

IIFL Home Finance Ltd.

(Public Issue of Unsecured Subordinated Redeemable NCD's)

Issue Highlights																	
Issue Opens:	06.07.2021	Registrar:	Link Intime India Private Limited														
Issue Closes:	28.07.2021	Trustee:	Catalyst Trusteeship Limited														
Allotment:	First Come First Serve Basis**	Issue Size:	Base Issue of Rs.100 Crore with an option to retain over subscription up to Rs.900 Crore aggregating to Rs.1000 Crore														
Face Value:	Rs.1000 per NCD	<table><tr><th colspan="2">Allocation to category of overall issue size</th></tr><tr><th>Category</th><th>Allocation</th></tr><tr><td>Institutional Investors</td><td>10%</td></tr><tr><td>Non-Institutional Investors</td><td>10%</td></tr><tr><td>HNI</td><td>40%</td></tr><tr><td>Retail Individual Investors</td><td>40%</td></tr><tr><td>Total</td><td>100%</td></tr></table>		Allocation to category of overall issue size		Category	Allocation	Institutional Investors	10%	Non-Institutional Investors	10%	HNI	40%	Retail Individual Investors	40%	Total	100%
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Total	100%																
Issue Price:	Rs.1000 per NCD																
Nature of Instrument:	Unsecured Subordinate Redeemable NCD																
Minimum Application:	Rs.10, 000 (10 NCDs) & in multiples of Rs.1000 (1 NCD)																
Listing:	BSE Limited & National Stock Exchange of India Limited																
Rating:	“CRISIL AA/ Outlook STABLE” & “Brickwork AA+/ Outlook Negative”																

* Persons resident outside India and other foreign entities are not allowed

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Series	I	II	III
Frequency of Interest Payment	Annual	Monthly	Cumulative
Nature of Indebtedness	Unsecured	Unsecured	Unsecured
Face value/ Issue Price of NCD's (Rs /NCD)	Rs. 1000		
Minimum Application	Rs.10000 (10 NCDs) across all Series I, Series II, Series III		
In Multiples of thereafter (Rs)	Rs.1000 (1 NCD)		
Tenor	87 months	87 months	87 months
Coupon (% per annum) for all categories	10.00%	9.60%	NA
Effective Yield (p.a) Category I, II, III and IV	10.00%	10.03%	10.02%
Redemption Value (Rs. Per NCD)	Rs.1000	Rs.1000	Rs.2000

SPECIFIC TERMS FOR EACH SERIES OF NCDs

Issue Overview
IIFL Home Finance Limited, a company incorporated under the Companies Act, 1956 (CIN:U65993MH2006PLC166475) and registered as a Housing Finance Company with the National Housing Bank vide Certificate of Registration (COR) No. 09.0175.18 dated September 14, 2018.
The Company is a subsidiary of IIFL Finance Limited which is a NBFC registered with the Reserve Bank of India (RBI).
Widespread Network :125+ Branches Across India, 1770+ Employees
Products: Housing Loan. Secured Business Loans and Affordable Housing Project Loans
AUM: Rs.20600 Cr+, Average Ticket Size Rs.20.4 Lakh, GNPA 1.7%, Net NPA 1.2%, ROA 2.6%, ROE 20.6% (FY 21)

COMMON TERMS FOR ALL SERIES OF THE NCDs	
Issuer	IIFL HOME FINANCE LIMITED
Debenture Trustee	Catalyst Trusteeship Limited
Registrar	Link Intime India Private Ltd.
Lead Managers	Edelweiss Financial Services Limited, IIFL Securities Limited#, ICICI Securities Limited, Trust Investments Advisors Private Limited, Equirus Capital Private Limited
Depositories	NSDL and CDSL
Type of instrument/ Name of the security/Seniority	Unsecured Subordinated Redeemable NCD's in nature of Subordinated Debt and will be eligible for Tier II Capital.
Mode of the issue	Public Issue
Base Issue	Rs.100 Crore
Option to retain Over Subscription Amount	Rs.900 Crore
Aggregate Issue Size	Rs.1000 Crore
Face Value (in Rs. / NCD)	Rs.1000
Issue Price (in Rs. / NCD)	Rs.1000
Minimum application	Rs.10000 (10 NCDs) across all Series I, Series II, Series III,
In multiples of	Rs.1000 (1 NCD)
Credit ratings	The NCDs proposed to be issued under the Issue have been rated "CRISIL AA/STABLE Outlook" (pronounced as CRISIL double A rating with STABLE outlook) and BWR AA+/ Negative Outlook (pronounced as BWR Double A plus with Negative outlook)
Listing	The NCDs offered through this Tranche I Prospectus are proposed to be listed on the BSE and the NSE
Lock-in	N.A.
Mode of Allotment and Trading	NCDs will be issued and traded compulsorily in dematerialised form.
Trading Lot	One (1) NCD

IIFL Securities Limited is deemed to be our 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, IIFL Securities Limited would be involved only in marketing of the Issue.

Categories			
Category I Institutional Investors	Category II Non-Institutional Investors	Category III High Net Worth Investors	Category IV Retail
Allocation Ratio			
10% of Overall Issue Size	10% of Overall Issue Size	40% of Overall Issue Size	40% of Overall Issue Size
Public financial institutions, scheduled commercial banks, Indian multilateral and bilateral development financial institutions which are authorised to invest in the NCDs;	Companies within the meaning of Section 2(20) of the Companies Act, 2013; statutory bodies/ corporations and societies registered under the applicable laws in India and authorised to invest in the NCDs;	Resident Indian individuals and Hindu Undivided Families through the Karta applying for an amount aggregating to above Rs. 10,00,000 across all options of NCDs in this Issue	Resident Indian individuals or HUFs applying through the Karta, for NCDs for an amount aggregating up to and including Rs10 Lakh, across all series of NCDs in a Tranche Issue and shall include Retail Individual Investors, who have submitted bid for an amount not more than Rs 200,000 in any of the bidding options in the Issue (including HUFs applying through their Karta and does not include NRIs) through UPI Mechanism
Provident funds and pension funds with a minimum corpus of Rs.250 million, superannuation funds and gratuity funds, which are authorised to invest in the NCDs;	Co-operative banks and regional rural banks;		

Alternative Investment Funds, subject to investment conditions applicable to them under the Securities and Exchange Board of India (Alternative Investment Funds) Regulations, 2012;	Trusts including public /private charitable /religious trusts which are authorised to invest in the NCDs;		
Resident Venture Capital Funds registered with SEBI;	Scientific and/or industrial research organisations, which are authorised to invest in the NCDs;		
Insurance companies registered with the IRDAI;	Partnership firms in the name of the partners;		
State industrial development corporations;			
Insurance funds set up and managed by the army, navy, or air force of the Union of India;			
Insurance funds set up and managed by the Department of Posts, the Union of India;	Limited liability partnerships formed and registered under the provisions of the Limited Liability Partnership Act, 2008 (No. 6 of 2009).		
Systemically Important Non-Banking Financial Company registered with the RBI and having a net-worth of more than Rs. 5,000 million as per the last audited financial statements;	Association of Persons; and Any other incorporated and/or unincorporated body of persons		
National Investment Fund set up by resolution no. F.No. 2/3/2005-DDII dated November 23, 2005 of the Government of India published in the Gazette of India; and			
Mutual funds registered with SEBI.			

DISCLAIMER:

IIFL Home Finance Limited, subject to market conditions and other considerations is proposing a public issue of unsecured subordinate redeemable non-convertible debentures ("NCDs") and has filed the Shelf Prospectus dated June 29, 2021 and the Tranche I Prospectus dated June 29, 2021 ("Prospectus") with the Registrar of Companies, Maharashtra at Mumbai, National Stock Exchange of India Limited, BSE Limited and SEBI. The Shelf Prospectus and Tranche I Prospectus both dated June, 2021 are available on our website www.iifl.com/home-loans, on the website of the stock exchanges at www.nseindia.com and www.bseindia.com, on the website of SEBI at www.sebi.gov.in and the respective websites of the lead managers at www.edelweissfin.com, www.iiflcap.com, www.icicisecurities.com, www.trustgroup.in and www.equirus.com. Investors proposing to participate in the Issue, should invest only on the basis of the information contained in the Shelf Prospectus and Tranche I Prospectus. Investors should note that investment in NCDs involves a high degree of risk and for details relating to the same, please refer to Prospectus, including the section on "Risk Factors" beginning on page 24 of the Shelf Prospectus.

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