



February 2, 2026

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Dear Sir / Madam,

Ref: Scrip Code: 977357

Sub: Outcome of the Board Meeting

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. Monday, February 2, 2026, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2025 and took note of the Limited Review Report issued by Statutory Auditors, thereon.

Accordingly, please find enclosed herewith the following:

1. the Unaudited Financial Results together with Limited Review Report issued by BSR & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51 (2) and 52 of Listing Regulations;

The said unaudited Financial Results were reviewed and recommended by the Audit Committee at its meeting held today.

2. the disclosure in terms of Regulations 52(4) of SEBI Listing Regulations forming part of the Unaudited Financial Results; and
3. Security Cover Certificate as on December 31, 2025, by Management of the Company pursuant to Regulation 54 of SEBI Listing Regulations.

A statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the quarter ended December 31, 2025, under Regulations 52(7) and 52(7A) of the SEBI Listing Regulations is being submitted via separate letter in the format prescribed under SEBI Listing Regulations.

TATA HOUSING DEVELOPMENT COMPANY LIMITED

E Block Voltas Premises T B Kadam Marg Chinchpokli Mumbai 400 033 India
Tel 022 6661 4444 Fax 022 6661 4452 email thdcsec@tatarealty.in Website www.tatahousing.com
CIN U45300MH1942PLC003573



In compliance with Regulation 52(8) of the SEBI Listing Regulations, unaudited Financial Results will be published in the newspapers within 2 working days of conclusion of this Board Meeting, while unaudited Financial Results shall also be made available on the Company's website i.e. www.tatahousing.com.

The Board also approved the purchase of land parcel admeasuring approximately 22,215.7 sq. mtrs. situated at Mumbai from few Tata Group Entities on such other terms and conditions as may be mutually agreed between the parties.

We request you to take the above on record.

Thanking you,

Yours faithfully,

For Tata Housing Development Company Limited

Mrunal Mahajan
Company Secretary
(ICSI Membership No.: A31734)

Encl- a/a

CC:
CATALYST TRUSTEESHIP LIMITED
Unit No- 901, 9th Floor, Tower B,
Peninsula Business Park, Senapati Bapat Marg,
Lower Parel (W), Mumbai - 400013,
Phone: 022-49220555
Email: ComplianceCTL-Mumbai@ctltrustee.com
Website: www.catalysttrustee.com

Limited Review Report on unaudited standalone financial results of Tata Housing Development Company Limited for the quarter ended 31 December 2025 and year to date results for the period from 01 April 2025 to 31 December 2025 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended

To the Board of Directors of Tata Housing Development Company Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Tata Housing Development Company Limited (hereinafter referred to as “the Company”) for the quarter ended 31 December 2025 and year to date results for the period from 1 April 2025 to 31 December 2025 (“the Statement”).
2. This Statement, which is the responsibility of the Company’s management and approved by its 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 the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended. Our responsibility is to issue a report 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. 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 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 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 the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 3 to the Statement, which explains that the forecasted future cash inflows of the Company may not be adequate for meeting its funding requirements including repayment of borrowing due in the next one year from the date of approval of the Statement. Thus, the Company’s ability to meet its obligation depends on generation of adequate funds from operations, continued and additional funding from the lenders/markets including the possibility of refinancing of borrowing facilities. Management based on its discussion with prospective lenders, the past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by the Company, believes that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligation as and when they fall due. Accordingly, the management has prepared the Statement on a going concern basis.

Limited Review Report (*Continued*)
Tata Housing Development Company Limited

Our conclusion is not modified in respect of this matter.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

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Tehmurasp
Pardiwala

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Pardiwala
Date: 2026.02.02
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Burjis Pardiwala

Partner

Mumbai

02 February 2026

Membership No.: 103595

UDIN:26103595FOJTOM6462

Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573
Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.
Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatahousing.com

Statement of Unaudited Standalone Financial Results for the quarter and nine months ended 31 December 2025

(₹ in crores)

S.No.	Particulars	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For nine months ended 31 December 2025 (Unaudited)	For nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
	Income						
I	Revenue from operations	28.35	20.52	25.25	68.85	126.67	166.57
II	Other income	20.83	23.22	17.68	71.55	136.26	167.57
III	Total Income (I + II)	49.18	43.74	42.93	140.40	262.93	334.14
IV	Expenses						
	Cost of materials consumed	0.10	0.53	(7.91)	0.81	(6.96)	(7.59)
	Changes in inventories of finished goods and work-in-progress	8.51	7.80	22.12	26.87	51.62	66.46
	Employee benefits expense	14.72	10.87	9.36	33.46	29.99	39.83
	Finance costs	47.29	45.33	53.14	141.43	156.86	208.52
	Depreciation and amortisation expense	1.23	1.21	0.93	3.53	3.43	4.60
	Other expenses	16.10	29.51	23.94	62.89	61.54	152.56
	Total Expenses	87.95	95.25	101.58	268.99	296.48	464.38
V	(Loss) before impairment of loans given and investments in subsidiaries and joint ventures (III - IV)	(38.77)	(51.51)	(58.65)	(128.59)	(33.55)	(130.24)
VI	Impairment of loans given and investments in subsidiaries and joint ventures (Refer note 5)	10.98	25.75	1.05	40.74	60.33	62.13
VII	(Loss) before tax (V-VI)	(49.75)	(77.26)	(59.70)	(169.33)	(93.88)	(192.37)
VIII	Tax expenses						
	Current tax charge **	2.87	-	-	2.87	-	-
	Deferred tax (credit)/charge	(0.73)	(0.17)	0.36	(0.57)	0.92	1.34
	Total tax expenses/(credit)	2.14	(0.17)	0.36	2.30	0.92	1.34
IX	(Loss) for the period/year (VII - VIII)	(51.89)	(77.09)	(60.06)	(171.63)	(94.80)	(193.71)
X	Other comprehensive income/(loss):						
	Items that will not be reclassified to profit or loss						
	Remeasurements of defined benefit liability *	(0.05)	(0.41)	0.17	(0.46)	0.52	(0.01)
	Income tax relating to items that will not be reclassified to profit or loss *	0.02	0.10	-	0.12	-	-
	Total other comprehensive (loss)/income for the period/year, net of tax	(0.03)	(0.31)	0.17	(0.34)	0.52	(0.01)
XI	Total comprehensive (loss) for the period/year (IX + X)	(51.92)	(77.40)	(59.89)	(171.97)	(94.28)	(193.72)
XII	Earnings per equity share (Face Value per share Rs.10 each)						
	Basic and Diluted earnings per share#	(0.41)	(0.60)	(0.47)	(1.34)	(0.74)	(1.51)

not annualised for quarter ended 31 December 2025, 30 September 2025, 31 December 2024, nine months ended 31 December 2025 and 31 December 2024.

* denotes amount below ₹ 50,000.

** This pertains to prior years.

Tata Housing Development Company Limited

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Notes:

- 1 The unaudited standalone financial results for the quarter and nine months ended 31 December 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 02 February 2026.
- 2 The standalone unaudited financial results of the Company have been prepared in accordance with the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
- 3 As at 31 December 2025, the Company's short-term borrowings comprising commercial paper and non-convertible debenture ('NCD') (including current maturities of long term borrowings) aggregate to ₹ 1,087.52 crores (31 March 2025 ₹ 1,115.99 crores) . In addition, the Company has working capital loans of ₹ 885.00 crores (31 March 2025 ₹ 520.00 crores) & inter corporate deposits ('ICD') Nil crores (31 March 2025 ₹ 30 crores). The Company's net current assets aggregate to ₹ 186.85 crores (31 March 2025 ₹ 387.36 crores). The current assets of the Company aggregate to ₹ 2,934.82 crores (31 March 2025 ₹ 2,778.10 crores) and include inventories of ₹ 2,136.38 crores (31 March 2025 ₹ 2,124.37 crores) which due to their nature may be realizable in periods beyond 1 year. Management has forecasted the future cash flows on the basis of significant assumptions as per the available information. These forecasted future cash flows indicate that the cash flows from its operations may not be adequate for meeting its funding requirements including repayment of borrowings due in the next one year from the date of approval of this unaudited standalone financial results for the quarter and nine months ended 31 December 2025. Thus, the Company's ability to meet its obligations depends on generation of adequate funds from operations, continued and additional funding from the lenders/ markets including the possibility of refinancing of borrowing facilities. The Management is confident, based on discussions with prospective lenders, past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by Company's existing facilities, that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligations as and when they fall due. Accordingly, the financial results of the Company for the quarter and nine months ended 31 December 2025 have been prepared on the basis that the Company is a going concern.
- 4 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013. Accordingly, there is only one reportable segment and result of which is the same as financial results for the quarter and nine months ended 31 December 2025.
- 5 During the quarter and nine months ended 31 December 2025, based on updated business plans the Company has impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹ 10.98 crores (during previous quarter ended 30 September 2025 : ₹ 25.75 crores, for the corresponding quarter ended 31 December 2024: ₹ 1.05 crore) and during the year ended 31 March 2025 : ₹ 62.13 crores respectively.
- 6 On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating 29 existing labour laws. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations.
The Company has assessed and disclosed the incremental impact of these changes on the basis of external advice obtained and best information available, consistent with the guidance provided by the Institute of Chartered Accountants of India. The Company has presented such incremental impact of new Labour Codes under "Employee benefits expense" in the statement of standalone unaudited financial results for the quarter and nine months ended 31 December 2025. The incremental impact consisting of gratuity of INR 3.95 crores primarily arises due to change in wage definition.
The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and is in the process of evaluating other possible impacts including for contract workforce. The Company would provide appropriate accounting effect on the basis of such developments as needed.

For and on behalf of Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

Sanjay Dutt Digitally signed
by Sanjay Dutt
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Sanjay Dutt

Managing Director

DIN - 05251670

Place: Mumbai

Date: 02 February 2026

Tata Housing Development Company Limited

CIN: U45300MH1942PLC003573

Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

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Statement of Standalone Financial Results for the quarter and nine months ended 31 December 2025

Additional disclosures as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Sr. No.	Particulars	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For nine months ended 31 December 2025 (Unaudited)	For nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	2.05	1.92	1.67	2.05	1.67	1.71
(b)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / (Finance Cost + Principal payment of long term debt during the period)	0.01	(0.11)	(0.01)	0.02	0.08	0.08
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation/Finance Cost	0.21	(0.11)	(0.09)	0.12	0.81	0.40
(d)	Outstanding redeemable preference shares (quantity and value)	The Company does not have redeemable preference shares outstanding as on period. Hence, this clause is not applicable.					
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to non-availability of distributable profits.					
(f)	Net-worth (Rupees in crores)	1,330.27	1,382.20	1,601.69	1,330.27	1,601.69	1,502.25
(g)	Net (Loss)/ Profit after tax (Rupees in crores)	(51.89)	(77.09)	(60.06)	(171.63)	(94.80)	(193.71)
(h)	Earnings per equity share (Face Value per share Rs.10 each)						
	(a) Basic (in Rs.)*	(0.41)	(0.60)	(0.47)	(1.34)	(0.74)	(1.51)
	(b) Diluted (in Rs.)*	(0.41)	(0.60)	(0.47)	(1.34)	(0.74)	(1.51)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	1.07	1.18	1.15	1.07	1.15	1.16
(j)	Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Current Maturities of Long Term Borrowings	4.01	2.02	2.39	4.01	2.39	2.32
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts (excluding loss allowance) / Average Trade Receivable	NA	NA	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	78%	73%	73%	78%	73%	72%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets	56%	56%	54%	56%	54%	53%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	8.42	5.09	4.68	5.17	8.44	7.49
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory	0.05	0.04	0.05	0.04	0.08	0.08

Tata Housing Development Company Limited
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Statement of Standalone Financial Results for the quarter and nine months ended 31 December 2025

Additional disclosures as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

(p)	Operating margin (in %)	-39%	-137%	-88%	-80%	-8%	-51%
	Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of loans given and investment in subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations (include Share of profit in Limited Liability Partnerships)						
(q)	Net Profit margin (in %)	-183%	-376%	-238%	-249%	-75%	-116%
	Formula used for the computation of Net Profit margin = Profit/(Loss) after tax / Revenue from operations						
(r)	Asset cover available, in case of non-convertible debt securities (in times)	0.93	0.85	0.93	0.93	0.93	0.87
(s)	The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities	Not applicable since NCDs are all unsecured.					
(t)	During the quarter and the nine months ended 31 December 2025, the Company issued Non-Convertible Debt Securities aggregating to INR 750 crores and repaid INR 900 crores.						

not annualised for quarter ended 31 December 2025, 30 September 2025, 31 December 2024, nine months ended 31 December 2025 and 31 December 2024.

For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Sanjay Dutt
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by Sanjay Dutt
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Sanjay Dutt
Managing Director
DIN - 05251670

Place: Mumbai
Date: 02 February 2026

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		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 being issued &other debt with pari passu charge)	Other assets on which there is a 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	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not 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 (For Eg. Bank Balance, DSRA market value	Total Value(=K+L+ M+ N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
ASSETS		<div>NIL</div>												
Property, Plant and Equipment														
Capital														
Work-in-Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments	Investment in related parties													
Loans	Loans and Inter-Corporate Deposits to related parties (Refer note i)													
Inventories	Construction Material, Finish Goods and Work in Progress													
Trade Receivables	Receivables													
Cash and Cash Equivalents														
Bank Balances other than Cash and Cash Equivalents														
Others	Refer note (ii)													
Total														
LIABILITIES														
Debt securities to which this certificate pertains														
Other debt sharing pari-passu charge with above debt	Short term loan, working capital loan and cash credit facility													
Other Debt														
Subordinated debt														
Borrowings														
Bank														

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					
		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 being issued &other debt with pari passu charge)	Other assets on which there is a 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	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not 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 (For Eg. Bank Balance, DSRA market value	Total Value(=K+L+ M+ N)		
			Book Value	Book Value	Yes/ No	Book Value	Book Value					Relating to Column F			
Debt Securities		Non convertible debentures (Refer note iii)	N I L												
Others															
Trade payables															
Lease Liabilities															
Provisions															
Others		Refer note (iv)													
Total															
Cover on Book Value															
Cover on Market Value															
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Place: Mumbai
Date: February 2, 2026

Sanjay Dutt
Managing Director
DIN - 05251670



February 2, 2026

To,
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

Ref.: Scrip Code: 977357

Sub :- Disclosure under Regulation 52(7) and (7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')

Dear Sir/Madam,

Pursuant to Regulation 52(7) and (7A) of SEBI Listing Regulations, a statement indicating the utilisation of issue proceeds of Non-Convertible Debentures ('NCDs') and statement indicating Nil deviation and variation for the quarter ended on December 31, 2025, is attached herewith.

The aforesaid statement has been reviewed by the Audit Committee of the Company at its meeting held today i.e. February 2, 2026.

We request you to take the above on record.

Thanking you,
For Tata Housing Development Company Limited

Mrunal Mahajan
Company Secretary
(ICSI Membership No.: A31734)

CC:
Catalyst Trusteeship Limited
Corporate Address: 901, 9th Floor,
Tower - B, Peninsula Business Park,
Senapati Bapat Marg,
Lower Parel (W),
Mumbai - 400013

TATA HOUSING DEVELOPMENT COMPANY LIMITED

E Block Voltas Premises T B Kadam Marg Chinchpokli Mumbai 400 033 India
Tel 022 6661 4444 Fax 022 6661 4452 email thdcsec@tatarealty.in Website www.tatahousing.com
CIN U45300MH1942PLC003573



A. Statement of utilization of issue proceeds:

Name of the issuer	ISIN	Mode of Fund Raising (Public issues/ Private Placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in Crores)	Funds Utilized	Any deviation (Yes/No)	If 8 is yes, then specify the purpose for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Tata Housing Development Company Limited	INE582L08078	Private Placement	Non – Convertible Debentures	09/12/2025	750 *	750 *	No	-	-

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Tata Housing Development Company Limited
Mode of fund raising	Private placement
Type of instrument	Non-convertible Securities
Date of raising funds	09/12/2025
Amount raised	Rs. 750 Crore*
Report filed for quarter ended	December 31, 2025
Is there a deviation/ variation in use of funds raised?	There is no deviation/variation in use of funds raised.
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	Not Applicable
Comments of the auditors, if any	Not Applicable
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
The proceeds of the issuance of Debentures will be utilized by the Issuer for one or more of the following purposes (a) not more than 25% (Twenty Five Percent) for general corporate purposes of the Issuer and (b) at least 75% (Seventy Five percent), for repayment of existing debt including the outstanding non-convertible debentures (principal and interest) and investment through equity / quasi-equity / debt instruments (including compulsory convertible debentures / optionally convertible debentures / compulsorily convertible preference shares / optionally convertible preferential shares / optionally convertible redeemable preference shares / inter-corporate deposits / ODI in group companies / subsidiaries / joint venture companies). The proceeds of the Issue will not be used for any purpose, which may be in contravention of the Governmental / RBI / SEBI / other regulatory guidelines. Pending full utilization of Issue proceeds, the Issuer shall be entitled to invest the issue proceeds in schemes of mutual funds and deposits with banks or retain them in Issuer's bank account.	NA	Rs. 750 Crore	NA	Rs. 750 Crore	-	-

Mrunal Mahajan
Company Secretary
(ICSI Membership No.: A31734)

Date: February 2, 2026