

July 22, 2026

To,
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400001.

Subject: Outcome of Meeting of the Board of Directors

Dear Sir/Madam,

Pursuant to Regulation 52 and Regulation 51(2) read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") (as amended from time to time), we hereby inform the Exchange that the Board of Directors ("Board") of the Company at their Meeting held on **Wednesday, July 22, 2026**, have, *inter-alia*, considered and approved the following matter:

- Unaudited Financial Results of the Company for the quarter ended June 30, 2026.

In this regard, please find enclosed following:

- Unaudited Financial Results of the Company for the quarter ended June 30, 2026 along with Limited Review Report issued by M/s. MGB & Co. LLP, Statutory Auditors of the Company - **Annexure A.**
- Disclosures in compliance with Regulation 52(4) of the Listing Regulations - **Annexure A.**
- The statement indicating the utilisation of the issue proceeds of non-convertible securities and a statement disclosing material deviation(s) (if any) in the use of issue proceeds of non-convertible securities from the objects of the issue for the Quarter ended June 30, 2026, duly reviewed by the Audit Committee of the Company, in accordance with Regulation 52 (7) and 52 (7A) of the Listing Regulations - **Annexure B.**
- Certificate issued by the Statutory Auditors in accordance with Regulation 54 of the Listing Regulations, the extent and nature of security created and maintained with respect to its secured listed non-convertible debt securities: **Annexure C.**

Further, in accordance with Regulation 52(8) of the Listing Regulations, the Company will be publishing the Unaudited Financial Results of the Company for the quarter ended June 30, 2026 ("Results") along with the Quick Response Code for accessing the said Results in the newspaper.

Pursuant to Regulation 51 and 62 of Listing Regulations, the above-mentioned disclosures shall also be uploaded on the website of the Company at <https://motilaloswalhf.com/>.

The Board Meeting commenced at 12:15 P.M. and concluded at 1:40 P.M.

We request you take the aforesaid on records.

Thanking you,

Yours faithfully,

For Motilal Oswal Home Finance Limited

Sunny
Prakash
Ganatra
Sunny Ganatra
Company Secretary & Compliance Officer

Digitally signed by
Sunny Prakash
Ganatra
Date: 2026.07.22
13:41:18 +05'30'

Encl.: As above

Independent Auditor's Limited Review report on the unaudited financial results of Motilal Oswal Home Finance Limited for the quarter ended June 30, 2026, pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
Motilal Oswal Home Finance Limited

1. We have reviewed the accompanying Statement of unaudited financial results of Motilal Oswal Home Finance Limited (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of Companies Act, 2013 ("the Act"), as amended, read with the relevant rules issued thereunder, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI)/National Housing Finance (NHB) to the extent applicable and other accounting principles generally accepted in India and is in compliance with the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 - "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement 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 specified under Section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 prescribed under Section 133 of the Act, read with rules issued thereunder, the RBI guidelines and other recognized accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For MGB & Co LLP
Chartered Accountants
Firm Registration Number: 101169W/W-100035

Diwaker Sudesh Bansal

Diwaker Sudesh Bansal
Partner
Membership Number: 409797
UDIN: 26409797LHRGZZ5522
Date: July 22, 2026
Place: Mumbai



Motilal Oswal Home Finance Limited

Registered office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025

Tel: +91 8291889898, Fax: +91-22 5036 2365 website: www.motilaloswalhf.com

(CIN:U65923MH2013PLC248741)

Statement of unaudited financial results for the quarter ended 30 June 2026

(Amount in INR Lakhs unless otherwise stated)

Particulars	Quarter ended		Year ended	
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Revenue from operations				
(a) Interest income	20,234	19,544	17,167	71,946
(b) Fees and commission income	1,323	2,258	536	4,690
(c) Net gain on fair value changes	-	-	1	8
(d) Net gain on derecognition of financial instruments under amortised cost category	588	1,674	-	3,377
Total revenue from operations (I)	22,145	23,476	17,704	80,021
Other income (II)	11	5	49	61
Total Income (1) = (I + II)	22,156	23,481	17,753	80,082
Expenses				
(a) Finance costs	9,286	8,658	7,773	32,613
(b) Impairment on Financial Instruments	1,527	182	1,100	1,595
(c) Employee benefits expense	5,614	5,327	4,839	20,523
(d) Depreciation and amortisation	154	152	126	645
(e) Other expenses	1,353	1,128	847	3,846
Total expenses (2)	17,934	15,447	14,686	59,222
Profit before tax for the period/year (3) = (1)-(2)	4,222	8,034	3,067	20,860
Tax expense/ (credit)				
(a) Current tax	1,013	1,404	777	3,925
(b) Deferred tax charge/(credit)	(37)	463	(60)	839
(c) Prior period tax	-	236	(39)	212
Total tax expenses (4)	976	2,103	678	4,976
Profit for the period/year from continuing operations (5) = (3)-(4)	3,246	5,931	2,389	15,884
Other comprehensive income				
(i) Items that will not be reclassified to profit or loss				
- Re-measurement gains/(losses) on defined benefit plans	(24)	43	108	221
- Income Tax impact on above	6	(11)	(27)	(56)
(ii) Items that will be reclassified to profit or loss				
- Derivatives designated as cash flow hedge	(116)	197	80	382
- Income tax impact on above	29	(50)	(20)	(96)
Total other comprehensive income (6)	(105)	179	141	451
Total comprehensive income for the period/year (7) = (5)+(6)	3,141	6,110	2,530	16,335
Paid up equity share capital (of face value INR 1 per share)	60,815	60,780	60,539	60,780
Other equity				99,995
Earning per share (EPS) (in INR)¹				
Basic	0.05	0.10	0.04	0.26
Diluted	0.05	0.10	0.04	0.26
Face value per share	1.00	1.00	1.00	1.00

¹EPS is not annualised for interim period

The accompanying notes form an integral part of these financial results



Notes:

- 1) Motilal Oswal Home Finance Limited ("the Company") is a Housing Finance Company registered with the Reserve Bank of India. Non-convertible Debentures issued by the Company are listed on BSE Limited.
- 2) The financial results for the quarter ended 30 June 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of the Company at their respective meetings held on 22 July 2026. The statutory auditors have conducted limited review and issued an unmodified conclusion on the financial results for the quarter ended 30 June 2026.
- 3) The above financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34 - Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing and Disclosure Requirement) Regulations, 2015, as amended (the "Listing Regulations").
- 4) The figures of quarter ended 31 March 2026 are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter of the respective financial year.
- 5) The Company is primarily engaged into business of providing loans for purchase or construction of residential houses. The Company also provides top-up loans and loan against properties. The Board reviews the Company's performance as a single business. Further, the Company does not have any separate geographical segment in India. There being only one segment, disclosure for segment as per Ind AS 108 is not applicable.
- 6) Pursuant to Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 dated 28 November 2025, there were no stressed loans transferred during quarter ended 30 June 2026.
- 7) Disclosures pursuant to Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 dated 28 November 2025 with respect to Direct Assignment transactions.

(Amount in INR lakhs)

Particulars	Quarter ended 30 June 2026
Number of loans	328
Aggregate Amount	4,998
Safe consideration	4,498
Number of transactions	2
Weighted average remaining maturity (in months) ¹	177
Weighted average holding period after origination (in months) ¹	17
Retention of beneficial economic interest (average)	10%
Coverage of tangible security coverage	100%
Rating wise distribution of related loans	NA
Number of instances (transactions) where transferor has agreed to replace the transferred loans	NIL
Number of transferred loans replaced	NIL

¹ At the time of transaction(s)

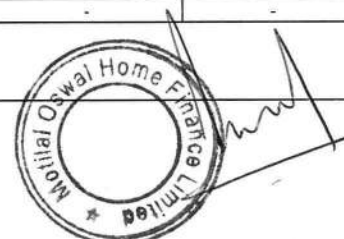
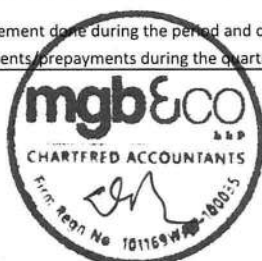
- 8) The Company has not acquired any loan not in default during the quarter ended 30 June 2026.
- 9) Disclosure in compliance with Regulation 52(4) of the Listing Regulations is enclosed in Annexure 1.
- 10) The Secured Non-Convertible Debentures issued by the Company are fully secured by way of exclusive and floating charge on identified list of receivables by way of hypothecation to the extent as stated in the respective offer document/Information Memorandum and/or Debenture Trust Deed, sufficient to discharge the principal amount and the interest thereon at all times for the Non-Convertible Debentures issued. The Security Cover Certificate as per Regulation 54(3) of Listing Regulations is enclosed as Annexure 2.
- 11) Disclosure related to Project Finance for the quarter ended 30 June 2026 as per Para C 21(2) of Chp II of Reserve Bank of India (Non-Banking Financial Companies) - Financial Statements: Presentation and Disclosures Directions, 2025:

(Amount in INR lakhs)

Sr. No	Item Description	Number of accounts	Total outstanding
1	Projects under implementation accounts at the beginning of the quarter - 01 Apr 2026	132	92,082
2	Projects under implementation accounts sanctioned during the quarter.(Apr to June 26) ¹	18	19,738
3	Projects under implementation accounts where DCCO has been achieved during the quarter ²	4	13,678
4	Projects under implementation accounts at the end of the quarter. (1+2-3) 30 June 2026	146	98,142
5	Out of '4' - accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be has been invoked.	-	-
5.1	Out of '5' - accounts in respect of which Resolution plan has been implemented.	-	-
5.2	Out of '5' - accounts in respect of which Resolution plan is under implementation.	-	-
5.3	Out of '5' - accounts in respect of which Resolution plan has failed.	-	-
6	Out of '5', accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be has been invoked due to change in scope and size of the project.	-	-
7	Out of '5', account in respect of which cost overrun associated with extension in original/extended DCCO, as the case may be, was funded	-	-
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-
8	Out of '4' - accounts in respect of which resolution process not involving extension in original/extended DCCO, as the case may be has been invoked.	-	-
8.1	Out of '8' - accounts in respect of which Resolution plan has been implemented.	-	-
8.2	Out of '8' - accounts in respect of which Resolution plan is under implementation.	-	-
8.3	Out of '8' - accounts in respect of which Resolution plan has failed.	-	-

¹Amount represents disbursement done during the period and count represents fresh disbursed cases during the quarter.

²Amount represents repayments/prepayments during the quarter and count represents cases closed during the quarter.



- 12) During the quarter, the company has allotted 34,75,249 number of equity shares of Rs. 1/- each pursuant to exercise of employee stock options plans.
- 13) The previous period figures have been regrouped/reclassified wherever necessary to correspond with the current period's presentation.



Place: Mumbai
Date : 22 July 2026



For and on behalf of the board of Directors

Sukesh Bhowal
Managing Director & CEO
DIN: 10242971

Annexure 1

MOTILAL OSWAL HOME FINANCE LIMITED

Registered Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai - 400 025

Tel: +91 8291889898, Fax: +91-22 5036 2365 website: www.motilaloswalhf.com

(CIN:U65923MH2013PLC248741)

Information as required under Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Quarter ended	Quarter ended
		30 June 2026	30 June 2025
		Unaudited	Unaudited
1	Debt-equity ratio	2.85	2.53
2	Debt service coverage ratio#	Not applicable	Not applicable
3	Interest service coverage ratio#	Not applicable	Not applicable
4	Outstanding redeemable preference shares (quantity and value)	Not applicable	Not applicable
5	Capital Redemption Reserve/Debenture Redemption Reserve *	Not applicable	Not applicable
6	Net worth (INR in lakhs) ¹	1,62,300	1,44,429
7	Net profit after tax (INR in lakhs)	3,246	2,389
8	Earnings Per Share (In INR)		
	(a) Basic	0.05	0.04
	(b) Diluted	0.05	0.04
9	Current ratio#	Not applicable	Not applicable
10	Long term debt to working capital#	Not applicable	Not applicable
11	Bad debts to Account receivable ratio#	Not applicable	Not applicable
12	Current liability ratio#	Not applicable	Not applicable
13	Total debts to total assets (%)	72.88%	68.00%
14	Debtors turnover#	Not applicable	Not applicable
15	Inventory turnover#	Not applicable	Not applicable
16	Operating margin (%)#	Not applicable	Not applicable
17	Net profit margin (%)	14.65%	13.45%
18	Sector specific equivalent ratios		
	(i) Capital to Risk Weighted Asset Ratio (CRAR) (%)	37.80%	40.80%
	(ii) Gross NPA (Gross Stage 3 asset) (%)	1.08%	1.23%
	(iii) Net non performing assets (Net Stage 3 asset) (%)	0.64%	0.63%
	(iv) Liquidity coverage ratio (%) ²	175.50%	160.11%

¹ Net worth as at 30 June 2026 has been computed as per section 2(57) of the Companies Act, 2013.² Computed as simple averages of daily observations over quarter ended 30 June 2026.

The Company is registered with Reserve Bank of India as Housing Finance Company, hence these ratios are not applicable.

* Pursuant to notification issued by Ministry of Corporate Affairs (MCA) on Companies (Share Capital and Debentures) Rules, 2014 dated August 16, 2019 and subsequent amendments thereof, the issuer being registered as Housing Finance Company (HFC) with Reserve bank of India, is not required to create Debenture Redemption Reserve (DRR).

For and on behalf of the Board of Directors

Place : Mumbai
Date: 22 July 2026Sukesh Bhowal
Managing Director & CEO
DIN: 10242971

Motilal Oswal Tower,
Rahimtullah Sayani Road
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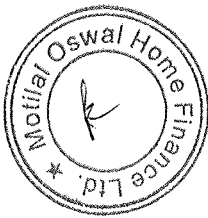


Annexure I

Statement of utilisation of issue proceeds:

(Rs. in Crores)

Name of the Issuer	ISIN	Mode of fund raising (Public issues/Private placement)	Type of Instrument	Date of raising funds	Amount raised	Funds utilised	Any deviations (Yes/No)	If 8 is Yes, then specify the purpose of which the funds were utilised	Remarks if any
1	2	3	4	5	6	7	8	9	10
Not Applicable									



Annexure II

Statement of deviation or variation in use of issue proceeds:

Particulars	Remarks
Name of listed entity	Motilal Oswal Home Finance Limited
Mode of fund raising	Not Applicable
Type of instrument	Not Applicable
Date of raising funds	Not Applicable
Amount raised	Not Applicable
Report filed for quarter ended	June 30, 2026
Is there a deviation/ variation in use of funds raised?	Not Applicable
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Nil
Comments of the auditors, if any	Nil

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 utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Not Applicable						

Deviation or variation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

For Motilal Oswal Home Finance Limited


Bhavin Shah
Chief Financial Officer



To,
The Board of Directors,
Motilal Oswal Home Finance Limited,
Motilal Oswal Tower,
Rahimtullah Sayani Road,
Opposite Parel ST Depot,
Prabhadevi, Mumbai – 400025.

Independent Auditor's Certificate on Security Cover as at June 30, 2026 under Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Dear Sirs,

1. We, MGB & Co. LLP, Chartered Accountants ("Statutory Auditors" or "the Firm"), have been requested by Motilal Oswal Home Finance Limited ("the Company") to examine the accompanying Statement having details of 'Security Cover' for the listed secured debt securities as at June 30, 2026 ("the Statement") which has been prepared by the Company from the unaudited financial results and other relevant records and documents maintained by the Company as at and for the quarter ended June 30, 2026 pursuant to the requirements of the Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and para 1 of Chapter V of Operational Circular for Debenture Trustees dated March 31, 2023 (together referred to as the 'SEBI Regulations').
2. This certificate is required by the Company for the purpose of onward submission to the Stock Exchanges and Debenture Trustees (Beacon Trusteeship Limited) to ensure compliance with the SEBI Regulations in respect of its listed secured non-convertible debt securities as at June 30, 2026.
3. Accordingly, this certificate has been issued in terms of our engagement letter dated June 26, 2024.

Management's Responsibility

4. The accurate preparation of the Statement is the responsibility of the management of the Company, including maintenance of all accounting, other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement, compliance with the statutory requirements and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.



5. The Company's management is also responsible for:
- a. ensuring that the requirements of the Regulations and the Debenture Trust Deed ("DTD") for the listed NCDs existing as at June 30, 2026 and for providing all relevant information to the Company's Debenture Trustee;
 - b. ensuring maintenance of the adequate asset security cover for the listed NCDs as per the Regulation 54 of LODR Regulations;
 - c. accurate computation of security cover available for listed NCDs which is based on unaudited financial results of the Company as at June 30, 2026; and
 - d. ensuring that the Company complies with all the relevant requirements of the SEBI Regulations, the circular, Companies Act, 2013 and other applicable laws and regulations, as applicable and for providing all relevant information to the Stock Exchange.
- e. further, this responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

Auditor's Responsibility

6. Based on our examination of the Statement prepared by the management from the unaudited financial results as at June 30, 2026 and relevant records provided by the Company and pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide a limited assurance as to whether as at June 30, 2026, the Company has maintained security cover as per the terms of the DTD.
7. The financial results for the quarter ended June 30, 2026 have been reviewed by us in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India ("ICAI"). A review of interim financial information consists of making inquiries, primarily of the person 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 specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
8. 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.



9. For the purpose of the Certificate, we have performed the following procedures basis the information provided by the management:
- a. Obtained and read the Debenture Trust Deed in respect of the listed secured debentures and noted the particulars of security cover and the security cover percentage required to be maintained by the Company in respect of such debentures as indicated in the Statement.
 - b. Traced and agreed the principal amount of the Debentures outstanding as at June 30, 2026 to the unaudited financial results referred to in paragraph above, and the books of account maintained by the Company as at June 30, 2026.
 - c. Traced the book value of assets indicated in the Statement to the unaudited financial results as at June 30, 2026 referred to in paragraph above and other relevant records maintained by the company.
 - d. Obtained the list of the securities created in the register of charges maintained by the Company and 'Form No. CHG-9' filed with the Ministry of Corporate Affairs at the time issue of listed secured debentures. Traced the value of charge created against assets to the security cover indicated in the Statement on a test check basis.
 - e. Examined and verified the arithmetical accuracy of the computation of security cover indicated in the Statement.
 - f. Performed necessary inquiries with the Management and obtained necessary written representations.
10. Our procedures relating to this certificate doesn't include the evaluation of adherence by the Company with all the applicable guidelines of the Regulations and DTD entered between the Company and the Debenture Trustees of the Non-Convertible Debentures.
11. We conducted our examination, on a test check basis of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("the ICAI") which requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. We hereby confirm that while providing this certificate we have complied with the Code of Ethics issued by the ICAI.
12. 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.



Conclusion

13. Based on the procedures performed by us, as referred to in paragraph above and according to the information and explanations received and Management representations obtained, nothing has come to our attention in all material respect that causes us to believe that as at June 30, 2026, the Company has not maintained Security cover as per the terms of the Debenture Trust Deed.

Restriction on Use

14. This Certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to Stock Exchange and Debenture Trustee as stated in para 2 above in accordance with the SEBI Regulations and should not be used for any other purpose. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Regulations. 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 (or may have had) as auditors of the Company or otherwise. We shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment. Nothing in this certificate, or 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 we may have in our capacity as auditors of the Company. 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 MGB & Co LLP
Chartered Accountants
Firm Registration Number 101169W/W-100035


Diwaker Sudesh Bansal
Partner
Membership Number: 409797
UDIN: 26409797TVFAGP5786
Place: Mumbai
Date: July 22, 2026



Enclosed: Table I (a) - Security Cover as on June 30, 2026

Annexure 2 – Security Cover as on June 30, 2026

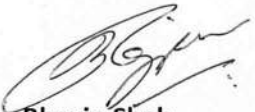
(Rs. in crore)

Column A	Column B	Column C (i)	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		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari- Passu Charge		Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets 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)	Assets not offered as Security	Debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis (viii)	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable	Total Value (K+L+M+N)
		Book Value	Book Value	No	Book Value	Book Value		Nil						
ASSETS														
Property, Plant and Equipment (PPE)	NA	-	-	-	-	-	15.37	-	15.37	-	-	-	-	-
Capital Work-in-Progress (CWIP)	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Goodwill	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	NA	-	-	-	-	-	0.01	-	0.01	-	-	-	-	-
Intangible Assets under Development	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	NA	-	-	-	-	-	100.00	-	100.00	-	-	-	-	-
Loans	Receivable from Book Debts	599.50	4,718.08	-	-	-	577.50	-	5,895.08	-	599.50	-	-	599.50
Inventories	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivables	NA	-	-	-	-	-	3.78	-	3.78	-	-	-	-	-
Cash and Cash Equivalents	NA	-	-	-	-	-	303.18	-	303.18	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	NA	-	-	-	-	-	28.38	-	28.38	-	-	-	-	-
Others	NA	-	-	-	-	-	76.90	-	76.90	-	-	-	-	-
Total		599.50	4,718.08	-	-	-	1,105.12	-	6,422.70	-	599.50	-	-	599.50
LIABILITIES														
Debt securities to which this certificate pertains	Secured NCDs	594.55	-	-	-	-	-	-	594.55	-	594.55	-	-	594.55
Other debt sharing pari-passu charge with above debt	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt														
Subordinated debt	NA	-	-	-	-	-	-	-	-	-	-	-	-	-



Column A	Column B	Column C (i)	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		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				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets 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 (viii)	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable	Total Value (K+L+M+N)
		Book Value	Book Value	No	Book Value	Book Value		Nil				Relating to Column F		
Borrowings	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank (Incl. FI)	NA	-	4,107.89	-	-	-	-	-	4,107.89	-	-	-	-	-
Debt Securities	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade payables	NA	-	-	-	-	-	2.88	-	2.88	-	-	-	-	-
Lease Liabilities	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Provisions	NA	-	-	-	-	-	11.65	-	11.65	-	-	-	-	-
Others	NA	-	-	-	-	-	61.34	-	61.34	-	-	-	-	-
Total		594.55	4,107.89	-	-	-	75.87	-	4,778.31	-	594.55	-	-	594.55
Cover on Book Value		1.01	1.15	-	-	-	-	-	-					
Cover on Market Value (ix)										-	1.01	-	-	1.01
		Exclusive Security Cover Ratio	1.13	Pari-Passu Security Cover Ratio	NA	-								

For Motilal Oswal Home Finance Limited


Bhavin Shah
 Chief Financial Officer

