



May 11, 2021

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 (East),
MUMBAI – 400 051

Sub: Proposed Divestment of Mutual Fund Business

Ref: Disclosure under Regulation 30 of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (“Listing Regulations”) read with the Securities and Exchange Board of India (“SEBI”) circular bearing no. CIR/CFD/CMD/4/2015 dated September 9, 2015 (“SEBI Circular”)

Dear Sir / Madam,

Indiabulls Housing Finance Ltd (“The Company”), the Sponsor of Indiabulls Mutual Fund is one of India’s largest housing finance companies [HFCs] having net worth of over Rs. 16,500 Crores. The Company is engaged in providing home loans and loans to small business owners.

The Company has decided to focus on its Real Estate Asset Management business through AIF structures in line with its asset-light strategy. The Real Estate Asset Management business is complementary to the core business of the Company and the sponsor plans to grow this business in partnership with global player(s). Therefore, the Mutual Fund business does not remain a core focus area for the Company.

Considering all of the above, the sponsor has decided to focus management bandwidth and consolidate capital towards its core lending business and divest out of the Mutual Fund business. In this respect, the Company along with its wholly owned subsidiary companies Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited, Trustee of IAMCL, (ITCL) has executed definitive transaction document with Nextbillion Technology Private Limited, part of Groww Group (hereinafter referred to as “Groww”), to divest its entire stake in mutual fund business, being carried out by IAMCL & ITCL to the Groww at an aggregate purchase consideration of INR 175 crores (including cash and cash equivalents of INR 100 Crore, as on closing date) (“Transaction”) subject to necessary approvals, as may be required in this regard.

Groww commenced its financial services business in May, 2016 and currently is one of the leading tech platforms for investing inter alia in stocks and mutual funds. Groww is headquartered in Bangalore and backed by marquee investors including Tiger Global, Sequoia Capital India, Y Combinator and Ribbit Capital. Groww is presently serving over 1.5 Crore users across 900+ cities in India. Nextbillion Technology Private Limited is a SEBI registered Stock Broker, Depository Participant and AMFI registered Mutual Fund Distributor.

Subject to satisfaction of closing conditions, agreed between the parties, the Transaction is expected to be concluded on or before June 30, 2022. Post conclusion of the Transaction the Company will cease to hold any equity shares and its sole control over IAMCL and ITCL.

The information required to be furnished pursuant to Regulation 30 of the Listing Regulations read with the SEBI Circular is set out herein below.

Indiabulls

HOUSING FINANCE


a) the amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division of the listed entity during the last financial year	Mutual Fund Revenue of Rs. 4,16,68,966 [derived from audited financial statements as of March 31, 2020 of IBAMC, our wholly owned subsidiary] The mutual fund revenue constitutes 0.03% of the consolidated revenue of the Company as on March 31, 2020.
b) date on which the agreement for sale has been entered into	May 10, 2021
c) the expected date of completion of sale/disposal	On or before June 30, 2022, subject to receipt of regulatory approvals
d) consideration received from such sale/disposal	The proposed consideration will be INR 175 crores (including cash and cash equivalent of INR 100 Crore, as on closing date).
e) brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	Name of Buyer: Nextbillion Technology Private Limited, part of Groww Group ('Groww'). NBT is a SEBI registered Stock Broker, Depository Participant and AMFI registered Mutual Fund Distributor. Groww commenced its financial services business in May, 2016 and currently is one of the leading tech platforms for investing inter alia in stocks and mutual funds. Groww is headquartered in Bangalore and backed by marquee investors including Tiger Global, Sequoia Capital India, Y Combinator and Ribbit Capital. Groww is presently serving over 1.5 Crore users across 900+ cities in India. Groww is not related to the promoter/ promoter group/group companies of the Company
f) whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	The Transaction does not fall under related party transaction.
g) additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale	NA

Please 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**