



Corporate Announcement

Date: December 27, 2017

**Sub: Allotment of Secured, Redeemable, Non-Convertible Debentures on a Private Placement basis – Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Sirs,

With reference to our letter of December 21, 2017 intimating the Company’s proposal to issue, Secured, Redeemable, Non-Convertible Debentures of face value Rs. 10 lakhs each (“NCDs”) aggregating Rs. 24,000 Crores, on a private placement basis, and pursuant to Regulation 30 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that in terms of the Board authorization dated October 23, 2017, the Company has today, December 27, 2017, allotted its second tranche of Secured, Redeemable, Non-Convertible Debentures of face value Rs. 10 lakh each (“NCDs”) aggregating to Rs. 895 Crores, as per following details:

| Sl. No | Particulars               | NCDs  |                |   |                |               |
|--------|---------------------------|---|----------------|---|----------------|---------------|
|        |                           | Option I  | Option II      | Option III  | Option IV      | Option V      |
| 1      | Issue size (Rs. in crore) | Rs. 200 Crores  | Rs. 470 Crores | Rs. 500 Crores, out of which, paid-up value is Rs. 25 Crore, i.e. Rs. 50,000 per NCD paid-up (Initial Subscription Amount) and balance Rs. 9,50,000 per NCD would be received on 28 <sup>th</sup> December 2018 (Balance Subscription Payment Date) | Rs. 125 Crores | Rs. 75 Crores |
| 2      | Type of Securities        | Secured Redeemable Non-Convertible Debentures               |                |   |                |               |
| 3      | Type of Issue             | Private Placement of Non-Convertible Debentures             |                |   |                |               |
| 4      | Proposed to be listed     | On National Stock Exchange of India Limited and BSE Limited |                |   |                |               |
| 5      | Date of Allotment         | 27 <sup>th</sup> December, 2017                             |                |   |                |               |
| 6      | Tenor                     | 611 Days  | 1 Year 1 Day   | 1093 Days   | 1196 Days      | 1143 Days     |

|    |  |   |                                |  |   |                                |
|----|--|---|--------------------------------|--|---|--------------------------------|
| 7  | Date of Maturity   | 30 <sup>th</sup> August 2019                          | 28 <sup>th</sup> December 2018 | 24 <sup>th</sup> December 2020   | 6 <sup>th</sup> April 2021  | 12 <sup>th</sup> February 2021 |
| 8  | Coupon Rate  | 7.90% p.a.  | 7.45% p.a.                     | 7.45% p.a.<br>(Coupon to be stepped up to 7.69% p.a. in Year 2 and Year 3) | 8.0253% p.a.  | N.A.                           |
| 9  | Details of coupon/interest offered, Schedule of payment of coupon/interest and principal   | Refer to the Cash Flows table below                   |                                |  |   |                                |
| 10 | Security, if any, created over the assets  | Yes   |                                |  |   |                                |
| 11 | Special right / interest / privileges attached to the instrument, and changes thereof  | No  |                                |  |   |                                |
| 12 | Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal   | Nil   |                                |  |   |                                |
| 13 | Details of any letter or comments regarding payment/ non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any | Nil   |                                |  |   |                                |
| 14 | Interest Payment Frequency   | Payable on 30 <sup>th</sup> August 2018 & At Maturity | Payable Annually & At Maturity | Payable Annually & At Maturity   | First coupon payment on 6 <sup>th</sup> April 2018 & Annually & At Maturity | N.A.                           |

|    |                                     |   |   |   |   |   |
|----|-------------------------------------|---|---|---|---|---|
| 15 | Details of redemption of debentures | Redemption Date: 30 <sup>th</sup> August 2019 | Redemption Date: 28 <sup>th</sup> December 2018 | Redemption Date: 24 <sup>th</sup> December 2020 | Redemption Date: 6 <sup>th</sup> April 2021 | Redemption Date: 12 <sup>th</sup> February 2021 |
|----|-------------------------------------|---|---|---|---|---|

**Cash Flows in respect of Debenture of face value Rs. 10 lakhs for the series K-002**

| <b>Option I</b>  |                            |                              |                     |
|--|----------------------------|------------------------------|---------------------|
| <b>Cash Flows</b>  | <b>Date</b>                | <b>No. of days in Coupon</b> | <b>Amount (Rs.)</b> |
| Coupon I   | Thursday, 30 August 2018   | 246                          | 53,243.84           |
| Coupon II  | Friday, 30 August 2019     | 365                          | 79,000.00           |
| Principal Repayment  | Friday, 30 August 2019     |                              | 1,000,000.00        |
| <b>Total</b>   |                            |                              | <b>1,132,243.84</b> |
| <b>Option II</b>   |                            |                              |                     |
| <b>Cash Flows</b>  | <b>Date</b>                | <b>No. of days in Coupon</b> | <b>Amount (Rs.)</b> |
| Coupon I   | Thursday, 27 December 2018 | 365                          | 74,500.00           |
| Coupon II  | Friday, 28 December 2018   | 1                            | 204.11              |
| Principal Repayment  | Friday, 28 December 2018   |                              | 1,000,000.00        |
| <b>Total</b>   |                            |                              | <b>1,074,704.11</b> |
| <b>Option III : Scenario 1 (NCDs on which Put option is exercised)</b> |                            |                              |                     |
| <b>Cash Flows</b>  | <b>Date</b>                | <b>No. of days in Coupon</b> | <b>Amount (Rs.)</b> |
| Coupon I   | Thursday, 27 December 2018 | 365                          | 3,725.00            |
| Coupon II  | Friday, 28 December 2018   | 1                            | 10.53               |
| Principal Repayment  | Friday, 28 December 2018   |                              | 50,000.00           |
| <b>Total</b>   |                            |                              | <b>53,735.53</b>    |
| <b>Option III : Scenario 2 (NCDs which are made fully paid)</b>        |                            |                              |                     |
| <b>Cash Flows</b>  | <b>Date</b>                | <b>No. of days in Coupon</b> | <b>Amount (Rs.)</b> |
| Coupon I   | Thursday, 27 December 2018 | 365                          | 3,725.00            |
| Coupon II  | Friday, 27 December 2019   | 365                          | 76,699.85           |
| Coupon III   | Thursday, 24 December 2020 | 363                          | 76,269.67           |
| Principal Repayment  | Thursday, 24 December 2020 |                              | 1,000,000.00        |
| <b>Total</b>   |                            |                              | <b>1,156,694.52</b> |
| <b>Option IV</b>   |                            |                              |                     |
| Coupon I   | Friday, 06 April 2018      | 100                          | 21,987.12           |
| Coupon II  | Friday, 05 April 2019      | 364                          | 80,033.13           |
| Coupon III   | Monday, 06 April 2020      | 367                          | 80,472.27           |
| Coupon IV  | Tuesday, 06 April 2021     | 365                          | 80,253.00           |
| Principal Repayment  | Tuesday, 06 April 2021     |                              | 1,000,000.00        |
| <b>Total</b>   |                            |                              | <b>1,262,745.52</b> |
| <b>Option V</b>  |                            |                              |                     |
| <b>Cash Flows</b>  | <b>Date</b>                | <b>No. of days in Coupon</b> | <b>Amount (Rs.)</b> |

|                     |                          |      |                     |
|---------------------|--------------------------|------|---------------------|
| Principal Repayment | Friday, 12 February 2021 | N.A. | 1,271,790.00        |
| <b>Total</b>        |                          |      | <b>1,271,790.00</b> |

Please take the above information on record.

Thanking you,

Yours truly

For **Indiabulls Housing Finance Limited**