

Date: 10th February 2026

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Sub.: Submission of Unaudited Financial Results with Limited Review Report for the quarter ended 31st December 2025 pursuant to Regulation 33(3) and 52(1) of SEBI (Listing Obligations and Disclosures Requirement) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD2/CIR/P/2024/185 dated December 31, 2024

Dear Sir,

Please find enclosed herewith the certified copy of Unaudited Financial Results (Standalone and Consolidated) along with Limited Review Report for the quarter ended 31st December 2025 along with the following documents:

1. Security Cover Certificate for the quarter ended 31st December 2025 under Regulation 54(3) of SEBI (LODR), 2015.
2. Statement of deviation(s)/variation(s) for the quarter ended 31st December 2025 under Regulation 32 of SEBI (LODR), 2015.
3. Statement of utilization of issue proceeds and material deviation in the use of proceeds under Regulation 52(7) & 52(7A) of SEBI (LODR), 2015, respectively.
4. Declaration on Outstanding Default on Loans and Debt Securities as on 31st December 2025.

Kindly take the above on record.

Thanking you,
 For **Ashiana Housing Ltd.**

For **ASHIANA HOUSING LTD.**



NITIN SHARMA
 Company Secretary

Nitin Sharma
 (Company Secretary & Compliance Officer)
 Mem No: ACS 21191

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
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 E: sales@ashianahousing.com, W: ashianahousing.com
 Regd. Office: 5F Everest, 46/C Chowinghee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To the Board of Directors of M/s ASHIANA HOUSING LIMITED

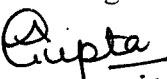
We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended December 31, 2025 and year to date from April 01, 2025 to December 31, 2025 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting", 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. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors 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 company personnel and analytical procedures applied to financial data and thus provide 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 prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **B. Chhawchharia & Co.**
Chartered Accountants
Firm Registration No: 305123E


Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 10th February, 2026
UDIN: 26529082VAACJU7673





ASHIANA HOUSING LIMITED

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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER 2025

(INR in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine-Months Ended (Un-Audited)	Nine-Months Ended (Un-Audited)	Previous Year ended (Audited)
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
1	Income from Operations						
	(a) Net sales/Income from operations	34,258	14,646	11,503	76,204	25,762	45,910
	(b) Income from Partnership Firm	(48)	(23)	(107)	(0)	(105)	(243)
	(c) Other income	1,107	1,472	582	3,494	1,383	2,538
	Total income	35,320	16,094	11,978	79,698	27,041	48,206
2	Expenses:						
	(a) Project Expenses	18,486	19,108	13,554	52,162	38,817	58,120
	(b) Purchases of land/development rights	8,665	19,792	7,455	33,884	40,511	48,569
	(c) Change in inventories	(4,274)	(30,850)	(14,250)	(32,847)	(61,500)	(74,792)
	(d) Employee benefits expense	1,725	1,650	1,144	4,861	3,569	4,999
	(e) Depreciation and amortisation expenses	324	331	335	976	906	1,242
	(f) Finance Costs	40	20	53	106	269	241
	(g) Other Expenses	2,693	1,935	1,573	7,014	3,784	6,475
	Total Expenses	27,659	11,985	9,963	66,155	26,356	44,854
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	7,660	4,109	2,015	13,543	685	3,352
4	Exceptional items			500		500	500
5	Profit/ (Loss) before Tax (3-4)	7,660	4,109	1,514	13,543	185	2,852
6	Tax expenses			410		316	1,009
7	Net profit/ (Loss) for the Period (5-6)	5,691	3,220	1,104	10,188	(131)	1,843
8	Other comprehensive income/(Expense) (Net of Tax)	15	64	24	121	(13)	31
9	Non controlling interest						
10	Total Comprehensive Income (7+8+9)	5,706	3,284	1,128	10,309	(143)	1,875
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,010	2010	2010	2010	2,010	2,010
12	Other Equity (excluding Revaluation Reserves)						74,447
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	5.68	3.27	1.12	10.26	(0.14)	1.87
	(b) Diluted	5.68	3.27	1.12	10.26	(0.14)	1.87
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	5.68	3.27	1.12	10.26	(0.14)	1.87
	(b) Diluted	5.68	3.27	1.12	10.26	(0.14)	1.87

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DIN: L70109WB1986PLC040864

ASHIANA HOUSING LIMITED



Director





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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER 2025

(INR in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine-Months Ended (Un-Audited)	Nine-Months Ended (Un-Audited)	Previous Year ended (Audited)
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
14	Security Cover available	3.75	3.45	4.04	3.75	4.04	4.01
15	Debt-equity ratio	0.38	0.42	0.34	0.38	0.34	0.34
16	Debt service coverage ratio	3.17	2.88	1.25	3.06	0.86	1.16
17	Interest service coverage ratio	3.25	2.89	2.04	3.10	1.04	1.48
18	Current ratio	1.38	1.38	1.41	1.38	1.41	1.37
19	Long term debt to working capital ratio	0.30	0.33	0.28	0.30	0.28	0.28
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.89	0.88	0.89	0.89	0.89	0.9
22	Total debts to total assets ratio	0.08	0.09	0.08	0.08	0.08	0.08
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.22	0.12	0.09	0.22	0.09	0.16
25	Operating margin (%)	31.33%	39.01%	24.75%	25.09%	17.17%	18.18%
26	Net profit margin (%)	16.11%	20.01%	9.22%	12.78%	-0.48%	3.82%
27	Net Worth	85,259	79,653	75,446	85,259	75,446	76,458

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CIN: L70109WB1986PLC040864

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

Review Report to
The Board of Directors
M/s ASHIANA HOUSING LIMITED

1. We have reviewed the accompanying statement of unaudited consolidated financial results of M/s ASHIANA HOUSING LIMITED ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its share of the net profit/(Loss) after tax of its jointly controlled entities for the quarter ended December, 31, 2025 and year to date from April 01, 2025 to December 31, 2025 attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This statement is the responsibility of the Holding Company's Management and has been approved by the holding company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting", specified under Section 133 of the Companies Act, 2013 as amended read with relevant rules issues thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors 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 company 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.
4. We also performed procedures in accordance with the SEBI Circular No. CIR/CFD/CMD/44/2019 dated 29th March, 2019 issued by the SEBI under regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.



5. The Statement includes the results of following entities:

Subsidiaries:

- i. Topwell Projects Consultants Limited
- ii. Latest Developers Advisory Limited
- iii. Ashiana Maintenance Services LLP
- iv. Ashiana Amar Developers
- v. Nitya Care Homes Private Limited

Jointly Controlled Entities:

- i. Kairav Developers Limited
- ii. Ashiana Greenwood Developers
- iii. Vista Housing
- iv. Megha Colonizers
- v. Ashiana Manglam Builders
- vi. Ashiana Manglam Builders Extension

6. 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 prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration No: 305123E

Gupta

Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 10th February, 2026

UDIN: 26529082 ANVV FH 9243



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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER 2025

(IN R IN Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine Months Ended (Un-Audited)	Nine Months Ended (Un-Audited)	Previous Year ended (Audited)
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
1	Income from Operations						
	(a) Net sales/Income from operations	36,185	16,577	13,325	82,043	31,069	52,880
	(b) Income from Partnership Firm	1	(20)	(8)	(23)	12	(9)
	(c) Other income	1,149	1,060	676	3,205	1,717	2,873
	Total Income	37,335	17,618	13,993	85,225	32,797	55,745
2	Expenses:						
	(a) Project Expenses	19,750	20,435	14,814	56,041	42,530	63,041
	(b) Purchases of land/development rights	8,665	19,792	7,455	33,884	40,511	48,569
	(c) Change in inventories	(4,274)	(30,850)	(14,250)	(32,847)	(61,500)	(74,792)
	(d) Employee benefits expense	2,338	2,283	1,747	6,701	5,293	7,305
	(e) Depreciation and amortisation expenses	336	339	340	1,004	920	1,263
	(f) Finance Costs	40	20	53	106	269	241
	(g) Other Expenses	2,876	1,985	1,839	7,311	4,283	6,998
	Total Expenses	29,730	14,003	11,997	72,201	32,307	52,626
3	Profit/ (Loss) before Exceptional Items and Tax (1-2)	7,604	3,615	1,996	13,024	490	3,119
4	Exceptional Items			500		500	500
5	Profit/ (Loss) before Tax (3-4)	7,604	3,615	1,496	13,024	(10)	2,619
6	Tax expenses	1,939	862	407	3,333	200	795
7	Net profit/ (Loss) for the Period (5-6)	5,665	2,754	1,089	9,691	(210)	1,824
8	Other comprehensive income/(Expense) (Net of Tax)	24	77	35	155	11	62
9	Non controlling interest						
10	Total Comprehensive Income (7+8+9)	5,689	2,830	1,124	9,846	(199)	1,886
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2010	2010	2010	2,010	2,010	2010
12	Other Equity (excluding Revaluation Reserves)						74,382
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	5.66	2.82	1.11	9.79	(0.20)	1.88
	(b) Diluted	5.66	2.82	1.11	9.79	(0.20)	1.88
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	5.66	2.82	1.11	9.79	(0.20)	1.88
	(b) Diluted	5.66	2.82	1.11	9.79	(0.20)	1.88

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ASHIANA HOUSING LIMITED

 Director

CIN: L70109WB1986PLC040864





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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER 2025

(INR in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine Months Ended (Un-Audited)	Nine Months Ended (Un-Audited)	Previous Year ended (Audited)
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
14	Security Cover available	3.92	3.60	4.24	3.92	4.24	4.21
15	Debt-equity ratio	0.38	0.42	0.34	0.38	0.34	0.34
16	Debt service coverage ratio	3.15	2.65	1.24	2.98	0.83	1.13
17	Interest service coverage ratio	3.23	2.67	2.03	3.02	1.00	1.44
18	Current ratio	1.37	1.37	1.42	1.37	1.42	1.37
19	Long term debt to working capital ratio	0.30	0.33	0.27	0.30	0.27	0.28
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.88	0.87	0.87	0.88	0.87	0.88
22	Total debts to total assets ratio	0.08	0.09	0.08	0.08	0.08	0.07
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.23	0.13	0.11	0.23	0.11	0.19
25	Operating margin (%)	29.49%	32.84%	21.06%	22.85%	13.56%	15.30%
26	Net profit margin (%)	15.17%	15.63%	7.78%	11.37%	-0.64%	3.27%
27	Net Worth	84,730	79,042	75,314	84,730	75,314	76,392

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Director



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STATEMENT OF ASSETS & LIABILITIES

PARTICULARS	(Rs. In Lakhs)			
	Standalone		Consolidated	
	As on 31.12.2025	As on 31.03.2025	As on 31.12.2025	As on 31.03.2025
	Un-Audited	Audited	Un-Audited	Audited
A ASSETS				
1 Non-current assets				
a Property, plant and equipment	7,443	7,821	8,429	8,015
b Capital work-in-progress	-	-	-	-
c Investment property	2,590	3,026	2,590	3,026
d Goodwill	-	-	-	-
e Other Intangible assets	9	9	13	14
f Intangible Assets under Development	-	-	-	-
g Leased Assets	2,321	1,780	2,321	1,780
h Financial assets	-	-	-	-
(i) Investment in subsidiaries	(42)	(65)	-	-
(ii) Investments others	3	3	3,687	3,502
(iii) Investment in Joint Ventures	-	-	82	82
(iv) Trade Receivables	-	-	-	-
(v) Other financial assets	2,755	2,580	2,939	2,756
i Deferred tax Assets (Net)	(146)	21	163	322
	14,933	15,175	20,224	19,498
2 Current assets				
a Inventories	261,209	228,421	261,240	228,452
b Financial assets	-	-	-	-
(i) Investment in subsidiaries / joint ventures	3,199	2,515	1,697	2,513
(ii) Investments others	31,349	14,483	31,349	14,483
(iii) Trade receivables	2,835	2,241	4,634	3,992
(iv) Cash and cash equivalents	15,829	13,938	20,056	17,074
(v) Other Bank Balance	29,775	22,266	29,775	22,266
(vi) Loans	840	1,767	830	1,757
(vii) Other financial assets	2,459	3,405	2,535	3,540
c Current tax assets (Net)	2,488	2,271	2,545	2,340
d Other current assets	-	-	-	-
(i) Trade advance and deposits	10,999	9,843	11,270	10,067
(ii) EWS/LIG units	3,519	3,963	3,519	3,983
(iii) Others	20,034	16,795	20,034	18,795
	384,533	323,929	389,483	329,266
TOTAL - ASSETS	399,467	339,104	409,707	348,764
B EQUITY AND LIABILITIES				
1 Equity				
a Equity Share capital	2,010	2,010	2,010	2,010
b Other Equity	83,249	74,447	82,720	74,382
c Non Controlling Interest	-	-	-	-
	85,259	76,458	84,730	76,392
2 Liabilities				
A Non-current liabilities				
a Financial liabilities	-	-	-	-
(i) - Borrowings	31,894	24,505	31,894	24,505
(ii) Trade payables	-	-	-	-
-Dues of micro enterprises and small enterprises	-	-	-	-
-Dues of creditors other than micro enterprises and small enterprises	-	-	-	-
(iii) - Lease Liabilities	1,390	999	1,390	999
(iv) Other financial liabilities	163	165	4,313	4,089
a Provision	1,148	1,126	1,319	1,300
b Deferred tax liabilities (Net)	-	-	-	-
c Other non-current liabilities	-	-	1,690	1,279
	34,956	26,797	40,607	32,173
B Current liabilities				
a Financial liabilities	-	-	-	-
(i) Borrowings	88	1,651	88	1,651
(ii) Lease Liabilities	506	457	506	457
(iii) Trade Payable	-	-	-	-
- Dues of micro enterprises and small enterprises	1,799	1,552	2,053	1,758
- Dues of creditors other than micro enterprises and small enterprises	3,896	5,318	4,202	5,619
(iv) - Other financial liabilities	6,114	5,518	6,831	6,479
b Other Current liabilities	-	-	-	-
(i) - Advance From Customers	265,918	219,805	267,033	220,558
(ii) - Other	1,162	1,399	3,500	3,516
c Provisions	130	148	157	161
d Current Tax Liabilities (Net)	-	-	-	-
	279,612	235,949	284,370	240,199
TOTAL - EQUITY AND LIABILITIES	399,467	339,104	409,707	348,764

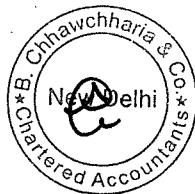
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CIN: L70109WB1986PLCD04DB64

ASHIANA HOUSING LIMITED

Director



**Notes on Accounts:**

1 The above unaudited financial results are published in accordance with Regulations 33 and Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors, respectively in their meetings held on 10th February 2026. These financial results are in accordance with the Indian Accounting Standards (IND AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016.

2 Method of accounting for recognition of revenue in respect of Real Estate Projects is:

In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance obligation at a point in time by transferring a promised good or services (i.e. an asset) to a customer and the customer obtains control of that asset. The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon possession or upon issuance of letter for offer of possession ("deemed date of possession"), whichever is earlier, subject to certainty of realisation.

3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:

Subsidiaries:

- 1 Ashiana Maintenance Services LLP
- 2 Latest Developers Advisory Ltd
- 3 Topwell Projects Consultants Ltd.
- 4 Ashiana Amar Developers
- 5 Nitya Care Homes (P) Ltd.

Associates and Joint Ventures:

- 1 Ashiana Greenwood Developers (Partnership)
- 2 Megha Colonizers (Partnership Firm)
- 3 Ashiana Manglam Builders (Partnership Firm)
- 4 Vista Housing (Partnership Firm)
- 5 Kairav Developers Limited (Joint Venture)

4 SEGMENT INFORMATION

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation for management purposes. The Company has only one reportable segment namely "development of real estate property". The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in development of real estate property in India, it has only one reportable geographical segment.

Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.

5 Extent and nature of security created (For Non-Convertible Debentures - NCD under Series No. AHL 9.95% -11-05-29

The NCDs issued under series no. AHL 9.95%-11-5-29-PVT are secured as under:

- i) by way of mortgage on unsold units of project 'Ashiana Town' and 'Ashiana Advik Phase 1 & 2' both located at Bhiwadi (Rajasthan), and;
- ii) by way of hypothecation of cash flows/receivables from projects namely 'Ashiana Town', 'Ashiana Advik- Phase 1 and 2' both located at Bhiwadi (Rajasthan), and project 'Ashiana Anmol Phase 2 and 3' located at Sohna Road, Gurugram, (Haryana), and project ONE44 Phase 1 and 2 located at Jaipur (Rajasthan).

6 Outstanding redeemable preference shares (quantity and value) :

The Company has not issued any preference shares.

7 Capital Redemption Reserve/Debenture Redemption Reserve :

The requirement for creating Debenture Redemption Reserve is not applicable on the company as per MCA notification number G.S.R. 574 (E) dated 16th August 2019. Further, maintenance of Capital Redemption Reserve is not applicable on the company for the quarter ended 31st December 2025.

8 All the proceeds of Non-Convertible Debentures and Equity Shares have been fully utilised for the object stated in the offer documents and there is no deviation in the use of issue proceeds thereof as per Regulation 32(1), Regulation 52 (7) and Regulation 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, respectively. Further, 'NIL' Statement of Deviation or Variation and utilisation of issue proceeds in the format prescribed under the said Regulations are attached with these Financial Results.

9 The Board of Directors have recommended an interim dividend of Re. 1 per share @ 50% for the FY 2025-26.

10 The Statutory Auditors have Limited Reviewed these financial results and have expressed unmodified opinion.

11 Figures for the previous periods have been regrouped and rearranged wherever necessary.

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
E: sales@ashianahousing.com, W: ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowinghee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB19B6PLC040864

ASHIANA HOUSING LIMITED

Director





12 Total number of investors complaints received during the quarter ended 31st December 2025 were 35 (including 13 complaints pending for resolution at the beginning of the quarter) out of which 25 complaints have been disposed off and 10 complaints were pending for resolution at the end of the quarter out of which 2 are pending for resolution as on date.

13 The Government of India, vide Notification dated November 21, 2025, has notified the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as "the Labour Codes"), which consolidate and replace existing multiple labour legislations. The Company is monitoring developments on the rules to be notified by regulatory authorities, including clarifications/ additional guidance from authorities.

The incremental impact of these changes, assessed by the Company, on the basis of the information available, consistent with the guidance provided by the Institute of Chartered Accountants of India, is not material and has not been recognised in the financial results of the Company for the quarter and nine months ended December 31, 2025. Once Central / State Rules are notified by the Government on all aspects of the Codes, the Company will evaluate impact, if any, on the measurement of employee benefits and would provide appropriate accounting treatment impact in the period in which the relevant provisions become effective and the financial impact can be reasonably determined.

Place : New Delhi
Date : 10th February, 2026

ASHIANA HOUSING LIMITED
For ASHIANA HOUSING LIMITED

VARUN GUPTA
WHOLE TIME DIRECTOR
DIN:01666853



Ashiana Housing Limited
304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
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CIN: L70109WB1986PLC040864

Independent Auditor's Certificate on the Statement of maintenance of security cover, compliance with all Covenants in respect of Non-Convertible Debentures as at 31 December 2025.

1. This Certificate is issued in accordance with the terms of our engagement letter with Ashiana Housing Limited (the "company") and pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular: SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/2022/67 dated 19 May 2022 (Collectively referred to as "Regulations").
2. We, M/s. B. Chhawchharia & Co., Statutory Auditors of the company, have been requested by the Company to examine the accompanying Statement on book value of assets for Non-convertible debentures as at December 31, 2025 (hereinafter the "Statement") which has been prepared by the Company from the unaudited standalone financial results and other relevant records and documents maintained by the Company as at and for the quarter ended December 31, 2025 pursuant to the requirements of the SEBI regulations.

This Report is required by the Company for the purpose of submission with Vistara ITCL (India) Ltd (hereinafter the "Debenture Trustee(s)") of the Company to ensure compliance with the SEBI Regulations in respect of its Non-convertible debentures (NCDs), as detailed in annexure I, aggregating to Rs. 319.73 Crores as at December 31, 2025 ('Debentures').

Management's Responsibility

3. The compliance with the Regulations & other applicable circular the terms & covenants of the other debt and calculation of security cover as given in the attached Statement is the responsibility of the company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the company complies with the requirements, including those given in the Regulations and provides all relevant information to SEBI.
4. The Management of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Master Circular including providing all relevant information to the Debenture Trustee(s) and for complying with all the covenants and submission of compliance status with respect to financial covenants of the listed debt securities to debenture Trustees.

Auditor's Responsibility

5. Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the book values as considered in the Statement, in relation to the computation of Security cover, have not been accurately extracted from the unaudited standalone financial information as at and for the period ended 31 December 2025 or that the computation thereof is arithmetically inaccurate.



6. 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. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.

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

- a) Obtained the unaudited standalone financial information of the company as at and for the period ended 31 December 2025.
- b) Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited standalone financial information of the company as at and for the period ended 31 December 2025.
- c) Ensured arithmetical accuracy of the computation of security cover in the Statement and financial covenants in the accompanying statement;
- d) the management has represented and confirmed that the Company has complied with all the other covenants, including financial covenants as prescribed in the Debenture Trust Deed, as at December 31, 2025. We have relied on the same and not performed any independent procedures in this regard.
- e) Obtained necessary representations from the management.

8. We have carried out our verification in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' issued by the Institute of Chartered Accountants of India (ICAI) in so far as applicable for the purpose of this Certificate. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by the ICAI.

Conclusion

10. Based on our examination and the procedures performed as per paragraph 7 above, evidences obtained, and the information and explanations given to us, along with the representations provided by the management, in our opinion;

- a) The company has maintained security cover as per the terms of Debenture Trust Deed;
- b) The Company has complied with all the covenants as mentioned in the Debenture Trust Deed and stated in the Statement to this report as at December 31, 2025; and



c) Book values of assets as included in the Statement are in agreement with the books of account underlying the Board approved unaudited standalone financial statements of the Company as at December 31,2025

Restriction on Use

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

12. This certificate is addressed to the Board of Directors and provided to the Company solely for submission to the Vistara ITCL (India) Ltd, pursuant to the requirements as mentioned in paragraph 2 above and should not be used, referred to or distributed for any other purpose or to any other person 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 **B. CHHAWCHHARIA & CO.**

Chartered Accountant

Firm Registration No: 305123E

Gupta

Abhishek Gupta

Partner

Membership No. 529082

Date: 10th February, 2026

Place: New Delhi

UDIN: 265290821Z 06RP6236



Annexure A: Details of Non Convertible Debentures Outstanding as on December 31, 2025

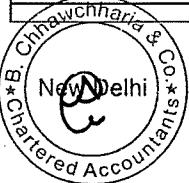
Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

The Company, vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities outstanding as at December 31, 2025:

ISIN	Private Placement/Public Issue	Secured/Unsecured	Sanctioned Amount (Rs. in Crores)	Outstanding as on 31 st December 2025 (Rs. in Crores)
INE365D08026	Private Placement	Unsecured	97.00	62.73
INE365D08034	Private Placement	Unsecured	26.40	26.40
INE365D08067	Private Placement	Unsecured	5.60	5.60
INE365D087085	Private Placement	Secured	125.00	125.00
INE365D08075	Private Placement	Unsecured	100.00	100.00
Total			354.00	319.73



Column A	Column B	Column C ⁱⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vii}	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate is being issued	Other secured Debt	Debt for which this certificate is being issued	Asset 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 ^{vii}	Carrying/ book value for pari-passu charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not applicable)	Total value= (K+L+M+N)
		Book value	Book value	Yes/No	Book value	Book value				Relating to Column F				
ASSETS														
Property, Plant and Equipment	Vehicles for Vehicle Loan			-	3,44,44,024									
	Investment Property i.e. Village Mall for OD			-	13,78,17,057									
Capital Work in Process				-	-									
Right of Use Assets				-	-									
Goodwill				-	-									
Intangible Assets				-	-									
Intangible Assets under Development				-	-									
Investments	Mutual Funds pledged against LAS(Loan against Securities-OD)			-	47,53,45,968									
Loans				-	-									
Inventories	Unsold units of Project Dwarka Phase 4 & 5 for OD			-	19,45,67,629									
	Project Receivables for Project Anmol Ph-2, Anmol Ph-3, Advik Ph-1, Advik Ph-2 and Ashiana Town Project, One 44 additional security as collateral for ICICI Prudential NCD of 125 Crores				3,26,94,67,265									
	Vatsalya Project Receivables				74,76,85,793									
Trade Receivables	Receivable of Treehouse Hotel and Dwarka project for OD			-	6,20,79,755									
	Receivable of Anmol, Town, Advik, One44			-	1,84,68,715									
	Vatsalya Project Receivables			-	-									
Cash & Cash Equivalents	ICICI and HDFC Escrow Account are under collateral for ICICI Prudential NCD (Including ISRA Account)				58,03,88,778									
Bank Balances other than Cash & Cash Equivalents				-	-									
Others	Fixed Deposit given for OD (Long Term)			-	8,97,04,300									
Total				-	3,86,83,24,758									
				-	1,74,16,44,526									



Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F ^{iv}	Column G ^v	Column H ^{vi}	Column I ^{vi}	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (Amount in negative)	Related to only those items covered by this certificate					
		Debt for which this certificate is being issued	Other secured Debt	Debt for which this certificate is being issued	Asset 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 e.g. Bank Balance, DSRA market value is not applicable)	Market value for pari passu charge assets ^{vii}	Carrying/ book value for pari-passu charge assets where market value is not ascertainable or applicable (For e.g. Bank Balance, DSRA market value is not applicable)	Total value= (K+L+M+N)	
		Book value	Book value	Yes/No	Book value	Book value				Relating to Column F				
LIABILITIES														
Debt securities to this certificate pertains														
Other debt sharing pari-passu charge with above debts														
Other debts	OD & Vehicle Loans	-	2,34,24,583											
Subordinated debts														
Borrowings														
Bank														
Debt securities Secured	NCD ICICI Pru-Secured	1,25,00,00,000												
Others-Secured Construction Loan	Bajaj-Construction Finance-Secured	-	7,55,07,278											
Trade payables														
Lease Liabilities														
Provisions														
Others														
Total		1,25,00,00,000	9,89,31,861					30,07,18,02,977	-	31,42,07,34,838				-
Cover on Book Value														
Cover on Market Value^{ix}														
	Exclusive security ratio	3.09	17.60		Pari-passu security ratio	NA								

Notes:

i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.

iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c) Other debt sharing pari- passu charge along with debt for which certificate is issued.

v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.

vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

vii In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.

viii Assets which are considered as Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.

ix The market value shall be calculated as per the total value of assets mentioned in Column O.



**STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS –
REGULATION 32(1) OF SEBI (LODR), 2015**

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Submission of Statement of Deviation/Variation in utilisation of funds raised through Shares – Reg 32(1) of SEBI (LODR) Regulations, 2015

Statement of deviation/variation in use of Issue proceeds:

Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	Public Issue/ QIP/Bonus Issue/Others
Date(s) of Raising Funds	Not Applicable for Q3FY26
Amount Raised	Not Applicable for Q3FY26
Report filed for Quarter ended	31 st December 2025
Monitoring Agency	Not Applicable for Q3FY26
Monitoring Agency Name. if applicable	Not Applicable for Q3FY26

Ashiana Housing Ltd.
304, Southern Park, Saket District Centre, Saket, New Delhi- 110 017
CIN: L70109WB1986PLC040864
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata -700 071
Phone No: 011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

For ASHIANA HOUSING LTD.



NITIN SHARMA
Company Secretary

Is there a Deviation/Variation in use of funds raised	Not Applicable for Q3FY26					
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	-					
If yes, date of Shareholder Approval	-					
Explanation for the deviation/variation	-					
Comments of the Audit Committee, after review	-					
Comments of the auditors, if any	-					
Objects for which funds have been raised and where there has been a deviation, in the following table:						
Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds Utilised	Amount of deviation/variation for the quarter according to applicable object	Remarks, if any
-	-	-	-	-	-	-
Deviation or variation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised or						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed						
(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.						

Date: 10th February 2026

**STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS –
REGULATION 52 (7) AND 52 (7A) OF SEBI (LODR), 2015**

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Submission of Statement for utilization of issue proceeds of non-convertible securities and Statement indicating deviation/variation pursuant to Regulation 52 (7) and Regulation 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, respectively

A Statement of utilization of issue proceeds

Name of the Issuer (1)	ISIN (2)	Mode of Fund Raising (Public Issue/ Private Placement) (3)	Type of Instrument (4)	Date of raising funds (5)	Amount Raised (6)	Funds Utilized (7)	Any Deviation (Yes/No) (8)	If 8 is Yes, then specify the purpose for which the funds were utilized	Remarks, if any
Ashiana Housing Limited	INE365D08026	Private Placement	Unsecured, Non-Convertible Debentures	31 st May 2022	Rs. 97 Crores	Rs. 97 Crores	No	N.A.	N.A.

Ashiana Housing Ltd.

304, Southern Park, Saket District Centre, Saket, New Delhi- 110 017
CIN: L70109WB1986PLC040864
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata -700 071
Phone No: 011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

For ASHIANA HOUSING LTD.



NITIN SHARMA
Company Secretary

Ashiana Housing Limited	INE365D08034	Private Placement	Unsecured, Non-Convertible Debentures	20 th July 2022	Rs. 26.40 Crores	Rs. 26.40 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D08067	Private Placement	Unsecured, Non-Convertible Debentures	23 rd February 2024	Rs. 5.60 Crores	Rs. 5.60 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D07085	Private Placement	Secured, Non-Convertible Debentures	13 th May 2024	Rs. 125 Crores	Rs. 125 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D08075	Private Placement	Unsecured, Non-Convertible Debentures	11 th July 2025	Rs. 100 Crores	Rs. 100 Crores	No	N.A.	N.A.

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

Statement of Deviation/Variation in utilization of funds raised	
Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	Public Issue/ Private Placement
Type of Instrument	Not Applicable for Q3FY26
Date(s) of Raising Funds	Not Applicable for Q3FY26
Amount Raised	Not Applicable for Q3FY26
Report filed for Quarter ended	31 st December 2025
Is there a deviation/variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document	Not Applicable for Q3FY26
If yes, details of the approval so required	Not Applicable for Q3FY26
Date of approval	Not Applicable for Q3FY26
Explanation for the deviation/variation	Not Applicable for Q3FY26

For ASHIANA HOUSING LTD.

NITIN SHARMA
Company Secretary



Comments of the Audit Committee, after review					Not Applicable for Q3FY26	
Comments of the auditors, if any					Not Applicable for Q3FY26	
Objects for which funds have been raised and where there has been a deviation/variation, in the following table:						
Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds Utilized	Amount of deviation/variation for the quarter according to applicable object (Rs. in Crores and in %)	Remarks, if any
Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	-
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						

Date: 12th February 2026

Declaration for Outstanding Default on Loans and Debt Securities

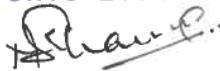
Outstanding Default on Loans and Debt Securities for the quarter ended 31st December 2025 as per the circular SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated 31st December 2024 in accordance with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

S.no.	Particulars	In INR Crore
1	Loans / revolving facilities like cash credit from banks / financial institutions	
A	Total amount outstanding as on 31.12.2025	322.23
B	Of the total amount outstanding, amount of default as on date	- NIL -
2	Unlisted debt securities i.e. NCDs and NCRPS	
A	Total amount outstanding as on date	- NIL -
B	Of the total amount outstanding, amount of default as on date	- NIL -
3	Total financial indebtedness* of the listed entity including short-term and long-term debt (1+2)	322.23

*Financial Indebtedness includes Listed debt securities, Term Loans and Vehicle Loans.

For Ashiana Housing Ltd.

For ASHIANA HOUSING LTD.



NITIN SHARMA
Company Secretary

Nitin Sharma
(Company Secretary & Compliance Officer)
Mem No: ACS 21191

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
E: sales@ashianahousing.com, W: ashianahousing.com
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CIN: L70109WB1986PLC040864