

Dated: 11th May 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: INE365D08075

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 20,00,00,000/- (Indian Rupees Twenty Crores Only)** to International Finance Corporation today on 11th May 2026 towards partial redemption and interest payment 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.**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08075
2.	Debenture Series	AHL-7%-11-7-45-PVT
3.	Issue Size	INR 100 Crores/- (INR One Hundred Crores divided into 10,000 NCDs of INR 1,00,000/- each)
4.	Interest Amount to be paid on due date	INR 2,02,83,017 /- (Indian Rupees Two Crores Two Lakhs Eighty- Three Thousand Seventeen Only)
5.	Frequency – monthly/quarterly	Quarterly, however, the payment is contingent on the availability of Distributable Surplus to be 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	23 rd April 2026
9.	Due Date for interest payment	11 th May 2026
10.	Actual Date of Interest payment	11 th May 2026
11.	Amount of Interest paid	INR 2,02,83,017/- (Indian Rupees Two Crores Two Lakhs Eighty- Three Thousand Seventeen Only)
12.	Date of last interest payment	06 th March 2026
13.	Reason for non-payment/delay in payment	Not Applicable

C.) Details of redemption payment:

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	INE365D08075
2.	Debenture Series	AHL-7%-11-7-45-PVT
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	11 th May 2026
11.	Actual date of redemption	11 th May 2026
12.	Principal Amount redeemed	INR 17,97,16,983 /- (Indian Rupees Seventeen Crores Ninety-Seven Lakhs Sixteen Thousand Nine Hundred Eighty-Three Only)
13.	Premium paid on Redemption (INR)	NIL
14.	Outstanding Amount (INR)	INR 56,80,91,236/- (INR Fifty- Six Crores Eighty Lakhs Ninety-One Thousand Two Hundred Thirty-Six only) - INR 5,68,09.1236/- per NCD
15.	Date of last interest payment	06 th March 2026

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

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

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

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