

Indiabulls Housing Finance Limited

Secured, Redeemable Non-Convertible Debentures

Issue Opening Date: 10th July, 2023

Issue Closing Date: 21st July, 2023

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|---------------------|--|
| Issuer | Indiabulls Housing Finance Limited |
| Issue Size | Base Issue Size of Rs 100 Crores with an Green Shoe Option of Rs 100 crores Aggregating to Rs 200 Crores |
| Rating | AA/Stable by ICRA & CRISIL |
| Minimum Application | ₹ 10,000 and in multiples of 1 thereafter |
| Mode of Allotment | Demat Form Only |
| Face Value of Bond | ₹ 1000/NCD |
| Listing | The NCDs are proposed to be listed on BSE and NSE. |
| Mode of Application | ASBA |

Category Wise Issue Allocation for Secured NCD:-

| Category I - Institutional (QIB) | Category II - Non-Institutional (Corporate) | Category III - HNI Category | Category IV - Retail Individual Category |
|----------------------------------|---|----------------------------------|--|
| Up to 30% of Overall Issue Size* | Up to 10% of Overall Issue Size* | Up to 30% of Overall Issue Size* | Up to 30% of Overall Issue Size* |

*On first come first serve basis to be determined on the basis of the bid uploads made with the scheduled Stock Exchanges.

SPECIFIC TERMS AND CONDITIONS IN CONNECTION WITH EACH SERIES OF NCDs

| SECURED NCDs Issue Structure | | | | | | | | |
|---|-----------------------------------|------------|-------------|---|--|-------------|---|---|
| Option / Series | I | II | III | IV* | V | VI | VII | VIII |
| Mode of Interest Payment | Through various options available | | | | | | | |
| Frequency of interest Payment | Annual | Monthly | Cumulative | Annual | Monthly | Cumulative | Annual | Monthly |
| Tenor | 24 Months | 24 Months | 24 Months | 36 Months | 36 Months | 36 Months | 60 Months | 60 Months |
| Coupon (% per annum) for NCD Holders in Category I & II | 9.25% | 8.88% | NA | 9.40% | 9.02% | NA | 9.65% | 9.25% |
| Coupon (% per annum) for NCD Holders in Category III & IV | 9.65% | 9.25% | NA | 9.90% | 9.48% | NA | 10.15% | 9.71% |
| Effective Yield (per annum) for NCD Holders in Category I & II | 9.24% | 9.24% | 9.25% | 9.39% | 9.39% | 9.40% | 9.64% | 9.64% |
| Effective Yield (per annum) for NCD Holders in Category III & IV | 9.64% | 9.64% | 9.65% | 9.88% | 9.89% | 9.90% | 10.14% | 10.14% |
| Redemption Amount (Rs / NCD) on Maturity for NCD Holders in Category I & II | Rs. 1000/- | Rs. 1000/- | Rs. 1193.85 | Staggered Redemption in Three (3) annual payments of Rs 333 for year 1, Rs 333 for year 2 and Rs 334 for year 3 starting from 1st Anniversary* until Maturity | Staggered Redemption in Three (3) annual payments of Rs 333 for year 1, Rs 333 for year 2 and Rs 334 for year 3 starting from 1st Anniversary * until Maturity | Rs. 1309.70 | Staggered Redemption in Five (5) annual payments of Rs200 each, starting from 1st Anniversary* until Maturity | Staggered Redemption in Five (5) annual payments of Rs200 each, starting from 1st Anniversary* until Maturity |
| Redemption Amount (Rs / NCD) on Maturity for NCD Holders in Category III & IV | Rs. 1000/- | Rs. 1000/- | Rs. 1202.65 | Redemption in Three (3) annual payments of Rs 333 for year 1, Rs 333 for year 2 and Rs 334 for year 3 starting from 1st Anniversary *until Maturity | Staggered Redemption in Three (3) annual payments of Rs 333 for year 1, Rs 333 for year 2 and Rs 334 for year 3 starting from 1st Anniversary *until Maturity | Rs. 1327.75 | Staggered Redemption in Five (5) annual payments of Rs200 each, starting from 1st Anniversary *until Maturity | Staggered Redemption in Five (5) annual payments of Rs200 each, starting from 1st Anniversary *until Maturity |
| Put and Call Option | NOT APPLICABLE | | | | | | | |

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

Principal Redemption Schedule and Redemption

Amounts Set out below is the principal redemption schedule and the redemption amount for the Series IV NCDs, Series V NCDs, Series VII NCDs, and Series VIII NCDs, in relation to which the principal outstanding will be redeemed in a staggered manner.

| Series | Series IV and V | | Series VII and VIII | |
|------------------|---------------------|-----------------------|---------------------|-----------------------|
| Tenure | 36 Months | | 60 Months | |
| | Redemption Schedule | Principal Outstanding | Redemption Schedule | Principal Outstanding |
| Face Value | Rs 1,000.00 | Rs 1,000.00 | Rs 1,000.00 | Rs 1,000.00 |
| 1st Anniversary* | Rs 333.00 | Rs 667.00 | Rs 200.00 | Rs 800.00 |
| 2nd Anniversary* | Rs 333.00 | Rs 334.00 | Rs 200.00 | Rs 600.00 |
| 3rd Anniversary* | Rs 334.00 | NIL | Rs 200.00 | Rs 400.00 |
| 4th Anniversary* | NA | NA | Rs 200.00 | Rs 200.00 |
| 5th Anniversary* | NA | NA | Rs 200.00 | NIL |

*from the Deemed Date of Allotment

Category III and IV of Investors in the proposed Tranche V Issue who are also holders of NCD(s)/bond(s) previously issued by the Company, and/or its Subsidiaries as the case may be, and/or are equity shareholder(s) of India bulls Housing Finance Limited as the case may be ("Primary Holder(s)") on the Deemed Date of Allotment and applying in Series I, Series II, Series IV, Series V, Series VII and/or Series VIII shall be eligible for additional incentive of 0.25% p.a. provided the NCDs issued under the proposed Tranche V Issue are held by the investors on the relevant Record Date applicable for payment of respective coupons, in respect of Series I, Series II, Series IV, Series V, Series VII and/or Series VIII.

Category III and IV of Investors in the proposed Tranche V Issue who are also Primary Holder(s) on the Deemed Date of Allotment applying in Series III and/or VI, the maturity amount at redemption along with the additional yield would be Rs 1,208.20 per NCD and/or Rs 1,336.85 per NCD respectively provided the NCDs issued under the proposed Tranche V Issue are held by the investors on the relevant Record Date applicable for redemption in respect of Series III and/or Series VI.

The additional incentive will be maximum of 0.25% p.a. for Category III and IV Investors in the proposed Tranche V Issue, who are also Primary Holder(s) on the deemed date of allotment.

On any relevant Record Date, the Registrar and/or the Company shall determine the list of the Primary Holder(s) of this Tranche V Issue and identify such Investor/ NCD Holders, (based on their DP identification and /or PAN and/or entries in the Register of NCD Holders) and make the requisite payment of additional incentive.

The additional incentive will be given only on the NCDs allotted in this Tranche V Issue i.e., to the Primary Holder(s). In case if any NCD is bought/acquired from secondary market or from open market, additional incentive will not be paid on such bought/acquired NCD.

Who can apply?

| | |
|--|---|
| Category I - Institutional Investors | <ul style="list-style-type: none"> Public financial institutions, statutory corporations, commercial banks, co-operative banks and RRBs and multilateral and bilateral development financial institutions which are authorized to invest in the NCDs; Provident funds, pension funds with a minimum corpus of Rs 25 crores, superannuation funds and gratuity funds, which are authorized to invest in the NCDs; Alternative Investment Funds, subject to investment conditions applicable to them under the Securities and Exchange Board of India (Alternative Investment Funds) Regulations, 2012; Resident Venture Capital Funds registered with SEBI; Insurance Companies registered with IRDA; State industrial development corporations; Insurance funds set up and managed by the army, navy, or air force of the Union of India; Insurance funds set up and managed by the Department of Posts, the Union of India; Systemically Important Non- Banking Financial Company, a nonbanking financial company registered with the Reserve Bank of India and having a net-worth of more than five hundred corer rupees as per the last audited financial statements National Investment Fund set up by resolution no. F. No. 2/3/2005 -DDII dated November 23, 2005 of the Government of India published in the Gazette of India; and Mutual Funds registered with SEBI. |
| Category II - Non Institutional Investors | <ul style="list-style-type: none"> Companies; bodies corporate and societies registered under the applicable laws in India and authorized to invest in the NCDs; Statutory bodies/ Corporations and Societies registered under the applicable laws in India and authorized to invest in the NCDs; Co-operative banks and regional rural banks; Public/ private charitable/ religious trusts which are authorized to invest in the NCDs; Scientific and/or industrial research organizations, which are authorized to invest in the NCDs; Partnership firms in the name of the partners; Limited Liability Partnerships formed and registered under the provisions of the Limited Liability Partnership Act, 2008 (No. 6 of 2009); Association of Persons; and Any other incorporated and/ or unincorporated body of persons. |
| Category III - HNI Category | <ul style="list-style-type: none"> Individual Investors ("HNIs") - Resident Indian individuals and Hindu Undivided Families through the Karta applying for an amount aggregating to above Rs.1,000,000 across all options of NCDs in the Issue. |
| Category IV - Individual Category | <ul style="list-style-type: none"> Resident Indian individuals or Hindu Undivided Families through the Karta applying for an amount aggregating up to and including ₹ 10,00,000 across all Options / Series of NCDs in the Issue and shall include Retail Individual Investors, who have submitted bid for an amount not more than ₹ 5,00,000 in any of the bidding options in the Issue (including HUFs applying through their Karta and does not include NRIs) though UPI Mechanism |

Note: Participation of any of the aforementioned categories of persons or entities is subject to the applicable statutory And/ or regulatory requirements in connection with the subscription to Indian securities by such categories of persons or Entities.

APPLICATIONS CANNOT BE MADE BY:

The following categories of persons, and entities, shall not be eligible to participate in the Issue and any Applications from such persons and entities are liable to be rejected:

1. Minors without a guardian name* (A guardian may apply on behalf of a minor. However, Applications by minors must be made through Application Forms that contain the names of both the minor Applicant and the guardian;
2. Foreign nationals, NRI inter-alia including any NRIs who are (i) Based in the USA, and/or, (ii) Domiciled in the USA, and/or, (iii) residents/citizens of the USA, and/or, (iv) subject to any taxation laws of the USA;
3. Persons resident outside India and other foreign entities;
4. Foreign Institutional Investors;
5. Foreign Portfolio Investors;
6. Foreign Venture Capital Investors;
7. Qualified Foreign Investors;
8. Overseas Corporate Bodies;
9. Person's ineligible to contract under applicable statutory/regulatory requirements.

**Applicant shall ensure that guardian is competent to contract under Indian Contract Act, 1872*

DEEPAK PANJWANI

Head (Debt)

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