

## Term Sheet

<b>Issuer</b>	Indiabulls Housing Finance Limited
<b>Base Issue Size (Rs.)</b>	Rs. 300 Crores (Rs. Three Hundred Crores Only)
<b>Greenshoe Option (Rs.)</b>	Rs. 900 Crores (Rs. Nine Hundred Crores Only)
<b>Security Name</b>	IHFL 24 <sup>th</sup> December 2021
<b>Objects of the Issue</b>	The object of the Issue is to augment the long-term resources of the company (deployment of funds on its own balance sheet).
<b>Details of the utilization of the proceeds</b>	The proceeds of the Issue will be used for business activities of the company (including lending to the borrowers of the company, working capital requirements, short term cash flow mismatches and other business purposes). The issuance shall not be utilized for any of the activities of NBFCs for which Bank finance is not permissible as per RBI guidelines.
<b>Instrument</b>	Secured Redeemable Non-Convertible Debentures
<b>Issuance Mode</b>	Dematerialised mode only
<b>Trading Mode</b>	Dematerialised mode only
<b>Credit Rating</b>	“CRISIL AA” by CRISIL & “CARE AA” by CARE Ratings
<b>Seniority</b>	Senior
<b>Mode of Issue</b>	Private Placement under electronic book mechanism of BSE under SEBI Circular ref SEBI/HO/DDHS/CIR/P/2018/05 dated January 5, 2018 read with “Operational Guidelines for issuance of Securities on Private Placement basis through an Electronic Book Mechanism” issued by BSE vide their Notice No. 20180328-53 dated March 28, 2018 and / or any subsequent guidelines as may be issued by BSE from time to time, in this regard.
<b>Security</b>	Mortgage of the immovable property of the Issuer as identified in the Debenture Trust Deed and a charge by way of hypothecation in favor of the Debenture Trustee, on the financial and non-financial assets (including investments) of the Company, both present and future; and on present and future loan assets of the Company, including all monies receivable for the principal amount and interest thereon, on a first pari-passu basis with all other secured lenders to the Issuer holding pari-passu charge over the security.
<b>Security Cover</b>	The security cover will be at least 1.10 times of the outstanding book value of the NCDs at all times during the tenure of NCDs
<b>Eligible Investors</b>	All QIBs, and any non-QIB Investors specifically mapped by the Issuer on the BSE BOND – EBP Platform, are eligible to bid / invest / apply for this Issue. All investors are required to comply with the relevant regulations/ guidelines applicable to them for investing in this Issue.
<b>Face Value</b>	Rs. 10,00,000/- per NCD
<b>Minimum bid size and in multiples thereafter</b>	10 Debentures of Rs. 10 lakhs each and in multiple of 1 Debentures thereafter
<b>Issue Price</b>	At Par
<b>Redemption Amount</b>	Rs. 10,00,000/- per NCD
<b>Redemption Premium</b>	At Par
<b>Minimum Application</b>	10 Debentures of Rs. 10 lakhs each and in multiple of 1 Debentures thereafter
<b>Tenor</b>	547 Days
<b>Put Option</b>	N.A.
<b>Put Option Date</b>	N.A.
<b>Put Option Price</b>	N.A.
<b>Put Notification Time</b>	N.A.
<b>Call Option</b>	N.A.
<b>Call Option Date</b>	N.A.
<b>Call Option Price</b>	N.A.
<b>Call Notification Time</b>	N.A.
<b>Discount at which security is issued and the effective yield as a result of such discount</b>	N.A.
<b>Redemption/Maturity</b>	24 <sup>th</sup> December 2021
<b>Coupon Rate</b>	9.00% p.a. (Payable Annually)
<b>Step Up / Step Down Coupon Rate</b>	N.A.
<b>Coupon Payment Frequency</b>	Annually & At Maturity
<b>Coupon Payment Dates</b>	25 <sup>th</sup> June 2021, 24 <sup>th</sup> December 2021
<b>Coupon Type</b>	Fixed
<b>Coupon Reset Process</b>	Not Applicable
<b>Day Count Basis</b>	Actual / Actual
<b>Interest on Application Money</b>	N.A.
<b>Default Interest Rate</b>	In case of default in payment of interest and/or principal redemption on the due dates, additional interest @ 2% per annum over the coupon rate will be payable by the company.
<b>Listing</b>	National Stock Exchange of India Limited and BSE Limited
<b>Trustee</b>	IDBI Trusteeship Services Ltd

<b>Depositories</b>	NSDL/CDSL
<b>Registrar</b>	Skyline Financial Services Private Limited
<b>Settlement</b>	RTGS/NEFT/Fund Transfer
<b>Business Day/ Working Day Convention</b>	If any of date(s) defined in the final term sheet, except the Deemed Date of Allotment, falls on a holiday, the next working day shall be considered as the effective date(s) in line with SEBI circular No CIR/IMD/DF-1/122/2016 dated November 11, 2016.
<b>Record Date</b>	The record date will be 15 days prior to each interest payment / principal repayment date
<b>Effect of Holidays</b>	If any of the interest payment dates is a holiday in Mumbai, interest will be payable on the next succeeding business day in Mumbai and shall be the interest payment date. Such payment on the next day would not constitute non-payment on due date. In case the maturity date falls on a holiday, the payment will be made on the previous working day, without any interest for subsequent period outstanding.
<b>Transaction Documents</b>	<ul style="list-style-type: none"> <li>• Information Memorandum</li> <li>• Rating Letter</li> <li>• Rating Rationale</li> <li>• Trustee Consent Letter</li> <li>• Application Form</li> </ul>
<b>Conditions Precedent to Disbursement</b>	None
<b>Conditions Subsequent to Disbursement</b>	None
<b>General covenants and conditions attached to the Debentures</b>	As per the Debenture Trust Deed
<b>Events of Default</b>	As per the Debenture Trust Deed
<b>Remedies</b>	As per the Debenture Trust Deed
<b>Cross Default</b>	As per the Debenture Trust Deed
<b>Role and Responsibilities of Trustees</b>	As per the Debenture Trust Deed
<b>Governing Law and Jurisdiction</b>	Refer “Governing Law” in the Disclosure Document
<b>Mode of Subscription</b>	As per SEBI circular dated 5 <sup>th</sup> January 2018 and operational guidelines of BSE
<b>Issue / Bid Opening Date</b>	24 <sup>th</sup> June 2020
<b>Issue / Bid Closing Date</b>	24 <sup>th</sup> June 2020
<b>Pay-in Date</b>	25 <sup>th</sup> June 2020
<b>Deemed Date of Allotment</b>	25 <sup>th</sup> June 2020
<b>Manner of Bidding</b>	Open Bidding
<b>Mode of Allotment</b>	Uniform Allotment
<b>Settlement Mode</b>	Indian Clearing Corporation Limited
<b>Arrangers to the Issue</b>	Trust Capital Consultancy Services Pvt. Ltd. & Trust Investment Advisors Pvt. Ltd.

### Indicative Cash Flow

Cash Flows	Date	No. of days in Coupon	Amount (Rs.)
Coupon I	Friday, 25 June 2021	365	90,000.00
Coupon II	Friday, 24 December 2021	182	44,876.71
Principal Repayment	Friday, 24 December 2021		10,00,000.00
<b>Total</b>		<b>547</b>	<b>11,34,876.71</b>

The above tables are illustrative and indicative. The actual dates and maturity amount will be in accordance to and in compliance with the provisions of SEBI circular CIR/IMD/DF-1/122/2016 dated November 11, 2016 giving effect to actual holidays and dates of maturity which qualifies the SEBI requirement.