To,
The Debenture Holders

Sub: Notice for convening the meeting of Debenture Holders for obtaining the positive/negative consent of investors for enforcement of security and for signing the Inter Creditor Agreement ("ICA") pursuant to the provisions of the Debenture Trust Deed dated October 18, 2023. (ISIN: INE526R07017)

Dear Sir/Ma'am,

We, Vardhman Trusteeship Private Limited ("VTPL") are acting as a Debenture Trustee for the issuance of Rated, Listed, Secured, Redeemable, Non-Convertible Debentures ("NCDs") aggregating to INR 20,00,00,000/- (Indian Rupees Twenty Crores only) ("Debentures") on private placement basis issued by **Star Housing Finance Limited** ("Issuer/ Company") vide the Debenture Trust Deed dated October 18, 2023 under the ISIN **INE526R07017**.

The payment of interest along with payment of outstanding principal on the Debentures issued under the aforesaid ISIN was due on 19th June, 2026. In reference to the said payment due on 19th June 2026 and the Debenture Holders' Instructions for Enforcement and Recovery Actions in reference to the earlier non-payments were under the similar ISIN INE526R07017. Notice is hereby given that the meeting in respect of the continuing default and the enforcement and recovery actions will now be duly conducted on **Monday 6th July, 2026 at 4:00 p.m**. through the VC/OAVM platform. The agenda for the meeting will remain same as stated in the Notice dated April 27, 2026, which is as under:

1.A provision for negative consent for proceeding with the enforcement of security;

2.A provision for positive consent for signing the ICA (in case the Debenture Trustee is approached by other lenders for signing/ joining the ICA);

3.Such other actions as may be decided by the Debenture Holders.

4. A disclosure to the effect that in case requisite consents are not received either for enforcement of security or for signing ICA, then the Debenture Trustee shall take further action, if any, as per the decision taken in the meeting of the holders of listed debt securities. It may be noted that the time period within which the consents needs to be provided is 15 days from the date of the meeting to be convened.

For **Vardhman Trusteeship Private Limited**

YOGESH NARAYANBHAI LIMBACHIYA
Digitally signed by YOGESH NARAYANBHAI LIMBACHIYA
Date: 2026.06.22 15:58:33 +05'30'

Yogesh Limbachiya
Director
DIN: 11709935

Date: 22nd June, 2026
Place: Mumbai

Explanatory Statement:

The payment of interest along with payment of outstanding principal on the Debentures issued under the aforesaid ISIN was due on 19th June, 2026 for which we were following up with the Issuer company for timely payment and after that for the confirmation of payment but no confirmation has been provided by the Issuer.

In the meeting held on 16 June 2026, the Debenture Holders were granted time until 30 June 2026 to provide instructions for the enforcement and recovery actions.

Accordingly, the meeting in respect of the continuing default and for the enforcement actions, recovery proceedings, insolvency proceedings or protection of security interests will now be duly conducted through the VC/OAVM platform convened on **Monday, July 6, 2026, at 4:00 p.m.**

To consider the further course of action to be initiated by the Debenture Trustee as per the instructions of the Debenture Holders representing not less than 75% of the outstanding Debentures by value and 60% of the Debenture Holders by the numbers. In case requisite consents are not received for the enforcement of security the Debenture Holders shall take further action, if any, as per the decision taken in the meeting of the Debenture Holders.

The link for the meeting will be provided separately and the same shall be hosted on our website https://vardhmantrustee.com Debenture Holders are requested to visit our website regularly for updates in the matter.

For **Vardhman Trusteeship Private Limited**

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