

March 29, 2022

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| To, The Manager, Listing Department, BSE Limited, Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai 400 001 BSE Scrip Code: 949723 | To, The Manager, Listing Department, The National Stock Exchange of India Ltd., Exchange Plaza, 5 Floor, Plot C/1, G Block, Bandra-Kurla Complex, Bandra(E), Mumbai 400 051 NSE Symbol: EDELWEISS |
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Sub: Public issue by Edelweiss Housing Finance Limited (the “Company” or the “Issuer”) of secured redeemable non-convertible debentures of face value of ₹ 1,000 each (“NCDs”) for an amount upto ₹ 150 crore with an option to retain over-subscription up to ₹ 150 crore aggregating up to ₹ 300 crore (the “Issue”). The NCDs will be issued on terms and conditions as set out in Prospectus.

Dear Sir/Madam,

Pursuant to the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, and Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and circulars issued thereunder, as amended from time to time (the “SEBI NCS Regulations”) as amended, we hereby inform you that a meeting of the Operations Committee of the Board of Directors of “Edelweiss Housing Finance Company Limited” or “Issuer”) was held on March 29, 2022, wherein the Operations Committee *inter alia* considered and approved the public issue by the Company of secured, redeemable, non-convertible debentures of face value of ₹1,000 each (“NCDs”) for an amount upto ₹ 150 crore with an option to retain over-subscription up to ₹ 150 crore aggregating up to ₹ 300 crore (“ Issue”).

The NCDs are proposed to be listed on BSE Limited (“BSE”). BSE shall be the designated stock exchange for the purpose of this Issue.

The Company has appointed Edelweiss Financial Services Limited# and Equirus Capital Private Limited as Lead Managers to the Issue (“Lead Managers”).

In connection with the Issue, the Company had filed the Prospectus with the Registrar of Companies, Mumbai, Maharashtra (“RoC”) on March 29, 2022 and have received the approval from the RoC on March 29, 2022.

The details as per SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015, are provided as follows:

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| Issuer | Edelweiss Housing Finance Limited |
| Type of instrument | Secured, redeemable, non-convertible debentures |
| Mode of the Issue | Public Issue |
| Issue | Public issue of secured redeemable NCDs of our Company of face value of ₹ 1,000 each aggregating up to ₹ 1,500 million (“Base Issue Size”), with an option to retain over-subscription up to ₹ 1,500 million, aggregating up to ₹ 3,000 million (“Issue”), on the terms and in the manner set forth herein. |

Edelweiss Housing Finance Limited

Corporate Identity Number: U65922MH2008PLC182906

Registered Office : Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirod Road, Kurla (W), Mumbai - 400070 ©+91 22 4272 2200

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| Issue Size | Public issue of secured redeemable NCDs of our Company of face value of ₹ 1,000 each aggregating up to ₹ 1,500 million (" Base Issue Size ") , with an option to retain over-subscription up to ₹ 1,500 million, aggregating up to ₹ 3,000 million (" Issue "), on the terms and in the manner set forth herein. |
| Tenor, Coupon, Redemption Amount, Redemption Date, Schedule of Payment of Interest and Principal | Please refer to Annexure A |
| Credit Ratings | The NCDs proposed to be issued under the Issue have been rated CRISIL AA-/ Negative (pronounced as CRISIL double A minus rating with Negative outlook) for an amount of ₹ 5,000 million by CRISIL Ratings Limited <i>vide</i> their rating letter dated December 13, 2021 and revalidated by way of letter dated March 17, 2022 and "ACUITE AA/Negative" (pronounced as ACUITE double A rating with Negative outlook) for an amount of ₹ 5,000 million by Acuite Ratings & Research Limited <i>vide</i> their rating letter dated December 29, 2021 and revalidated by way of letter dated March 21, 2022. |
| Listing | The NCDs are proposed to be listed on BSE. The NCDs shall be listed within six Working Days from the date of Issue Closure. BSE has been appointed as the Designated Stock Exchange. |
| Description regarding security (where applicable) including type of security (movable/ immovable/ tangible etc.) type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation, replacement of security, interest of the debenture holder over and above the coupon rate as specified in the Debenture Trust Deed and disclosed the Draft Shelf Prospectus and this Tranche I Prospectus % | The principal amount of the NCDs to be issued in terms of this Prospectus together with all interest due and payable on the NCDs, thereof shall be secured by way of pari-passu charge on the assets of the company including Loans and Advances, Receivables, Investments, Current & Other Assets and immovable property / Fixed Assets held by the Company, created in favour of the Debenture Trustee, as specifically set out in and fully described in the Debenture Trust Deed, except those receivables specifically and exclusively charged in favour of certain existing charge holders, such that a security cover of at least 100% of the outstanding principal amounts of the NCDs and interest thereon is maintained at all time until the Maturity Date. We have received necessary consents from the relevant debenture trustees and security trustees for ceding pari-passu charge in favour of the Debenture Trustee in relation to the NCDs. The NCDs shall be considered as secured only if the charged asset is registered with sub-registrar and RoC or CERSAI or Depository etc., as applicable, or is independently verifiable by the debenture trustee. Without prejudice to the aforesaid, in the event our Company fails to execute the Debenture Trust Deed within the period specified in Regulation 18(1) of the SEBI NCS Regulations or such other time frame as may be stipulated from time-to-time, our Company shall also pay interest of at least 2% (two per cent) per annum to the NCD holders, over and above the interest rate on the NCDs specified in this Prospectus, |

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| | <p>till the execution of the Debenture Trust Deed. The security shall be created prior to making the listing application for the NCDs with the Stock Exchange(s).</p> <p>For further details on date of creation of security/likely date of creation of security, minimum security cover etc., please refer to the “<i>Terms of the Issue – Security</i>” on page 315 of the Prospectus.</p> |
| Deemed date of Allotment | The date on which the Board of Directors/or the Operations Committee approves the Allotment of the NCDs for the Issue or such date as may be determined by the Board of Directors/ or the Operations Committee thereof and notified to the Designated Stock Exchange. The actual Allotment of NCDs may take place on a date other than the Deemed Date of Allotment. All benefits relating to the NCDs including interest on NCDs shall be available to the Debenture Holders from the Deemed Date of Allotment |
| Special right / interest / privileges attached to the instrument, and changes thereof | As specified in the Prospectus. |
| Default in payment of interest / principal | <p>Our Company shall pay interest, over and above the agreed coupon rate, in connection with any delay in execution of Debenture Trust Deed, payment of interest, redemption of principal amount beyond the time limits prescribed under applicable statutory and/or regulatory requirements, at such rates as stipulated/ prescribed under applicable laws.</p> <p>Our Company shall pay at least two percent per annum to the debenture holder, over and above the agreed coupon rate, till the execution of the trust deed if our Company fails to execute the trust deed within such period as prescribed under applicable law.</p> |
| 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 it comments thereon, if any | N.A. |
| Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issues) and debentures | N.A. |

Please note that, as mentioned in the Prospectus, the Issue shall be open for subscription from April 6, 2022, Wednesday to April 26, 2022, Tuesday*. The Issue may close on such earlier date or extended as may be decided by the Operations Committee of the Board of Directors of the Company.

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The Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. (Indian Standard Time) during the period indicated in this Prospectus, except that the Issue may close on such earlier date or extended date as may be decided by the Board of Directors of our Company or the Operations Committee, subject to relevant approvals. In the event of an early closure or extension of the Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in a daily national newspaper with wide circulation and a regional daily with wide circulation where the registered office of the Company is located on or before such earlier or initial date of Issue closure. On the Issue Closing Date, the Application Forms will be accepted only between 10 a.m. and 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5 p.m. on one Working Day post the Issue Closing Date.

Additionally, the Operations Committee also approved the Prospectus dated March 29, 2022, (“**Prospectus**”) to be filed with the Registrar of Companies, Maharashtra at Mumbai, the Securities and Exchange Board of India, and BSE Limited.

Capitalized terms not defined herein shall have the same meaning as assigned to such terms in the Prospectus.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Edelweiss Housing Finance Limited

Girish Manik
Company Secretary

Annexure A
SPECIFIC TERMS FOR NCDs

| Series | I | II | III | IV* | V | VI | VII | VIII | IX | X |
|--|--------------------------------------|------------|-----------|-----------|------------|-----------|-----------|------------|------------|------------|
| Frequency of Interest Payment | Annual | Cumulative | Monthly | Annual | Cumulative | Monthly | Annual | Cumulative | Monthly | Annual |
| Minimum Application | ₹ 10,000 (10 NCDs) across all Series | | | | | | | | | |
| Face Value/ Issue Price of NCDs (₹/ NCD) | ₹1,000 | | | | | | | | | |
| In Multiples of thereafter (₹) | ₹ 1,000 (1 NCD) | | | | | | | | | |
| Tenor (in months) | 24 | 24 | 36 | 36 | 36 | 60 | 60 | 60 | 120 | 120 |
| Coupon (% per annum) for NCD Holders in Category I, II, III & IV | 8.50% | NA | 8.70% | 9.05% | NA | 9.15% | 9.55% | NA | 9.30% | 9.70% |
| Effective Yield (per annum) for NCD Holders in Category I, II, III & IV | 8.49% | 8.50% | 9.05% | 9.04% | 9.05% | 9.54% | 9.54% | 9.55% | 9.70% | 9.69% |
| Mode of Interest Payment | Through various mode available | | | | | | | | | |
| Amount (₹ / NCD) on Maturity for NCD Holders in Category I, II, III & IV | ₹1,000 | ₹1,177.50 | ₹1,000 | ₹1,000 | ₹1,297.15 | ₹1,000 | ₹1,000 | ₹1,578.25 | ₹1,000 | ₹1,000 |
| Maturity / Redemption Date (Years from the Deemed Date of Allotment) | 24 months | 24 months | 36 months | 36 months | 36 months | 60 months | 60 months | 60 months | 120 months | 120 months |
| Put and Call Option | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |

*Our Company shall allocate and allot Series IV NCDs wherein the Applicants have not indicated the choice of the relevant NCD Series.

1. With respect to Series where interest is to be paid on an annual basis, relevant interest will be paid on each anniversary of the Deemed Date of Allotment on the face value of the NCDs. The last interest payment under annual Series will be made at the time of redemption of the NCDs.
2. With respect to Series where interest is to be paid on monthly basis, relevant interest will be paid on the first date of every month on the face value of the NCDs. The last interest payment under annual Series will be made at the time of redemption of the NCDs.
3. Subject to applicable tax deducted at source, if any.
4. Please refer to Annexure E of the Prospectus for details pertaining to the cash flows of the Company in accordance with the SEBI Operational circular

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All Category of Investors in the proposed Issue who are also holders of NCD(s)/Bond(s) previously issued by our Company, and/ or ECL Finance Limited, Edelweiss Financial Services Limited, Edelweiss Retail Finance Limited and Edelweiss Finance & Investments Limited as the case may be, and/or are equity shareholder(s) of Edelweiss Financial Services Limited as the case may be, on the Deemed Date of Allotment and applying in Series I, Series III, Series IV, Series VI, Series VII, Series IX and/or Series X shall be eligible for additional incentive of 0.20% p.a. provided the NCDs issued under the proposed Issue are held by the investors on the relevant Record Date applicable for payment of respective coupons, in respect of Series I, Series III, Series IV, Series VI, Series VII, Series IX and/or Series X.

For all Category of Investors in the proposed Issue who are also holders of NCD(s)/Bond(s) previously issued by our Company, and/ or ECL Finance Limited, Edelweiss Financial Services Limited, Edelweiss Retail Finance Limited and Edelweiss Finance & Investments Limited as the case may be, and/or are equity shareholder(s) of Edelweiss Financial Services Limited as the case may be, on the Deemed Date of Allotment applying in Series II, Series V and/or VIII, the maturity amount at redemption along with the additional yield would be ₹ 1,181.85 per NCD, ₹ 1,304.30 per NCD and/or ₹ 1,592.70 per NCD respectively provided the NCDs issued under the proposed Issue are held by the investors on the relevant Record Date applicable for redemption in respect of Series II, Series V and/or Series VIII.

The additional incentive will be maximum of 0.20% p.a. for all Category of Investors in the proposed Issue, who are also holders of NCD(s)/Bond(s) previously issued by our Company, and/ or ECL Finance Limited, Edelweiss Financial Services Limited, Edelweiss Retail Finance Limited and Edelweiss Finance & Investments Limited as the case may be, and/or are equity shareholder(s) of Edelweiss Financial Services Limited as the case may be, on the deemed date of allotment.

On any relevant Record Date, the Registrar and/or our Company shall determine the list of the Primary holder(s) of this Issue and identify such Investor/ NCD Holders, (based on their DP identification and /or PAN and/or entries in the Register of NCD Holders) and make the requisite payment of additional incentive.

The additional incentive will be given only on the NCDs allotted in this Issue i.e. to the Primary holder(s). In case if any NCD is bought/acquired from secondary market or from open market, additional incentive will not be paid on such bought/acquired NCD.

In case the Primary holder(s) sells/gifts/transfer any NCDs allotted in this Issue, additional incentive will not be paid on such sold/gifted/transferred NCD except in case where NCDs are transferred to the Joint holder/Nominee in case of death of the primary holder.

For Edelweiss Housing Finance Limited

Girish Manik
Company Secretary
Membership No: A26931
Tower 3, 5th Floor,
Wing B, Kohinoor City Mall Kohinoor City,
Kirol Road, Kurla (West) Mumbai 400070

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