



ICFL/LS/00198/2025-26

October 30, 2025

BSE Limited

Listing Department, 1st Floor,
P J Towers, Dalal Street, Fort,
Mumbai - 400 001.

Sub.: Security Cover Certificate – September 30, 2025

Ref.: Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) and SEBI Circular No. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 (“SEBI Circular”)

Dear Sir/Madam,

In compliance with the requirement of Listing Regulations and SEBI Circular, please find enclosed herewith Security Cover Certificate as at September 30, 2025, certified by M/s. M S K A & Associates, Chartered Accountants, Statutory Auditors of the Company.

You are requested to take the aforesaid on record.

Thanking you,

Yours faithfully,

For IndoStar Capital Finance Limited

Shikha Jain

Company Secretary & Compliance Officer
(Membership No. A59686)

IndoStar Capital Finance Limited

Registered Office: Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai - 400099, India. | T +91 22 4315 7000 | contact@indostarcapital.com | www.indostarcapital.com

CIN: L65100MH2009PLC26816s

To
The Board of Directors
IndoStar Capital Finance Limited
Silver Utopia, 3rd Floor,
Unit No. 301-A, Opposite P & G Plaza,
Cardinal Gracious Road, Chakala,
Andheri (E), Mumbai- 400 099.

Independent Auditor's Report on Statement of Security Cover in respect of its Listed, Secured, Redeemable Non-convertible debentures, aggregating to Rs. 2,61,711.73 Lakhs of IndoStar Capital Finance Limited as at September 30, 2025, pursuant to Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

1. This report is being issued with the terms of mandate letter to the Board of Directors of IndoStar Capital Finance Limited dated October 08, 2025.
2. We, M S K A & Associates, Chartered Accountants, are the Statutory Auditors of the IndoStar Capital Finance Limited ("the Company") and have been requested by the Management of the Company to examine the accompanying Annexure containing details of 'Security Cover as per the terms of Offer document / Key Information Document and/or Debenture Trust Deed' in respect of its Listed, Secured, Redeemable, Non-convertible debentures aggregating to Rs. 2,67,711.73 lakhs as at September 30, 2025 ("the Statement"). The Statement has been prepared by the Company on the basis of the unaudited books of account and other relevant records and documents maintained by the Company as at September 30, 2025 in respect of its Listed, Secured, Redeemable, Non-convertible debentures stated above, in compliance with the Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and the Securities Exchange Board of India ("SEBI") vide circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 (hereinafter together referred to as "the Regulations").
3. The Statement has been prepared for the purpose of onward submission to the Company's debenture trustee to ensure compliance with the Regulations in respect of its Listed, Secured, Redeemable, Non-convertible debentures aggregating to Rs. 2,61,711.73 lakhs.

Management's Responsibility for the Statement

4. The preparation of the Statement is the responsibility of management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
5. The management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the Regulations and for providing all relevant information to the Company's Debenture Trustee as prescribed in the respective Debenture Trust Deeds entered into between the Company and its Debenture Trustees in respect of its Listed, Secured, Redeemable, Non-convertible debentures aggregating to Rs.2,61,711.73 lakhs.



Auditor's Responsibility

6. Pursuant to the requirements of the Regulations, it is our responsibility to obtain limited assurance and form a conclusion as to whether the book values of the assets of the Company contained in Columns A to J of the Statement have been accurately extracted and ascertained from the unaudited books of account of the Company and other relevant records and documents maintained by the Company, and whether the Company maintained the asset cover and complied with the financial covenants as per the Offer Document/Information Memorandum/ Key Information Document and /or Debenture Trust Deed. Our responsibility does not include the evaluation of adherence by the Company with all the applicable Regulations.
7. For the purposes of this report, we have relied on the unaudited books of account of the Company for period ended September 30, 2025, and information and documents as made available to us by the Company.
8. A limited assurance engagement involves making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. 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. Accordingly, we have performed the following procedures in relation to the Statement:
 - a) Obtained and read the terms of Offer Document/Information Memorandum/Key Information Document and/or Debenture Trust Deed entered into between the Company and its Debenture trustee;
 - b) Traced and agreed the principal amount and the interest thereon of borrowings outstanding in respect of debt securities and assets available for debt securities as at September 30, 2025 to the unaudited books of account maintained by the Company as at September 30, 2025;
 - c) Obtained and read the list of Security Cover in respect of debenture outstanding as per the Statement and traced the value of assets from the Statement to the unaudited books of account of the Company and correlated to the books of account and other records of the Company as at September 30, 2025;
 - d) Understood the nature of charge (viz exclusive charge or pari-passu charge) on the asset of the Company by obtaining the list and value of assets placed under lien or encumbrance for the purpose of obtaining any other loan and determined that such assets are not included in the calculation of Security Cover in respect of secured listed non-convertible debt security;
 - e) Examined and verified the arithmetical accuracy of the computation of Security Cover ratio (based on book values) mentioned in the accompanying the Statement;
 - f) Compared the Asset Cover with the Asset Cover required to be maintained as per Information Memorandum/ Key Information Document and/or Debenture Trust Deed;
 - g) Obtained the workings of assets and liabilities presented in the respective columns in the Statement and verified the same from the unaudited books of account and relevant records and documents underlying the unaudited financial statements for the period ended September 30, 2025;



- h) Performed necessary inquiries with the management; and
- i) Obtained written representations from the Management in this regard.

10. We conducted our examination of the Statement in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes' ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

11. 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

12. Based on the procedures performed as referred to in paragraph 9 above and according to the information, explanations and representations provided to us by the Management of the Company, nothing has come to our attention that causes us to believe that the book values of the assets of the Company contained in Columns A to J of the Statement are not in agreement with the unaudited books of account of the Company for the year ended and as at September 30, 2025 and other relevant records and documents maintained by the Company and that the Company has not complied with financial covenants of the debentures.

Restriction on Use

13. The Report is addressed to the Board of Directors of the Company solely for the purpose of onward submission to the Company's debenture trustee pursuant to the requirements of the Regulations. It should not be used by any other person or for any other purpose. This report relates only to the Statement specified above and does not extend to any financial or other information of the Company. M S K A & Associates shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment.

14. 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 report is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration Number: 105047W

Tushar Kurani
Tushar Kurani
Partner
Membership Number: 118580
UDIN: 25118580BMOIAM9098



Mumbai
October 30, 2025

Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Listed Debt Securities (Non-convertible debentures) of the Company as at Sep 30, 2025

Annexure I- Statement of Security Cover		(Amount Rs. Crore)												
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	Pari/Passu Charge	Pari/Passu Charge	Pari/Passu Charge	Assets not offered as Security	Market Value for Assets for Assets charged on Exclusive basis	Carrying value/ book value for assets where market value is not ascertainable or applicable basis	Market Value for Assets for Assets charged on Exclusive basis	Carrying value/ book value for assets where market value is not ascertainable or applicable basis	Total Assets ⁴	Carrying value/ book value for assets where market value is not ascertainable or applicable basis	
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Other assets on pari passu debt holder which this certificate is issued & other debt with pari passu charge	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	debt amount considered more than once (due to exclusive plus pari passu charge)	(Total C to I)	(For Eg. Bank Balance, DSRA market value is not available)	(For Eg. Bank Balance, DSRA market value is not available)	(For Eg. Bank Balance, DSRA market value is not available)	Total	Carrying value/ book value for assets where market value is not ascertainable or applicable basis	
ASSETS	Property, Plant and Equipment	Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F	
Capital (Work-in Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments (Gross) ¹	Mutual Fund, T Bills, Gsec and Bond	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64	1,097.64		
Loans (Gross) ⁴	Loans and receivables	8,442.3	6,102.72	6,102.72	6,102.72	6,102.72	6,102.72	6,102.72	6,102.72	6,102.72	6,102.72	6,102.72		
Inventories														
Trade Receivables														
Cost and Cash Equivalents	Cash and Cash Equivalents	281.13	11.89	11.89	34.93	34.93	34.93	34.93	34.93	34.93	34.93	34.93		
Bank Balances other than Cash and Cash Equivalents														
Others ¹		41.18												
Total	-	1,156.54	7,247.18	-	7,247.18	-	7,247.18	-	7,247.18	-	7,247.18	-		
LIABILITIES														
Debt securities to which this certificate pertains	Non Convertible Debentures	Yes	2,617.12											
Other debt sharing pari-passu charge with above debt			1,740.98											
Other Debt			-											
Subordinated debt			-											
Borrowings			-											
Bank														
Debt Securities	Commercial Papers & unsecured NCD	not to be filled	-											
Others ²	730.55	-												
Trade payables			-											
Lease Liabilities			-											
Provisions			-											
Others ³	68.19	-												
Total	-	758.74	4,358.10	-	4,358.10	-	4,358.10	-	4,358.10	-	4,358.10	-		
Cover on Book Value														
Cover on Market Value	Exclusive Security Cover Ratio	1.46												

Footnotes:

- Assets - Others include current tax assets (net), deferred tax assets (net), assets acquired in satisfaction of claim, other financial assets, other non-financial assets
- Borrowing Others includes borrowings against securities assets.
- The "Pari-Passu Security Cover Ratio" computed above is based on the book value of assets and liabilities as at Sep 30, 2025.
- Loans and investments are considered on Gross basis and ECL provision of Rs. 224.37 crores and Rs. 673.93 crores respectively. Provisions are considered in liabilities for the purpose of computation of asset coverage.
- Liability-Others doesn't include Equity share capital and Other Equity.

For IndoStar Capital Finance Limited

 Jayesh Patel
 Authorised Signatory
 Mumbai, 30 Oct 2025



Annexure II - Statement of Compliance Status of Financial Covenants in respect of Listed Debt Securities (Non Convertible Debentures) of the Company as at Sep 30, 2025

Deal No	Sr.No	Series No	ISIN	Gross NPA ²	Net NPA ²	Leverage/Gearing ratio ³	Minimum Tier I Capital Ratio ⁴	Capital Risk Adequacy Ratio ⁴	Status ¹
NC-23-24-00072	1	Sr IX 26	INE896L07884	Less than Equal to 10.50%	Less than Equal to 4.75%	Less than Equal to 3.75	Greater than Equal to 20.00%	Greater than Equal to 20.00%	Compiled
NC-23-24-00076	2	Sr XIII 26	INE896L07934	Less than Equal to 10.50%	Less than Equal to 4.75%	Less than Equal to 3.75	Greater than Equal to 20.00%	Greater than Equal to 20.00%	Compiled
NC-23-24-00081	3	Sr XVIII 26	INE896L07975	Less than Equal to 10.50%	Less than Equal to 4.75%	Less than Equal to 3.75	Greater than Equal to 20.00%	Greater than Equal to 20.00%	Compiled
NC-23-24-00080	4	Sr XVI 26	INE896L07959	Less than Equal to 10.50%	Less than Equal to 4.75%	Less than Equal to 3.75	Greater than Equal to 20.00%	Greater than Equal to 20.00%	Compiled
NC-23-24-00082	5	Sr XVII 26	INE896L07967	Less than Equal to 10.50%	Less than Equal to 4.75%	Less than Equal to 3.75	Greater than Equal to 20.00%	Greater than Equal to 20.00%	Compiled
NC-24-25-00085	6	Public Issue option 1	INE896L07983	Less than Equal to 10.50%	Less than Equal to 4.75%	NA	NA	Greater than Equal to 15.00%	Compiled
NC-24-25-00086	7	Public Issue option 2	INE896L07AC3	Less than Equal to 10.50%	Less than Equal to 4.75%	NA	NA	Greater than Equal to 15.00%	Compiled
NC-24-25-00087	8	Public Issue option 3	INE896L07991	Less than Equal to 10.50%	Less than Equal to 4.75%	NA	NA	Greater than Equal to 15.00%	Compiled
NC-24-25-00088	9	Public Issue option 4	INE896L07AA7	Less than Equal to 10.50%	Less than Equal to 4.75%	NA	NA	Greater than Equal to 15.00%	Compiled
NC-24-25-00089	10	Public Issue option 5	INE896L07AB5	Less than Equal to 10.50%	Less than Equal to 4.75%	NA	NA	Greater than Equal to 15.00%	Compiled
NC-24-25-00090	11	Sr XIX 2027	INE896L07AD1	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled
NC-24-25-00091	12	Sr XX 2027	INE896L07AE9	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled
NC-24-25-00092	13	Sr XXI 2026	INE896L07AF6	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 4	NA	Greater than Equal to 18.00%	Compiled
NC-24-25-00093	14	Sr XXII 2027	INE896L07AG4	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 4	NA	Greater than Equal to 18.00%	Compiled
NC-24-25-00094	15	Sr XXIII 2026	INE896L07A10	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled
NC-24-25-00095	16	Sr XXIV 2026	INE896L07AH2	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled
NC-25-26-00096	17	Sr XXV 2027	INE896L07A18	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled
NC-25-26-00097	18	Sr XXVI 2027	INE896L07AL4	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled
NC-25-26-00098	19	Sr XXVII 2027	INE896L07AK6	Less than Equal to 7.00%	Less than Equal to 4.00%	Less than Equal to 5	NA	Greater than Equal to 18.00%	Compiled

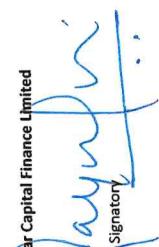
Footnotes -

1. NPA represents Stage 3 loan assets and classified as Stage 3 as per Ind AS 109.

2. Gearing / leverage ratio: Debt-equity ratio = (Debt securities + Borrowings (other than debt securities)) / Net worth.

3. Capital to risk-weighted assets ratio is calculated as per the RBI guidelines.

For Indistar Capital Finance Limited


Authorised Signatory

