

Indiabulls Housing Finance Limited announces ₹ 1,000 crore Public Issue of Secured and/or Unsecured Redeemable Non-Convertible Debentures (NCDs)

- Coupon Rate of up to 9.75% per annum*
- Tranche I Issue rated as 'CRISIL AA/Stable (double A: Stable) by CRISIL Ratings Limited and BWR AA+/Negative (double A plus/Negative) by Brickworks Ratings Pvt Ltd
- Tranche I Issue opens on September 06, 2021 and closes on September 20, 2021**
- Trading in dematerialized form only
- Allotment on first -come- first-serve-basis
- The NCDs are proposed to be listed on BSE and NSE.

Mumbai, 03 September, 2021: Indiabulls Housing Finance Limited, a housing finance company regulated by National Housing Bank, has announced the public issue of secured/ and or unsecured, redeemable, non-convertible debentures of the face value of Rs. 1,000 each. The Tranche I Issue opens on September 06, 2021 and closes on September 20, 2021.

The Tranche I Issue has a base issue size of Rs. 200 crores with a green shoe option up to Rs. 800 crores, aggregating up to Rs. 1,000 crores ("Tranche I Issue"). The Tranche I Issue offers various options for subscription with coupon rates ranging from 8.05% to 9.75% per annum. There are 10 Series of NCDs carrying fixed coupon and having tenures ranging 24 months, 36 months, 60 months and 87 months with annual, monthly and cumulative option.

The NCDs are proposed to be listed on BSE and NSE (collectively, "Stock Exchanges") with BSE as the Designated Stock Exchange for the Issue. The NCDs have been rated CRISIL AA/Stable by CRISIL Ratings Limited and BWR AA+ / Negative) by Brickwork Ratings India Private Limited.

An additional incentive maximum of 0.25% p.a. will be offered for Category III (HNI) and Category IV (Retail) Investors in the proposed Issue, who are also holders of NCD(s)/Bond(s) previously issued by our Company, and/ or our Subsidiaries as the case may be, and/or are equity shareholder(s) of Indiabulls Housing Finance Limited as the case may be on the deemed date of allotment.

The Lead Managers to the issue are Edelweiss Financial Services Limited, IIFL Securities Limited and Trust Investment Advisors Private Limited.

At least 75% of the funds raised through this Tranche I Issue will be used for the purpose of onward lending, financing, and for repayment of interest and principal of existing borrowings of the Company and the balance is proposed to be utilized for general corporate purposes, subject to such utilization not exceeding 25% of the amount raised in the Tranche I Issue. The unsecured NCDs is in the nature of subordinated debt and will be eligible for Tier II capital.

About Indiabulls Housing Finance Limited (IBHFL):

Indiabulls Housing Finance Ltd. (IBHFL) is one of India's largest housing finance companies (HFCs), regulated by the National Housing Bank (NHB). IBHFL is rated 'AA' by leading rating agencies including CRISIL, CARE, ICRA and 'AA+' by Brickwork Ratings.

The company offers mortgage-backed housing loans to individuals and small business owners and has a loan book of Rs. 65,438 crores with more than 1 million happy customers as of 30th June 2021. The company offers mortgage-backed housing loans to individuals and small business owners and has a loan book of Rs. 65,438 crores with more than 1 million happy customers as of 30th June 2021.

One of the largest Pan-India HFCs with strong financial performance and credit ratings with e-Home Loans platform.

*For further details refer to section titled "Issue Related Information" on page 79 of the Tranche I Prospectus dated September 1, 2021. Allotment in the public issue of debt securities should be made on the basis of date of upload of each application into the electronic book of the stock exchange. However, on the date of oversubscription, the allotments should be made to the applicants on proportionate basis.

**The Tranche I Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. (Indian Standard Time) during the period indicated above, except that the Issue may close on such earlier date or extended date as may be decided by the Board of Directors of our Company or the Bond Issue Committee, subject to relevant approvals. In the event of an early closure or extension of the Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in a daily national newspaper with wide circulation on or before such earlier or initial date of Tranche I Issue closure. On the Tranche I Issue Closing Date, the Application Forms will be accepted only between 10 a.m. and 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by the Stock Exchange. For further details please refer to our section titled "Issue Related Information" on page 79 of the Tranche I Prospectus.

Capitalised terms not defined herein shall have the same meaning as assigned to such terms in the Shelf Prospectus dated September 1, 2021 and Tranche I Prospectus dated September 1, 2021.

DISCLAIMER: *Indiabulls Housing Finance Limited ("Company"), subject to market conditions, and other considerations, is proposing a public issue of secured redeemable non-convertible debentures and unsecured subordinated redeemable non-convertible debentures and has filed a Shelf Prospectus dated September 1, 2021 ("Shelf Prospectus") and Tranche I Prospectus dated September 1, 2021 ("Tranche I Prospectus") with the Registrar of Companies, National Capital Territory of Delhi and Haryana, BSE Limited ("BSE"), National Stock Exchange of India Limited ("NSE") and Securities and Exchange Board of India ("SEBI"). The Shelf Prospectus and Tranche I Prospectus is available on the website of the Company at <https://www.indiabullshomeloans.com/>, on the website of BSE at www.bseindia.com, on the website of NSE at www.nseindia.com, on the website of the lead managers at www.edelweissfin.com, www.iiflcap.com and www.trustgroup.in, and on the website of SEBI at www.sebi.gov.in. Investors proposing to participate in the Issue should note that investment in the NCDs involves a high degree of risk and for details in relation to the same, refer to the Shelf Prospectus and Tranche I Prospectus, including the section titled "Risk Factors" and "Material Developments" beginning on page 21 and 55 of the Shelf Prospectus and Tranche I Prospectus respectively. The Issuer and the Lead Managers accept no responsibility for statements made otherwise than in the offer documents or in the advertisement or any other material issued by or at the instance of the Company and that anyone placing reliance on any other source of information would be doing so at their own risk.*

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