

March 26, 2025

To, The Manager Listing Department BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai -400001, India SCRIP CODE: 544044	To, The Manager Listing Department National Stock Exchange of India Limited 'Exchange Plaza', C-1, Block-G, Bandra Kurla Complex Bandra (East), Mumbai 400051, India SYMBOL: INDIASHLTR
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Subject: Intimation under Regulation 30 & Regulation 51 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Allotment of secured, redeemable, Indian rupee denominated, and 8.65% interest bearing Non-Convertible Debentures on private placement basis

Dear Sir/Madam,

Pursuant to Regulation 30 and 51 of SEBI (Listing Obligations and Disclosure Requirements), "SEBI (LODR)" Regulations, 2015 and with reference to our letter dated March 11, 2025, we wish to inform that the Asset and Liability Management Committee of the Company in their meeting held on March 26, 2025, has accorded its approval for allotment of secured, redeemable, Indian rupee denominated, and 8.65% interest bearing Non-Convertible Debentures (NCDs) on Private Placement basis to the identified investors as follows:

1. 5,000 NCDs having a face value of INR 1,00,000/- (Indian Rupees One Lacs each aggregating to INR 50,00,00,000/- (Indian Rupees Fifty Crores Only).

Detailed information as required under SEBI (LODR) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, in respect of allotment of NCDs is given in 'Annexure I' to this letter.

We request you to kindly take the information on your records.

Thanking you.

Yours Faithfully,

For India Shelter Finance Corporation Limited

Mukti Chaplot
Company Secretary and Compliance Officer
Mem. No. 38326

Disclosures in terms of SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/120 dated July 11, 2023, read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, are as under:

Sr No.	Particulars	Information
1.	Type of securities proposed to be issued	Secured, redeemable, Indian rupee denominated, and 8.65% interest bearing Non-Convertible Debentures (NCDs)
2.	Type of issuance	Private Placement basis
3.	Total number of Securities allotted	5000 NCDs having a face value of INR 1,00,000/- (Indian Rupees One Lac) each aggregating to INR 50,00,00,000/- (Indian Rupees Fifty Crores Only).
4.	Size of the issue/allotment	INR 50,00,00,000/- (Indian Rupees Fifty Crores Only).
5.	Whether proposed to be listed? Name of the stock exchange(s)	Yes Bombay Stock Exchange (BSE)
6.	Tenure of the instrument -date of allotment and date of maturity	Tenure: 1460 days from the deemed date of allotment Date of Allotment: March 26, 2025 Date of Maturity: March 25, 2029
7.	Coupon/interest offered, schedule of payment of coupon/interest and principal	8.65 % p.a. (linked with 3 months SBI MCLR, i.e presently at 8.55% plus spread 0.10%), or such other interest rate as may be agreed. Schedule of payment: Principal and the interest shall be payable on a quarterly basis in accordance with the Debenture Trust Deed executed between the issuer and the Debenture Trustee.
8.	Charge/security, if any, created over the assets	Secured by first and exclusive hypothecation charge on standard receivables with minimum asset cover of 1.10 times
9.	Special right/ interest/ privileges attached to the instrument and changes thereof	Not applicable

India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurugram, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

10.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	Not applicable
11.	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 its comments thereon, if any	Not applicable
12.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	1460 days from the Deemed Date of Allotment
13.	Any cancellation or termination of proposal for issuance of securities including reasons thereof.	Not applicable

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