)	58,592	67,127	66,019	1,24,611	1,29,420	2,69,180
9. Provisions other than Tax and Contingencies	3,148	5,805	1,021	4,169	6,307	14,336
10. Exceptional Items (gain)/loss	-	-	-	-	-	-
11. Profit (+) / Loss (-) from Ordinary Activities before Tax (8-9-10)	55,444	61,322	64,998	1,20,442	1,23,113	2,54,844
12. Tax Expense	14,110	16,850	16,020	30,130	31,436	63,903
13. Net Profit (+)/Loss (-) from Ordinary Activities after Tax (11-12)	41,334	44,472	48,978	90,312	91,677	1,90,941
14. Extraordinary items (net of tax expense)	-	-	-	-	-	-
15. Net Profit (+)/Loss (-) for the period (13-14)	41,334	44,472	48,978	90,312	91,677	1,90,941
16. Paid-up capital (wholly owned by Government of India)	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000
17. Reserves excluding Revaluation Reserves ⁵	15,11,587	13,20,077	15,11,587	15,11,587	13,20,077	15,11,587
18. Analytical Ratios:						
(i) Percentage of shares held by Government of India	100%	100%	100%	100%	100%	100%
(ii) Capital Adequacy Ratio	45.12%	40.52%	47.00%	45.12%	40.52%	43.43%
(iii) Earning Per Share (EPS)	NA	NA	NA	NA	NA	NA
(iv) NPA Ratios						
a) Amount of Gross NPA	65,368	64,460	65,368	65,368	64,460	65,641
b) Amount of Net NPA	-	-	-	-	-	-
c) % of Gross NPA	0.61%	0.62%	0.62%	0.61%	0.62%	0.60%
d) % of Net NPA	-	-	-	-	-	-
v) Return on Assets (Annualized)	1.47%	1.61%	1.71%	1.58%	1.65%	1.68%
vi) Net Worth (₹ in Cr)	16,372	14,432	15,958	16,372	14,432	15,467
vii) Outstanding Redeemable Preference Shares	Nil	Nil	Nil	Nil	Nil	Nil
viii) Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
ix) Debenture Redemption Reserve	NA	NA	NA	NA	NA	NA
x) Debt - Equity Ratio *	5.17	6.04	5.28	5.17	6.04	5.91
xi) Total Debts to Total Assets (%) *	80.21%	82.53%	80.65%	80.21%	82.53%	82.82%
xii) Operating Margin(%)	2.09%	2.43%	2.30%	2.18%	2.33%	2.37%
xiii) Net profit Margin(%)	1.47%	1.61%	1.71%	1.58%	1.65%	1.68%

⁵ For the quarter/half-year ended taken as per audited balance sheet of last financial year

* Debt denotes total Borrowings and Equity denotes Capital plus Reserves and surplus.

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 02, 2026 at New Delhi.
- During Half-Year ended December 31, 2025, the account of Aviom Housing Finance Pvt Ltd was declared as fraud on September 12, 2025. NHB has also invoked the Bank Guarantee submitted by them aggregating to ₹ 3.25 Crore. The same has been appropriated against additional & overdue interest and principal. Consequently, the outstanding loan has reduced to ₹ 9.08 Crore and the provision held against the said loan has been reversed to the extent of ₹ 2.72 Crore. Further, 100% provision has been maintained by the Bank against the outstanding balance of ₹ 9.08 Crore as on December 31, 2025.
- Bank has shifted Government Securities having book value of ₹ 749.71 Crore from Held to Maturity (HTM) to Available for Sale (AFS) category on September 30, 2025. No depreciation to be provided on such shifting, as per Reserve Bank of India Directives.
- The Reserve Bank of India vide its letter dated May 15, 2019, has advised that implementation of Indian Accounting Standards (IND- AS) by All India Financial Institutions (AIFIs) has been deferred until further notice. Further, as advised by RBI, Bank is continuously submitting Expected Credit Loss (ECL) calculations to Reserve Bank of India on half-yearly basis.
- In compliance with Reserve Bank of India (Project Finance) Directions, 2025, an additional specific provision of 0.5625% has been provided over and above the applicable standard asset provision of 1% in respect of Deferment of Date of Commencement of Commercial Operations (DCCO) amounting to ₹ 0.06 Crore in case of M/s Maharashtra Housing Development Ltd. (MHDC) during the quarter ended December 31, 2025.
- Previous period figures have been regrouped / rearranged wherever necessary.

Place: New Delhi

Date: February 02, 2026



Sanjay Shukla
Sanjay Shukla
Managing Director



As per our review report of even date attached
For Raj Har Gopal & Co.
Chartered Accountants
Firm Reg. No. 002074N

(CA Gopal Krishna)
Partner
Membership No. 081085

31 दिसंबर, 2025 को समाप्त अवधि के लिए वित्तीय परिणाम

(₹ लाख में)

विवरण	31.12.2025 को समाप्त तिमाही	31.12.2024 को समाप्त तिमाही	30.09.2025 को समाप्त तिमाही	31.12.2025 को समाप्त छमाही	31.12.2024 को समाप्त छमाही	30.06.2025 को समाप्त वित्त वर्ष
	अलेखापरीक्षित	अलेखापरीक्षित	अलेखापरीक्षित	अलेखापरीक्षित	अलेखापरीक्षित	लेखापरीक्षित
1. अर्जित व्याज (क) + (ख) + (ग) + (घ)	1,86,667	1,85,307	1,97,308	3,83,974	3,70,345	7,69,221
(क) अग्रियों पर व्याज	1,78,950	1,68,836	1,87,555	3,66,504	3,37,856	7,05,425
(ख) निवेशों पर आय	6,922	16,440	9,090	16,011	32,377	63,648
(ग) बैंक जमाओं पर व्याज	795	31	663	1,459	112	148
(घ) अन्य	-	-	-	-	-	-
2. अन्य आय	397	122	228	625	570	6,112
3. कुल आय (1+2)	1,87,064	1,85,429	1,97,536	3,84,599	3,70,915	7,75,333
4. व्यय व्यय	1,25,005	1,15,914	1,26,831	2,51,835	2,34,840	4,90,303
5. परिचालन व्यय (i)+(ii)	3,456	4,277	3,514	6,969	7,388	14,460
(i) कर्मियों के लिए भुगतान एवं प्रावधान	1,747	2,312	1,950	3,697	3,741	7,253
(ii) अन्य परिचालन व्यय (क) + (ख) + (ग)	1,709	1,965	1,564	3,272	3,647	7,207
(क) ब्रोकरेज, गारंटी शुल्क एवं अन्य वित्त प्रकार	120	368	119	240	418	120
(ख) उधारों पर स्टॉप शुल्क	13	39	-	12	39	105
(ग) अन्य व्यय	1,576	1,558	1,445	3,020	3,190	6,982
6. विनियम उतार-चढ़ाव के कारण (लाभ)/हानि	11	(1,889)	1,172	1,184	(733)	1,390
7. प्रावधान एवं आकस्मिक व्ययों के अतिरिक्त कुल व्यय (4+5+6)	1,28,472	1,18,302	1,31,517	2,59,988	2,41,495	5,06,153
8. प्रावधान एवं आकस्मिक व्ययों से पूर्व परिचालन लाभ (3-7)	58,592	67,127	66,019	1,24,611	1,29,420	2,69,180
9. कर एवं आकस्मिक व्यय के अतिरिक्त अन्य प्रावधान	3,148	5,805	1,021	4,169	6,307	14,336
10. असाधारण मर्दे (लाभ)/हानि	-	-	-	-	-	-
11. कर पूर्व सामान्य गतिविधियों से लाभ (+) / हानि (-) (8-9-10)	55,444	61,322	64,998	1,20,442	1,23,113	2,54,844
12. कर व्यय	14,110	16,850	16,020	30,130	31,436	63,903
13. कर के पश्चात सामान्य गतिविधियों से निवल लाभ (+) / हानि (-) (11-12)	41,334	44,472	48,978	90,312	91,677	1,90,941
14. असाधारण मर्दे (कर व्यय घटाकर)	-	-	-	-	-	-
15. अवधि हेतु निवल लाभ (+) / हानि (-) (13-14)	41,334	44,472	48,978	90,312	91,677	1,90,941
16. चुकता पूंजी (भारत सरकार के संपूर्ण स्वामित्व में)	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000
17. पुनर्मुल्यांकन आरक्षित को छोड़कर आरक्षित निधि ⁵	15,11,587	13,20,077	15,11,587	15,11,587	13,20,077	15,11,587
18. विस्लेषणात्मक अनुपात:						
(i) भारत सरकार द्वारा धारित शेयरों का प्रतिशत	100%	100%	100%	100%	100%	100%
(ii) पूंजीगत पर्याप्तता अनुपात	45.12%	40.52%	47.00%	45.12%	40.52%	43.43%
(iii) प्रति शेयर आय (ईपीएस)	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
(iv) एनपीए अनुपात						
क) सकल एनपीए की राशि	65,368	64,460	65,368	65,368	64,460	65,641
ख) निवल एनपीए की राशि	-	-	-	-	-	-
ग) सकल एनपीए का %	0.61%	0.62%	0.62%	0.61%	0.62%	0.60%
घ) निवल एनपीए का %	-	-	-	-	-	-
v) आरितियों पर लाभ (वार्षिक)	1.47%	1.61%	1.71%	1.58%	1.65%	1.68%
vi) नेटवर्क (₹ करोड़ में)	16,372	14,432	15,958	16,372	14,432	15,467
vii) बकाया प्रतिशेय वरीयता शेयर	शून्य	शून्य	शून्य	शून्य	शून्य	शून्य
viii) पूंजी मोचन आरक्षित निधियां	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
ix) डिबेंचर मोचन आरक्षित निधियां	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
x) ऋण - इक्विटी अनुपात *	5.17	6.04	5.28	5.17	6.04	5.91
xi) कुल आरितियों के सापेक्ष कुल ऋण (%) *	80.21%	82.53%	80.65%	80.21%	82.53%	82.82%
xii) परिचालन मार्जिन (%)	2.09%	2.43%	2.30%	2.18%	2.33%	2.37%
xiii) निवल लाभ मार्जिन (%)	1.47%	1.61%	1.71%	1.58%	1.65%	1.68%

⁵ समाप्त तिमाही/छमाही के लिए पिछले वित्तीय वर्ष के लेखापरीक्षित तुलन पत्र के अनुसार लिया गया।

* ऋण कुल उधार को और इक्विटी पूंजी सहित आरक्षित निधि और अधिशेष को इंगित करती है।

टिप्पणियां:

- उपरोक्त परिणामों की लेखापरीक्षा समिति द्वारा समीक्षा की गई है और निदेशक मंडल द्वारा दिनांक 02 फरवरी, 2026 को नई दिल्ली में आयोजित बैठक में अनुमोदित किया गया है।
- 31 दिसंबर, 2025 को समाप्त छमाही के दौरान, एबिओम हाउसिंग फाइनेंस प्राइवेट लिमिटेड के खाते को 12 सितंबर, 2025 को कपटपूर्ण घोषित किया गया था। राष्ट्रीय आवास बैंक ने एबिओम इंडिया हाउसिंग फाइनेंस प्राइवेट लिमिटेड की बैंक गारंटी के माध्यम से ₹3.25 करोड़ की राशि वसूली है। इसे अतिरिक्त एवं अतिदेय व्यय और मूलधन के सापेक्ष विनियोजित किया गया है। परिणामस्वरूप, बकाया ऋण घटकर ₹9.08 करोड़ हो गया है और उक्त ऋण के सापेक्ष प्रावधान को ₹2.72 करोड़ की सीमा तक वापस ले लिया गया है। इसके अतिरिक्त, 31 दिसंबर, 2025 को ₹9.08 करोड़ के बकाया शेष के सापेक्ष बैंक द्वारा 100% प्रावधान बनाए रखा गया है।
- 30 सितंबर, 2025 को बैंक ने ₹749.71 करोड़ के बही मूल्य वाली सरकारी प्रतिभूतियों को परिपक्वता तक धारित (एचटीएम) से बिक्री के लिए उपलब्ध (एएफएस) श्रेणी में स्थानांतरित कर दिया है। भारतीय रिजर्व बैंक के निर्देशानुसार इस स्थानांतरण पर कोई मूल्यहास नहीं लगाया गया।
- भारतीय रिजर्व बैंक ने 15 मई, 2019 के अपने पत्र के माध्यम से यह सूचित किया है कि अखिल भारतीय वित्तीय संस्थानों (एआईएफआई) द्वारा भारतीय लेखा मानकों का कार्यान्वयन अगली सूचना तक स्थगित कर दिया गया है। इसके अतिरिक्त, भारतीय रिजर्व बैंक की सलाह के अनुसार, बैंक छमाही आधार पर भारतीय रिजर्व बैंक को अपेक्षित ऋण हानि (ईसीएल) गणनाएँ निरंतर प्रस्तुत कर रहा है।
- भारतीय रिजर्व बैंक (परिचालन वित्त) निदेश, 2025 के अनुपालन में, 31 दिसंबर, 2025 को समाप्त तिमाही के दौरान थ्रिसर्व महाराष्ट्र हाउसिंग डेवलपमेंट लिमिटेड (एमएचडीसी) के मामले में वाणिज्यिक परिचालन आरम्भ होने की तिथि (डीसीसीओ) के स्थान के संबंध में 1% के लागू मानक परिसंपत्ति प्रावधान के अतिरिक्त 0.5625% राशि ₹0.06 करोड़ का अतिरिक्त विशिष्ट प्रावधान प्रदान किया गया है।
- जहां आवश्यक था वहां पिछले वर्षों के आंकड़ों को पुनः वर्गीकृत/पुनः व्यवस्थित किया गया है।

स्थान: नई दिल्ली
दिनांक: 02 फरवरी, 2026



संजय शुकला

प्रबंध निदेशक

सम तिथि की हमारी संलग्न मूल्यांकन रिपोर्ट के अनुसार
कृते राज हर गोपाल एंड कंपनी
सन्दी लेखाकार
फर्म पंजीकरण संख्या 002074एन



राज हर गोपाल & कंपनी
FRN-002074N
(सीए गोपाल कृष्ण)
भागीदार
सदस्यता संख्या 081085

National Housing Bank

Annexure IB

Financial Results for the Period Ended December 31, 2025

(` in lakhs)

Particulars	Quarter Ended 31.12.2025	Quarter Ended 31.12.2024	Quarter Ended 30.09.2025	HY Ended 31.12.2025	HY Ended 31.12.2024	FY Ended 30.06.2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1. Total Income from operations [¶]	1,86,667	1,85,307	1,97,308	3,83,974	3,70,345	7,69,221
2. Net Profit/(Loss) for the period (before tax, Exceptional and /or Extraordinary items#)	55,444	61,322	64,998	1,20,442	1,23,113	2,54,844
3. Net Profit/(Loss) for the period before tax, (after Exceptional and /or Extraordinary items#)	55,444	61,322	64,998	1,20,442	1,23,113	2,54,844
4. Net Profit/(Loss) for the period after tax(after Exceptional and /or Extraordinary items#)	41,334	44,472	48,978	90,312	91,677	1,90,941
5. Total Comprehensive income for the period [comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income(after Tax)]	NA	NA	NA	NA	NA	NA
6. Equity Share Capital	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000
7. Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year.\$	15,11,587	13,20,077	15,11,587	15,11,587	13,20,077	15,11,587
8. Earning Per Share (EPS)	NA	NA	NA	NA	NA	NA
(a) Basic	NA	NA	NA	NA	NA	NA
(b) Diluted	NA	NA	NA	NA	NA	NA

& Income from operations includes Interest Income on Advances, Bank Deposits and Investments.

Exceptional and /or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with IndAS Rules/AS Rules, whichever is applicable.

\$ For the quarter/half-year ended taken as per audited balance sheet of last financial year

Notes :

- a) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 02, 2026 at New Delhi.
- b) The above is an extract of the detailed format of quarterly /yearly financial results filed with the Stock Exchange(s) under regulation 52 of the LODR Regulations, 2015. The full format of the quarterly/yearly financial results is available on the websites of the BSE and NSE (www.bseindia.com/www.nseindia.com) and the Bank's Website (www.nhb.org.in).
- c) For the other line items referred in regulation 52(4) of the Listing Regulations, pertinent disclosures have been made to the BSE and NSE and can be accessed on the URL (www.nseindia.com and www.bseindia.com).
- d) The impact on net profit/loss, total comprehensive income or any other relevant financial items(s) due to change(s) in accounting policies shall be disclosed by means of a footnote. NIL



For and on behalf of the Board of Directors

[Signature]

Place: New Delhi
Date: February 02, 2026

Sanjay Shukla
Managing Director

31 दिसंबर, 2025 को समाप्त अवधि के लिए वित्तीय परिणाम

(₹ लाख में)

विवरण	31.12.2025 को समाप्त तिमाही	31.12.2024 को समाप्त तिमाही	30.09.2025 को समाप्त तिमाही	31.12.2025 को समाप्त छमाही	31.12.2024 को समाप्त छमाही	30.06.2025 को समाप्त वित्त वर्ष
	अलेखापरीक्षित	अलेखापरीक्षित	अलेखापरीक्षित	अलेखापरीक्षित	अलेखापरीक्षित	लेखापरीक्षित
1. परिचालन से कुल आय*	1,86,667	1,85,307	1,97,308	3,83,974	3,70,345	7,69,221
2. अवधि हेतु निवल लाभ/(हानि) (कर पूर्व, असाधारण और/या असामान्य मद#)	55,444	61,322	64,998	1,20,442	1,23,113	2,54,844
3. अवधि हेतु कर पूर्व निवल लाभ/(हानि), (असाधारण और/या असामान्य मदों के पश्चात#)	55,444	61,322	64,998	1,20,442	1,23,113	2,54,844
4. अवधि हेतु कर पश्चात निवल लाभ/(हानि) (असाधारण और/या असामान्य मदों के पश्चात#)	41,334	44,472	48,978	90,312	91,677	1,90,941
5. अवधि हेतु कुल व्यापक आय [अवधि के लिए शामिल लाभ/(हानि) (कर के पश्चात) और अन्य व्यापक आय (कर के पश्चात)]	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
6. इन्विटी शेयर पूंजी	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000	1,45,000
7. पिछले वर्ष के लेखापरीक्षित तुलन पत्र में दर्शाए अनुसार आरक्षित निधियाँ (पुनर्मूल्यांकन आरक्षित निधि को छोड़कर)\$	15,11,587	13,20,077	15,11,587	15,11,587	13,20,077	15,11,587
8. प्रति शेयर आय (ईपीएस)	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
(क) मूल	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
(ख) डाइल्यूटेड	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं

* परिचालन से आय में अग्रिम, बैंक जमा और निवेश पर व्याज आय शामिल है।

असाधारण और/या असामान्य मदों को इंड्रएस नियमों/एस नियमों के अनुसार लाभ और हानि के विवरण में समायोजित किया गया है, जो भी लागू हो।

\$ समाप्त तिमाही/छमाही के लिए पिछले वित्तीय वर्ष के लेखापरीक्षित तुलन पत्र के अनुसार लिया गया।

टिप्पणियाँ:

क) उपरोक्त परिणामों की लेखापरीक्षा समिति द्वारा समीक्षा की गई है और निदेशक मंडल द्वारा दिनांक 02 फरवरी, 2026 को नई दिल्ली में आयोजित बैठक में अनुमोदित किया गया है।

ख) उपरोक्त सेबी (सूचीबद्धता (लिस्टिंग) बाध्यताएँ और प्रकटीकरण अपेक्षाएँ) विनियम, 2015 के विनियमन 52 के तहत स्टॉक एक्सचेंज में दायर तिमाही/वार्षिक वित्तीय परिणामों के विस्तृत प्रारूप का एक उद्धरण है। तिमाही/वार्षिक वित्तीय परिणामों का पूरा प्रारूप बीएसई और एनएसई की वेबसाइटों (www.bseindia.com/www.nseindia.com) एवं बैंक की वेबसाइट (www.nhb.org.in) पर उपलब्ध है।

ग) सूचीबद्धता (लिस्टिंग) विनियम के विनियम 52(4) में संदर्भित अन्य लाइन मद के लिए, बीएसई और एनएसई को प्रासंगिक प्रकटीकरण किए गए हैं और इन्हें यूआरएल (www.bseindia.com और www.nseindia.com) पर देखा जा सकता है।

घ) लेखा नीतियों में परिवर्तन (नों) के कारण निवल लाभ/हानि, कुल व्यापक आय या किसी अन्य प्रासंगिक वित्तीय मदों पर प्रभाव का प्रकटीकरण फुटनोट के माध्यम से किया जाएगा। शून्य



कृते निदेशक मंडल

संजय

स्थान: नई दिल्ली

दिनांक: 02 फरवरी, 2026

संजय शुक्ला

प्रबंध निदेशक

National Housing Bank

Annexure ID

Cash Flow Statement as on December 31, 2025

Particulars	As At Half Year ended 31/12/2025 (Amount in ₹ Crore)	As At Half Year ended 31/12/2024 (Amount in ₹ Crore)
A) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit as per Profit & Loss Account	903.12	916.77
Adjustments for:		
Provision for Tax	251.20	267.00
Provision for Deferred Tax	50.10	47.36
Depreciation on fixed assets	3.88	4.55
Depreciation on investments & amortisation expense	-	1.55
Provision for Standards Assets	(8.14)	4.81
Provision for Non Performing Assets	(2.72)	-
(Gain)/Loss on revaluation of Forward Exchange Contracts	0.17	0.34
Provision for Bad Debts u/s 36(1)(vii)(c) of Income Tax Act, 1961	52.55	56.72
(Profit)/ Loss on sale of Fixed Assets	(0.06)	(0.05)
(Gain)/ Loss on revaluation of Foreign Deposits & Borrowings	8.88	(10.30)
Provisions no longer required written back	0.22	(1.19)
Premium on Forward Exchange Contract	1.25	(0.78)
Income from Investments	(160.11)	(323.77)
Operating Profit before working capital changes	1,100.34	963.01
Adjustments for Working Capital		
(Increase)/Decrease in Deposits with Banks	(1,602.05)	208.70
(Increase)/Decrease in Loans & Advances	2,051.53	(1,187.29)
(Increase)/Decrease in Other Assets	514.57	(556.58)
Increase/(Decrease) in Current Liabilities	739.92	854.92
Net cash from operating activities before taxes paid	2,804.31	282.76
Less : Income Taxes Paid	292.00	(493.04)
NET CASH FLOW FROM OPERATING ACTIVITIES BEFORE EXTRAORDINARY ITEMS	2,512.31	775.80
Extraordinary Items	-	-
NET CASH FLOW FROM OPERATING ACTIVITIES AFTER EXTRAORDINARY ITEMS (A)	2,512.31	775.80
B) CASH FLOW FROM INVESTING ACTIVITIES BEFORE EXTRAORDINARY ITEMS		
(Increase) / Decrease in Fixed Assets	(4.89)	(5.34)
(Increase)/Decrease in Investments	4,867.11	(664.45)
Loss/(Gain) on revaluation of Forward Exchange Contracts	(0.17)	(0.34)
Income from Investments	160.11	323.77
NET CASH GENERATED FROM INVESTING ACTIVITIES BEFORE EXTRAORDINARY ITEMS	5,022.16	(346.36)
Receipts from sale of equity of HFCs	-	-
NET CASH GENERATED FROM INVESTING ACTIVITIES AFTER EXTRAORDINARY ITEMS (B)	5,022.16	(346.36)
C) CASH FLOW FROM FINANCING ACTIVITIES		
Increase in share capital	-	-
Net income under Staff Benevolent Fund	2.29	2.55
Increase / (Decrease) in Bonds & Debentures	(1,005.42)	6,005.07
Increase / (Decrease) in Deposits	(13,814.09)	(3,134.97)
Increase/(Decrease) in Borrowings	7,268.66	(3,292.34)
NET CASH GENERATED FROM FINANCING ACTIVITIES (C)	(7,548.56)	(419.69)
Net increase in cash and cash equivalents (A+B+C)	(14.09)	9.75
Cash and cash equivalents at the beginning of the year	28.76	5.04
Cash and cash equivalents at the end of the year	14.67	14.79

Particulars	As At Half Year ended 31/12/2025 (Amount in ₹ Crore)	As At Half Year ended 31/12/2024 (Amount in ₹ Crore)
Cash in hand	0.01	0.00
Balances with Reserve Bank of India	0.05	0.05
Balance with banks-Current Account	14.61	14.74
Cash and cash equivalent before exchange rate adjustments	14.67	14.79
Cash and cash equivalent after exchange rate adjustments	14.67	14.79

Sanjay Shukla
Managing Director



New Delhi
February 02, 2026



For Raj Har Gopal & Co.
Chartered Accountants
Firm Reg. No. 002074N

(CA Gopal Krishan)
partner

Membership No. 081085

राष्ट्रीय आवास बैंक		
		अनुलग्नक ID
यथा 31 दिसंबर, 2025 हेतु नकदी प्रवाह विवरण		
	यथा 31/12/2025 को समाप्त छमाही के अनुसार (राशि करोड़ ₹ में)	यथा 31/12/2024 को समाप्त छमाही के अनुसार (राशि करोड़ ₹ में)
क) परिचालन गतिविधियों से नकदी प्रवाह		
लाभ एवं हानि खाते के अनुसार निवल लाभ	903.12	916.77
निम्नलिखित के लिए समायोजन:		
कर के लिए प्रावधान	251.20	267.00
आस्थगित कर के लिए प्रावधान	50.10	47.36
स्थायी आस्तियों पर मूल्यहास	3.88	4.55
निवेश और परिसोधन व्यय पर मूल्यहास	-	1.55
मानक आस्तियों के लिए प्रावधान	(8.14)	4.81
अनर्जक आस्तियों/पुनर्गठित खातों के लिए प्रावधान	(2.72)	-
वायदा विनिमय संविदाओं के पुनर्मूल्यांकन पर (लाभ)/हानि	0.17	0.34
आयकर अधिनियम, 1961 की धारा 36 (1)(VIIक) (ग) के तहत डूबंत ऋण हेतु प्रावधान	52.55	56.72
स्थायी आस्तियों की बिक्री पर (लाभ)/हानि	(0.06)	(0.05)
विदेशी जमा एवं उधारों के पुनर्मूल्यांकन पर (लाभ)/हानि	8.88	(10.30)
प्रतिलेखन के लिए अब प्रावधान अपेक्षित नहीं	0.22	(1.19)
वायदा विनिमय संविदा पर प्रीमियम	1.25	(0.78)
निवेशों से आय	(160.11)	(323.77)
कार्यशील पूंजी परिवर्तन के पूर्व परिचालन लाभ	1,100.34	963.01
कार्यशील पूंजी के लिए समायोजन		
बैंकों के पास जमा में (वृद्धि)/कमी	(1,602.05)	208.70
ऋण और अग्रिम में (वृद्धि)/कमी	2,051.53	(1,187.29)
अन्य आस्तियों में (वृद्धि)/कमी	514.57	(556.58)
वर्तमान देयताओं में वृद्धि/(कमी)	739.92	854.92
अदा किए गए कर के पूर्व परिचालन कार्यकलापों से निवल नकद	2,804.31	282.76
घटाए: अदा किया गया आय कर	292.00	(493.04)
असाधारण मदों के पूर्व परिचालन कार्यकलापों से निवल नकद प्रवाह	2,512.31	775.80
असाधारण मदें	-	-
असाधारण मदों के बाद परिचालन कार्यकलापों से निवल नकद प्रवाह (क)	2,512.31	775.80
ख) असाधारण मदों के पूर्व निवेश कार्यकलापों से नकद प्रवाह		
स्थायी आस्तियों में (वृद्धि)/कमी	(4.89)	(5.34)
निवेश में (वृद्धि)/कमी	4,867.11	(664.45)
वायदा विनिमय संविदाओं के पुनर्मूल्यांकन पर हानि/(लाभ)	(0.17)	(0.34)
निवेशों से आय	160.11	323.77
असाधारण मदों के पूर्व निवेश कार्यकलापों से सृजित निवल नकद	5,022.16	(346.36)
आवास वित्त कंपनियों की इक्विटी की बिक्री से आय	-	-
असाधारण मदों के बाद निवेश कार्यकलापों से सृजित निवल नकद (ख)	5,022.16	(346.36)
ग) वित्तपोषण कार्यकलापों से नकद प्रवाह		
शेयर पूंजी में वृद्धि	-	-
कर्मचारी कल्याण निधि के अंतर्गत निवल आय	2.29	2.55
बॉण्ड और डिबेंचरों में वृद्धि/(कमी)	(1,005.42)	6,005.07
जमा राशियों में वृद्धि/(कमी)	(13,814.09)	(3,134.97)
उधार राशियों में वृद्धि/(कमी)	7,268.66	(3,292.34)
वित्तपोषण कार्यकलापों से सृजित निवल नकद (ग)	(7,548.56)	(419.69)
नकद और नकद समतुल्य में निवल वृद्धि (क+ख+ग)	(14.09)	9.75
वर्ष के प्रारंभ में नकद और नकद समतुल्य	28.76	5.04
वर्ष के अंत में नकद और नकद समतुल्य	14.67	14.79
विवरण		
	यथा 31/12/2025 को समाप्त छमाही के अनुसार (राशि करोड़ ₹ में)	यथा 31/12/2024 को समाप्त छमाही के अनुसार (राशि करोड़ ₹ में)
हाथ में नकद	0.01	0.00
भारतीय रिजर्व बैंक में शेष	0.05	0.05
बैंकों में शेष - चालू खाता	14.61	14.74
विनिमय दर समायोजन से पूर्व नकद और नकद समतुल्य	14.67	14.79
विनिमय दर समायोजन के बाद नकद और नकद समतुल्य	14.67	14.79
<p>संजय शुक्ला प्रबंध निदेशक</p>   <p>कृते राज हर गोपाल एंड कंपनी सनदी लेखाकार फर्म पंजी.सं. 002074एन गोमाटा वृद्धा (सीए गोपाल कृष्ण) भागीदार सदस्यता सं. 081085</p>		
<p>नई दिल्ली फरवरी 02, 2026</p>		

National Housing Bank
Statement of Asset and Liabilities as on 31st December 2025

Amount in ₹ Lacs

Previous Half Year (₹)	Liabilities	Current Half Year (₹)
1,45,000	Capital	1,45,000
12,67,652	Reserves	13,59,264
1,44,356	Profit and Loss Account	2,42,864
39,79,732	Bonds and Debentures	44,11,667
47,30,272	Deposits	35,13,408
6,88,063	Borrowings	11,14,534
38,034	Deferred Tax Liability/(Asset) (net)	48,112
3,94,736	Current Liabilities and Provisions	4,35,129
1,13,87,845	TOTAL	1,12,69,978

Previous Half Year (₹)	Assets	Current Half Year (₹)
21,429	Cash and Bank Balances	1,85,693
10,07,715	Investments	3,80,926
1,02,74,702	Loans and Advances	1,06,32,365
5,926	Fixed Assets	5,942
78,073	Other Assets	65,052
1,13,87,845	TOTAL	1,12,69,978



Sanjay Shukla
Managing Director

For Raj Har Gopal & Co.
Chartered Accountants
Firm Reg. No. 002074N


(CA Gopal Krishan)
Partner
Membership No. 081085

New Delhi
February 02, 2026



राष्ट्रीय आवास बैंक
यथा 31 दिसंबर, 2025 को आस्ति एवं देयताओं का विवरण

पूर्व छमाही (₹)	देयताएं	वर्तमान छमाही (₹)
1,45,000	पूंजी	1,45,000
12,67,652	आरक्षित निधियां	13,59,264
1,44,356	लाभ और हानि लेखा	2,42,864
39,79,732	बॉन्ड और डिबेंचर	44,11,667
47,30,272	जमाराशियां	35,13,408
6,88,063	उधार	11,14,534
38,034	आस्थगित कर देयता/(आस्ति) (निवल)	48,112
3,94,736	वर्तमान देयताएं एवं प्रावधान	4,35,129
1,13,87,845	कुल	1,12,69,978

पूर्व छमाही (₹)	आस्तियां	वर्तमान छमाही (₹)
21,429	नकदी एवं बैंक शेष	1,85,693
10,07,715	निवेश	3,80,926
1,02,74,702	ऋण एवं अग्रिम	1,06,32,365
5,926	अचल आस्तियां	5,942
78,073	अन्य आस्तियां	65,052
1,13,87,845	कुल	1,12,69,978

संजय

संजय शुक्ला
प्रबंध निदेशक

नई दिल्ली
फरवरी 02, 2026



कृते राज हर गोपाल एंड कंपनी
सनदी लेखाकार
फर्म पंजी.सं. 002074एन

गोपाल कृष्णा

(सीए गोपाल कृष्ण)
भागीदार

सदस्यता सं. 081085



Covenant Compliance certificate for the period ended on December 31,2025 under Regulation 52(4) of SEBI(LODR) Regulations, 2015
(Amt in ₹ Crores)

S.No	Category	Sub type	Quarter ended December 31,2025	Half Year ended December 31,2025
1	Financial	Debt Equity Ratio	5.17	5.17
		Debt Service Coverage Ratio ¹	Not Applicable	Not Applicable
		Interest Service Coverage Ratio ¹	Not Applicable	Not Applicable
		Outstanding redeemable preference shares (quantity and value) ³	Not Applicable	Not Applicable
		Capital Redemption Reserve / Debenture Redemption Reserve ²	No amount has been reserved under the said funds. However, ₹25,00,000/- has been deposited by the Bank under Recovery Expense Fund (REF) with National Stock Exchange Ltd. (NSE)	No amount has been reserved under the said funds. However, ₹25,00,000/- has been deposited by the Bank under Recovery Expense Fund (REF) with National Stock Exchange Ltd. (NSE)
		Net worth	16372 Crores	16372 Crores
		Net profit after tax	₹413 Crores	₹903 Crores
		Earnings per share ²	Not Applicable	Not Applicable
		Current Ratio ³	National Housing Bank is a Public Financial Institution and a Statutory Body wholly owned by Government of India established under National Housing Bank Act 1987 and not under Companies Act, 1956 /2013. NHB has not issued any Preference Share Capital. Further, the Financial Statements of the NHB are made as per Format given and mandated by the NHB Act, 1987, which does not require determination of Current Assets and Current Liabilities, therefore, in absence of Current Assets and Current Liabilities, this ratio can not be calculated.	National Housing Bank is a Public Financial Institution and a Statutory Body wholly owned by Government of India established under National Housing Bank Act 1987 and not under Companies Act, 1956 /2013. NHB has not issued any Preference Share Capital. Further, the Financial Statements of the NHB are made as per Format given and mandated by the NHB Act, 1987, which does not require determination of Current Assets and Current Liabilities, therefore, in absence of Current Assets and Current Liabilities, this ratio can not be calculated.
		Long term debt to working capital ³	Not Applicable	Not Applicable
		Current liability Ratio ³	Not Applicable	Not Applicable
		Total debts to total Assets (%)	81.86%	81.86%
		Debtors turnover ³	Not Applicable	Not Applicable
		Inventory Turnover ¹	Not Applicable	Not Applicable
		Operating margin percent	2.09%	2.18%
		Net profit margin percent	1.47%	1.58%
		Sector specific equivalent ratios, as applicable		
		a. CRAR	45.12%	45.12%
		b. GNPA	₹654 Crores	₹654 Crores
		c. NNPA	NIL	NIL
		Net Debt to EBITA	50.10	24.28
		Gross Debt to EBITA	51.12	24.78
		Debt Cap	NA	NA
		Debt/Tangible Net Worth	5.52	5.52
		Asset Liability Mismatch	Gap as per ALM statement to RBI is within the regulatory norms prescribed by RBI.	Gap as per ALM statement to RBI is within the regulatory norms prescribed by RBI.
		PAR 90 and write off	₹ 654 Cr and Write offs: Nil	₹ 654 Cr and Write offs: Nil
		Tangible Net Worth	₹ 16,372	₹ 16,372
		Dividend ratio (Dividend/PAT)	There is no Dividend declared in the period. (Oct 2025-Dec 2025)	There is no Dividend declared in the period. (July 2025-Dec 2025)
		Liquidity	4.71%. Calculated as available cash and bank balance and investments being liquid and maturing within one year as percentage of Total Assets.	4.71%. Calculated as available cash and bank balance and investments being liquid and maturing within one year as percentage of Total Assets.
		Payment of Interest on due dates	Yes	Yes
		Payment of principal on due dates	Yes	Yes
			Norm	
	Ratio of Short-Term Borrowing to total working funds	Maximum	9.21%	9.21%
		25.00%		
	Ratio of short-term borrowings to short term assets	Maximum	31.16%	31.16%
		100.00%		
	Ratio of liquid assets to total assets	5% - 15%	4.71%	4.71%
	Ratio of external liabilities maturing in next 12 months to aggregate of liquid assets and loans	Maximum	0.38	0.38
		1:1		
	Outstanding guarantees to total assets	Maximum	0.00	0.00
		5%		
	Ratio of Term Deposits to Total Assets	Maximum 8%	1.34%	


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	¹ National Housing Bank (NHB) is a Public Financial Institution and a Statutory Body wholly owned by Government of India established under National Housing Bank Act 1987, and not a Company registered under Companies Act. DSCR and ISCR are not applicable under industry specific norms. There is no preference share capital with the Bank. Hence, maintenance of Capital Redemption Reserve/ Debenture Redemption Reserve, Current Ratio, Long term debt to working capital, Bad debts to Account receivable Ratio, Current liability Ratio, Debtor's turnover, and Inventory turnover, are not applicable.
	² Earnings per share is not applicable to it as NHB has not issued equity/preference shares to the public. National Housing Bank (NHB) is a statutory body under the Government of India, established in 1988, under an Act of Parliament, viz. the National Housing Bank Act, 1987.
	³ National Housing Bank is a Public Financial Institution and a Statutory Body wholly owned by Government of India established under National Housing Bank Act 1987 and not under Companies Act, 1956 /2013. NHB has not issued any Preference Share Capital. Further, the Financial Statements of the NHB are made as per Format given and mandated by the NHB Act, 1987, which does not require determination of Current Assets and Current Liabilities, therefore, in absence of Current Assets and Current Liabilities, this ratio can not be calculated.
	National Housing Bank has complied with all the covenants applicable to it with respect to period ended 31.12.2025.

For Raj Har Gopal & Co.
Chartered Accountant
Firm Reg No. - 002074N

(CA Gopal Krishan)
(Partner)
Membership No. 081085
UDIN: 260810850WWAKM3911

Place: New Delhi
Date: 02-02-2026

Sanjay Bose
Name - Sanjay Bose
Designation - Company Secretary



End Utilisation Certificate for quarter ended 31st December 2025

As per the requirements of SEBI's guidelines under sub-regulation 52(7) of SEBI LODR (Listing Obligations and Disclosure Requirement) Regulations 2015, the listed entity shall within forty-five days from the end of every quarter submit to the stock exchange, a statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.

Under sub-regulation 56(1)(a) of SEBI LODR (Listing Obligations and Disclosure Requirement Regulations, 2015, the entity with listed debt may submit a copy of certificate from the listed entity's Statutory auditors to Debenture Trustee in respect of utilisation of funds, at the end of each financial year till the funds have been fully utilised or purpose for which these proceeds were raised has been achieved.

The details of the certificate on Utilisation of Funds to be submitted to Debenture trustee for quarter ended 31st December, 2025 are as under: -

Instrument	ISIN Number	Allotment Date	Maturity Date	Coupon rate/ Discount rate	Amount Outstanding as on 31.12.2025 (in ₹ Crs)	Amount utilised as on 31.12.2025 (in ₹ Crs)
Nil						

On the basis of books of accounts, records and documents, it is certified that National Housing Bank, having its Regd. Office at India Habitat Centre, Core 5A, 3rd - 5th Floor, Lodhi Road, New Delhi -110003 have raised Nil funds in the quarter ended 31.12.2025.

Statement of utilization of issue proceeds and Statement of Deviation / Variation in utilisation of funds raised are enclosed as Annexure A & Annexure B respectively.

For National Housing Bank



(Sanjay Bose)

Regional Manager/Company Secretary



Place: New Delhi

Date: 02-02-2026

भारत सरकार के अंतर्गत संविधान निकाय
कोर 5-ए, तीसरे से पांचवां तल, इंडिया हैबिटेट सेंटर, लोधी रोड, नई दिल्ली-110003
दूरभाष : 011-3918 7000 फ़ैक्स : 011-2464 9030
वेबसाइट : www.nhb.org.in E-mail : ho@nhb.org.in

Statutory Body under the Government of India
Core 5-A, 3rd to 5th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
Phone : 011-3918 7000 Fax : 011-2464 9030
Website : www.nhb.org.in E-mail : ho@nhb.org.in

“बैंक हिन्दी में पत्राचार का स्वागत करता है”

Statement of utilization of issue proceeds for quarter ended 31.12.2025

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Nil									



B. Statement of deviation/ variation in use of Issue proceeds:

Statement of Deviation or Variation

Name of listed entity	National Housing Bank
Mode of Fund Raising	NA
Type of instrument	NA
Date of Raising Funds	NA
Amount Raised	NA
Report filed for quarter ended	31.12.2025
Is there a Deviation / Variation in use of funds raised?	NA
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the Deviation / Variation	NA
Comments of the audit committee after review/ board of directors (in case there is no audit committee)	Nil
Comments of the auditors, if any	Nil
Objects for which funds have been raised and where there has been a deviation, in the following table:	Nil



Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any
NA						

Deviation could mean:

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

On the basis of books of accounts, records and documents, it is certified that National Housing Bank, having its Regd. Office at India Habitat Centre, Core 5A, 3rd - 5th Floor, Lodhi Road, New Delhi -110003 have raised Nil fund in the quarter ended 31.12.2025.

For National Housing Bank


(Sanjay Bose)

Regional Manager/Company Secretary



Place: New Delhi

Date: 02-02-2026

disclosure of related party transactions July-December 2025

										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.							
S. No	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction (see Note 5)	Value of the related party transaction as approved by the audit committee (see Note 6a)	Value of transaction during the reporting period (see Note 6b)	In case monies are due to either party as a result of the transaction (see Note 1)		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments			
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost (see Note 7)	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured
1	NHB	AABC N2600 H	RMBS Development Company Limited (RDCL)	AANC R430S D	Associate Company	Rent and Utility Charges from RDCL	Rs. 0.09 crore	Rs. 0.09 crore									
2	NHB	AABC N2600 H	Sh. Sanjay Shukla	*	Managing Director	Remuneration & perquisites	Rs.0.37 crore	Rs.0.37 crore									

*PAN is not mentioned for display in website.

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Security Cover Certificate for the QE 31.12.2025 as per Regulation 54(3) of SEBI(LODR) Regulations, 2015

All amount is in ₹ Crores															
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
Particulars	Description of asset for which this certificate relate	Exclusi ve Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	Debt not backed by any assests 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 & 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 ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainabl e or applicable (For Eg. Bank	Total Value(=L+M+N+O)	
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment							55.68			55.68					
Capital Work-in- Progress															
Right of Use Assets															
Goodwill															
Intangible Assets							3.74			3.74					
Intangible Assets under Development															
Investments							3,809.26			3809.26					
Loans	Refinanced Loan accounts (as per Annexure attached)	5,777.02					1,01,200.32			106977.34				5,777.02	5777.02
Inventories															
Trade Receivables															
Cash and Cash Equivalents															
Bank Balances other than Cash and Cash Equivalents*							14.66			14.66					
Others															

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LIABILITIES																		
Debt securities to which this certificate pertains	NHB Tax-Free Bonds as per attached Annexure (including interest payable)											3631.55	40485.12	44116.67			3631.55	3631.55
Other debt sharing pari-passu charge with above debt		not to be filled																
Other Debt																		
Subordinated debt																		
Borrowings														11145.34	11145.34			
Bank																		
Debt Securities																		
Others														35134.08	35134.08			
Trade payables																		
Lease Liabilities																		
Provisions																		
Others									20288.38					20288.38				
Total		0							20288.38				86764.54	110684.47			9408.57	9408.57
Cover on Book Value																		
Cover on Market Value ^x																		
		Exclusive Security Cover Ratio							Pari-Passu Security Cover Ratio									
										1.59								

*Only balance in Current Account and balance with Reserve Bank of India has been considered.

For Raj Har Gopal & Co.
Chartered Accountants
Firm Reg. No. 002074N



(CA Gopal Krishan)
Partner
Membership No. 081085
UDIN No. 26081085UGZBET2836
Place: New Delhi
Date: 02.02-2026



Sanjay Bose

(Sanjay Bose)
Regional Manager (Company Secretary)
National Housing Bank



**Tax Free Bonds issued by National Housing Bank
and details of Assets hypothecated as on 31.12.2025**

A. Bonds issued on Private Placement Basis:

Bond Series	Maturity Date	Face Value (₹ crore)
8.46% NHB Tax Free Bonds 2028 Series V	30 August 2028	883.00
Total		883.00

Details of Hypothecated Assets for above Bonds series:

Contract No.	Name of Borrower	Value of secured assets as on December 31, 2025 (in ₹ crore)
100004789	Tata Capital Housing Finance Limited	78.45
100004507	Tata Capital Housing Finance Limited	44.89
100004793	PNB Housing Finance Limited	59.08
100006066	PNB Housing Finance Limited	177.77
100005771	Can Fin Homes Limited	223.05
100005515	Ujjivan Small Finance Bank Limited	52.00
100006203	Aditya Birla Housing Finance Limited	259.80
100006580	SMFG India Home Finance Company Limited	100.00
100006572	Can Fin Homes Limited	300.00
Total		1,295.04

B. Bonds issued by way of Public Offer:

a) Bonds having Date of Allotment: January 13, 2014

Bond Series	Maturity Date	Face Value (₹ crore)
8.63% NHB Tax-free Bonds 2013-14 Series 2A	January 13, 2029	407.16
8.76% NHB Tax-free Bonds 2013-14 Series 3A	January 13, 2034	713.43
8.88% NHB Tax-free Bonds 2013-14 Series 2B	January 13, 2029	85.73
9.01% NHB Tax-free Bonds 2013-14 Series 3B	January 13, 2034	665.72
Total		1872.04



Details of Hypothecated Assets for above Bonds series:

Contract No.	Name of Borrower	Value of secured assets as on December 31, 2025 (in ₹ crore)
100004773	IIFL Home Finance Limited	59.91
100005291	Tata Capital Housing Finance Limited	108.76
100006157	Tata Capital Housing Finance Limited	81.01
100006078	Tata Capital Housing Finance Limited	47.93
100006254	Vastu Housing Finance Corporation Ltd.	57.53
100005275	Vastu Housing Finance Corporation Ltd.	45.61
100005644	Aditya Birla Housing Finance Limited	91.58
100005752	Aadhar Housing Finance Ltd	66.41
100004787	Can Fin Homes Limited	200.68
100005701	Aptus Value Housing Finance India	63.11
100005316	Aditya Birla Housing Finance Limited	119.43
100005400	Can Fin Homes Limited	123.05
100006587	PNB Housing Finance Limited	595.00
100004759	Tata Capital Housing Finance Limited	32.43
100005869	Aadhar Housing Finance Ltd	50.81
100006100	Aavas Financiers Limited	69.33
100005911	Hero Housing Finance Limited	92.70
100006119	PNB Housing Finance Limited	137.56
100004563	Tata Capital Housing Finance Limited	54.93
100004849	PNB Housing Finance Limited	42.52
100004880	Can Fin Homes Limited	66.87
100006099	Aavas Financiers Limited	63.79
100004795	PNB Housing Finance Limited	309.57
100005365	Tata Capital Housing Finance Limited	53.05
100006307	Capri Global Housing Finance Limited	54.46
100006582	Home First Finance Company India Limited	223.00
Total		2,911.03

b) Bonds having Date of Allotment: March 24, 2014

Bond Series	Maturity Date	Face Value (₹ crore)
8.68% NHB Tax-free Bonds 2013-14 Series 2A	March 24, 2029	421.99
8.65% NHB Tax-free Bonds 2013-14 Series 3A	March 24, 2034	73.56
8.93% NHB Tax-free Bonds 2013-14 Series 2B	March 24, 2029	332.61
8.90% NHB Tax-free Bonds 2013-14 Series 3B	March 24, 2034	48.35
Total		876.51



B

Details of Hypothecated Assets for above Bonds series:

Contract No.	Name of Borrower	Value of secured assets as on December 31, 2025 (in ₹ crore)
100004907	Repco Home Finance Limited	45.09
100004584	Tata Capital Housing Finance Limited	63.73
100005786	India Shelter Finance Corporation Ltd	39.59
100006102	Aavas Financiers Limited	113.27
100005379	Aavas Financiers Limited	43.73
100006029	SMFG India Home Finance Company Limited	39.90
100005619	Aditya Birla Housing Finance Limited	57.08
100006579	SMFG India Home Finance Company Limited	300.00
100005998	Aavas Financiers Limited	65.02
100006017	Aadhar Housing Finance Ltd	72.50
100006298	PNB Housing Finance Limited	96.29
100004598	Tata Capital Housing Finance Limited	48.51
100004790	Tata Capital Housing Finance Limited	74.61
100006126	Grihum Housing Finance Limited	42.81
100005521	Aavas Financiers Limited	50.51
100006142	Aditya Birla Housing Finance Limited	62.28
100006570	Aditya Birla Housing Finance Limited	261.89
100005272	Sundaram Home Finance Limited	44.72
100006046	Aditya Birla Housing Finance Limited	49.41
Total		1,570.94

Summary:

Particulars	Amount (In ₹ crore)
Total Tax-Free Bonds (Secured) issued by National Housing Bank	3631.55
Total Assets hypothecated for aforementioned Bonds as on 31.12.2025	5,777.02

