

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER

INDIABULLS HOUSING FINANCE LIMITED – TRANCHE V ISSUE OPENING DATE: March 05, 2024

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 V Issue Limit”) (“Tranche V Issue”) which is within the shelf limit of ₹2,000 crores and is being offered by way of the Tranche V Prospectus dated February 27, 2024 containing inter alia the terms and conditions of Tranche V Issue (“Tranche V 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 V Prospectus constitute the prospectus (“Prospectus”). The Tranche V 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 V Issue is for a Base Issue size ₹100 Crores with an option to retain oversubscription up to ₹100 Crores aggregating up to ₹200 Crores. The Company issued and allotted Debentures aggregating to ₹129.59 Crores. (Source: Minutes of the meeting dated March 22, 2024)																						
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 March 26, 2024)																						
5	Subscription level (number of times) If the issue was undersubscribed, please clarify how the funds were arranged.	The Tranche V Issue was subscribed to the extent 1.2959 times of the Base Issue Size and 0.6480 times of the overall Issue Size after considering not banked and technical rejection cases. (Source: Minutes of the meeting dated March 22, 2024 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" data-bbox="548 1052 1385 1161"> <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 1385 1073">2nd FY (March 31, 2025)*</th> <th data-bbox="1385 1052 1479 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 1385 1094">-</td> <td data-bbox="1385 1073 1479 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 1385 1115">-</td> <td data-bbox="1385 1094 1479 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 1385 1136">-</td> <td data-bbox="1385 1115 1479 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 1385 1157">-</td> <td data-bbox="1385 1136 1479 1157">-</td> </tr> </tbody> </table> <p data-bbox="548 1161 1385 1182">* 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 - -	- - -																				
		NCDs are listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) and admitted to trading w.e.f. March 28, 2024 on both the exchanges.																						
		* 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 V Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Tranche V 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 V Prospectus dated February 27, 2024) 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.																								