

GICHFL/SEC/2025-26

16th January, 2026

To,
The BSE Limited,
P.J. Towers,
Dalal Street,
Fort, **Mumbai – 400 001**

Scrip Code: 511676

Dear Sir/Madam,

Sub.: Presentation for Investors Meet.

Ref.: Intimation under Regulation 30 (Schedule III-PARA A-PART A) of SEBI (LODR) Regulations, 2015.

With reference to our earlier intimation dated 12th January, 2026, please find enclosed the Investor Presentation to be shared with the investors during the Investors Meet scheduled for 22nd January, 2026.

The same will also be made available on the website of the Company at www.gichfindia.com.

This is for your information and record Purpose.

Thanking you,

Yours faithfully,

Nutan Singh
Group Head & Company Secretary

Encl: As above



GIC HOUSING FINANCE LTD.

YOUR ROAD TO A DREAM HOME

ABOUT US

- **Company was incorporated in the year 1989 with the name “GIC GRIH VITTA LIMITED”**
- **In 1993 got its present name “GIC Housing Finance Limited”.**
- **It started its operations at 8 locations (1989-91) and as of September 2025 it has expanded across 84 locations in India with headquarters at Mumbai (Maharashtra).**
- **GICHF went public by announcing its maiden IPO in the year 1994-95 and mobilized additional capital.**
- **We are a Housing Finance Company promoted by GIC Re & GIPSA Companies whose shareholding is 42%**

❖ KEY POINTERS

Rs. in Crs

Particulars	Year Ended on March 25	Year Ended on March 24	Variance %	Half Year Ended on Sep 25	Half Year Ended on Sep 24	Variance %
AUM (Gross)	10497	10283	2.08	10870	10376	4.76
TOTAL REVENUE	1089	1070	1.78	537	543	(1.10)
TOTAL EXPENSES	870	866	0.46	496	448	10.71
EXCEPTIONAL ITEM (LOS Software W/off)	13	-	-	-	-	-
PROFIT BEFORE TAX	206	204	0.98	41	95	(56.84)
DISBURSEMENTS	1789	1275	40.31	1023	851	20.21
GROSS NPA PORTFOLIO	318	399	(20.30)	492	392	25.51
GROSS NPA %	3.03	3.88	(21.91)	4.52	3.78	19.58
COST OF BORROWED FUNDS %	8.22	8.14	0.98	7.97	8.24	(3.28)

Particulars	Year Ended on Mar 25	Year Ended on Mar 24	Variance %	Half Year Ended on Sep 25	Half Year Ended on Sep 24	Variance %
Interest Income	1049	1043	1	527	517	2
Fees & Commission Income	5	5	-	3	3	-
Other Operating Income	24	9	167	7	18	(61)
Other Income	11	13	(15)	-	5	-
Total Income	1089	1070	2	537	543	(1)
Interest outgo	703	710	(1)	346	351	(1)
Impairment of Financial Instruments (ECL)	17	18	(6)	76	25	204
Employee Benefits Expenses	70	64	9	38	33	15
Depreciation, Amortisation & Impairment	15	15	-	5	7	(29)
Other Expenses	65	59	10	31	32	(3)
Total Expenditure	870	866	0.46	496	448	11

❖ FINANCIAL SNAPSHOTS

Rs. in Cr

Particulars	Year Ended on Mar 25	Year Ended on Mar 24	Variance %	Half Year Ended on Sep 25	Half Year Ended on Sep 24	Variance %
Profit Before Exceptional Item	219	204	7	41	95	(57)
Exceptional Item (LOS Software W/o)	13	-	-	-	-	-
Profit Before Tax	206	204	1	41	95	(57)
Provision for Current Tax	45	42	7	18	22	(18)
Deferred Tax (Asset)/Liability	1	11	(90)	(34)	(2)	1600
Profit / (Loss) for the period	160	151	6	57	75	(24)

❖ COST OF BORROWED FUNDS

Rs. in Crs

Particulars	Mar 25	March 24	Variance (%)	Sep 25	Sep 24	Variance (%)
BORROWING PORTFOLIO	8727	8563	1.92	8999	8648	4.06
YIELD ON ADVANCES (%)	9.95	9.82	1.32	9.72	9.87	(1.52)
COST OF BORROWED FUNDS (%)	8.22	8.14	0.98	7.97	8.24	(3.28)
NET INTEREST SPREAD	1.73	1.68	2.98	1.75	1.63	7.36
NET INTEREST MARGIN	3.28	3.13	4.79	3.32	3.17	4.73

❖ NPA STATUS

Rs. in Crs

Particulars	As on March 25	As on March 24	As on Sep 25	As on Sep 24
Portfolio as per IND AS (Gross)	10497	10283	10870	10376
ECL Cumulative Provision	285	298	418	315
Portfolio as per IND AS (Net)	10212	9985	10452	10061
Impairment of Financial Instrument (for the Period)	17	18	76	25
Gross NPA Portfolio	318	399	491	392
Gross NPA %	3.03	3.88	4.52	3.78
NPA Provision	115	126	280	144
Net NPA Portfolio	203	274	211	248
Net NPA to Net Advances %	1.96	2.69	1.99	2.43

❖ FINANCIAL RATIOS

Particulars	As On March 25	As On March 24	As On Sep 25	As On Sep 24
DEBT EQUITY RATIO (In Times)	4.44	4.68	4.50	4.60
BOOK VALUE PER SHARE (Rs.)	364.78	339.57	370.94	349.15
EARNING PER SHARE (Rs.)	29.74	28.07	10.64	14.01
CAPITAL ADEQUECY RATIO (%)	34.92	33.56	34.56	34.05
LCR%	108.15	107.39	109.50	105.50
COST TO INCOME RATIO (%)	43.14	43.24	78.72	50.77
EMPLOYEE COST RATIO (%)	6.94	6.47	7.49	6.60
PRICE EARNING RATIO	5.64	7.18	16.35	16.68
RETURN ON ASSET RATIO	1.48	1.47	0.52	0.71
NET WORTH (Rs. in Crs)	1964	1829	1998	1880
CREDIT COST (%)	0.16	0.17	0.72	0.23
NET NPA TO NETWORTH (%)	10	15	11	13

TREASURY FUNCTIONS

Fund Raising /Cash Flow Management /Banking / Debt Investments

- Fund Raising from Banks and Capital Market
- Cashflow Management
- Asset Liability Management
- Bank Relationship
- Liasoning with Credit Rating Agency
- Investments – Mainly towards LCR requirement in High Quality Liquid Assets
(maintained above 100% against the current requirement of 85%)
- Reporting to Management

FUND RAISING

- Purpose is for onward lending for Housing and Refinance
- From Bank by way of :
 - Long Term Loans(Secured)
 - Short Term Loan / Line of Credit (Unsecured)
- From Capital Market (Institutions/ MFs/ Insurance co)
 - Non-Convertible Debentures(Secured) for medium/long-term requirements
 - Commercial paper for short-term requirements
- From National Housing Bank (Refinance) Apex Development Financial Institution for Housing in India.
- To ensure that the above Fund Raising is done within the Regulatory Guidelines as prescribed by RBI/ NHB from time to time
- To ensure that the Borrowings are within the Borrowing Power Limits approved by the Board
- Borrowing limit approved by the board is ₹ 17,000 Crores. There is a Cap on raising funds through Non- Convertible Debentures (NCD's) (₹ 2,500 crores), Commercial Paper (₹ 1,500 crores) & Short term loans (₹ 1,500 Crores)
- Ratio of Long Term to Short Term borrowings - 84 : 16

CREDIT RATINGS

- Bank Loans, NCDs, CPs need to be rated by the approved Rating Agencies
- GICHFL has the following ratings for its Bank Loans, NCDs, and CPs from CRISIL and ICRA

Credit Ratings- ICRA		Credit Ratings- CRISIL	
Commercial Paper of ₹ 1500 Cr.(Rating)	[ICRA] A1 +	Commercial Paper of ₹1500 Cr.(Rating)	CRISIL A1 +
Short Term Loan of ₹ 1000 Cr. (Rating)	[ICRA] A1+	Short Term Loan of ₹ 1000 Cr. (Rating)	CRISIL A1+
Long Term Loan of ₹ 9000 Cr. (Rating)	[ICRA] AA+/Stable	Long Term Loan of ₹ 8100 Cr. (Rating)	CRISIL AA+ /Stable
Non Convertible Debentures of ₹1530 Cr.	[ICRA] AA+/Stable	Non Convertible Debentures of ₹ 1530 Cr.	CRISIL AA+/Stable

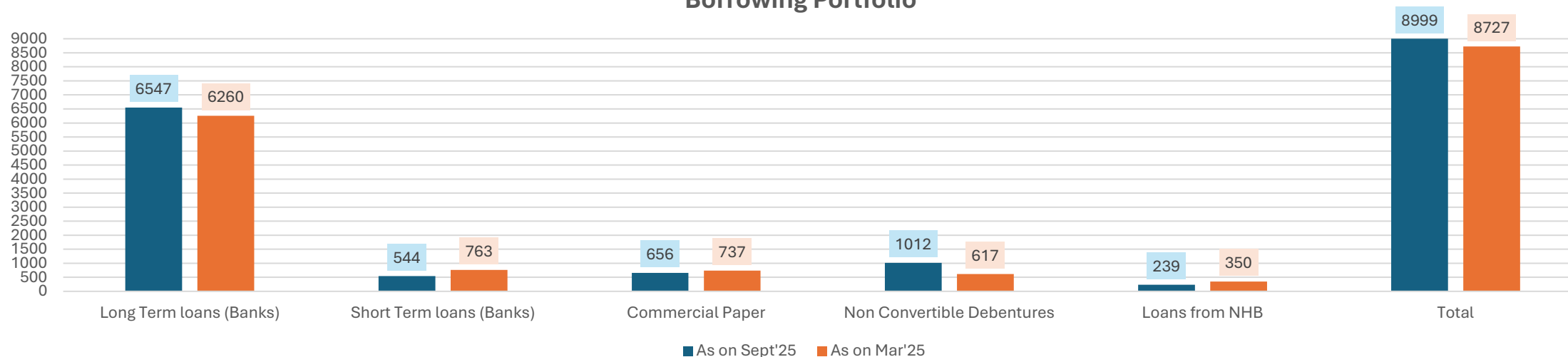
- Treasury keeps the credit rating agencies informed of the companies' financial results and developments
- Monitor rating availability and future requirements

❖ BORROWING PORTFOLIO BIFURCATION

Rs. in Crs

Borrowing Portfolio	As on March 25	% to total March 25	As on Sept 25	% to total Sept 25	Variance (%)
Long Term Loans from Banks	6260	72	6547	73	5
Short Term Loans from Banks	763	9	544	6	(29)
Commercial Paper	737	8	656	7	(11)
Non Convertible Debentures	617	7	1012	11	64
Loans from NHB	350	4	239	3	(32)
Total	8727	100	8999	100	3

Borrowing Portfolio



SALES & MARKETING

Strong Half-Year Performance

H1 FY 2025

₹851 Crores
Disbursements

H1 FY 2026

₹1,023 Crores
Disbursements



20% Growth

GIC Housing Finance Ltd. demonstrates robust growth, with half-yearly disbursements increasing significantly, reflecting our strategic market penetration and operational efficiency. This impressive 20% surge from H1 FY 2025 to H1 FY 2026 underscores our commitment to sustained expansion in the housing finance sector.



Accelerated Quarterly Momentum

1

Q1 FY 2026

₹403 Crores

Disbursements

2

Q2 FY 2026

₹620 Crores

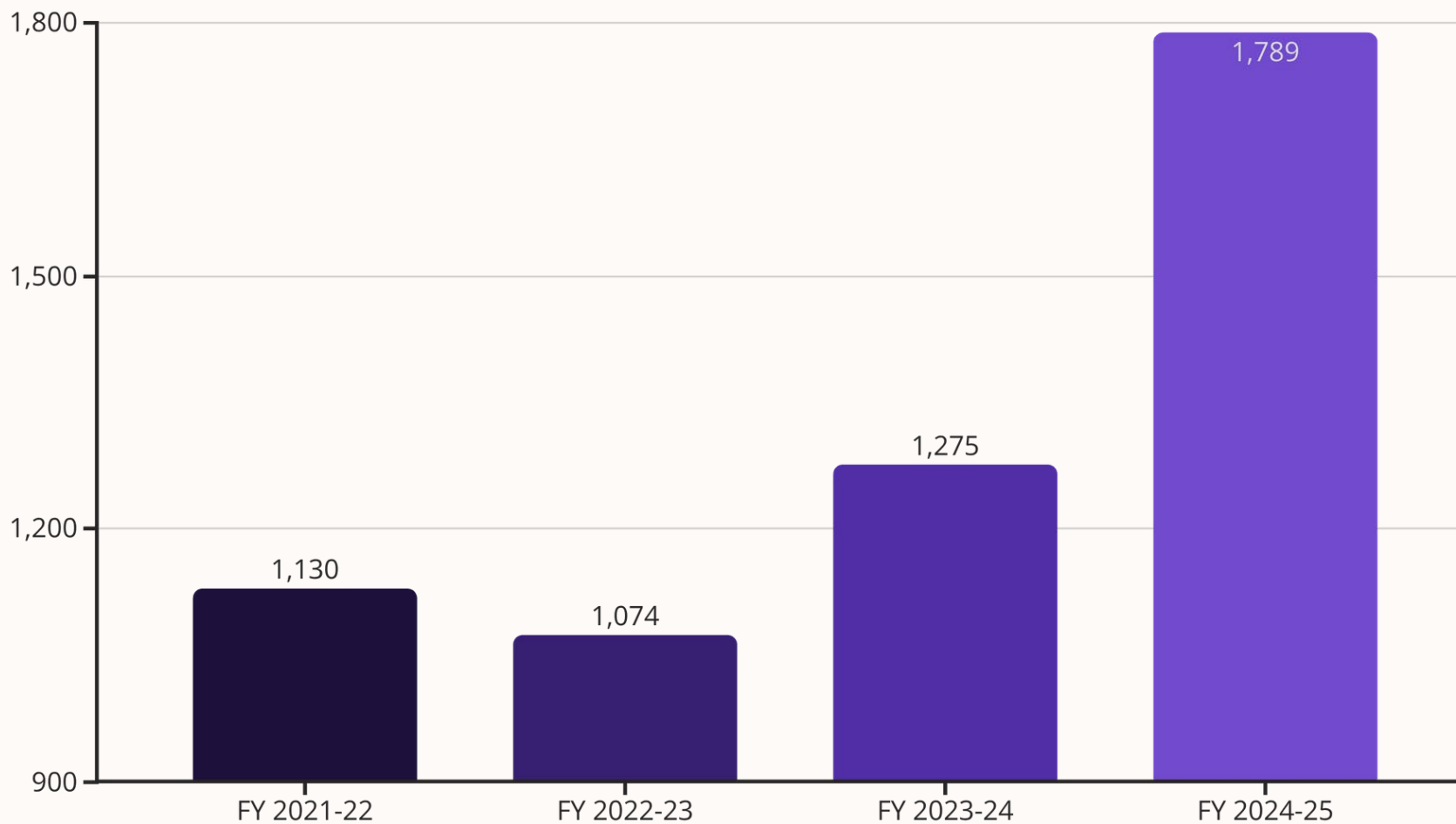
Disbursements

54% QoQ Jump

The second quarter of FY 2026 witnessed an exceptional surge in disbursements, highlighting our accelerating operational rhythm and growing market demand. This substantial quarter-on-quarter increase is a testament to our effective strategies and robust customer acquisition initiatives.








Historical Disbursement Trends (in ₹ Crores)



Our historical disbursement data showcases a consistent upward trajectory, reflecting sustained growth and increasing market confidence in GIC Housing Finance Ltd. The significant jump in FY 2024-25 underscores our growing dominance in the Indian housing finance sector.

Strategic Branch Activation

-  **3 Branches in NCR**
-  **3 Branches in Hyderabad**
-  **3 Branches in Bangalore**
-  **2 Branches in MMR**
-  **1 Branch in ROW**

In July 2025, GIC Housing Finance strategically activated 12 new branches across key urban centers. This expansion strengthens our presence in high-potential markets like NCR, Hyderabad, Bangalore, and MMR, enhancing our reach and service capabilities to cater to a broader customer base.

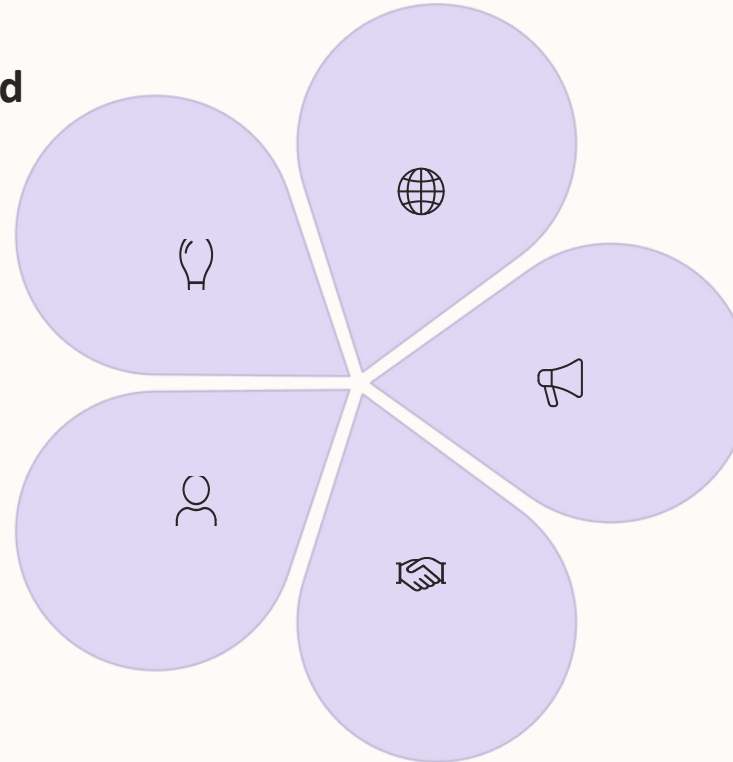
Optimized Sourcing Strategy

GICHFL Financial Services Pvt Ltd

Wholly owned subsidiary for quality sourcing.

Referrals

Capitalizing on satisfied customer recommendations.



Digital Leads

Leveraging online platforms for broader reach.

Direct Marketing

Targeted campaigns for direct customer engagement.

DSA Network

Robust network of Direct Selling Agents.

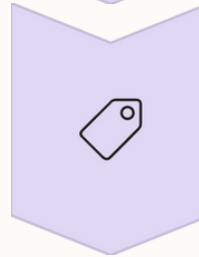
Our refined sourcing strategy, spearheaded by our wholly owned subsidiary GICHFL Financial Services Pvt Ltd, ensures high-quality lead generation through diversified channels. This multi-pronged approach optimizes our customer acquisition process and maintains our competitive edge.

Increasing Ticket Size



FY25 Average

₹27.50 Lakhs



H1 FY26 Average

₹31.50 Lakhs

GIC Housing Finance has successfully increased its average ticket size, reflecting a shift towards higher-value loan disbursements. This positive trend indicates growing customer trust and our ability to cater to diverse housing finance needs.





Robust Growth Trajectory



Market Penetration

Expand reach in underserved and emerging markets across India.



Digital Transformation

Invest in technology to streamline operations and enhance customer experience.



Product Innovation

Develop tailored financial products to meet evolving customer demands.



Sustainable Growth

Maintain a healthy balance sheet and strong asset quality.

Summarizing Our Success

1 Significant Disbursement Growth

Achieved a 20% increase in H1 FY26 over H1 FY25, reaching ₹1,023 Crores.

2 Impressive Quarterly Performance

Witnessed a 54% QoQ jump in Q2 FY26, with disbursements totaling ₹620 Crores.

3 Strategic Expansion Initiatives

Successfully activated 12 new branches in key regions to enhance market reach.

4 Enhanced Sourcing and Higher Ticket Sizes

Optimized sourcing strategy and increased average ticket size to ₹31.50 Lakhs.

COLLECTIONS

Bucket X Performance

Bucket X Performance from April 25 to Sep 25	
For The Month	Bucket X Resolution%
Apr-25	98.80%
May-25	99.30%
Jun-25	99.05%
Jul-25	99.15%
Aug-25	99.03%
Sep-25	99.25%
Average of 6 months	99.10%

**Bucket X Average 6 months Performance (from April 25 to Sep 25)
is 99.10%**

NPA trend for past 4 years

Particulars	2021-22	2022-23	2023-24	2024-25	2025-26	
(Reported as per Annual Report)	Q4	Q4	Q4	Q4	Q1	Q2
GROSS NPA	1007.5	498	399	318	507	491
GROSS NPA%	8.6	4.68	3.88	3.03	4.74	4.52
NET NPA	634.43	345	274	203	223	211
NET NPA%	5.59	3.29	2.69	1.96	2.14	1.99

- There has been a consistent decline in NPAs, both in terms of quantum and percentage. However, an increase in NPA (quantum and %) was observed in Q1 of FY 2025–26 compared to Q4 of FY 2024–25, primarily due to the merger of the Assets Held for Sale (AHS) portfolio into NPAs.
- The Company is placing strong emphasis on effectively managing and reducing overall delinquencies. Recovery efforts are ongoing through multiple channels, including partial recoveries, One-Time Settlements, and auctions of secured assets.

Collection Strategy adopted

- A new Board Approve OTS/Compromise settlement policy is in place which is in sync with recent RBI Circular on compromise settlement. This will assist drop in Gross NPA figures.
- Control of Bucket X & Risk Buckets Forward flows through Collection Agencies.
- There is also a new Board approved Collection & Recovery Policy 2.0. This will further boost in recovery of delinquent cases.
- Risk based categorization of Branches to monitor their performance in terms of AUM & Delinquency in order to Control NPAs' & Delinquency.



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Thank you