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

INDIABULLS HOUSING FINANCE LIMITED – TRANCHE II ISSUE OPENING DATE: September 06, 2023

option to retain oversubscription up to \$100 crores, aggregating up to \$200 crores ("Tranche II issue limits") Hirds in within the selfit limits of \$2,000 cross and is being offered by way of Tranche II prospectus dated \$1,2023 and Corrigendum to Tranche II prospectus dated September 4, 2023 ("Corrigendum"), read with the Add to the Tranche II prospectus of the Addendum or Containing inter alia the terms and condition tranche II issue ("Tranche II issue Issue is being made pursuant to the provisions of Securities and Exchange Board of India (Issue and Usting of Non-Convertible Securities) Regulations, 2021 (the "Selfs Regulations"), the Companies Act, 2013 and rules made thereunder, as amended and to the extent notified. 2 Issue Size Tranche II 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 II Issue Limit"), The Company issued and allotted Debentures aggregating to \$113.18 Crores. (Source: Minutes of the meeting dated September 25, 2023) 3 Rating of instrument along with name of the rating agency [(i) As disclosed in the offer documents] [CRISII Ratings Limited ("CRISII Rating	1 Tyi	/pe of Issue	convertible debentures of face value of ₹1,000 ea option to retain oversubscription up to ₹100 cror issue") which is within the shelf limit of ₹2,000 cr 31, 2023 and Corrigendum to Tranche II prospect	ach ("NCDs"), for an amount up to es, aggregating up to ₹200 crores ores and is being offered by way o cus dated September 4, 2023 ("Col	₹100 crores ("Base Issue Size") with ("Tranche II issue limit") ("Tranche of Tranche II prospectus dated Augu rrigendum"), read with the Addendu
Rating of instrument along with name of the rating agency Rating of instrument along with name of the rating agency Rating of instrument along with name of the rating agency (i) As disclosed in the offer document# CRISIL Ratings Limited "CRISIL AA/Stable" (ii) At the end of 1st FY (March 31, 2024) CRISIL Ratings Limited "CRISIL 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 (Source: Debenture Trust Deed dated September 26, 2023) 5 Subscription level (number of times) If the issue was undersubscribed, please clarify how the funds were arranged. (Source: Minutes of the meeting dated September 25, 2023 between the Company, Lead Managers and the Regist 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) Parameters Income from operations (* in crores) Net Profit for the period (* in crores) Net Profit for the period (* in crores) Reserves excluding revaluation reserves (* in crores) Reserves excluding revaluation reserves (* in crores) *Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer	2 Issi	sue Size	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 II issue limit") ("Tranche II issue") which is within the shelf limit of ₹2,000 crores and is being offered by way of Tranche II prospectus dated August 31, 2023 and Corrigendum to Tranche II prospectus dated September 4, 2023 ("Corrigendum"), read with the Addendum to the Tranche II prospectus dated September 26, 2023 ("Addendum") containing inter alia the terms and conditions of Tranche II issue ("Tranche II 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 the Tranche II prospectus read with the Addendum constitute the prospectus ("Prospectus"). Tranche II 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. Tranche II 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 II Issue Limit").		
(ii) As disclosed in the offer document# CRISIL Ratings Limited ("CRA Limited "[CRA] As (Stable)" ("IRA] A			(Source: Minutes of the meeting dated Septembe	er 25, 2023)	
(ii) As disclosed in the offer document# CRISIL Ratings Limited ("CRA Limited "[CRA] As (Stable)" ("IRA] A					
(ii) As disclosed in the offer document# CRISIL Ratings Limited (CRA Limited "[ICRA] As (Stable)" (Iii) At the end of 1st FY (March 31, 2024) CRISIL Ratings Limited (CRA Limited "[ICRA] As (Stable)" (CRISIL RA/Stable)" (CRISIL RA/Stable)" (CRA Limited "CRISIL RA/Stable" (CRISIL RA/Stable)" (CRA Limited "CRISIL RA/Stable)" (CRA Limited "CRISIL RA/Stable" (CRISIL RA/Stable)" (CRA Limited "CRISIL RA/Stable" (CRA Limited "CRISIL RA/Stable" (CRA Limited "CRISIL RA/Stable" (CRISIL RA/Stable)" (2 Par	ating of instrument along with name of the rating agency	Particular	Pating Agency	Pating
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(iii) At the end of 1st FY (March 31, 2024) (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 *Whether the security created is adequate to ensure 100% asset cover for the debt securities Subscription level (number of times) If the issue was undersubscribed, please clarify how the funds were arranged. The Tranche II Issue was subscribed to the extent 1.13178 times of the Base Issue Size and 0.56589 times of the ovisue Size after considering not banked and technical rejection cases. (Source: Minutes of the meeting dated September 25, 2023 between the Company, Lead Managers and the Regist the Issue) 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) Parameters Income from operations (₹ in crores) Paid-up equity share capital (₹ in crores) Reserves excluding revaluation reserves (₹ in crores) Reserves excluding revaluation reserves (₹ in crores) *Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer CRISIL AA/Stable* "[ICRA] AM (Stable)* The Trache II Issue was subscribed dated September 26, 2023) The Trache II Issue was subscribed to the extent 1.13178 times of the Base Issue Size and 0.56589 times of the over issue Size an			(i) As disclosed in the orier documents	_	· ·
ICRA Limited			(ii) At the end of 1st EV (March 31, 2024)		
(iii) At the end of 2nd FY (March 31, 2025)*			(iii) At the end of 13t11 (March 31, 2024)		· ·
(iv) At the end of 3rd FY (March 31, 2026)* -			(;;;) A++ha and of 2nd EV (March 21, 202E)*		[ICRA] AA (Stable)
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Paid-up equity share capital (₹ in crores) 113.03 - Reserves excluding revaluation reserves (₹ in crores) 19,678.87 - *Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer			,		
Reserves excluding revaluation reserves (₹ in crores) *Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer	_		,		
*Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer					
	_			7 -	
7 Status of the debt securities (whether traded, delisted, (i) At the end of 1st FY (March 31, 2024) Traded		•	, , ,		
suspended by any stock exchange, etc.)# (ii) At the end of 2nd FY (March 31, 2025)*	sus	spended by any stock exchange, etc.)#	` ' '	-	
(iii) At the end of 3rd FY (March 31, 2026)*				-	
# NCDs are listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) w.e.f. September 28			# NCDs are listed on the BSE Limited (BSE) and Na	ational Stock Exchange of India Lin	nited (NSE) w.e.f. September 28, 203
* Trading status not disclosed as reporting for the relevant fiscal years have not been completed			* 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 Particular Name of Director Appointment/Resignation	I I				
the offer document (i) At the end of 1st FY (March 31, 2024) Justice Gyan Sudha Mishra Cessation of the second term	the	e offer document	(i) At the end of 1st FY (March 31, 2024)	Justice Gyan Sudha Mishra	Cessation of the second term of f
years					years
Shefali Shah Appointment				Shefali Shah	Appointment
(ii) At the end of 2nd FY (March 31, 2025)* -			(ii) At the end of 2nd FY (March 31, 2025)*	-	
(m) A1			(iii) At the end of 3rd FY (March 31, 2026)*	-	
[(iii) At the end of 3rd FY (March 31, 2026)*			* Changes in Directors not disclosed in the above	table as reporting for the relevan	t fiscal years have not been complete
(iii) At the end of 3rd FY (March 31, 2026)* * Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com					
	9 Sta	Status of utilization of issue proceeds	(i) As disclosed in the offer document	The Net Proceeds raised through	n the Issue will be utilized for:
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com			(,		
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com				interest and principal of existing borrowings of the Company - at least 75% of the Net Proceeds of the Tranche II Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net	
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym					
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a					
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a 75% of the Net Proceeds of the Tranche II Issue.					
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a 75% of the Net Proceeds of the Tranche II Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Tranche II Issue.				13346	
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a 75% of the Net Proceeds of the Tranche II Issue.			(1)	1	
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a 75% of the Net Proceeds of the Tranche II Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Proceeds of the Tranche II Issue.	I		(II) Actual utilization	NA	
* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a 75% of the Net Proceeds of the Tranche II Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Tranche II Issue.				1	
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* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been com 9 Status of utilization of issue proceeds (i) As disclosed in the offer document The Net Proceeds raised through the Issue will be utilized for: 1. For the purpose of onward lending, financing and for repaym interest and principal of existing borrowings of the Company - a 75% of the Net Proceeds of the Tranche II Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Proceeds of the Tranche II Issue.					

10	Delay or default in payment of interest/ principal amount	(i) Disclosures in the offer document on terms of	The Debenture Trustee will protect the interest of the NCD Holders in			
	(Yes/ No)	Issue	the event of default by the Company in regard to timely payment of			
	(If yes, further details of the same may be given)		interest and repayment of principal and they will take necessary action			
			at the Company's cost.			
			(Source: Tranche II Prospectus dated August 31, 2023)			
		(ii) Delay in payment from the due date	NA			
		(iii) Reasons for delay/ non-payment, if any	NA			
11	Any other material information					
	Date		Announcement			
	September 05, 2023		che II Prospectus dated September 04, 2023 ("Corrigendum") with			
			of Delhi and Haryana and submitted to National Stock Exchange of India			
		1	nge Board of India ("SEBI") in connection with the public issue of the			
		NCDs in relation to the Tranche II Issue, which is within the shelf limit of ₹2,000 crores.				
	September 27, 2023	The Company has filed an addendum to the Tranche II Prospectus dated September 26, 2023 ("Addendum") with Registrar of Companies, National Capital Territory of Delhi and Haryana and submitted to National Stock Exchange of India Limited, BSE Limited and the Securities and Exchange Board of India ("SEBI") in connection with the public issue of the NCDs in relation to the Tranche II Issue, which is within the shelf limit of ₹2,000 crores.				
		INCDS in relation to the Tranche II Issue, which is v	vitnin the sheif limit of ₹2,000 crores.			
All the above information is updated as on May 23, 2024 unless indicated otherwise.						