

**FOR STAR HOUSING FINANCE LIMITED
FOR THE ELIGIBLE SHAREHOLDERS OF THE COMPANY ONLY
THIS LETTER CONTAINS 5 PAGES.
PLEASE ENSURE THAT YOU HAVE RECEIVED ALL THE PAGES.**

STAR HOUSING FINANCE LIMITED
Corporate Identification Number: L45201MH2005PLC376046
Registered Office: 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai 400066.
Contact No: +91 8828036610
Contact Person: Mr. Nachiketa Purohit,
Company Secretary & Compliance Officer;
Email-ID: info@starhfl.com Website: www.starhfl.com

CAF / Application Number:

Date :

Dear Shareholder,

SUBJECT: RIGHTS ISSUE OF UPTO 6,14,16,404*FULLY PAID UP EQUITY SHARES OF FACE VALUE OF RS.5.00/- (RUPEES FIVE ONLY) ('EQUITY SHARES') EACH AT A PRICE OF Rs.16.00/- (RUPEES SIXTEEN ONLY) PER EQUITY SHARE (INCLUDING A PREMIUM OF Rs.11.00/- (RUPEES ELEVEN ONLY) PER EQUITY SHARE) ('ISSUE PRICE') ('RIGHT SHARES') FOR AN AMOUNT AGGREGATING UP TO Rs.98,26,62,464 (RUPEES NINETY EIGHT CRORE TWENTY SIX LAKHS SIXTY TWO THOUSAND FOUR HUNDRED SIXTY FOUR ONLY) ON A RIGHTS ISSUE BASIS TO THE ELIGIBLE SHAREHOLDERS OF STAR HOUSING FINANCE LIMITED ('COMPANY' OR 'ISSUER') IN THE RATIO OF SEVEN RIGHTS SHARES FOR EVERY NINE EQUITY SHARES HELD BY SUCH ELIGIBLE SHAREHOLDERS AS ON THE RECORD DATE, TUESDAY, SEPTEMBER 30, 2025 ('ISSUE'). FOR FURTHER DETAILS, SEE "TERMS OF THE ISSUE" BEGINNING ON PAGE 85 OF THE LETTER OF OFFER.

**Assuming full subscription.*

Reference: Letter of Offer dated September 24, 2025, issued by the Company to the Eligible Shareholders pursuant to the Rights Issue.

We are happy to inform that our Company is proposing a Rights Issue of Equity Shares as mentioned in the captioned subject in the ratio of 7 (Seven) Equity Shares for every 9 (Nine) Equity Shares held by The Eligible Shareholders as on the Record Date, that is on Tuesday, September 30, 2025. With reference to the above, please find below the details of the Equity Shares held by you as on Tuesday, September 30, 2025 being the Record Date along with your Rights Entitlements calculated based on the above-mentioned ratio for your kind information:

FOLIO NUMBER/ DP-ID OR CLIENT ID	NUMBER OF EQUITY SHARES HELD BY YOU ON RECORD DATE, TUESDAY, SEPTEMBER 30, 2025	NUMBER OF RIGHTS ENTITLEMENT ***

The Issue Price for the purpose of this Issue is Rs. 16.00/- per Equity Share (including a premium of Rs. 11.00/- per Equity Share) issued in 1 (One) Rights Entitlement. On Application, Investors will have to pay Rs. 16.00/- (Rupees Sixteen Only) per Rights Share which constitutes 100 % (Hundred Percent) of the Issue Price.

You are requested to take note of the Issue Schedule as provided

ISSUE OPENS ON	LAST DATE FOR MARKET RENUNCIATION	ISSUE CLOSES ON
FRIDAY, OCTOBER 10, 2025	MONDAY, OCTOBER 27, 2025	FRIDAY, OCTOBER 31, 2025

The Investors may renounce the Rights Entitlements, credited to their respective demat accounts, either in full or in part during the Renunciation Period. Such renunciation shall result in renouncement of the Right Shares. The Investors should have the demat Rights Entitlements credited/lying in his/her own demat account prior to the renunciation. Eligible Shareholders are requested to ensure that renunciation through off-market transfer is completed in such a manner that the Rights Entitlements are credited to the demat account of the Renouncees on or prior to the Issue Closing Date.

Kindly note that pursuant to the provisions of the SEBI ICDR Regulations and the SEBI Master Circular bearing reference number SEBI/HO/CFD/PoD-2/P/CIR/2023/00094 dated November 11, 2024 (“SEBI Master Circular”), the Rights Entitlements, as mentioned above, shall be credited only in dematerialized form in your demat account before the Issue Opening Date i.e., Friday, October 10, 2025 with ISIN – INE526R20010.

In accordance with the SEBI Master Circular, please note that if Eligible Equity Shareholders holding Equity Shares in physical form as on Record Date have not provided the details of their demat accounts to our Company or to the Registrar, they are required to provide their demat account details to our Company or the Registrar not later than two (2) Working Days prior to the Issue Closing Date, i.e., Friday, October 31, 2025 to enable the credit of the Rights Entitlements by way of transfer from the demat suspense escrow account to their respective demat accounts at least one day before the Issue Closing Date, i.e., Friday, October 31, 2025. Such Resident Eligible Equity Shareholders are also requested to ensure that their demat account, details of which have been provided to the Company or the Registrar account is active to facilitate the aforementioned transfer. For further details, please refer to the chapter titled “Terms of the Issue” at page 85 of the Letter of Offer.

You can obtain the details of your Rights Entitlements from the website of the Registrar at www.bigshareonline.com by entering your DP ID and Client ID or Folio Number (in case of Eligible Equity Shareholders holding Equity Shares in physical form). The link for the same shall also be available on the website of the Company (i.e., www.starhfl.com).

FRACTIONAL ENTITLEMENTS

The Right Shares are being offered on a rights basis to existing Eligible Shareholders in the ratio of 7 (Seven) Equity Shares for every 9 (Nine) Equity Shares held as on the Record Date. As per SEBI Rights Issue Circulars, the fractional entitlements are to be ignored. In terms of present ratio, there will no fractional shares.

CREDIT OF RIGHTS ENTITLEMENTS IN DEMAT ACCOUNTS OF ELIGIBLE SHAREHOLDERS ***

Pursuant to provisions of SEBI (ICDR) Regulations read with SEBI Rights Issue Circulars and in terms of the Letter of Offer, the Rights Entitlements of the Eligible Shareholders have been credited in their respective demat account under the ISIN ‘INE526R20010. For details of credit of the Rights Entitlements, see ‘Terms of the Issue - Credit of Rights Entitlements in demat accounts of Eligible Shareholders’ on page 86 of the Letter of Offer.

In accordance with Regulation 77A of the SEBI ICDR Regulations read with the SEBI Rights Issue Circular, the credit of Rights Entitlements and Allotment of Rights Equity Shares shall be made in dematerialized form only. Prior to the Issue Opening Date, our Company shall credit the Rights Entitlements to (i) the demat accounts of the Resident Eligible Equity Shareholders holding the Equity Shares in dematerialised form; and (ii) a demat suspense escrow account (namely, “**STAR HOUSING FINANCE LIMITED-RIGHTS ISSUE ESCROW ENTITLEMENT DEMAT ACCOUNT**”) opened by our Company, for the Resident Eligible Equity Shareholders which would comprise Rights Entitlements relating to;

- (a) Equity Shares held in a demat suspense account pursuant to Regulation 39 of the SEBI Listing Regulations; or
- (b) Equity Shares held in the account of IEPF authority; or
- (c) the demat accounts of the Resident Eligible Equity Shareholder which are frozen or suspended for debit or credit or details of which are unavailable with our Company or with the Registrar on the Record Date; or
- (d) Equity Shares held by Eligible Equity Shareholders in physical form as on Record Date where details of demat accounts are not provided by Eligible Equity Shareholders to our Company;
- (e) credit of the Rights Entitlements returned/reversed/failed; or
- (f) the ownership of the Equity Shares currently under dispute, including any court proceedings

***Eligible Equity Shareholders, who hold Equity Shares in physical form as on Record Date and who have opened their demat accounts after the Record Date, shall adhere to following procedure for participating in this Issue:

- a. The Eligible Equity Shareholders shall send a letter to the Registrar containing the name(s), address, e-mail address, contact details and the details of their demat account along with copy of self-attested PAN and self-attested client master sheet of their demat account either by e-mail, post, speed post, courier, or hand delivery so as to reach to the Registrar no later than two Working Days prior to the Issue Closing Date.
- b. The Registrar shall, after verifying the details of such demat account, transfer the Rights Entitlements of such Eligible Equity Shareholders to their demat accounts at least one day before the Issue Closing Date;
- c. The Eligible Equity Shareholders can access the Application Form from:
 - our Company at www.starhfl.com;
 - the Registrar at www.bigshareonline.com
 - the Stock Exchange at www.bseindia.com

RENUNCIATION AND TRADING OF THE RIGHTS ENTITLEMENTS

The renunciation of Rights Entitlements credited in your demat account can be made either by sale of such Rights Entitlements, using the secondary market platform of the Stock Exchanges or through an off-market transfer.

Prior to the Issue Opening Date, our Company will obtain the approval from the BSE Limited for listing and trading approval of Rights Entitlements.

The Rights Entitlements shall be tradable in dematerialized form only. The market lot for trading of Rights Entitlements is one Rights Entitlement.

(i) On Market Renunciation

The Eligible Shareholders may renounce the Rights Entitlements, credited to their respective demat accounts by trading/selling them on the secondary market platform of the Stock Exchanges through a registered stock-broker in the same manner as the existing Equity Shares of our Company.

In this regard, in terms of provisions of the SEBI ICDR Regulations and the SEBI Rights Issue Circulars, the Rights Entitlements credited to the respective demat accounts of the Eligible Shareholders shall be admitted for trading on BSE Limited under (ISIN - INE526R20010) subject to requisite approvals. Prior to the Issue Opening Date, our Company will obtain the approval from BSE Limited and for trading of Rights Entitlements. No assurance can be given regarding the active or sustained On Market Renunciation or the price at which the Rights Entitlements will trade. The details for trading in Rights Entitlements will be as specified by the Stock Exchanges from time to time. The Rights Entitlements are tradable in dematerialized form only.

The On Market Renunciation shall take place only during the Renunciation Period for On Market Renunciation, shall commence from Friday, October 10, 2025, being the Issue Opening Date and close on Monday, October 27, 2025, in case of On Market Renunciation (both days inclusive).

The Investors holding the Rights Entitlements who desire to sell their Rights Entitlements will have to do so through their registered stock-brokers by quoting the 'INE526R20010' and indicating the details of the Rights Entitlements they intend to trade. The Investors can place order for sale of Rights Entitlements only to the extent of Rights Entitlements available in their demat account.

The On Market Renunciation shall take place electronically on secondary market platform of BSE Limited and under automatic order matching mechanism and on 'T+1 rolling settlement basis', where 'T' refers to the date of trading. The transactions will be settled on trade-for-trade basis. Upon execution of the order, the stock-broker will issue a contract note in accordance with the requirements of the Stock Exchanges and the SEBI.

(ii) Off Market Renunciation

The Eligible Shareholders may renounce the Rights Entitlements, credited to their respective demat accounts by way of an off-market transfer through a depository participant. The Rights Entitlements can be transferred in dematerialised form only.

Eligible Shareholders are requested to ensure that renunciation through off market transfer is completed in such a manner that the Rights Entitlements are credited to the demat account of the Renouncees on or prior to the Issue Closing Date to enable Renouncees to subscribe to the Rights Shares in the Issue.

The Investors holding the Rights Entitlements who desire to transfer their Rights Entitlements will have to do so through their depository participant by issuing a delivery instruction slip quoting by quoting the 'INE526R20010', the details of the buyer and the details of the Rights Entitlements they intend to transfer. The buyer of the Rights Entitlements (unless already having given a standing receipt instruction) has to issue a receipt instruction slip to their depository participant. The Investors can transfer Rights Entitlements only to the extent of Rights Entitlements available in their demat account.

The instructions for transfer of Rights Entitlements can be issued during the working hours of the depository participants. The detailed rules for transfer of Rights Entitlements through off market transfer shall be as specified by the Depositories from time to time.

Please note that the Rights Entitlements which are neither renounced nor subscribed by the Investors on or before the Issue Closing Date shall lapse and shall be extinguished after the Issue Closing Date.

APPLICATION PROCESS FOR RIGHTS ISSUE

In accordance with Regulation 76 of the SEBI (ICDR) Regulations, SEBI Rights Issue Circulars and ASBA Circulars, all Investors desiring to make an Application in this Issue are mandatorily required to use the ASBA process. For details of procedure for application by the resident Eligible Shareholders holding Equity Shares in physical form as on the Record Date, see '*Making of an Application through the ASBA process*' page 96 of the Letter of Offer.

Investors can submit the Application Form in physical mode to the designated branch of the Self-Certified Syndicate Banks

(‘SCSBs’) or make online / electronic Application through the website of the SCSBs (if the facility is made available by such SCSB). SCSBs are self-certified syndicate banks registered with SEBI, which offer the facility of ASBA. For the list of banks which have been notified by SEBI to act as SCSBs for the ASBA process and details on designated branches of SCSBs collecting the Application Form, please refer to -<https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=35>.

If you are desirous of making an application in this Issue, you should carefully read the provisions applicable to such Applications before making their Application through ASBA and for details, see ‘*Making of an Application through the ASBA process*’ page 96 of the Letter of Offer.

Additionally, in terms of Regulation 78 of SEBI (ICDR) Regulations, you may choose to accept the offer to participate in this Issue by making plain paper Applications. The SCSBs shall accept such application forms only if all details required for making the application as per these regulations are specified in the plain paper application. Please note that Eligible Shareholders making an application in this Issue by way of plain paper applications shall not be permitted to renounce any portion of their Rights Entitlements. If you make an application both in an application form as well as on a plain paper, both applications are liable to be rejected. For details, see ‘*Making of an Application by Eligible Shareholders on Plain Paper under ASBA process*’ on page 98 of this Letter of Offer.

In accordance with the SEBI ICDR Regulations, SEBI Master Circular, we are sending the the Rights Entitlement Letter, Application Form and other issue material (“Issue Materials”), only to the Eligible Equity Shareholders who have provided an Indian address to the Company and who are located in jurisdictions where the offer and sale of the Rights Entitlement or Rights Equity Shares is permitted under laws of such jurisdiction and does not result in and may not be construed as, a public offering in such jurisdictions. In case the Eligible Equity Shareholders have provided their valid e-mail address, the Issue Materials will be sent only to their valid e-mail address and in case the Eligible Equity Shareholders have not provided their e-mail address, then the Issue Materials will be dispatched, on a reasonable effort basis, to the Indian addresses provided by them.

Availability of Issue materials

You can also access the Letter of Offer and Application Form (provided that you are eligible to subscribe for the Rights Shares under applicable securities laws) on the websites of:

- Our Company’s website at www.starhfl.com;
- Registrar to the Issue’s website at www.bigshareonline.com ;
- BSE Limited’s website at www.bseindia.com;

Other important links and helpline numbers

The Investors can visit following links for the below-mentioned purposes:

Purpose	Link
Frequently asked questions and online/ electronic dedicated investor helpdesk for guidance on the Application process and resolution of difficulties faced by the Investors	www.bigshareonline.com
Submission of self-attested PAN, client master sheet and demat account details by non-resident Eligible Shareholders	
Updating of Indian address/ e-mail address/ mobile number in the records maintained by the Registrar to the Issue or our Company	

THE RIGHTS ENTITLEMENTS AND THE RIGHTS SHARES HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE ‘U.S. SECURITIES ACT’), OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES OF AMERICA AND MAY NOT BE OFFERED, SOLD, IN THE UNITED STATES OF AMERICA, ITS TERRITORIES AND POSSESSIONS ANY STATE OF THE UNITED STATES, AND THE DISTRICT OF COLUMBIA (‘UNITED STATES’), EXCEPT IN A TRANSACTION NOT SUBJECT TO, OR EXEMPT FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND APPLICABLE STATE SECURITIES LAWS. THE RIGHTS ENTITLEMENTS AND RIGHTS SHARES ARE BEING OFFERED AND SOLD ONLY (A) TO PERSONS IN THE UNITED STATES WHO ARE REASONABLY BELIEVED TO BE QUALIFIED INSTITUTIONAL BUYERS AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT (‘U.S. QIBS’) PURSUANT TO SECTION 4(A)(2) OF THE SECURITIES ACT AND (B) TO PERSONS OUTSIDE THE UNITED STATES IN RELIANCE ON REGULATION S UNDER THE SECURITIES ACT (‘REGULATION S’). IN ADDITION, UNTIL THE EXPIRY OF 40 DAYS AFTER THE COMMENCEMENT OF THE ISSUE, AN OFFER OR SALE OF RIGHTS ENTITLEMENTS OR RIGHTS SHARES IN THE UNITED STATES BY A DEALER (WHETHER OR NOT IT IS PARTICIPATING IN THE ISSUE) MAY VIOLATE THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT IF SUCH OFFER OR SALE IS MADE OTHERWISE THAN IN ACCORDANCE WITH AN EXEMPTION FROM REGISTRATION UNDER THE SECURITIES ACT.

In case of any queries, you may contact the Company or the Registrar as per the details mentioned herein:

COMPANY DETAILS	REGISTRAR TO THE ISSUE
STAR HOUSING FINANCE LIMITED	Bigshare Services Private Limited
STAR HOUSING FINANCE LIMITED Registered Office: 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai 400066. Contact No: +91 8828036610 Contact Person: Mr. Nachiketa Purohit, Company Secretary & Compliance Officer; Email-ID: info@starhfl.com Website: www.starhfl.com Corporate Identity Number: L45201MH2005PLC376046	Bigshare Services Private Limited Registered Office: Office No S6-2, 6th floor Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East) Mumbai - 400093, India. Tel No.: +91 22 6263 8200 Email: rightsissue@bigshareonline.com Website: www.bigshareonline.com Investor Grievance Email: investor@bigshareonline.com Contact Person: Mr. Suraj Gupta SEBI Registration No.: INR000001385 Validity of Registration: Permanent

Note: All capitalized terms, unless defined herein, shall have the meaning ascribed to them in the Letter of Offer.

STAR HOUSING FINANCE LIMITED

Date: September 24, 2025
Place: Mumbai

Sd/-
Mr. Nachiketa Purohit
Company Secretary & Compliance Officer