

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

INDIABULLS HOUSING FINANCE LIMITED – TRANCHE IV ISSUE OPENING DATE: December 07, 2023

1	Type of Issue	Public issue by Indiabulls Housing Finance Limited (“Company” or “Issuer”) of 20,00,000 secured redeemable non-convertible debentures of face value of ₹1,000 each (“NCDs”), for an amount up to ₹100 crores (“Base Issue Size”) with an option to retain oversubscription up to ₹100 crores, aggregating up to ₹200 crores (“Tranche IV Issue Limit”) (“Tranche IV Issue”) which is within the shelf limit of ₹2,000 crores and is being offered by way of the Tranche IV Prospectus dated December 04, 2023 containing inter alia the terms and conditions of Tranche IV Issue (“Tranche IV Prospectus”), which should be read together with the shelf prospectus dated June 30, 2023 (“Shelf prospectus”) filed with the ROC, stock exchanges and Securities and Exchange Board of India (“SEBI”). The Shelf Prospectus and Tranche IV Prospectus constitute the prospectus (“Prospectus”). The Tranche IV issue is being made pursuant to the provisions of Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (the “SEBI NCS Regulations”), the Companies Act, 2013 and rules made thereunder, as amended and to the extent notified.																						
2	Issue Size	Tranche IV Issue is for a Base Issue size ₹100 Crores with an option to retain oversubscription up to ₹100 Crores aggregating up to ₹200 Crores (“Tranche IV Issue Limit”). The Company issued and allotted Debentures aggregating to ₹116.11 Crores. (Source: Minutes of the meeting dated December 26, 2023)																						
3	Rating of instrument along with name of the rating agency	Particular	Rating Agency	Rating																				
		(i) As disclosed in the offer document#	CRISIL Ratings Limited ICRA Limited	“CRISIL AA/Stable” “[ICRA] AA (Stable)”																				
		(ii) At the end of 1st FY (March 31, 2024)	CRISIL Ratings Limited ICRA Limited	“CRISIL AA/Stable” “[ICRA] AA (Stable)”																				
		(iii) At the end of 2nd FY (March 31, 2025)*	-	-																				
		(iv) At the end of 3rd FY (March 31, 2026)*	-	-																				
		* Rating not disclosed as reporting for the relevant fiscal years has not been completed by the issuer																						
4	Whether the security created is adequate to ensure 100% asset cover for the debt securities	Yes (Source: Debenture Trust Deed dated December 27, 2023)																						
5	Subscription level (number of times) If the issue was undersubscribed, please clarify how the funds were arranged.	The Tranche IV Issue was subscribed to the extent 1.1611 times of the Base Issue Size and 0.5805 times of the overall Issue Size after considering not banked and technical rejection cases. (Source: Minutes of the meeting dated December 26, 2023 between the Company, Lead Managers and the Registrar to the Issue)																						
6	Financials of the issuer (as per the annual financial results submitted to stock exchanges under Regulation 52 (2) of SEBI (Listing Obligations and Disclosure Requirements))	<table border="1"> <thead> <tr> <th data-bbox="548 1052 889 1073">Parameters</th> <th data-bbox="889 1052 1122 1073">1st FY (March 31, 2024)</th> <th data-bbox="1122 1052 1305 1073">2nd FY (March 31, 2025)*</th> <th data-bbox="1305 1052 1385 1073">3rd FY (March 31, 2026)*</th> </tr> </thead> <tbody> <tr> <td data-bbox="548 1073 889 1094">Income from operations (₹ in crores)</td> <td data-bbox="889 1073 1122 1094">8,624.77</td> <td data-bbox="1122 1073 1305 1094">-</td> <td data-bbox="1305 1073 1385 1094">-</td> </tr> <tr> <td data-bbox="548 1094 889 1115">Net Profit for the period (₹ in crores)</td> <td data-bbox="889 1094 1122 1115">1,216.97</td> <td data-bbox="1122 1094 1305 1115">-</td> <td data-bbox="1305 1094 1385 1115">-</td> </tr> <tr> <td data-bbox="548 1115 889 1136">Paid-up equity share capital (₹ in crores)</td> <td data-bbox="889 1115 1122 1136">113.03</td> <td data-bbox="1122 1115 1305 1136">-</td> <td data-bbox="1305 1115 1385 1136">-</td> </tr> <tr> <td data-bbox="548 1136 889 1157">Reserves excluding revaluation reserves (₹ in crores)</td> <td data-bbox="889 1136 1122 1157">19,678.87</td> <td data-bbox="1122 1136 1305 1157">-</td> <td data-bbox="1305 1136 1385 1157">-</td> </tr> </tbody> </table> <p data-bbox="548 1157 1385 1184">* Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer</p>			Parameters	1st FY (March 31, 2024)	2nd FY (March 31, 2025)*	3rd FY (March 31, 2026)*	Income from operations (₹ in crores)	8,624.77	-	-	Net Profit for the period (₹ in crores)	1,216.97	-	-	Paid-up equity share capital (₹ in crores)	113.03	-	-	Reserves excluding revaluation reserves (₹ in crores)	19,678.87	-	-
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7	Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)#	(i) At the end of 1st FY (March 31, 2024) (ii) At the end of 2nd FY (March 31, 2025)* (iii) At the end of 3rd FY (March 31, 2026)*	Traded - -	- - -																				
		Listing and trading permission granted by BSE & NSE on December 28, 2023 to commence trading with effect from Friday, December 29, 2023.																						
		* Trading status not disclosed as reporting for the relevant fiscal years have not been completed																						
8	Change, if any, in directors of issuer from the disclosures in the offer document	Particular	Name of Director	Appointment/Resignation																				
		(i) At the end of 1st FY (March 31, 2024)	-	-																				
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		* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been completed.																						
9	Status of utilization of issue proceeds	(i) As disclosed in the offer document (ii) Actual utilization (iii) Reasons for deviation, if any	The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repayment of interest and principal of existing borrowings of the Company - at least 75% of the Net Proceeds of the Tranche IV Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Tranche IV Issue. NA NA																					
10	Delay or default in payment of interest/ principal amount (Yes/ No) (If yes, further details of the same may be given)	(i) Disclosures in the offer document on terms of Issue (ii) Delay in payment from the due date (iii) Reasons for delay/ non-payment, if any	The Debenture Trustee will protect the interest of the NCD Holders in the event of default by the Company in regard to timely payment of interest and repayment of principal and they will take necessary action at the Company’s cost. (Source: Tranche IV Prospectus dated December 04, 2023) NA NA																					
11	Any other material information	Announcement: NIL Date: NIL																						
All the above information is updated as on May 23, 2024 unless indicated otherwise.																								