

**CO/CS/35/2026-27**

**8<sup>th</sup> October 2026**

**To,  
The Manager,  
Listing Department,  
Dalal Street, Fort  
Mumbai- 400 001**

Dear Sir / Madam,

**Scrip Code: 523465/ INDBNK**

**Sub: Outcome of the Board Meeting – Regulation 30 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015**

The Board of Directors at their meeting held today 08.10.2026, has inter alia taken on record and approved the followings:

1. Un-audited Financial Results and Limited Review Report for the quarter and half year ended 30th September 2026. A copy of the said Unaudited Financial Results and Limited Review Report are enclosed for your information and records.
2. M/s Ray & Ray, Chartered Accountants, Chennai was appointment as Statutory Auditors of the Company for the FY 2026-27 by Comptroller and Auditor General of India. The Board took a note of appointment and fixed remuneration of M/s. Ray & Ray, Chartered Accountants, Chennai, as statutory auditors of the Company for the FY 2026-27. The details as required under SEBI (LODR) Regulations 2015 is given below:

| <b>S.No</b> | <b>Particulars</b>                                                             | <b>Details</b>                                                                                                                                                                                                                                                                                                          |
|-------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1           | Reason for change viz., Appointment, resignation, removal, death or otherwise; | Appointment of M/s Ray & Ray, Chartered Accountants, Chennai, as Statutory Auditors of the Company for the FY 2026-27                                                                                                                                                                                                   |
| 2           | Term of Appointment                                                            | Appointment is for FY 2026-27                                                                                                                                                                                                                                                                                           |
| 3           | Brief profile                                                                  | Ray & Ray, Chartered Accountants, is one of the leading Chartered Accountancy (CA) firms in India with its head office in Kolkata. The branch offices are located in the major metro cities of India including New Delhi, Mumbai, Bengaluru and Chennai and have a dedicated team of professionals, headed by Partners. |

|   |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                      | <p>Ray &amp; Ray provides a wide range of professional services as assurance, taxation, management and advisory to a large number of clients which include Banks and Financial Institutions, large corporate entities both in the public and private sector, trusts, NGOs and not-for-profit organizations, charitable and religious institutions.</p> <p>Ray &amp; Ray, over the last ten decades, since it's inception in 1922, has grown into an institution that embodies the highest standards of professional integrity, values and expertise.</p> |
| 4 | Disclosure of relationship between Directors (in case of Appointment of a director). | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

The Board meeting commenced at 12.30 PM and concluded at 2.10 PM

Kindly take the same on your records.

Thanking You.

Yours Faithfully

For **Ind Bank Housing Limited**

**Aarthi**

**Kannan**

**K. Aarthi**

**Company Secretary & Compliance Officer**

Digitally signed by  
 Aarthi Kannan  
 Date: 2026.10.08  
 14:23:13 +05'30'

| IND BANK HOUSING LIMITED<br>(A Subsidiary of Indian Bank)                                    |                                                                                                                                    |                    |                              |                                                       |                                              |                                               |                                |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------|-------------------------------------------------------|----------------------------------------------|-----------------------------------------------|--------------------------------|
| Regd. Office : Third Floor, Khivraj Complex 1, No. 480, Anna Salai, Nandanam, Chennai 600035 |                                                                                                                                    |                    |                              |                                                       |                                              |                                               |                                |
| Phone No. 044-24329235                                                                       |                                                                                                                                    |                    |                              |                                                       |                                              |                                               |                                |
| CIN No: L65922TN1991PLC02019 Email: indhouse1991@gmail.com Website: www.indbankhousing.com   |                                                                                                                                    |                    |                              |                                                       |                                              |                                               |                                |
| PART I                                                                                       | Statement of Un-Audited Financial Results for the half year ended 30.09.2026                                                       |                    |                              |                                                       | Rs.in Lakhs                                  |                                               |                                |
| Sl. No.                                                                                      | Particulars                                                                                                                        | Three months ended | Preceding three months ended | Corresponding three months ended in the previous year | Year to date for the current half year ended | Year to date for the Previous half year ended | Previous Accounting Year ended |
|                                                                                              |                                                                                                                                    | 30-Sep-26          | 30-Jun-26                    | 30-Sep-25                                             | 30-Sep-26                                    | 30-Sep-25                                     | 31-Mar-26                      |
|                                                                                              |                                                                                                                                    | Un-Audited         | Un-Audited                   | Un-Audited                                            | Un-Audited                                   | Un-Audited                                    | Audited                        |
| 1                                                                                            | Revenue from Operations                                                                                                            | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| 2                                                                                            | Other Income                                                                                                                       | 25.87              | 319.30                       | 5.87                                                  | 345.17                                       | 12.10                                         | 50.97                          |
| 3                                                                                            | Total Revenue (1+2)                                                                                                                | 25.87              | 319.30                       | 5.87                                                  | 345.17                                       | 12.10                                         | 50.97                          |
| 4                                                                                            | Expenditure                                                                                                                        |                    |                              |                                                       |                                              |                                               |                                |
| a                                                                                            | Cost of Services                                                                                                                   | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| b                                                                                            | Purchases of Stock-in-Trade                                                                                                        | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| c                                                                                            | Changes in inventories of finished goods work-in-progress and Stock-in-trade                                                       | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| d                                                                                            | Employee Benefits Expense                                                                                                          | 8.86               | 8.39                         | 7.53                                                  | 17.25                                        | 13.63                                         | 29.22                          |
| e                                                                                            | Finance Costs                                                                                                                      | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
|                                                                                              | (i) Payment under Right to Recompense                                                                                              | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
|                                                                                              | (ii) Others                                                                                                                        | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
|                                                                                              | Finance Costs - Total                                                                                                              | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| f                                                                                            | Depreciation and Amortization expenses                                                                                             | 0.07               | 0.02                         | 0.01                                                  | 0.09                                         | 0.02                                          | 0.03                           |
| g                                                                                            | Other expenses                                                                                                                     |                    |                              |                                                       |                                              |                                               |                                |
|                                                                                              | Postage&Telephones                                                                                                                 | 0.24               | 0.00                         | 0.00                                                  | 0.24                                         | 0.00                                          | 0.27                           |
|                                                                                              | Provision for Non Performing Assets/written off                                                                                    | 0.00               | 0.00                         | 1.20                                                  | 0.00                                         | 1.20                                          | 0.00                           |
|                                                                                              | Other Expenditure                                                                                                                  | 17.33              | 54.69                        | (0.38)                                                | 72.02                                        | 10.65                                         | 30.28                          |
|                                                                                              | Total Other Expenses                                                                                                               | 17.57              | 54.69                        | 0.82                                                  | 72.26                                        | 11.85                                         | 30.55                          |
|                                                                                              | Total Expenses                                                                                                                     | 26.50              | 63.10                        | 8.36                                                  | 89.60                                        | 25.50                                         | 59.80                          |
| 5                                                                                            | Profit/( Loss) before exceptional Items and tax (3-4)                                                                              | (0.63)             | 256.20                       | (2.49)                                                | 255.57                                       | (13.40)                                       | (8.83)                         |
| 6                                                                                            | Exceptional items                                                                                                                  | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| 7                                                                                            | Profit/( Loss) before Tax (5-6)                                                                                                    | (0.63)             | 256.20                       | (2.49)                                                | 255.57                                       | (13.40)                                       | (8.83)                         |
| 8                                                                                            | Tax Expense                                                                                                                        |                    |                              |                                                       |                                              |                                               |                                |
|                                                                                              | (a) Current Tax                                                                                                                    | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
|                                                                                              | (b) Deferred Tax                                                                                                                   | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
|                                                                                              | (c) Prior years - Excess/ Short provision                                                                                          | 0.00               | (131.34)                     | 0.00                                                  | (131.34)                                     | 0.00                                          | 0.00                           |
|                                                                                              | (d) Total                                                                                                                          | 0.00               | (131.34)                     | 0.00                                                  | (131.34)                                     | 0.00                                          | 0.00                           |
| 9                                                                                            | Profit/(Loss) for the period (7-8)                                                                                                 | (0.63)             | 387.54                       | (2.49)                                                | 386.91                                       | (13.40)                                       | (8.83)                         |
| 10                                                                                           | Other Comprehensive Income                                                                                                         | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | (0.01)                         |
| 10A                                                                                          | Items that will not be reclassified to profit or loss                                                                              |                    |                              |                                                       |                                              |                                               |                                |
|                                                                                              | (a) Remeasurements of the defined benefit plans                                                                                    | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| 10B                                                                                          | Items that may be reclassified to profit or loss                                                                                   | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | 0.00                           |
| 11                                                                                           | Total Other Comprehensive Income                                                                                                   | 0.00               | 0.00                         | 0.00                                                  | 0.00                                         | 0.00                                          | (0.01)                         |
| 12                                                                                           | Total Comprehensive Income for the period (9+11)                                                                                   | (0.63)             | 387.54                       | (2.49)                                                | 386.91                                       | (13.40)                                       | (8.84)                         |
| 13                                                                                           | Paid up equity share capital                                                                                                       | 1000.00            | 1000.00                      | 1000.00                                               | 1000.00                                      | 1000.00                                       | 1000.00                        |
|                                                                                              | (Face value per share - Rs. 10/-)                                                                                                  |                    |                              |                                                       |                                              |                                               |                                |
| 14                                                                                           | Reserves excluding revaluation reserves (as per balance sheet of previous accounting year)                                         | (13096.27)         | (13096.27)                   | (13087.43)                                            | (13096.27)                                   | (13087.43)                                    | (13087.43)                     |
| 15                                                                                           | Earnings Per Share (EPS) (Rs)                                                                                                      | (0.01)             | 3.88                         | (0.02)                                                | 3.87                                         | (0.13)                                        | (0.09)                         |
|                                                                                              | (a) Basic & diluted EPS before Extraordinary items for the period, for the year to date and for the previous year (not annualised) |                    |                              |                                                       |                                              |                                               |                                |
|                                                                                              | (b) Basic & diluted EPS after Extraordinary items for the period, for the year to date and for the previous year (not annualised)  | (0.01)             | 3.88                         | (0.02)                                                | 3.87                                         | (0.13)                                        | (0.09)                         |

Notes

The above results were reviewed by the Audit Committee and Pursuant to the recommendations of the Audit Committee, the Board of Directors has adopted the un-audited Financial Results of the Company as per Indian Accounting Standards (IND AS) in their Meeting held on 08.10.2026 for the half-year ended 30th September 2026.

The Company's Certification of Registration (COR) to carry on the business of Housing Finance was cancelled by the Reserve Bank of India vide letter no. CO.DOR.RG.NO.S3544/23-27-014/2023-2024 dated 22nd September 2023. The Company has taken the same into consideration and has resolved in its Board Meeting held on the 25

Balance Sheet as at 30th September 2026

|                                                            |       | Rs. In Lakhs      | Rs. In Lakhs      | Rs. In Lakhs      |
|------------------------------------------------------------|-------|-------------------|-------------------|-------------------|
| Particulars                                                | Notes | As at 30-Sep-2026 | As at 31-Mar-2026 | As at 30-Sep-2025 |
| ASSETS                                                     |       |                   |                   |                   |
| Financial assets                                           |       |                   |                   |                   |
| (a) Cash and Cash Equivalents                              | 1     | 52.19             | 6.47              | 1,101.28          |
| (b) Other Bank Balances [other than included in (a) above] | 2     | 1,492.06          | 1,462.18          | 354.55            |
| (c) Loans                                                  | 3     | -                 | -                 | -                 |
| (d) Investments                                            | 4     | 1.12              | 1.16              | 0.97              |
| (e) Other financial assets                                 | 5     | 2.50              | 1.88              | 2.57              |
| Non-financial assets                                       |       |                   |                   |                   |
| (a) Current Tax Assets                                     | 6     | 32.17             | 492.96            | 489.97            |
| (b) Property Plant and Equipment                           | 7a    | 1.78              | 0.02              | 0.04              |
| (c) Other Intangible Assets                                | 7b    | -                 | -                 | -                 |
| Total Assets                                               |       | 1,581.82          | 1,964.67          | 1,949.38          |
| LIABILITIES AND EQUITY                                     |       |                   |                   |                   |
| LIABILITIES                                                |       |                   |                   |                   |
| Financial liabilities                                      |       |                   |                   |                   |
| (a) Borrowings (Other than Debt Secur                      | 8     | 12,100.00         | 12,900.00         | 12,900.00         |
| (b) Other financial liabilities                            | 9     | 87.94             | 47.85             | 47.85             |
| Non-financial liabilities                                  |       |                   |                   |                   |
| (a) Provisions                                             | 10    | 2.88              | 12.73             | 2.11              |
| (b) Other Non-financial Liabilities                        | 11    | 1,100.36          | 1,100.36          | 1,100.24          |
| Equity                                                     |       |                   |                   |                   |
| (a) Equity Share Capital                                   | 12    | 1,000.00          | 1,000.00          | 1,000.00          |
| (b) Other Equity                                           | 13    | -12,709.36        | -13,096.27        | -13,100.82        |
| Total Equity                                               |       | -11,709.36        | -12,096.27        | -12,100.82        |
| TOTAL EQUITY AND LIABILITIES                               |       | 1,581.82          | 1,964.67          | 1,949.38          |

For Ind Bank Housing Ltd

Authorised Signatory

**STATEMENT OF CASH FLOWS AS ON 30.09.2026**

| Particulars                                             |          | For the period ended 30.09.2026 | For the year ended 31.03.2026 |
|---------------------------------------------------------|----------|---------------------------------|-------------------------------|
| <b>A.Cash Flow from Operating Activities</b>            |          | Rs. In Lakhs                    | Rs. In Lakhs                  |
| Profit /Loss before tax                                 |          | 255.57                          | -8.83                         |
| <b>Adjustment for</b>                                   |          |                                 |                               |
| Depreciation                                            |          | 0.09                            | 0.03                          |
| Provision addition / (reversal) - Investments           |          | 0.04                            | -0.43                         |
| Interest Income                                         |          | -0.02                           | -0.04                         |
| Adjustment for income tax                               |          | 131.34                          |                               |
| <b>Operating profit before working capital changes</b>  |          | <b>387.02</b>                   | <b>-9.27</b>                  |
| Decrease)/(increase) in other financial assets          |          | -0.62                           | -0.35                         |
| Decrease)/(increase) in other non-financial assets      |          | -                               | -                             |
| (Decrease)/increase Current Tax Assets (Net)            |          | 460.80                          | -3.11                         |
| (Decrease)/increase Other financial liabilities         |          | 40.09                           | -                             |
| (Decrease)/increase in Provision                        |          | -9.85                           | 11.05                         |
| (Decrease)/increase in Other Non-financial Liabilities  |          | -0.00                           | 1,099.89                      |
| <b>Cash generated from operations</b>                   |          | <b>877.44</b>                   | <b>1,098.21</b>               |
| <b>Net Income Tax paid/refund</b>                       |          | <b>1.10</b>                     |                               |
| <b>Cash generated from operations</b>                   | <b>A</b> | <b>878.54</b>                   | <b>1,098.21</b>               |
| <b>B.Cash flow from investing operations</b>            |          |                                 |                               |
| Regrouping in March 2026 cashflow- Other Bank Balances  |          | -1,492.06                       |                               |
| Purchase of fixed assets                                |          | -1.85                           |                               |
| Interest Income                                         |          | 0.02                            | 0.04                          |
| <b>Cash from investment activities</b>                  | <b>B</b> | <b>-1,493.90</b>                | <b>0.04</b>                   |
| <b>C.Cash flow from financing activities</b>            |          |                                 |                               |
| Cash used in financing activities - Term loan repayment |          | -800.00                         | -                             |
| Cash used in financing activities - Advance tax paid    |          | -1.10                           |                               |
| <b>C.Cash flow from financing activities</b>            | <b>C</b> | <b>-801.10</b>                  |                               |
| <b>Net increase in cash and cash equivalent (A+B+C)</b> |          | <b>-1,416.46</b>                | <b>1,098.25</b>               |
| <b>Cash &amp; Cash equivalent - opening</b>             |          | <b>1,468.65</b>                 | <b>370.40</b>                 |
| <b>Cash &amp; Cash equivalent - closing</b>             |          | <b>52.19</b>                    | <b>1,468.65</b>               |

**For Ind Bank Housing Ltd**

*[Signature]*  
**Authorised Signatory**

**Independent Auditors Review report on Standalone unaudited Quarterly and Year to date financial results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirement), 2015**

**Review Report to**

**The Board of Directors of Ind Bank Housing Limited**

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **M/s. Ind Bank Housing Limited** for the period ended **30th September 2026**. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (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 financial statements are 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 have become aware of all significant matters that might be identified in an audit. Accordingly, we do not express any audit opinion.
3. 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 has not been prepared in all material aspects in accordance with applicable accounting standards and other recognized accounting practices and policies and has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

**Material Uncertainty related to going concern:**

4. We draw attention to Note 2 to the Statement of Unaudited Financial Results, which states that the Company's Certificate of Registration to carry on housing finance activities was cancelled by the Reserve Bank of India (RBI) vide letter no. CO.DOR.RG.No.S3544/23-27-014/2023-24 dated 22 September 2023. Following the cancellation of the said registration, the Board of Directors, at its meeting held on 25 September 2023, resolved to discontinue the Company's HFC/NBFC activities with immediate effect. We draw attention to Note 2 to the Statement of Unaudited Financial Results, wherein it is disclosed that the Board of Directors, on 4 November 2023, accorded in-principle approval for winding up of the Company, subject to obtaining the requisite approval of the



shareholders and regulatory authorities. Subsequently, at its meeting held on 22 January 2024, the Board directed the Company to complete the recovery and disposal of mortgaged assets prior to initiating winding-up proceedings under Section 271 of the Companies Act, 2013. Accordingly, the Company's activities are presently substantially confined to recovery of outstanding advances and receivables through realization of mortgaged assets and resolution of pending legal matters. The aforementioned events and circumstances give rise to a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. Notwithstanding the above, our conclusion as stated in paragraph (3) of this Review Report is not modified in respect of this matter.

**For and on behalf of**  
**Ray & Ray**  
**Chartered Accountants**  
**FRN: 301072E**

  


**V. Raman**  
**Partner**  
**Membership No. 019839**  
**UDIN: 26019839 AHJDUB 4748**

Date: 08/10/2026

Place: Chennai