

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

INDIABULLS HOUSING FINANCE LIMITED – TRANCHE I ISSUE OPENING DATE: July 10, 2023

1	<b>Type of Issue</b>	Public Issue by Indiabulls Housing Finance Limited, ("Company" or "Issuer") 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 an option to retain oversubscription up to ₹100 Crores, aggregating Up To ₹200 Crores ("Tranche I Issue Limit") ("Tranche I Issue") which is within the Shelf Limit of ₹2,000 Crores and is being offered by way of Tranche I Prospectus dated June 30, 2023 containing inter alia the terms and conditions of Tranche I Issue ("Tranche I 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 II Prospectus constitute the Prospectus ("Prospectus"). Tranche I 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	<b>Issue Size</b>	Tranche I 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 I Issue Limit"). The Company issued and allotted Debentures aggregating to ₹101.33 Crore. (Source: Minutes of the meeting dated July 27 2023)		
3	<b>Rating of instrument along with name of the rating agency</b>	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	<b>Whether the security created is adequate to ensure 100% asset cover for the debt securities</b>	Yes (Source: Debenture Trust Deed dated July 27, 2023)		
5	<b>Subscription level (number of times)</b> If the issue was undersubscribed, please clarify how the funds were arranged.	The Tranche I Issue was subscribed to the extent 1.01326 times of the Base Issue Size and 0.50663 times of the Tranche I Issue Size after considering not banked and technical rejection cases. (Source: Minutes of the meeting dated July 27, 2023 between the Company, Lead Managers and the Registrar to the Issue)		
6	<b>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))</b>			
	<b>Parameters</b>	<b>1st FY (March 31, 2024)</b>	<b>2nd FY (March 31, 2025)*</b>	<b>3rd FY (March 31, 2026)*</b>
	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	-	-
	*Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer			
7	<b>Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)#</b>	(i) At the end of 1st FY (March 31, 2024)	Traded	
		(ii) At the end of 2nd FY (March 31, 2025)*	-	
		(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. July 31, 2023.		
		* Trading status not disclosed as reporting for the relevant fiscal years have not been completed		
8	<b>Change, if any, in directors of issuer from the disclosures in the offer document</b>	Particular	Name of Director	Appointment/Resignation
		(i) At the end of 1st FY (March 31, 2024)	Justice Gyan Sudha Mishra Rajiv Gupta Shefali Shah	Cessation of the second term of five years Appointment Appointment
		(ii) At the end of 2nd FY (March 31, 2025)*	-	-
		(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 completed.		
9	<b>Status of utilization of issue proceeds</b>	(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 repayment of interest and principal of existing borrowings of the Company - at least 75% of the Net Proceeds of the Tranche I Issue. 2. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Tranche I Issue.	
		(ii) Actual utilization	NA	
		(iii) Reasons for deviation, if any	NA	
10	<b>Delay or default in payment of interest/ principal amount (Yes/ No)</b> (If yes, further details of the same may be given)	(i) Disclosures in the offer document on terms of Issue	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 I Prospectus dated June 30, 2023)	
		(ii) Delay in payment from the due date	NA	
		(iii) Reasons for delay/ non-payment, if any	NA	
11	<b>Any other material information</b>	Announcement: NIL Date: NIL		
<b>All the above information is updated as on May 23, 2024 unless indicated otherwise.</b>				