

# Indiabulls HOUSING FINANCE

Date: August 25, 2022

**The Manager,  
Listing Department,  
BSE Limited,  
Phirozee Jeejeebhoy Tower,  
Dalal Street,  
Mumbai - 400 001  
BSE Scrip Code: 535789**

**The Manager,  
Listing Department,  
National Stock Exchange of India Limited,  
Exchange Plaza, 5 Floor, Plot C/1, G Block, Bandra-  
Kurla Complex, Bandra(E),  
Mumbai - 400 051  
NSE Symbol: IBULHSGFIN/EQ**

**Sub: Public issue by Indiabulls Housing Finance Limited of secured redeemable non-convertible debentures of face value of ₹1,000 each (the "NCDs") for an amount aggregating up to ₹1,400 crores ("Shelf Limit") (the "Issue"). The NCDs will be issued in one or more tranches up to the Shelf Limit, on terms and conditions as set out in separate tranche prospectus(es) for each tranche issue.**

Dear Sir/Madam,

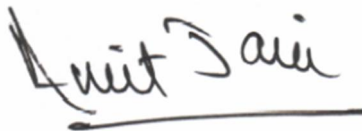
In continuation of our intimation dated March 25, 2022 on the captioned subject, we wish to inform you that Indiabulls Housing Finance Limited ("**Company**" or "**Issuer**") has filed an addendum on August 24, 2022 ("**Addendum**") with respect to the shelf prospectus dated March 24, 2022 ("**Shelf Prospectus**") filed with the Registrar of Companies, National Capital Territory of Delhi and Haryana and submitted to National Stock Exchange of India Limited, BSE Limited and the Securities and Exchange Board of India ("**SEBI**") in connection with the public issue of secured, redeemable, non-convertible debentures of face value of ₹1,000 each ( the "**NCDs**") for an amount up to ₹1,400 crores (the "**Shelf Limit**") by the Company (the "**Issue**").

The Shelf Prospectus (including the cover page, annexure B on page 409 and sections "*Definitions and Abbreviations*", "*Risk Factors*", "*General Information*", "*Other Regulatory and Statutory Disclosures*", "*Issue Structure*", "*Material Contracts and Documents for Inspection*" beginning on pages 3, 21, 78, 303, 327 and 405 of the Shelf Prospectus, respectively) and all Issue related transaction documents and all other communications issued by the Company up to the date of the Addendum in relation to the Issue (except the tranche I prospectus dated March 24, 2022 and issue related documents related thereto) stand amended to the extent stated in the Addendum from the date of the Addendum, and shall be read in conjunction with the Addendum and any reference to the Shelf Prospectus shall be deemed to include reference to the Addendum. Any subsequent tranche prospectus(es) issued under the Shelf Prospectus from the date of the Addendum shall include the details of the revised credit rating agencies as stated in the Addendum (as replicated in **Annexure A** herein). Pursuant to applicable law, the Company has published the Addendum through an advertisement dated August 24, 2022 in a national daily newspaper with wide circulation being Financial Express (English) and in a regional newspaper being Jansatta (Hindi) published on August 25, 2022. All capitalized terms used under this intimation shall unless the context otherwise requires, have the meaning ascribed in the Shelf Prospectus.

We request you to take the aforesaid on record.

Thanking you,  
Yours sincerely,

**For and on behalf of Indiabulls Housing Finance Limited**



**Amit Kumar Jain  
Company Secretary**

Encl.: a/a

### Annexure A

The Shelf Prospectus filed by the Company had CRISIL Ratings Limited (“**CRISIL**”) and Brickwork Ratings India Private Limited (“**Brickwork**”) as the credit rating agencies for the Issue. The credit ratings for the NCDs as disclosed in the Shelf Prospectus were “**CRISIL AA/Stable**” (pronounced as CRISIL double A rating with stable outlook) by CRISIL *vide* their rating letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/1 dated November 08, 2021, further revalidated *vide* letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/2 dated November 30, 2021, letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/3 dated December 23, 2021, letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/4 dated February 04, 2022, letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/5 dated March 08, 2022, letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/6 dated May 26, 2022, letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/7 dated June 24, 2022 and letter bearing reference number RL/IDHFL/278539/RBOND/0921/18340/78382001/8 dated August 19, 2022 and rationale *vide* letter dated September 24, 2021; and “**BWR AA+/Stable**” (pronounced as Brickwork double A plus rating with stable outlook) by Brickwork *vide* their rating letter bearing reference number BWR/NCD/HO/CRC/HS/0332/2021-22 dated November 18, 2021, further revalidated *vide* letter bearing reference number BWR/NCD/HO/CRC/HS/0464/2021-22 dated March 11, 2022, letter bearing reference number BWR/NCD/HO/CRC/HS/0059/2022-23 dated May 27, 2022 and letter bearing reference number BWR/NCD/HO/CRC/HS/0091/2022-23 dated June 23, 2022 and rationale *vide* letter dated November 18, 2021.

The Securities Issuance Committee of the Company *vide* its resolution dated August 24, 2022 has decided to substitute Brickwork Ratings India Private Limited with ICRA Limited (“**ICRA**”) as the credit rating agency for the Issue along with CRISIL. The NCDs proposed to be issued have been rated “**[ICRA]AA (Stable)**” (pronounced as ICRA double A with stable outlook) by ICRA *vide* their letter dated August 18, 2022 read with the rationale dated April 5, 2022. The rating rationale is available on <https://www.icra.in/Rationale/ShowRationaleReport?Id=111004>. The rating is not a recommendation to buy, sell or hold securities and investors should take their own decision. These ratings are subject to suspension, revision or withdrawal at any time by the assigning rating agencies and should be evaluated independently of any other ratings.

Subsequent to the Addendum, the credit rating agencies for the Issue will be CRISIL and ICRA with the credit rating of “**CRISIL AA/Stable**” (pronounced as CRISIL double A rating with a stable outlook) and “**[ICRA]AA (Stable)**” (pronounced as ICRA double A with a stable outlook), respectively. Accordingly, the credit rating agencies for the NCDs proposed to be issued under the Shelf Prospectus from the date of the Addendum stand updated to CRISIL and ICRA with their assigned credit ratings as disclosed hereinabove along with their respective contact details, logos and disclaimers, as will be included in any subsequent tranche prospectus(es) issued under the Shelf Prospectus from the date of the Addendum.

