

**ISSUE OF COMMERCIAL PAPER (CP) - LETTER OF OFFER**
**PART I**

Issuer Details	HERO HOUSING FINANCE LIMITED
Name and Address of Issuer	HERO HOUSING FINANCE LIMITED, 09, COMMUNITY CENTRE, BASANT, VASANT VIHAR, NEW DELHI -110057
Business Segment / Activity	HOUSING FINANCE COMPANY (HFC)
Chief Executive (Managing Director / President / CEO / CFO / Equivalent Official in the hierarchy as per Constitution of the Issuer entity)	MR. APUL NAYYAR - Director (Whole-Time Director -Executive ) & CEO
Group Affiliation (If Any)	NA

**PART II**

Issue Details	Commercial Paper	
ISIN	INE800X14440	
Proposed Date of Issue	November 28, 2025	
Amount (Rs.)	₹ 50 CRORE	
Tenor and Date of Maturity	89 Days & 25-02-2026	
Proposed to be Listed / Unlisted	Proposed to be Listed	
End Use of CP proposed (specific details)	Working Capital Requirement	
Market Conventions	FIMMDA Conventions	
Credit Rating Details for the Proposed Issue	Credit Rating – 1	
Credit Rating Issuer	CRISIL	
Rating	A1+	
Date of Rating	17-Nov-25	
Validity of Issuance	Till the Maturity of CP	
Validity period for rating	60 Days	
For Amount (Rs.)	550 Crores	
Conditions (If Any)	NA	
Long term credit rating obtained by the Issuer	CRISIL AA+/Stable	
Unaccepted Credit Rating assigned to the Issuer	NA	
Issuing and Paying Agent Details (Name and Address)	YES BANK House   3rd Floor, North wing   Off Western Express Highway Santacruz East   Mumbai - 400 055	
Debenture Trustee Details (Name and Address) (In case of NCD)	NA	
Credit Enhancement Details (If any)	NA	
Description of Instrument	NA	
Amount (Rs. In Lacs)	NA	
In Favor of	ISSUER OF CP HOLDER OF CP	
Name and Address of the Guarantor	NA	
Net worth of the Guarantor (Rs. In Lacs)	NA	
Extent of The Guarantee Offered by the Guarantor for the Issue	NA	
Conditions under which the guarantee will be invoked	NA	
Trustee Details (Name and Address)	NA	
Whether guarantor is a group entity	NA	
If yes,		
Names of Companies to which Guarantor has issued similar guarantees,		
<b>Name</b>	<b>Extent of Guarantee</b>	<b>Conditions Under Which the guarantee will be invoked</b>
NA	NA	NA

For Hero Housing Finance Ltd.

*[Signature]* *[Signature]*

Authorised Signatory Authorised Signatory

**Hero Housing Finance Ltd.**
**Registered Address:** 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057

**Toll Free No.:** 1800 212 8800, **Email:** customer.care@herohfl.com

**Website:** www.herohousingfinance.com | **CIN:** U65192DL2016PLC301481

PART III

A. Issuer Financial Details:

CP Borrowing	₹ 400 Crore
Date of Board Resolution	July 24, 2025
1. Limit approved by Board	WITHIN THE OVERALL BORROWING LIMIT OF THE COMPANY (PRESENTLY UPTO 7,500 CRORE)
2. Limit as per CRA	550 CRORE
3. Limit approved by Regulator concerned (if applicable)	NA

B. Details of CP and other Debt Instruments outstanding as on date of Letter of Offer CP / other Debt Instruments (Including Liabilities not redeemed on due date)

Refer Annexure I

C. Fund-based facilities from banks/ Financial institutions, if any

Refer Annexure III

D. Shareholding Details of Promoters

NAME OF SHAREHOLDER	NO. OF EQUITY SHARES HELD	% OF HOLDING
Hero FinCorp Limited	62,49,99,939	99.1
Individuals	20	0.0
Others	56,98,484	0.9

Details of share Pledged-NA

E. Financial Summary (Including Net worth / Equity / Investment in subsidiaries / Affiliates)

FINANCIAL SUMMARY	AMOUNT IN ₹ CRORE	CURRENT YEAR	PREVIOUS YEARS	
		31-03-2025 (IND-AS)	31-03-2024 (IND-AS)	31-03-2023 (IND-AS)
• EQUITY		630.66	629.81	629.23
• NET WORTH		848.33	797.44	759.23
• INVESTMENT IN SUBSIDIARIES/AFFILIATES		0.00	0.00	0.00
• TOTAL DEBT OUTSTANDING		5728.61	4470.09	3244.19
• SHORT TERM (< 1 YEAR)*		1196.94	1176.30	782.59
• - OTHER DEBT		4531.67	3293.79	2461.60
• GROSS INCOME		762.58	569.04	420.55
• OPERATING PROFIT (PBITD)		508.75	354.04	241.36
• GROSS PROFIT (PBTD)		73.79	51.12	31.41
• NET PROFIT (POST TAX)		51.10	36.10	22.63
Audit Qualifications (If Any)		NA	NA	NA

\* Includes current maturities of long-term borrowings

Note: Financials of FY24, FY23 and FY22 are regrouped and re-classified.

F. Details of Statutory auditor and changes thereof in the last three financial years:

NAME AND ADDRESS	DATE OF APPOINTMENT/ RESIGNATION	REMARKS
PKF SRIDHAR & SANTHANAM LLP Firm Registration Number: 0039905 / S200018 3rd Floor, DLF Prime Towers, 319, F-79/80, Pocket F, Okhla Phase I, Okhla Industrial Estate, New Delhi, Delhi 11002	Appointment w.e.f. August 20, 2024	RBI Circular no. 2021-22/25 dated 27th April 2021 for the appointment of SCAs/ Sas
GSA Associates & LLP, Chartered Accountants (ICAI Firm Registration No. 000257N/N500339) 16 DDA Flat, Ground Floor, Panchsheel, Shivalik Mor, Near Malviya Nagar, New Delhi – 110017.	Appointment w.e.f. December 29, 2021	RBI Circular no. 2021-22/25 dated 27th April 2021 for the appointment of SCAs/ Sas
B S R & Co LLP (Firm Registration No. 101248W/W100022) DLF Building No. 10, 12th Floor, Tower C, DLF Cyber City, Phase – 2 Gurugram 122002, Haryana	Date of Appointment w.e.f. 21 <sup>st</sup> September, 2018	RBI Circular no. 2021-22/25 dated 27th April 2021 for the appointment of SCAs/ Sas

G. Details of default in repayment of CP, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past five financial years including in the current financial year

NIL

H. ANY MATERIAL EVENT/ DEVELOPMENT HAVING IMPLICATIONS FOR THE FINANCIALS/ CREDIT QUALITY RESULTING IN MATERIAL LIABILITIES, CORPORATE RESTRUCTURING EVENT WHICH MAY AFFECT THE ISSUE OR THE INVESTOR'S DECISION TO INVEST IN THE CP/NCD, IF ANY:

NA

I: MATERIAL LITIGATION, IF ANY  
J: REGULATORY STRICTURES, IF ANY

NIL  
NA

For Hero Housing Finance Ltd.  
  
 Authorised Signatory  
  
 Authorised Signatory

**Hero Housing Finance Ltd.**

**Registered Address:** 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057

**Toll Free No.:** 1800 212 8800, **Email:** customer.care@herohfl.com

**Website:** www.herohousingfinance.com | **CIN:** U65192DL2016PLC301481

K. AN ISSUER WHICH IS EITHER AN NBFC OR AN HFC SHALL DISCLOSE THE RESIDUAL MATURITY PROFILE OF ITS ASSETS AND LIABILITIES IN THE FOLLOWING FORMAT: DATA AS OF 31ST Mar'25 IS PROVIDED BELOW

(AMOUNT IN CRORE)

CATEGORY	UP TO 30/31 Days	>1M - 2M	>2M - 3M	>3M - 6M	>6M - 1Y	> 1Y - 3Y	>3Y - 5Y	>5Yrs	Total
DEPOSIT	-	-	-	-	-	-	-	-	-
ADVANCES	150.97	92.56	84.00	261.97	528.60	1,830.06	1,180.05	1,955.83	6,084.03
INVESTMENTS	397.53	-	-	-	-	-	-	25.00	422.53
BORROWINGS	37.44	72.32	159.81	317.43	607.96	1,825.49	1,854.87	680.37	5,555.68
FOREIGN CURRENCY ASSETS (FCA)	-	-	-	-	-	-	-	-	-
FOREIGN CURRENCY LIABILITIES (ECB)	-	-	-	1.98	-	41.98	125.92	3.05	172.93

AUTHORISED SIGNATORY OF THE ISSUER



  
 For Hero Housing Finance Ltd.
   
 November 27, 2023
   
 Authorised Signatory      Authorised Signatory

DATE :

FOR HERO HOUSING FINANCE LIMITED

AUTHORISED SIGNATORIES  
 ORIGINAL / AUTHENTICATED COPY OF ANY DOCUMENT RELATED TO ABOVE INFORMATION WILL BE MADE  
 AVAILABLE TO THE INVESTORS ON REQUEST