

Ref. No. AAVAS/SEC/2021-22/885



Date: December 08, 2021

To, The National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex, Mumbai - 400051 Scrip Symbol: AAVAS	To, BSE Limited Dept. of Corporate Services Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400001 Scrip Code: 541988
---	---

Dear Sir / Madam,

Sub: Intimation of Credit Rating Outlook Upgradation to 'Positive' from 'Stable' of Aavas Financiers Limited ("the Company") by ICRA Limited

Pursuant to Regulation 30 (6) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we would like to inform you that based on rating assessment undertaken by **ICRA Limited**, the outlook of the Company's credit rating has been revised to 'Positive' from 'Stable' while reaffirming the existing ratings.

Please find the details of the same as below:

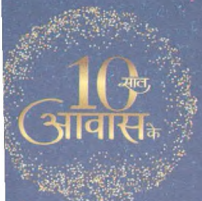
Name of the Company	Credit Rating Agency	Instrument	Rating ; Outlook	Rating Action
Aavas Financiers Limited	ICRA Limited	Credit Rating for Rs. 380 crore Non- Convertible Debentures programme	[ICRA] AA- (pronounced as ICRA double A minus) with 'Positive' outlook	Reaffirmed; Outlook revised from 'Stable' to 'Positive'
		Credit Rating for Rs.1,240 crore Bank Borrowing Programme	[ICRA] AA- (pronounced as ICRA double A minus) with 'Positive' Outlook	Reaffirmed; Outlook revised from 'Stable' to 'Positive'
		Credit Rating for Rs.50 crore Commercial Paper Programme	[ICRA] A1+ (pronounced as ICRA A one plus)	Reaffirmed

We request you to take the same on your record.

Thanking You,

For Aavas Financiers Limited

Sharad Pathak
Company Secretary and Compliance Officer
(FCS-9587)



AAVAS FINANCIERS LIMITED

(Formerly known as "Au HOUSING FINANCE LIMITED")

An ISO 9001: 2015 Certified Company | CIN NO.: L65922RJ2011PLC034297

Regd. & Corp. Office: 201-202, 2nd Floor, Southend Square,

Mansarovar Industrial Area, Jaipur-302020

Tel: +91 141 661 8888 | E-Mail: info@aavas.in, Website: www.aavas.in





ICRA Limited

Ref No: ICRA/Aavas Financiers Limited/07122021/2

Date: December 07, 2021

Mr. Ghanshyam Rawat
Chief Financial Officer
Aavas Financiers Limited
201-202, Southend Square SP-1, 2nd Floor
Mansarovar Industrial Area
Jaipur 302020

Dear Sir,

Re: Surveillance review of ICRA-assigned Credit Rating for Rs 380 Crore NCD Programme of Aavas Financiers Limited (instrument details in Annexure)

Please refer to your email dated December 01, 2021 wherein you have requested ICRA Limited ("ICRA") for review of the rating assigned to the captioned borrowing programme of your company which was communicated to you vide email dated November 26, 2021.

Please note that the Rating Committee of ICRA, after due consideration of the latest developments in your company, has retained the long-term rating on your non-convertible debenture (NCD) programme at **[ICRA]AA-** (pronounced as ICRA double A minus). The outlook on the long-term rating has been revised to **'Positive'** from **'Stable'**. Instruments with this rating are considered to have high degree of safety regarding timely servicing of financial obligations. Such instruments carry very low credit risk. Within this category, rating modifiers {"+" (plus) or "-" (minus)} can be used with the rating symbols. The modifier reflects the comparative standing within the category.

In any of your publicity material or other document wherever you are using our above rating, it should be stated as **[ICRA]AA- (Positive)**.

This rating is specific to the terms and conditions of the proposed issue as was indicated to us by you and any change in the terms or size of the issue would require the rating to be reviewed by us. If there is any change in the terms and conditions or size of the instrument rated, as above, the same must be brought to our notice before the issue of the instrument. If there is any such change after the rating is assigned by us and accepted by you, it would be subject to our review and may result in change in the rating assigned.

ICRA reserves the right to review and/ or, revise the above rating at any time on the basis of new information or unavailability of information or such other circumstances, which ICRA believes, may have an impact on the rating assigned to you. The rating, as aforesaid, however, should not be treated as a recommendation to buy, sell or hold the instruments issued by you.

You are requested to furnish a monthly *'No Default Statement (NDS)'* (in the format enclosed) on the first working day of every month, confirming the timeliness of payment of all obligations against the rated debt



programme. This is in line with requirements as prescribed in circular dated June 30, 2017 on '**Monitoring and Review of Ratings by Credit Rating Agencies (CRAs)**' issued by the Securities and Exchange Board of India

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s). Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We thank you for your kind cooperation extended during the course of the rating exercise. Please let us know if you need any clarification.

We look forward to further strengthening our existing relationship and assure you of our best services.

With kind regards,

Yours sincerely,

For ICRA Limited

KARTHIK SRINIVASAN
2021.12.07 18:59:45 +05'30'

Karthik Srinivasan
Senior Vice President
Group Head - Financial Sector Ratings
karthiks@icraindia.com

Encl:-

- 1) Instrument Details
- 2) No-Default Statement Format



ANNEXURE I: INSTRUMENT DETAILS

ISIN / Bank Name	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
INE216P07209	NCD	31-Dec-20	6.63%	31-Dec-25	100.00	[ICRA]AA- (Positive)
INE216P07183	NCD	22-Jun-20	6.60%	22-Dec-21	150.00	[ICRA]AA- (Positive)
INE216P07134	NCD	18-Jul-17	8.43%	18-May-22	130.00	[ICRA]AA- (Positive)



ICRA Limited

Ref No: ICRA/Aavas Financiers Limited/07122021/3

Date: December 07, 2021

Mr. Ghanshyam Rawat
Chief Financial Officer
Aavas Financiers Limited
201-202, Southend Square SP-1, 2nd Floor
Mansarovar Industrial Area
Jaipur 302020

Dear Sir,

Re: Surveillance review of ICRA-assigned Credit Rating for Rs. 1,240 crore bank borrowing programme of Aavas Financiers Limited (instrument details in Annexure)

Please refer to your email dated December 01, 2021 wherein you have requested ICRA Limited ("ICRA") for review of the rating assigned to the captioned borrowing programme of your company which was communicated to you vide email dated November 26, 2021.

Please note that the Rating Committee of ICRA, after due consideration, has reaffirmed the long-term rating for the captioned Line of Credit (LOC) at **[ICRA]AA-** (pronounced ICRA double A minus). The outlook on the long-term rating has been revised to '**Positive**' from 'Stable'. The aforesaid rating will be due for surveillance anytime before December 06, 2022.

The rating(s) as stated above is specific to the terms and conditions of the LOC as indicated to us by you. In case there is any change in the terms and conditions, or the size of the rated LOC, the same must be brought to our notice immediately. Any such change would warrant a rating review, following which there could be a change in the rating(s) assigned. Notwithstanding the foregoing, any change in the over-all limit of the LOC from that specified in the first paragraph of this letter would constitute an enhancement that would not be covered by or under the said Rating Agreement.

ICRA reserves the right to review and/or, revise the above rating(s) at any time on the basis of new information or unavailability of information or such other circumstances, which ICRA believes, may have an impact on the rating(s) assigned to you.

You are requested to furnish a monthly '*No Default Statement (NDS)*' (in the format enclosed) on the first working day of every month, confirming the timeliness of payment of all obligations against the rated debt programme [interest and principal obligations for fund based as well as obligations under LOC/BG for non-fund based facility]. This is in accordance with requirements prescribed in circular dated June 30, 2017 on '**Monitoring and Review of Ratings by Credit Rating Agencies (CRAs)**' issued by the Securities and Exchange Board of India.

You are also requested to inform us forthwith of any default or delay in the payment of interest and/or principal against the rated debt programme, or any other debt instruments and/or borrowings of your company. Further, you are requested to keep us informed of any other developments that could have a direct or indirect impact

Electric Mansion, 3rd Floor
Appasaheb Marathe Marg
Prabhadevi, Mumbai-400025
Registered Office: B-710, Statesman House, 148, Barakhamba Road, New Delhi 110001. Tel: +91.11.23357940-45

Tel.: +91.22.61693300
CIN: L74999DL1991PLC042749

Website: www.icra.in
Email: info@icraindia.com
Helpdesk: +91 9354738909

RATING

RESEARCH

INFORMATION



on the debt servicing capability of your company, with such developments including, but not limited to, any proposal for re-schedulement or postponement of repayment against any dues and/or debts of your company with any lender(s) and/or investor(s).

We thank you for your kind co-operation extended during the course of the rating exercise. Please let us know if you need any clarification.

We look forward to further strengthening our existing relationship and assure you of our best services.

With kind regards,

Yours sincerely,

for ICRA Limited

KARTHIK SRINIVASAN

2021.12.07 19:00:26 +05'30'

Karthik Srinivasan

Senior Vice President

Group Head - Financial Sector Ratings

karthiks@icraindia.com

Encl:-

- 1) No-Default Statement Format
- 2) Instrument Details

Ref No: ICRA/Aavas Financiers Limited/07122021/1

Date: December 07, 2021

Mr. Ghanshyam Rawat
Chief Financial Officer
Aavas Financiers Limited
201-202, Southend Square SP-1, 2nd Floor
Mansarovar Industrial Area
Jaipur 302020

Dear Sir,

Re: Surveillance of ICRA rating for Rs. 50 Crore Commercial Paper Programme of Aavas Financiers Limited

Please refer the Rating Agreement between ICRA Limited ("ICRA") and your company, whereby, ICRA is required to review the ratings assigned to your company on an annual basis or as and when circumstances so warrant.

Please note that the Rating Committee of ICRA, after due consideration of the latest developments in your company, has reaffirmed the rating assigned earlier to the Rs 50 crore CP programme at **[ICRA]A1+ (pronounced as ICRA A one plus)**. Instruments with [ICRA]A1 rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such instruments carry lowest credit risk. Within this category rating modifier {"+" (plus)} can be used with the rating symbols. The modifier reflects the comparative standing within the category.

In any of your publicity material or other document wherever you are using the above rating, it should be stated as **[ICRA]A1+**. Additionally, we wish to highlight the following with respect to the rating:

(a) If the instrument rated, as above, is not issued by you within a period of 3 months from the date of this letter, the rating would need to be revalidated before issuance;

(b) Subject to Clause (c) below, our rating is valid from the date of this letter till **March 06, 2023 ("Validity Period")**. The rating will generally be due for review at the end of the Validity Period. The maturity date of the Commercial Paper shall not be after the end of the Validity Period. The Commercial Paper will have a maximum maturity of twelve months.

(c) ICRA reserves the right to review and/or, revise the above rating at any time on the basis of new information or unavailability of information or such circumstances, which ICRA believes, may have an impact on the aforesaid rating assigned to you.

The rating, as aforesaid, however, should not be treated as a recommendation to buy, sell or hold the Commercial Paper issued by you. **The above rating of "[ICRA] A1+" is assigned to your Commercial Paper size of Rs 50 crore and the maximum amount raised through Commercial Paper at any point in time, including any amount already outstanding, should not exceed Rs 100 crore.** In case, you propose to enhance the size of the Commercial Paper, the same would be required to be rated afresh. ICRA does not assume any responsibility on



its part, for any liability, that may arise consequent to your not complying with any eligibility criteria, applicable from time to time, for issuance of Commercial Paper.

You are requested to furnish a monthly '*No Default Statement (NDS)*' (in the format enclosed) on the first working day of every month, confirming the timeliness of payment of all obligations against the rated debt programme. This is in line with requirements as prescribed in circular dated June 30, 2017 on '**Monitoring and Review of Ratings by Credit Rating Agencies (CRAs)**' issued by the Securities and Exchange Board of India.

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s). Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We thank you for your kind cooperation extended during the course of the rating exercise. Should you require any clarification, please do not hesitate to get in touch with us.

We look forward to further strengthening our existing relationship and assure you of our best services.

With kind regards,

Yours sincerely,

For ICRA Limited

KARTHIK SRINIVASAN

2021.12.07 18:59:14

+05'30'

Karthik Srinivasan
Senior Vice President
Group Head - Financial Sector Ratings
karthiks@icraindia.com