

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

Piramal Capital & Housing Finance Limited

1. Type of Issue

Public Issue (the “Issue”) by Piramal Capital & Housing Finance Limited (“Company” or the “Issuer”) of secured, rated, listed, redeemable, non-convertible debt securities of face value of ₹ 1,000 each (“NCDs”) for an amount of ₹ 200 crores (“Base Issue Size”) with an option to retain oversubscription up to ₹ 800 crores aggregating up to 1,00,00,000 NCDs amounting to ₹ 1,000 crores (“Tranche I Issue Limit”) (“Tranche I Issue”) which is within the Shelf Limit and is being offered by way of the Tranche I Prospectus dated June 30, 2021 containing inter-alia the terms and conditions of Tranche I Issue (“Tranche I Prospectus”), which should be read together with the Shelf Prospectus dated June 30, 2021 (“Shelf Prospectus”).

2. Issue size (Rs crores)

The Tranche - I Issue for an amount of Rs. 200 crores with an option to retain oversubscription upto Rs 800 crores aggregating up to ₹ 1,000 crores (“Tranche I Issue Limit”). The Company had issued and allotted NCDs aggregating to Rs. 804.05 crores in the Tranche - I Issue.

Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated July 23, 2021

3. Rating of instrument along with name of the rating agency

Particular	Rating Agency	Rating
(i) As disclosed in the offer document	CARE Ratings Limited	CARE AA' (CWD)
	ICRA Limited	ICRA AA (outlook negative)
(ii) At the end of 1 st FY (March 31, 2022)#	CARE Ratings Limited	CARE AA' (CWD)
	ICRA Limited	ICRA AA (Rating Watch with Developing Implications)
(iii) At the end of 2 nd FY (March 31, 2023)	CARE Ratings Limited	CARE AA; Stable

(iv) At the end of 3 rd FY (March 31, 2024)	ICRA Limited	[ICRA]AA(Stable)
	CARE Ratings Limited	CARE AA; Stable
	ICRA Limited	[ICRA]AA(Stable)

4. Whether the security created is adequate to ensure 100% asset cover for the debt securities: Yes

Source: Debenture Trust deed dated July 23, 2021

5. Subscription level (number of times) * : After considering the technical rejections and not banked cases the Tranche I Issue was subscribed 4.0202 times of the Base Issue Size and 0.8040 times of the Tranche I Issue Size.

* Source – Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated July 23, 2021

6. Financials of the issuer (as per the annual financial results submitted to stock exchanges under Section 52 of the Listing Obligation and Disclosure Requirements)

(On Consolidated basis) (Rs In Lakhs)

Parameters	1st FY (March 31 , 2022)	2nd FY (March 31 , 2023)	3rd FY (March 31, 2024) #
Income from operations	6,03,861	6,60,631	670,334
Net Profit for the period	5,40,15	(7,40,136)	(197,528)
Paid-up equity share capital	21,36,469	21,36,469	21,36,469
Reserves excluding revaluation reserves	82,298	(6,58,365)	(846,999)

Audited Financial Statements for the Financial Year ended March 31, 2024

7. Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)#

Particular	
(i) At the end of 1st FY (March 31, 2022)	Traded
(ii) At the end of 2nd FY (March 31, 2023)	Traded
(iii) At the end of 3rd FY (March 31, 2024)	Traded

NCDs are listed on the BSE Limited and NSE and admitted to dealings with effect from Wednesday, July 28, 2021

8. Change, if any, in directors of issuer from the disclosures in the offer document

Particular	Name of Director	Appointment / Resignation
(i) At the end of 1st FY (March 31, 2022)	Mr. Deepak Satwalekar	Resignation w.e.f. 26th July 2021
(ii) At the end of 2nd FY (March 31, 2023)	Mr. Khushru Jijina	Resignation w.e.f. 31 st August 2022
(iii) At the end of 3rd FY (March 31, 2024)	Mr. Kunal Bahl	Appointment w.e.f 20 th March, 2024

9. Status of utilization of issue proceeds

(i) As disclosed in the offer document	<p>The Net Proceeds raised through the Issue will be utilized for following activities in the ratio provided as below:</p> <p>I. For the purpose of onward lending – at least 75% of the Net Proceeds of the Issue.</p> <p>II. For General Corporate Purposes – up to 25% of the Net Proceeds of the Issue.</p>
(ii) Actual utilization	NA
(iii) Reasons for deviation, if any	NA

10. Delay or default in payment of interest/ principal amount (Yes/ No): No (If yes, further details of the same may be

given)

(i)	Disclosures in the offer document on terms of issue	The Debenture Trustee will protect the interest of the Secured NCD Holders in the event of default by Company in regard to timely payment of interest and repayment of principal and the Trustee will take necessary action at the Company's cost. (Source: Shelf & Tranche I Prospectus both dated June 30, 2021)
(ii)	Delay in payment from the due date #	No
(iii)	Reasons for delay/ non-payment, if any #	--

Stock Exchange intimation dated November 11, 2024

11. Any other material information

Announcement	Date
ICRA Limited vide its letter dated 9th August 2021 has revised the credit rating for following instruments of the Company. Stock exchange link: https://www.bseindia.com/xml-data/corpfiling/AttachHis/018f5cc6-e7b5-4dc0-933c-9027ea0a6544.pdf	10th August 2021
Pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, , the duly authorised Committee of Directors interalia approved the issue of Secured, Rated, Listed, Redeemable, Non-Convertible Debentures amounting up to Rs. 1,95,32,52,90,000/- (Rupees Nineteen Thousand Five Hundred and Thirty-Two Crores Fifty-Two Lakhs Ninety Thousand only) on private placement basis under the applicable laws and pursuant to the Order passed by National Company Law Tribunal, Mumbai Bench (NCLT) on 7th June 2021 approving the Resolution Plan submitted by the Company for the corporate insolvency resolution of Dewan Housing Finance Corporation Limited, under Section 31 of the Insolvency & Bankruptcy Code 2016. SE link:	23rd September 2021

<p>Pertaining to approval of the resolution plan of the Company in relation to the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ('DHFL') under the Insolvency & Bankruptcy Code, 2016 and pursuant to regulation 51 of the Listing Regulations, please note that the Company has discharged the consideration to the creditors of DHFL pursuant to the resolution plan. SE link:</p>	<p>29th September 2021</p>
<p>The Company has received an income tax assessment order for the FY 2021-22 (AY 2022-23) i.e. the year of acquisition and reverse merger with erstwhile Dewan Housing Finance Corporation Limited ('eDHFL').</p>	<p>February 28, 2024</p>
<p>Piramal Capital & Housing Finance Limited ("Company") at its meeting held on 8 May 2024 has, inter alia, approved the composite scheme of arrangement amongst Piramal Enterprises Limited (the holding company of the Company)</p>	<p>May 8, 2024</p>
<p>The Company has received the final listing approval from the India International Exchange (IFSC) Limited ("India INX") pursuant to its letter dated 29th July, 2024, for the listing of 7.80% USD 300,000,000 Senior Secured Sustainability Notes due 2028 allotted under tranche 1 of the USD 1,000,000,000 Secured Euro Medium Term Note Programme of the Company</p>	<p>July 29, 2024</p>
<p>the Board of Directors of the Company has appointed Ms. Urmila Rao (Membership No. ACS A52228), as the Company Secretary & Compliance Officer and Key Managerial Personnel of the Company, with effect from 23rd October, 2024</p>	<p>October 23, 2024</p>

All the above information is updated as on November 15, 2024 unless indicated otherwise.