

March 31, 2022

BSE Limited
P.J. Towers, Dalal Street,
Fort, Mumbai – 400 001

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051.

Sub: Press Release

Sir/Madam,

Enclosed is the press release titled “Edelweiss Housing Finance Limited announces Public Issue of Secured Redeemable Non-Convertible Debentures (NCDs) amounting to ₹ 3,000 million” issued by the Company.

Kindly take the same on record.

Thanking you,

Yours Faithfully,

For Edelweiss Housing Finance Limited

Girish Manik
Company Secretary

Encl.: as above

Edelweiss Housing Finance Limited announces Public Issue of Secured Redeemable Non-Convertible Debentures (NCDs) amounting to ₹ 3,000 million

- Effective Yield of up to 9.70% per annum*
- Credit Rating: “CRISIL AA-/Negative (pronounced as CRISIL double A minus rating with Negative outlook)” and “ACUITE AA/Negative” (pronounced as ACUITE double A rating with Negative outlook)
- Trading in dematerialized form only
- Allotment on date priority basis i.e. on first -come- first-serve-basis, based on the date of upload of each application into the electronic system of the Stock Exchange, in each Portion subject to the Allocation Ratio.

Mumbai, March 31, 2022: Edelweiss Housing Finance Limited (EHFL), today announced the public issue of Secured Redeemable Non-Convertible Debentures (NCDs) of the face value of ₹1,000 each, amounting to ₹ 1,500 million (“Base Issue”), with an option to retain over-subscription up to ₹ 1,500 million aggregating to a total of ₹ 3,000 million (“Issue”).

There are ten series of NCDs carrying fixed coupon and having tenure of 24 months, 36 months, 60 months and 120 months with annual, monthly and cumulative interest option. Coupon for NCDs ranges from 8.50% to 9.70% per annum*.

At least 75% of the funds raised through this Issue will be used for the purpose of onward lending, financing, and for repayment/ prepayment of interest and principal of existing borrowings of the Company and the balance is proposed to be utilized for general corporate purposes, subject to such utilization not exceeding 25% of the amount raised in the Issue, in compliance with the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (“SEBI NCS Regulations”).

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.

The NCDs proposed to be issued under this Issue have been rated “CRISIL AA-/Negative (pronounced as CRISIL double A minus rating with Negative outlook)” and “ACUITE AA/Negative” (pronounced as ACUITE double A rating with Negative outlook).

The Issue opens on April 6, 2022 and closes on April 26, 2022 with an option of early closure**. The NCDs will be listed on BSE Limited to provide liquidity to the investors.

Equirus Capital Private Limited and Edelweiss Financial Services Limited*** are the Lead Manager to this Issue.

****Edelweiss Financial Services Limited is deemed to be the associate as per the Securities and Exchange Board of India (Merchant Bankers) Regulations, 1992, as amended (Merchant Bankers Regulations). Further, in compliance with the provisions of Regulation 21A and explanation to Regulation 21A of the Merchant Bankers Regulations, Edelweiss Financial Services Limited would be involved only in marketing of the Issue and as per Regulation 25 (3) of SEBI NCS Regulations.*

About Edelweiss Housing Finance Limited:

Edelweiss Housing Finance Limited (“EHFL” / “the Company”) is a non-deposit taking Housing Finance Company focused on offering secured loan products to suit the needs of the individuals, including small ticket unsecured loans to customers from mainly rural areas, and corporates. It is a part of Edelweiss group which is one of the leading diversified financial services groups in India.

The Company offers customers a range of mortgage-related loan products, including:

- **Home Loans**, which includes offering secured loans to salaried individuals, self-employed individuals, and others for purchase/ construction/ renovation of residential properties, against mortgage of the same property.
- **Non-Housing Loans including loan against property (LAP)**, which includes offering loans for business purposes or for the purchase of commercial property or for investment in asset, against mortgage of the same property.
- **Construction Finance**, which includes offering loans to reputed developers for construction of residential projects, against mortgage of the same property and/or other collateral.

As on December 31, 2021, the Company has 68 offices in 67 cities in India. Over the past several years, it has diversified and expanded its presence into markets that are of greater relevance to the products that it offers. Its offices aim at providing quick and seamless customer experience with emphasis on a single window interface for the customer. The branch operations have significant technology architecture to ensure industry leading customer experience. Its operations are supported by 554 employees as on December 31, 2021.

*For further details refer to section titled “*Issue Related Information*” on page 308 of the Prospectus dated March 29, 2022. Allotment in the public issue of debt securities should be made on the basis of date of upload of each application into the electronic book of the stock exchange. However, on the date of oversubscription, the allotment should be made to the applicants on proportionate basis.

** 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 the Prospectus, except that the Issue may close on such earlier date or extended date as may be decided by the Board of Directors of the Company or the Operations Committee, subject to relevant approvals. In the event of an early closure or extension of the Issue, the 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. For further details please refer to our section titled “*General Information*” on page 41 of the Prospectus.

Capitalised terms not defined herein shall have the same meaning as assigned to such terms in the Prospectus dated March 29, 2022.

DISCLAIMER

DISCLAIMER OF ISSUER: Edelweiss Housing Finance Limited (“Company”), subject to market conditions, and other considerations, is proposing a public issue of secured redeemable nonconvertible debentures (“NCDs”) and has filed a Prospectus dated March 29, 2022 (“Prospectus”) with the Registrar of Companies, Maharashtra at Mumbai, BSE Limited (“BSE”) and Securities and Exchange Board of India (“SEBI”). The Prospectus is available on the website of the Company at www.edelweisshousingfin.com, on the website of BSE at www.bseindia.com, on the website of the lead managers at www.equirus.com and www.edelweissfin.com, and on the website of SEBI at www.sebi.gov.in. Investors proposing to participate in the Issue should invest only on the basis of the information contained in the Prospectus. Investors should note that investment in the NCDs involves a high degree of risk and for details in relation to the same,

refer to the Prospectus, including the section titled “Risk Factors” and “Material Developments” beginning on page 15 and 243 of the Prospectus.

DISCLAIMER CLAUSE OF BSE: It is to be distinctly understood that the permission given by BSE should not in any way be deemed or construed that the Prospectus has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus dated March 29, 2022, for the full text of the Disclaimer clause of the BSE.

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