



May 3, 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 (East),
MUMBAI-400 051

Subject: 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, (the “Listing Regulations”)

Dear Sirs,

We have pursuant to the intimations dated May 11, 2021 and September 10, 2021 (collectively, the “**Intimations**”), informed the exchanges about the divestment by the Company of its entire stake in mutual fund business, being carried out by Indiabulls Asset Management Company Limited (“**IAMCL**”) and Indiabulls Trustee Company Limited, trustee of IAMCL, (“**ITCL**”) to Nextbillion Technology Private Limited, part of the Groww group, at an aggregate purchase consideration of INR 175.62 crores (including cash and cash equivalents of INR 100.62 crores) (the “**Transaction**”).

In furtherance to the Intimations, please note that the Company has received all necessary approvals in relation to the Transaction. Further, the closing date for the Transaction is May 3, 2023 (the “**Closing Date**”); and the Company does not have any control or shareholding in IAMCL and ITCL subsequent to the Closing Date.

For the reporting period ending December 31, 2022, on a consolidated basis, the Company had a balance sheet size of ₹ 74,106 Crs and net worth of ₹ 17,269 Crs. The Company’s net gearing, on a consolidated basis, was very moderate at 2.3x times, with capital adequacy of 33.8%. The Company’s ALM is fully matched and its Liquidity Coverage Ratio [LCR] stood at 246%. The Company has long-term credit rating of AA from CRISIL, an S&P Global Company; ICRA, a Moody’s Investors Service Company; and CARE.

The Company has transformed to an asset-light, loan origination engine from its erstwhile capital-intensive lending model. It is the third-largest originator of retail mortgage loans amongst Indian non-banks, disbursing loans through co-lending arrangements with 8 partner banks, and selling down loans to over 20 financial institutions.

Kindly take the same on record.

Thanking you,
Yours truly,
for **Indiabulls Housing Finance Limited**

Amit Kumar Jain
Company Secretary

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