



February 14, 2024

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.: Voluntary creation of trustee-managed reserve fund for Foreign Currency Convertible Bonds repayment

On November 14, 2022, Board of Directors of the Company authorized creation of fixed deposits (FD) or other earmarked pools of monies in a phased manner to meet repayment obligations of External Commercial Borrowings (ECBs) and Foreign Currency Convertible Bonds (FCCBs).

Indiabulls Housing Finance Limited (“**Company**”), in September 2021, had issued 4.5% secured convertible US Dollar denominated Foreign Currency Convertible Bonds (FCCBs) aggregating to USD 165 million, for a tenor of about 5 years, maturing on 28th September, 2026 with optional put date on 29th September, 2024. The outstanding exposure of these FCCBs is fully hedged in accordance with extant RBI guidelines for External Commercial Borrowings thereby ensuring that the outstanding FCCBs are effectively a rupee liability amounting to INR 11.66 billion. Company has long term credit rating of AA from CRISIL and ICRA.

With a view to creating a reserve (“**Reserve**”) towards the redemption of these FCCBs on optional put date, the Company has voluntarily decided to set aside a sum equivalent to 75% of the total maturity proceeds of these FCCBs, in multiple stages, as per the table given below. If the put option is exercised by the FCCB holders on 29th September, 2024, total repayment of INR 11.66 billion will be made with INR 8.74 billion of reserve fund and INR 2.91 billion of final tranche paid by the Company.

Date	% of Total Maturity	Amount (in INR billion)
February 13, 2024 [already transferred]	25%	2.91
May, 2024	25%	2.91
August, 2024	25%	2.91
Total Reserve Fund	75%	8.74
September, 2024 [Final tranche]	25%	2.91
Total Repayment	100%	11.66

All numbers have been rounded down to four decimals

As a matter of proactive ALM management discipline, the Company has been adopting an approach of creating ear-marked pools of capital to meet large debt repayment outflows. Previously, company has made similar voluntary trustee-managed reserve fund for repayment of foreign borrowing – USD 150 million FCCB, USD 270 million ECB and USD 350 million Dollar Bond wherein repayment was made through voluntarily created FD. This is another ALM management tool and marks another instance wherein the company has utilized its excess liquidity to repay obligations owed to its foreign lenders; the several instance being the INR 3.15 billion Masala Bonds that were due in February 2021 but where cash to pay the full principal and accrued interest was deposited with the trustee well ahead of scheduled repayment in November 2020; USD 350 million Dollar Bonds that were due in May 2022 but prefunded by voluntary



creation of reserve fund with the trustee from August 2021 onwards; USD 270 million ECB that were due in August 2023 but prefunded by voluntary creation of trustee-managed reserve fund from November 2022 onwards.

In order to manage its payment obligations towards Lenders and to facilitate such payments and repayments to its Lenders in a streamlined manner, the Company has setup a lender repayment trust (“**Trust**”). The Company, from time to time, transfers to this Trust, monies which are required for meeting the Company’s payment or repayment obligations to its Lenders, in advance of the actual due date for such payment/repayment and has appointed IDBI Trusteeship Services Limited (“**Trustee**”) to act as the trustee for the same.

The Company has begun transferring (first tranche has already been transferred) the Reserve amount to the Trust as per the schedule mentioned above. The Trustee in turn will create a fixed deposit using the Reserve amount with a Scheduled Commercial Bank, and such Reserve amounts shall be utilised for redemption of FCCBs in compliance with applicable laws. The Company has notified the Trustee to inform about this arrangement to the offshore trustee of FCCBs transaction – DB International Trust (Singapore) Limited - the Trustee has already done so, and the same is attached with this intimation. DB International Trust (Singapore) Limited will in turn send out this communication to the clearing systems [EuroClear and ClearStream] who will ultimately notify the FCCB holders.

Company will continue to undertake such steps of proactive ALM management utilizing its strong capital and liquidity position to provide comfort and confidence to its lenders. Company has re-aligned to a technology-enabled, cost-efficient, asset-light business model, with low leverage, yet providing base for steady profit growth and high-teen RoEs. Company continues its focus on maintaining a fortress balance sheet through the pillars of strong capital adequacy, high provisions, and high liquidity buffer.

You are requested to please take this on record.

Thanking you,

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

Amit Jain
Company Secretary

CC:
Singapore Exchange Securities Trading Limited, Singapore

Attached:
Intimation from IDBI Trusteeship Services Limited [the Reserve Fund trustee] to DB International Trust (Singapore) Limited [FCCB Trustee]

IDBI Trusteeship Services Ltd.

CIN : U65991MH2001GOI131154



Indiabulls Housing Finance Limited
4.5% Secured Convertible Bond XS2377720839

62975/itsl/2023-24

February 14, 2024

To, DB International Trust (Singapore) Limited as Trustee

Dear Team,

Indiabulls Housing Finance Limited ("Company"), in September 2021, had issued 4.5% secured convertible US Dollar denominated Foreign Currency Convertible Bonds (FCCBs) aggregating to USD 165 million, for a tenor of about 5 years, maturing on 28th September, 2026 with optional put date on 29th September, 2024. The outstanding exposure of these FCCBs is fully hedged in accordance with extant RBI guidelines for External Commercial Borrowings thereby ensuring that the outstanding FCCBs are effectively a rupee liability amounting to INR 11.66 billion. Company has long term credit rating of AA from CRISIL and ICRA.

We, IDBI Trusteeship Services Limited as "Trustee" to the IBHFL Lender Repayment Trust ("Trust"), would like to notify that with a view to creating a reserve ("Reserve") towards the redemption of these FCCBs on optional put date, the Company has voluntarily decided to set aside a sum equivalent to 75% of the total maturity proceeds of these FCCBs, in multiple stages, as per the table given below.

Date	% of Total Maturity	Amount (in INR billion)
February 13, 2024 [already transferred]	25%	2.91
May, 2024	25%	2.91
August, 2024	25%	2.91
Total Reserve Fund	75%	8.74

All numbers have been rounded down to four decimals

The Company today, has transferred the first tranche of the Reserve i.e. INR 2.91 billion, to the Trust. We have in turn created a fixed deposit ("FD") using the Reserve amount, with RBL Bank Limited, a Scheduled Commercial Bank, and such Reserve amount shall be utilised for the redemption of the FCCBs in compliance with applicable laws. At maturity, the fixed deposit proceeds will be used to discharge the Company's liabilities to the FCCB holders.

We request DB International Trust (Singapore) Limited to take this communication on record and further intimate the same to the respective FCCB holders. We further request the DB International Trust (Singapore) team to confirm to us on receipt of this email and also confirm once this communication is sent out to all FCCB holders.

Thanking You.

For IDBI Trusteeship Services Limited



Authorised Signatory