



INDIABULLS HOUSING FINANCE LIMITED

PUBLIC ISSUE OF SECURED REDEEMABLE NON-CONVERTIBLE DEBENTURES

Indiabulls Housing Finance Limited is a non-deposit taking housing finance company ("HFC") registered with the NHB. They are also a notified financial institution under the SARFAESI Act. They pre-dominantly offer housing loans and loans against property to their varied client base which comprises (i) salaried and employees; (ii) self-employed individuals; (iii) micro, small and medium-sized enterprises ("MSMEs"); and (iv) corporates. They focus primarily on long-term secured mortgage-backed loans. They also offer mortgage loans to real estate developers in India in the form of lease rental discounting for commercial premises and construction finance for the construction of residential premises. A majority of their Loan Book comprises housing loans, including in the affordable housing segment. As of March 31, 2023, housing loans and non-housing loans, on a standalone basis, constituted 57% and 43%, respectively, of their Loan Book. As on December 31, 2023, their Loan Book was ₹46,054.59 crores, on a standalone basis, and as on December 31, 2023, their Loan Book was ₹55,917.07 crores, on a consolidated basis.

Issue Brief on the basis of Tranche VI Prospectus filed with Stock Exchange on 08th May, 2024

Issuer	Indiabulls Housing Finance Limited
Nature of the instrument	Secured Redeemable Non-Convertible Debenture
Mode of the issue	Public issue
Tranche VI Issue Open / Close Date	Opens on: Monday, May 13, 2024, Closes on: Monday, May 27, 2024
Debenture Trustee	IDBI Trusteeship Services Limited
Depositories	NSDL and CDSL
Registrar to the Issue	KFin Technologies Limited (formerly known as KFIN Technologies Private Limited)
Tranche VI Issue Size	Public issue by the Company of secured redeemable non-convertible debentures of face value of ₹1,000 each ("NCDs") for an amount up to ₹100 crores ("Base Issue Size") with a green shoe option of ₹100 crores aggregating up to ₹200 crores.
Issue Price	₹ 1,000 per NCD
Face value	₹ 1,000 per NCD
Minimum Application size and in multiples of NCD thereafter	Rs. 10,000 and in multiple of 1 NCD thereafter
Credit ratings	"CRISIL AA/Stable" (pronounced as CRISIL double A rating with stable outlook) by CRISIL Ratings Limited "ICRAJAA (Stable)" (pronounced as ICRA double A rating with a stable outlook) by ICRA Limited
Listing	The NCDs are proposed to be listed on BSE & NSE. BSE shall be the Designated Stock Exchange for the Tranche VI Issue. The NCDs shall be listed within six Working Days from the date of Tranche VI Issue closure.
Trading mode of the instrument	In dematerialised form only

Series	I	II	III	IV**	V	VI	VII	VIII	IX	X	XI	XII
Frequency of Interest Payment	Annual	Monthly	Cumulative	Annual	Monthly	Cumulative	Annual	Monthly	Annual	Monthly	Annual	Monthly
Tenor	24	24	24	36	36	36	60	60	84	84	120	120
Coupon (% per annum) for NCD Holders in Category I & II	9.25%	8.88%	NA	9.40%	9.02%	NA	9.65%	9.25%	10.00%	9.57%	10.25%	9.80%
Coupon (% per annum) for NCD Holders in Category III & IV	9.65%	9.25%	NA	9.90%	9.48%	NA	10.15%	9.71%	10.50%	10.03%	10.75%	10.25%
Effective Yield (per annum) for NCD Holders in Category I & II	9.25%	9.25%	9.25%	9.40%	9.40%	9.40%	9.65%	9.65%	10.00%	10.00%	10.25%	10.24%
Effective Yield (per annum) for NCD Holders in Category III & IV	9.65%	9.65%	9.65%	9.90%	9.90%	9.90%	10.15%	10.15%	10.50%	10.50%	10.74%	10.75%
Redemption Amount (₹ / NCD) on Maturity for NCD Holders in Category I & II	₹ 1,000	₹ 1,000	₹ 1,193.56	₹ 1,000	₹ 1,000	₹ 1,309.34	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity
Redemption Amount (₹ / NCD) on Maturity for NCD Holders in Category III & IV	₹ 1,000	₹ 1,000	₹ 1,202.32	₹ 1,000	₹ 1,000	₹ 1,327.38	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	Staggered Redemption in Three (3) annual payments of ₹ 333.33 each starting from 3rd Anniversary* until Maturity	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Five (5) annual payments of ₹ 200 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity	Staggered Redemption in Eight (8) annual payments of ₹ 125 each, starting from 3rd Anniversary* until Maturity

*From the Deemed Date of Allotment

**The Company shall allocate and allot Series IV NCDs wherein the Applicants have not indicated the choice of the relevant NCD Series.

See out below is the principal redemption schedule and the redemption amount for the Series VII NCDs, Series VIII NCDs, Series IX NCDs, Series X NCDs, Series XI NCDs and Series XII NCDs in relation to which the principal outstanding will be redeemed in a staggered manner:

Series	Series VII and VIII		Series IX and X		Series XI and XII	
	60 Months		84 Months		120 Months	
Tenure	Redemption Schedule	Principal Outstanding	Redemption Schedule	Principal Outstanding	Redemption Schedule	Principal Outstanding
Face Value	₹1,000.00	₹1,000.00	₹1,000.00	₹1,000.00	₹1,000.00	₹1,000.00
1st Anniversary*	₹0.00	₹1,000.00	₹0.00	₹1,000.00	₹0.00	₹1,000.00
2nd Anniversary*	₹0.00	₹1,000.00	₹0.00	₹1,000.00	₹0.00	₹1,000.00
3rd Anniversary*	₹333.33	₹666.67	₹200.00	₹800.00	₹125.00	₹875.00
4th Anniversary*	₹333.33	₹333.33	₹200.00	₹600.00	₹125.00	₹750.00
5th Anniversary*	₹333.33	₹0.00	₹200.00	₹400.00	₹125.00	₹625.00
6th Anniversary*	NA	NA	₹200.00	₹200.00	₹125.00	₹500.00
7th Anniversary*	NA	NA	₹200.00	₹0.00	₹125.00	₹375.00
8th Anniversary*	NA	NA	NA	NA	₹125.00	₹250.00
9th Anniversary*	NA	NA	NA	NA	₹125.00	₹125.00
10th Anniversary*	NA	NA	NA	NA	₹125.00	₹0.00