UMMEED HOUSING FINANCE PRIVATE LIMITED

Regd. Off.: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana Corp. Off.: Unit No.809-815, 8th Floor, Tower-A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram-122102 CIN: U65922HR2016PTC057984

November 10, 2022

To, The General Manager Department of Corporate Services, BSE Limited, 1st Floor, P.J. Towers, Dalal Street, Mumbai – 400 001. Email ID: corp.relations@bseindia.com.

Ref: Scrip Codes- "959634", & "959677"

- Sub: Outcome of the Board Meeting held on November 10, 2022, including -
 - 1. Unaudited Financial results along with the Limited Review report for the quarter and half year ended September 30, 2022;
 - 2. Additional information in compliance with Regulation 52(2)(e), 52(4), 52(7), and 52(7A) of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 ("SEBI LODR Regulations"); and
 - 3. Disclosure of Security cover as per Regulation 54 of SEBI LODR Regulations.

Dear Sir/ Madam,

The above referred Non-convertible Debentures ("NCDs") issued by the Company on private placement basis are listed on debt segment of BSE Limited.

In compliance with Regulation 51 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 November 10, 2022, on recommendation of Audit Committee, have approved the unaudited financial results for the quarter and half year ended September 30, 2022, and copies of financial results along with statement of assets and liabilities and statement of cashflows enclosed herewith along with Limited Review Report given by the Statutory Auditors thereon; and
- Enclosing the information as required under Regulation 52(4) of the SEBI LODR Regulations.

Pursuant to Regulation 52(7) of SEBI LODR Regulations, we state that the proceeds from the issuance of NCDs have been utilised for the purpose as mentioned in the disclosure document and other transaction documents. We state further with regard to Regulation 52(7A), that there were no deviations in use of proceeds of issue of NCDs from the objects stated in respective offer documents.

As per Regulation 52(2)(e) of SEBI LODR Regulations, we confirm that the Statutory Auditors have issued their Limited Review Report with an unmodified opinion.

As required under Regulation 54 of the SEBI LODR Regulations, we inform that the NCDs 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 for the quarter and half year ended September 30, 2022, and enclosed security cover certificate as per Regulation 54(3) of the SEBI LODR Regulations read with SEBI Circular dated May 19, 2022.

UMMEED HOUSING FINANCE PRIVATE LIMITED

Regd. Off.: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana Corp. Off.: Unit No.809-815, 8th Floor, Tower-A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram-122102 CIN: U65922HR2016PTC057984

Please note that the board meeting was commenced at 05:30 PM and concluded 08:45 PM.

Request you to take the same on record.

Thanking you, For **Ummeed Housing Finance Private Limited**

Nitin Agrahari Company Secretary ACS 36376

CC:

Catalyst Trusteeship Limited Windsor, 6th Floor, Office No. 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai -400098. Email ID: <u>ComplianceCTL-Mumbai@ctltrustee.com</u>

Agiwal & Associates CHARTERED ACCOUNTANTS

D-6/9, Upper Ground Floor, Rana Pratap Bagh, Delhi-110007 (INDIA) Phone : 011-41011281, 43512990 E-mail : caagiwal68@gmail.com, office@agiwalassociates.in

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to The Board of Directors Ummeed Housing Finance Private Limited

- We have reviewed the accompanying statement of unaudited financial results of Ummeed Housing Finance Private Limited (the "Company") for the quarter ended September 30, 2022 and year to date from April 01, 2022 to September 30, 2022 (the "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").
- 2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
- 3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
- 4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
- 5. The comparative Ind AS financial information of the Company for the corresponding quarter and period ended September 30, 2021, included in these Ind AS financial results, were reviewed by the predecessor auditor who expressed an unmodified conclusion on those financial results on November 12, 2021.

For Agiwal & Associates

Chartered Accountants ICAI Firm registration number: 000181N PRAKASH CHAND AGIWAL AGIWAL

CA P.C. Agiwal Partner Membership No.: 080475 UDIN: 22080475BCTVWV8355 New Delbi

New Delhi November 10, 2022

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram - 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the Quarter and Half year ended on September 30, 2022

| | | | | | (All Amount in Rs. lakhs | , , , |
|--|--------------------|---------------|--------------------|--------------------|--------------------------|---------------------|
| Particulars | G () 20 2022 | Quarter ended | S. 4 1 20 2021 | Half Yea | | Year ended |
| | September 30, 2022 | June 30, 2022 | September 30, 2021 | September 30, 2022 | September 30, 2021 | March 31, 2022 |
| | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| Revenue from operations | 2.296.00 | 0.974.04 | 2 1 (2 20 | 6 1 6 1 1 2 | 4.262.00 | 0.462.00 |
| Interest income | 3,286.90 | 2,874.24 | 2,162.20 | 6,161.13 | 4,362.00 | 9,462.99 |
| Fees and commission income | 213.95 | 198.86 | 115.79 | 429.66 | 171.23 | 458.24 |
| Net gain on fair value changes | 68.18 | 7.94 | 89.43 | 76.12 | 158.37 | 262.52 |
| Net gain on derecognition of financial instruments under amortised cost category | | | | | | 520.40 |
| Total revenue from operations | 3,569.03 | - 3,081.04 | 2,367.42 | - 6,666.91 | - 4,691.60 | 539.48 10,723.23 |
| | -, | -, | _, | 0,0000 1 | ., | |
| Other income | 25.37 | 46.27 | 2.13 | 71.65 | 3.26 | 182.85 |
| Total income | 3,594.40 | 3,127.31 | 2,369.55 | 6,738.56 | 4,694.86 | 10,906.08 |
| Expenses | | | | | | |
| Finance costs | 964.14 | 749.28 | 918.36 | 1713.42 | 1855.84 | 3567.70 |
| Impairment on financial instruments | (27.53) | 14.15 | 95.95 | (13.38) | 117.13 | 75.39 |
| Employee benefits expenses | 1241.71 | 1122.62 | 893.54 | 2364.33 | 1607.92 | 3518.19 |
| Depreciation, amortization and impairment | 86.19 | 72.25 | 65.87 | 158.44 | 126.48 | 264.27 |
| Other expenses | 425.83 | 323.43 | 204.37 | 766.11 | 384.74 | 1056.11 |
| Total expenses | 2,690.34 | 2,281.73 | 2,178.09 | 4,988.92 | 4,092.11 | 8,481.66 |
| Profit before tax | 904.06 | 845.58 | 191.46 | 1,749.64 | 602.75 | 2,424.42 |
| Tax expense: | | | | | | |
| Current tax | | | | | | |
| Pertaining to profit for the current period/year | 203.33 | 205.60 | 77.02 | 408.94 | 208.00 | 487.54 |
| Adjustment of tax relating to earlier periods | - | - | - | - | - | (23.22) |
| Deferred tax | 5.91 | 26.15 | (58.98) | 32.07 | (77.88) | 94.17 |
| Total tax expense | 209.24 | 231.75 | 18.04 | 441.01 | 130.12 | 558.49 |
| Profit for the period/year | 694.82 | 613.83 | 173.42 | 1,308.63 | 472.63 | 1,865.93 |
| Other comprehensive income | | | | | | |
| (A) (i) Items that will not be reclassified to profit or loss | | | | | | |
| (a) Remeasurement gain of defined benefit plan | - | - | (7.95) | - | (7.95) | (1.68) |
| (ii) Income tax impact on above | - | - | 2.00 | - | 2.00 | 0.42 |
| (B) (i) Items that will be reclassified | | | | | | |
| (a) Derivative instruments in Cash flow hedge | (34.86) | (18.42) | (16.39) | (53.28) | (0.22) | 1.58 |
| (ii) Income tax impact on above | 8.77 | 4.64 | 4.15 | 13.41 | 0.05 | (0.40) |
| Other comprehensive income (net of tax) (A+B) | (26.09) | (13.78) | (18.19) | (39.87) | (6.12) | (0.09) |
| Total comprehensive income for the period/year | 668.73 | 600.05 | 155.23 | 1,268.76 | 466.51 | 1,865.84 |
| a comprehensive income for the periow year | 000.75 | 500.05 | 100.20 | 1,200.70 | | 1,505.04 |
| Earnings per equity share (per share value of Rs 10. each) | | | | | | |
| Basic* (Rs.) | 1.38 | 1.22 | 0.40 | 2.59 | 1.10 | 3.99 |
| Diluted* (Rs.) | 1.27 | 1.18 | 0.38 | 2.51 | 1.06 | 3.86 |

*EPS and DPS for Quarter ended September 22, September 21, June 22 and Half year ended September 22, September 21 are not annualised

For and on behalf of the Board of Directors of Ummeed Housing Finance Private Limited

ASHUTOSH Digitally signed by ASHUTOSH SHARMA Date: 2022.11.10 18:39:52 +05'30' Ashutosh Sharma Managing Director DIN: 02582205

Digitally signed by PRAKASH CHAND AGIWAL Date: 2022.11.10 19:25:39 +05'30'

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram - 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the Quarter and Half year ended on September 30, 2022

1. Disclosure of assets and liablities as per Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as at September 30, 2022

| | | unless stated otherwise) |
|--|--------------------|--------------------------|
| | September 30, 2022 | March 31, 2022 |
| ASSETS | | |
| Financials assets | 1,520,07 | 1 450 74 |
| Cash and cash equivalents | 1,539.86 | 1,452.74 |
| Bank balances other than cash and cash equivalents | 8,185.37 | 4,628.70 |
| Derivative financial instruments | 7.25 | 75.65 |
| Loans | 84,567.65 | 67,383.07 |
| Investments | 2,593.62 | 420.00 |
| Other financials assets | 1,610.16 | 1,833.45 |
| | 98,503.91 | 75,793.61 |
| Non-financials assets | | |
| Deffered tax assets (net) | 137.29 | 155.95 |
| Property, plant and equipment | 255.03 | 212.08 |
| Intangible assets | 104.77 | 99.51 |
| Right to use assets | 349.51 | 418.37 |
| Other non-financial assets | 141.99 | 175.15 |
| | 988.59 | 1,061.06 |
| Asset held for Sale | 62.45 | - |
| | | |
| Total assets | 99,554.95 | 76,854.67 |
| LIABILITIES AND EQUITY | | |
| Liabilities | | |
| Financials liabilities | | |
| Payables | | |
| (I) Trade payables | | |
| (i) total outstanding dues of micro enterprise and small enterprises | - | - |
| (ii) total outstanding dues of creditors other than micro enterprise | 298.24 | 177.99 |
| and small enterprises | | |
| Debt securities | 6,338.01 | 4,452.34 |
| Borrowings (other than debt securities) | 43,774.90 | 22,697.33 |
| Lease liabilities | 392.51 | 469.99 |
| Other financials liabilities | 1,909.10 | 3,526.27 |
| | 52,712.76 | 31,323.92 |
| Non-financial liabilities | | |
| Current tax liabilities (net) | 15.32 | 7.96 |
| Provisions | 175.55 | 153.94 |
| Other non-financial liabilities | 101.54 | 151.49 |
| | 292.41 | 313.39 |
| Equity Equity share capital | 1 204 10 | 1 (0/ 10 |
| | 1,604.19 | 1,604.19 |
| Instruments entirely equity in nature | 6,917.23 | 6,917.23 |
| Other equity | 38,028.36 | 36,695.94 |
| Total equity | 46,549.78 | 45,217.36 |
| Total liabilities and equity | 99,554.95 | 76,854.67 |

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the Quarter and Half year ended on September 30, 2022

2. Disclosure of statement of cash flow as per Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as amended, as at September 30, 2022 :

| | (Amount in Rs. lak | ths unless stated otherwise) |
|---|---------------------|------------------------------|
| | September 30, 2022 | September 30, 2021 |
| Cash flow from operating activities | | |
| Profit before tax | 1,749.64 | 602.75 |
| Adjustments to reconcile profit before tax to net cash flows: | | |
| Expenses on employee stock option | 65.49 | 47.55 |
| Depreciation and amortization | 158.44 | 126.48 |
| Loss on sale/discard of fixed assets | - | 0.47 |
| Interest income on fixed deposits | (238.61) | (185.12) |
| Gain on sale of mutual funds | (76.12) | (158.37) |
| Impairment on financial instruments | (28.13) | 109.09 |
| EIR & Hedging adjustment on borrowings | (225.70) | 7.43 |
| Assets written off | 14.75 | 8.03 |
| Other comprehensive income not part of profit & loss | (53.28) | (8.17) |
| Interest on borrowings | 1,693.05 | 1,830.71 |
| Interest on lease liabilities | 20.37 | 25.12 |
| Operating profit before working capital changes | 3,079.90 | 2,405.97 |
| Movements in working capital : | -) | , |
| Change in loans | (17,171.20) | (6,328.68) |
| Change in other financial assets | 227.28 | 1,133.22 |
| Change in other non financial assets | 33.16 | (200.80) |
| Change in trade payables | 120.25 | 266.67 |
| Change in other financial liabilities | (1,600.24) | 708.21 |
| Change in other non-financial liabilities | (28.35) | (4.89) |
| Cash used in operations | (15,339.20) | (2,020.31) |
| Less: taxes paid (net of refunds) | 400.52 | 281.14 |
| Net cash flow used in operating activities (A) | (15,739.72) | (2,301.45) |
| The cash now used in operating activities (11) | (13,13)(12) | (2,501.45) |
| Cash flows from investing activities | | |
| Interest income from fixed deposits | 97.08 | 222.75 |
| Purchase of property, plant and equipment | (102.63) | (99.98) |
| Sale of property, plant and equipment | 0.01 | 3.91 |
| Purchase of Mutual fund Units | (4,600.00) | (11,300.00) |
| Proceeds from sale/maturity of Mutual fund Units | 2,502.49 | 3,706.29 |
| Investment in deposits with Bank | (3,415.15) | (4,947.01) |
| Net cash used in investing activities (B) | (5,518.20) | (12,414.04) |
| Cash flows from financing activities | | |
| Proceeds from issuance of instrument entirely equity in nature (including securities premium) | - | 16,889.19 |
| Payment of share issue expense | (1.85) | (258.84) |
| Proceeds from borrowings | 29,187.22 | 4,185.60 |
| Repayment of borrowings | (5,998.25) | (5,618.30) |
| Interest paid on borrowings | (1,709.98) | (1,824.05) |
| | | |
| Payment of lease liabilities Payment of interest on lease liabilities | (106.31) (25.79) | (73.39) |
| Net cash from financing activities (C) | 21,345.04 | (25.12) 13,275.09 |
| Net cash from mancing activities (C) | 21,545.04 | 13,273.09 |
| Net increase in cash and cash equivalents (A+B+C) | 87.12 | (1,440.39) |
| Cash and cash equivalents at the beginning of the year | 1,452.74 | 2,923.42 |
| Cash and cash equivalents at the end of the year | 1,539.86 | 1,483.03 |
| Cash and bank balance include | | |
| Balance with banks | | |
| In current accounts | 106.75 | 75.45 |
| Deposits with maturity of less than three months | 1,433.11 | 1,407.59 |
| | 1,539.86 | 1,483.03 |

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram – 122002, Haryana

Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002

Financial Results for the Quarter and Half year ended on September 30, 2022

- 3 The financial results have been reviewed by the Audit Committee and upon their recommendation, approved by the Board of Directors at their meetings held on November 10, 2022. Ummeed Housing Finance Private Limited ("the Company") has prepared these financial results in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and disclosure requirements) Regulations, 2015 ("Listing Regulations, 2015") and the accounting standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended ("Ind AS") and relevant provisions of the Companies Act, 2013, as applicable. The results for the quarter and half year ended September 30, 2022 are reviewed by the Statutory Auditors of the Company.
- 4 Disclosures in compliance with Regulation 52(4) of the SEBI (Listing obligation and disclosure requirement) Regulation, 2015 for quarter and half year ended September 30, 2022 is attached as Annexure-1.
- 5 The Company has consistently applied its significant accounting policies in the preparation of its annual financial statements during the quarter and half year ended September 30, 2022.
- 6 Disclosure pursuant to RBI circular RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 for loans transferred/acquired under the Master Direction RBI (Transfer of Loan Exposures) Directions, 2021 dated September 24, 2021 are given below:

.

a) Details of transfer in respect of loans not in default during the half year ended September 30, 2022

| | Amount (in lakhs except no of accounts) |
|---|---|
| Entity/Assignee | Bank/Financial Institution |
| Count of loan accounts transferred | 621 |
| Amount of loan account transferred | 3,855.44 |
| Retention of beneficial economic interest (MRR) | 10.00% |
| Weighted Average residual tenure of the loans transferred | 123.75 Months |
| Weighted Average holding period | 35.94 Months |
| Coverage of Tangible security coverage | 100% |
| Number of Transactions | 1 |
| Rating wise distribution of rated loans | ICRA AA(SO) |

b) The company has not acquired any loan in default during the quarter and half year ended September 30, 2022

c) The company has not transferred/acquired any stressed loan during the quarter and half year ended September 30, 2022

7 Disclosures pursuant to RBI Notification - RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048 /2020-21 dated 6 August 2020 and RBI/2021-22/31/DOR.STR.REC. 11/21.04.048/2021-22 dated 5 May 2021

| | | | | | Amount (in lakhs) |
|--------------------|---------------------------|-------------------|--------------------|-----------------------|---------------------------|
| | Exposure to accounts Of | of (A), aggregate | Of (A) amount | Of (A) amount paid by | Exposure to accounts |
| | classified as Standard de | ebt that slipped | written off during | the borrowers during | classified as Standard |
| | consequent to in | nto NPA during | the half-year*** | the half-year**** | consequent to |
| | implementation of th | he half-year | | | implementation of |
| | resolution plan – | - | | | resolution plan – |
| Type of borrower | Position as at the end of | | | | Position as at the end of |
| | the previous half-year | | | | this half-year |
| | (A) | | | | |
| | | | | | (30-09-22) |
| | (31-03-22) | | | | |
| Personal loans** | 705.20 | 35.6 | 1.11 | 79.67 | 588.82 |
| Corporate persons* | - | - | - | - | - |
| of which, MSMEs | - | - | - | - | - |
| Others | - | - | - | - | - |
| Total | 705.20 | 35.60 | 1.11 | 79.67 | 588.82 |

* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016.

** Includes restructuring implemented pursuant to OTR 2.0 till 31 December 2021 for Housing loans, Loan against Property, business loans and small business loans.

***Represents debt that slipped into stage 3 and was subsequently written off during the half year ended 30 September 2022

****Represents receipts net of interest accruals

8 The company has granted 1,41,000 options to eligible employee at a price of Rs. 28.5 per option during the half year ended September 30, 2022

- 9 The Secured Listed Non Convertible Debentures are secured by way of exclusive hypothecation of specified receivables to the extent of at least 100% of outstanding amount or such percent of asset cover as per the terms of offer document / Information Memorandum and/or Debenture Trust Deed as may be applicable, sufficient to discharge the principal amount at all times for the Non-Convertible Debentures issued by the Company.
- 10 The Company operates in a single reportable operating segment of providing loans as per the requirement of Ind AS 108 Operating Segment.
- 11 Figures of the previous period have been regrouped/reclassified wherever necessary to conform to current period's classification/disclosure.
- 12 The above financial results are available on the stock exchange website (www.bseindia.com) and the website of the Company (www.ummeedhfc.com).

Date: November 10, 2022 Place: New Delhi PRAKASH CHAND AGIWAL Digitally signed by PRAKASH CHAND AGIWAL Date: 2022.11.10 19:26:09 +05'30' For and on behalf of the Board of Directors of Ummeed Housing Finance Private Limited ASHUTOS H SHARMA 18:40:48-10530' Ashutosh Sharma

Ashutosh Sharma Managing Director DIN: 02582205

CIN: U65922HR2016PTC057984

Registered Office: 318, DLF Magnolias, Sector-42, Golf Course Road, Gurugram - 122002, Haryana Corporate Office: Unit 809-815, 8th Floor, Tower A, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram, Haryana, 122002 Financial Results for the Quarter and Half year ended on September 30, 2022

Disclosure pursuant to Regulation 52(4) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015:

| Particulars | For the period ended September 30, 2022 |
|---|---|
| (a) debt-equity ratio | 1.08 |
| (b) debt service coverage ratio | NA |
| (c) interest service coverage ratio | NA |
| (d) outstanding redeemable preference shares (quantity and value) | NA |
| (e) capital redemption reserve/debenture redemption reserve | NA |
| (f) net worth (in Rs. lakh) | 46549.78 |
| (g) net profit after tax (in Rs. lakh) | 1308.63 |
| | Basic - Rs. 2.59 per share |
| (h) earning per share | Diluted - Rs. 2.51 per share |
| (i) current ratio * | NA |
| (j) long term debt to working capital * | NA |
| (k) bad debts to account receivable ratio * | NA |
| (1) current liability ratio * | NA |
| (m) total debts to total assets | 0.50 |
| (n) debtors turnover * | NA |
| (o) inventory turnover * | NA |
| (p) operating margin (%) * | NA |
| (q) net profit margin (%) | 19.42% |
| (r) Sector Specific equivalent ratios, as applicable | |
| - Gross NPA (%) | 0.72% |
| - Net NPA (%) | 0.46% |
| Capital Risk Adequacy Ratio (CRAR) % | 79.29% |

* The Company prepares financials statements as per Division III, schedule III of the companies Act 2013, hence these ratios are not applicable.

Formula for computation of ratios are as follows:

Debt equity ratio is (Debt securities + Borrowings (other than debt securities)/ Networth Net worth is equal to equity share capital + Instruments entirely equity in nature + Other equity Total debt to total assets (%)= (Debt securities + Borrowings (other than debt securities)/ Total Assets Net profit margin (%)= Profit after tax/ Total income

Place: New Delhi Date: November 10, 2022



by PRAKASH CHAND AGIWAL Date: 2022.11.10 19:26:44 +05'30'

For and on behalf of the Board of Directors of **Ummeed Housing Finance Private Limited**

> ASHUTOSH Digitally signed by ASHUTOSH SHARMA Date: 2022.11.10 18:41:21 + 05'30' Ashutosh Sharma Managing Director DIN: 02582205

| | | | | | UM | IMEED HOU | USING FI | NANCE PRI | VATE LIN | MITED | | | | Annexure 1 (a) |
|-------------------------------|---------------------|------------------------|------------------|----------------|-----------------------|-----------------|----------------|-----------------|-----------|----------------|-----------------------------|----------------------|----------------------------------|----------------|
| Security cover ce | rtificate as | per Regulatio | on 54 (3) of t | the Secur | rities Exchang | e Board of I | ndia (Listi | ng obligatior | and Discl | losure Require | ements) Regulation 201 | 5 as at Septem | ber 30,2022 | (Rs. In Lakhs) |
| | Column B | Column C | | Column | Column F | Column G | | Column I | Column | Column K | Column L | Column M | Column N | Column O |
| Column A | | | D | E | | | H | | J | | | | | |
| | Descript | Exclusive | Exclusive | Pari- | Pari- Passu | Pari- | | Eliminatio | (Total C | | Related to only those | items covered | by this certificate | |
| Particulars | ion of asset for | Charge | Charge | Passu Charg | Charge | Passu Charge | not offered | n (amount in | to H) | | | | | |
| ratuculars | which | | | e | | Charge | as | negative) | | | | | | |
| | this | | | | | | Security | licgative) | | | | | | |
| | certifica | | | | Assets | Other | Security | debt | | | Carrying /book | | Carrying | |
| | te | | | | shared by | assets on | | amount | | | value for exclusive | | value/book value | • |
| | relates | | | | pari passu | which | | consider | | Market | charge assets where | | for pari passu | |
| | | | | _ | debt | there is | | ed more | | Value for | market value is not | Market | charge assets | Total |
| | | Debt for | 0.0 | Debt | holder | pari- | | than | | Assets | Ascertainable or | Value for | where market | Value(=K |
| | | which this certificate | Other Secured | for whic | (includes debt for | Passu charge | | once (due to | | charged on | applicable (For Eg. Bank | Pari passu charge | value is not ascertainable or | +L+M+ N) |
| | | being | Debt | h this | which this | (excludin | | exclusive | | Exclusive | Balance, DSRA | Assetsviii | applicable | 19 |
| | | issued | Dest | certif | certificate | g items | | plus pari | | basis | market value is not | | upplicable | |
| | | | | icate | is issued & | covered | | passu | | | applicable) | | (For Eg. Bank | |
| | | | | being | other debt | in | | charge) | | | | | Balance, DSRA | |
| | | | | issue | with pari- | column | | | | | | | market value is | |
| | | | | d | passu | F) | | | | | | | not applicable) | |
| | | | | | charge) | | | | | | | Relatin | g to Column F | |
| | | Book | Book | Yes/ | Book | Book | | | | | | | | |
| | | Value | Value | No | Value | Value | T | | | | | | | |
| ASSETS | | | | | | | | | | | | | | |
| Property, Plant and Equipment | - | - | - | | - | - | 255.03 | - | 255.03 | - | | - | | |
| Capital Work-in- | - | - | | - | - | | | | | | | | | |
| Progress | | | | | | | | | | | | | | |
| Right of Use Assets | - | - | | | - | | - 349.51 | - | 349.51 | - | · | | | |
| Goodwill | - | - | | - | - | | | | - | | | | | |
| Intangible Assets | - | - | | | - | | 104.77 | - | 104.77 | | | | | |
| Intangible Assets | - | - | | | - | | - | - | - | - | | | | |
| under | | | | | | | | | | | | | | |
| Development Investments | } | | | } | | - | 2593.62 | , | 2593.62 |) | | + | | |
| Loans | - | 3662.71 | 49544.21 | | | | 31360.73 | | 84567.65 | | 3662.71 | | | 3662.71 |
| Inventories | - | 5002.71 | | | | | | - | | | | - | | |
| Trade Receivables | - | | | | - | | | | | | | - | | |
| Cash and Cash | - | | | | - | | 1539.86 | | 1539.86 | 5 - | | - | | |



| Equivalents | | | | | | | | |
|--------------------|-------------|----------|--------------|------------|------------|-----------|---|-----------|
| Bank Balances | | - | | - 8185.37 | - 8185.37 | | - | |
| other than Cash | | | | | | | | |
| and | | | | | | | | |
| Cash Equivalents | | | | | | | | |
| Others | | - | | - 1959.14 | - 1959.14 | | - | |
| Total | - 3662.71 | 49544.21 | | - 46348.03 | - 99554.95 | - 3662.71 | - | - 3662.71 |
| | | | | | | | | |
| LIABILITIES | | | | | | | | |
| Debt securities to | - 3174.70 | - | | | - 3174.70 | | - | |
| which this | | | | | | | | |
| certificate | | | | | | | | |
| pertains | | | | | | | | |
| Other debt sharing | - | - | | | | | - | |
| pari-passu charge | | | | | | | | |
| with above debt | | | | | | | | |
| Other Debt | - | - | | | | | | |
| Subordinated debt | | - | | | | | - | |
| Borrowings | - | 14184.01 | | | - 14184.01 | | | |
| Bank | _ not to be | 25465.23 | | | - 25465.23 | | | |
| Debt Securities | _ filled | 3163.31 | | | - 3163.31 | | - | |
| Others | _ | - | | - 4125.66 | - 4125.66 | | - | |
| Trade payables | _ | - | | - 298.24 | - 298.24 | | - | |
| Lease Liabilities | - | - | | - 392.51 | - 392.51 | | - | |
| Provisions | - | - | | - 175.55 | - 175.55 | | - | |
| Others | - | - | | - 2025.96 | - 2025.96 | , | - | |
| Total | - 3174.70 | 46938.21 | | - 2892.26 | - 53005.17 | | - | |
| Cover on Book | | - | | | | · | - | |
| Value | | | | | | | | |
| Cover on Market | | - | | | | · | - | |
| Value | | | | | | | | |
| | - Exclusive | - | - Pari-Passu | | | | - | |
| | Security | | Security | | | | | |
| | Cover | | Cover | | | | | |
| | Ratio | | Ratio | | | | | |
| | - 1.15 | - | | | | · | - | |

