Dated: 24th August 2026

The Secretary
The National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

Sub: Intimation of Payment of Interest and Redemption of Debentures for NCDs bearing ISIN: INE365D08026

Dear Sir,

Pursuant to Regulation 57(1) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, the Exchange is hereby informed that the company has paid **INR 3,00,00,000/- (Indian Rupees Three Crores Only)** to International Finance Corporation today on 24th August 2026 towards partial redemption and interest payment and payment of redemption premium on Non- Convertible Debentures (NCDs) listed on BSE Ltd., details of which are as follows:

A.) Whether Interest payment/redemption payment made: **Yes, for both interest and partial redemption payment along with redemption premium.**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Issue Size	INR 97 Crores/- (INR Ninety-seven Crores divided into 970 NCDs of INR 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 65,93,416/- (Indian Rupees Sixty-Five Lakhs Ninety-Three Thousand Four Hundred and Sixteen only)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	07th August 2026
9.	Due Date for interest payment	24th August 2026
10.	Actual Date of Interest payment	24th August 2026
11.	Amount of Interest paid	INR 65,93,416/- (Indian Rupees Sixty-Five Lakhs Ninety-Three Thousand Four Hundred and Sixteen only)
12.	Date of last interest payment	27th July 2026
13.	Reason for non-payment/delay in payment	Not Applicable

C.) Details of redemption payment:

NITIN SHARMA
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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
011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL2041
3.	Type of redemption (full/partial)	Partial Redemption
4.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any)	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/~~maturity~~	24th August 2026
11.	Actual date of redemption	24th August 2026
12.	Principal Amount redeemed	INR 58,51,646/- (Indian Rupees Fifty-Eight Lakhs Fifty-One Thousand Six Hundred Forty-Six only)
13.	Premium paid on Redemption (INR)	INR 1,75,54,938/- (Indian Rupees One Crore Seventy-Five Lakhs Fifty-Four Thousand Nine Hundred Thirty- Eight only)
14.	Outstanding Amount (INR)	INR 60,80,75,680/- (Indian Rupees Sixty Crores Eighty Lakhs Seventy- Five Thousand Six Hundred Eighty only) – INR 6,26,882.144/- approx. per NCD
15.	Date of last interest payment	27th July 2026

You are requested to take the said submission on your record.

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

NITIN SHARMA
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Nitin Sharma
(Company Secretary & Compliance Officer)
Mem No: ACS 21191
Adress: Saket, New Delhi