



August 24, 2023

**Scrip Code – 535789**

**BSE Limited**

Phiroze Jeejeebhoy Towers,

Dalal Street,

MUMBAI – 400 001

**IBULHSGFIN/EQ**

**National Stock Exchange of India Limited**

“Exchange Plaza”,

Bandra-Kurla Complex, Bandra (E).

MUMBAI – 400 051

**Sub.: Indiabulls Housing Repays USD 275 Mn of Dollar Denominated External Commercial Borrowings**

Dear Sir/Madam,

Today, Indiabulls Housing Finance Limited transferred ~USD 275 Mn [₹ 2,232 Crs] to the authorized dealer banks ANZ Banking Group Limited, Barclays Bank Plc, and State Bank of India [payment amounts tabulated below] towards repayment of External Commercial Borrowings availed in 2018 from foreign banks such as Barclays, MUFG, Sumitomo Mitsui Trust, CTBC, ANZ, SBI Mauritius Ltd, Bank of Taiwan etc.

Authorized Dealer Bank	Amount in USD Mn
Barclays Bank Plc	144.5
State Bank of India	100.0
ANZ Banking Group Limited	30.0
<b>Total</b>	<b>274.5</b>

With this, the Company has repaid all of the over USD 3 Bn of senior foreign currency debt availed in the last few years\*. Importantly, ~USD 2 Bn has been repaid since 2018, through a period of credit squeeze for Indian non-banks set off by the default of IL&FS in 2018, and a global pandemic and the total lockdowns it triggered. All of this foreign debt has been serviced on or ahead of time, and in instances of relatively large repayments, to give comfort to lenders the Company also voluntarily created trustee managed FDs a year ahead of due date to build to meet the repayment obligations. Such responsible dealings and behaviour by a counterparty in foreign debt servicing will go towards building confidence in governance standards of Indian corporates, the country’s regulatory framework, and stature of Indian economy as it vies to fulfill Prime Minister Modi’s mission of becoming the third largest economy in the world within the next 5 years.

In all, since September 2018, the Company has repaid ₹ 1,62,985 crore on gross basis, and ₹ 85,512 crore on net basis. In doing so the Company almost halved its balance sheet from ₹ 1,39,804 Crs at the end of September 2018 to ₹ 74,413 Crs at the end of June 2023. It is a testament to the portfolio underwritten by Indiabulls Housing that despite the pandemic, and what was a lean phase for the Indian real estate market, the Company was able to run down its book in an orderly manner and proactively manage its ALM.

\* Excluding quasi-equity Foreign Currency Convertible Bonds [FCCB], and dollar debt from Indian banks



From here on out, our debt repayments are merely ~₹ 400 Crs a month – over next 12 months we have ~₹ 4,800 Crs of repayments and ~₹ 10,000 Crs over next 24 months. This will be more than comfortably covered by repayment from the loan portfolio. Against the debt repayments of ~₹ 400 Crs per month we have contracted loan portfolio repayment inflows of about ₹ 850 Crs per month.

At the end of this quarter our borrowings will be down to about ₹ 36,000 Crs and our net debt to equity will be only 1.8x.

### **Focus on Growth**

Indiabulls Housing Finance is now firmly focused on growth.

All excess collections over debt repayments, which would be about ₹ 1,300 to ₹ 1,800 Crs a quarter, and all incremental borrowings will now be available for asset growth. The asset-light model has fully matured, and the Company has co-lending relationships with 8 partner banks for each of whom the Company is a strategic relationship contributing significant amount to their total disbursements. Importantly, being asset-light co-lending, the Company need not build large borrowings to support this and can grow and earn on the entire AUM without building ALM risk.

Indian economy has emerged very strong and resilient, and the housing sector is seeing strong secular growth across price segments. For the Company, stability in profits, good recovery traction from wholesale loans, and receding risks mean that we are now on extremely strong financial footing.

Indiabulls Housing Finance has been building capacity in anticipation of this funding headroom opening up, and by the end of this financial year, we are looking to accelerate disbursements from ~ 600 Crs per month to ~ 1,200 Crs per month. The Company primarily focused on affordable and green housing in keeping with our ESG principles.

The phase of book consolidation is behind us, and from Q3FY24 onwards we will start posting steady AUM growth. The Company is also on path to post steady profit growth and is on track to get to mid-teen RoEs by FY26.

Kindly take the above information on record.

Thanking you,

Yours truly,  
**For Indiabulls Housing Finance Limited**

**Amit Jain**  
Company Secretary

**CC:**  
**Luxembourg Stock Exchange, Luxembourg**  
**Singapore Exchange Securities Trading Limited, Singapore**