

March 04, 2026

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

Subject: Press Release - Motilal Oswal Home Finance Limited signs USD 100 Million in INR equivalent debt finance deal with Asian Development Bank to expand Women-Centric Affordable and Green Housing

Dear Sir/Madam,

We are pleased to inform that Motilal Oswal Home Finance Limited ("MOHFL" or "the Company"), has entered into an agreement to raise USD 100 Million in INR equivalent from the Asian Development Bank ("ADB") in the form of debt through Non-Convertible Debenture ("NCD").

The proceeds from the ADB financing will be used to finance affordable housing loans to women borrowers, and also 10% of the proceeds will be deployed towards financing the construction of residential units that meet recognized green building certification standards, supporting the adoption of environmentally sustainable construction practices.

The financing represents an important milestone for MOHFL and reflects strong confidence from a leading global development finance institution in the Company's business model, governance framework, and long-term growth prospects.

A copy of the Press Release issued in this regard is enclosed herewith.

Kindly take the same on record.

Thanking you,
Yours faithfully,

For Motilal Oswal Home Finance Limited

Sunny Ganatra
Company Secretary & Compliance Officer

Encl.: As above

Motilal Oswal Home Finance Limited Signs \$100 Million debt finance deal with Asian Development Bank to Expand Women-Centric Affordable and Green Housing

Mumbai (March 4, 2026): Motilal Oswal Home Finance Limited (“MOHFL”/ “the Company”) has entered into an agreement to raise USD 100 million in INR-equivalent from the Asian Development Bank (“ADB”) in the form of debt through Non-Convertible Debenture (“NCD”). The financing represents an important milestone for MOHFL and reflects strong confidence from a leading global development finance institution in the Company’s business model, governance framework, and long-term growth prospects.

The proceeds from the ADB financing will be used to provide affordable housing loans to women borrowers, and 10% of the proceeds will be deployed to finance the construction of residential units that meet recognised green building certification standards, supporting the adoption of environmentally sustainable construction practices.

Mr. Sukesh Bhowal, MD & CEO, Motilal Oswal Home Finance Limited, said, *“Funding from ADB marks a significant milestone in our responsible growth journey. With the partnership of ADB, we will be able to deepen the penetration of affordable housing finance in underserved and upcoming towns across India, helping low and middle-income families realise their dream of homeownership. Importantly, this funding also supports the green construction finance initiative. We believe green housing will play a vital role in building resilient communities for the future.”*

Mr. Bhavin Shah, CFO, Motilal Oswal Home Finance Limited, added, *“The financing from ADB significantly enhances the strength and diversity of our funding base. Access to long-tenor capital at competitive terms improves our overall cost of funds and supports better asset-liability matching, which is critical in the housing finance business.”*

“ADB’s long-term financing will help MOHFL broaden access to affordable housing loans for women—who currently account for just 13% of homeowners—and support the Company’s entry into the green-certified housing segment. By lowering barriers to formal financial services, this partnership strengthens inclusive access to credit while accelerating the adoption of environmentally sustainable housing solutions,” **said Isabel Chatterton, Director General, Private Sector Operations Department, Asian Development Bank.**

About Motilal Oswal Home Finance Limited:

Motilal Oswal Home Finance Limited is the housing finance arm of Motilal Oswal Financial Services Limited (“MOFSL”). Motilal Oswal Home Finance Limited is an affordable housing finance company focused on serving first-time homebuyers in low and middle-income segments, particularly across Tier 2, Tier 3, and emerging urban markets in India. The Company primarily provides housing loans for the purchase and self-construction of residential homes and

construction finance. As of December 2025, MOHFL operates a network of 126 branches, including 14 new branches opened during the year, with a presence across 12 States in India. The Company reported Assets Under Management (AUM) of ₹5,379 crore as on December 2025. During the nine months of FY26, MOHFL recorded disbursements of ₹1,303 crore and maintained stable asset quality, with Gross NPA at 1.43% as of December, 2025. MOHFL serves ~53,000+ active customers, and continues to maintain a granular secured retail loan portfolio.

Profitability remains healthy, with Profit After Tax of ₹130 crore, Return on asset of 2.8% for the previous financial year 2025. As of October 2025, the Company is rated **AA+ / Stable** following an upgrade from **AA / Positive by ICRA Rating**, reflecting continued confidence in its business fundamentals, growth trajectory, and risk management practices., reflecting continued confidence in its business fundamentals, growth trajectory, and risk management practices.

MOHFL remains focused on disciplined growth, expanding its geographic footprint in underpenetrated housing markets, and strengthening its role in supporting affordable, inclusive, and environmentally sustainable home ownership across India.

For Further Details, Contact:

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