

**ISSUE OF COMMERCIAL PAPER (CP)  
LETTER OF OFFER**

<b>PROPOSED DATE OF ISSUE:</b>	<b>8-Jan-2025</b>	<b>ISSUE REFERENCE</b>	<b>ABHFL/2024-25/CP037 to 39</b>	
<b>CREDIT RATING for CP</b>	<b>CRA-1</b>	<b>CRA-2</b>		
<b>CREDIT RATING</b>	<b>A1+</b>	<b>A1+</b>		
<b>ISSUED BY</b>	ICRA Limited	India Ratings (Ind Ra)		
<b>DATE OF RATING</b>	December 27, 2024	December 16, 2024		
<b>VALIDITY FOR ISSUANCE</b>	3 Months	60 Days		
<b>VALIDITY PERIOD OF RATING</b>	January 8, 2026	January 8, 2026		
<b>FOR AMOUNT</b>	₹3,000.00 crore	₹3,000.00 crore		
<b>CONDITIONS IF ANY</b>	Standalone			
<b>EXACT PURPOSE OF CP</b>	Working Capital Purpose / On Lending / Repayment of Debt (Term Loans / NCD's / CPs / CC / WCDL/ ICB etc.)			
<b>CREDIT SUPPORT (if any)</b>	No			
<b>DESCRIPTION OF INSTRUMENT</b>	Commercial Paper			
<b>AMOUNT</b>	₹175,00,00,000.00	Rupees One Hundred Seventy Five Crores		
<b>ISSUED BY</b>	Aditya Birla Housing Finance Limited			
<b>IN FAVOUR OF</b>				
<b>NET WORTH OF THE GUARANTOR COMPANY</b>	NOT APPLICABLE			
<b>NAMES OF THE COMPANIES TO WHICH THE GURANTOR HAS ISSUED SIMILAR GUARANTEE</b>				
<b>EXTENT OF THE GUARANTEE OFFERED BY THE GUARANTOR</b>				
<b>CONDITIONS UNDER WHICH GUARANTEE WILL BE INVOKED</b>				
<b>DETAILS OF CURRENT TRANCHE</b>	<b>ISIN Code:</b>	INE831R14EN2		
<b>Amount</b>	<b>Maturity Date</b>	<b>Current Credit Rating</b>	<b>Validity Period of Rating</b>	<b>Credit Rating Agency (CRA)</b>
₹175,00,00,000.00	March 13, 2025	A1+	January 8, 2026	ICRA Limited
		A1+	January 8, 2026	India Ratings
<b>Listing : Proposed to be Listed / Unlisted</b>	Proposed to be listed on National Stock Exchange of India Limited and or BSE Ltd			
<b>ISSUING AND PAYING AGENT</b>	HDFC Bank Limited, Treasury Operations (TROPs), Lodha - I Think Techno Campus, Building - Alpha, 4th Floor - Office Near Kanjur Marg Railway Station, Kanjur Marg (E) Mumbai - 400042			
<b>MARKET CONVENTIONS</b>	FIMMDA CONVENTIONS			
<b>CP Borrowing Limit</b>	₹ 4,000 crore			
<b>SUPPORTING BOARD RESOLUION FOR CP BORROWING - RESOLUTION DATED</b>	17 October 2024			
<b>TOTAL CP OUTSTANDING (AS ON DATE)</b>	₹ 1,650.00 crore			
<b>DETAILS OF CP ISSUED DURING LAST 15 MONTHS</b>	Refer Annexure I			
<b>NCD Outstanding as on dated 07-01-2025</b>	₹ 8,075.00 crore (Refer Annexure II)			
<b>Sub-Debt Outstanding as on dated 07-01-2025</b>	₹ 475.00 crore (Refer Annexure II)			

<b>Details of Default of CP or any other borrowings for past 3 financial years, if any</b>	None			
<b>BANK FUND BASED FACILITIES FROM BANKS</b>	Refer Annexure III			
<b>NAME &amp; ADDRESS OF ISSUER</b>	Aditya Birla Housing Finance Limited			
	One World Center, Tower I 18th Floor, Jupiter Mills Compound, Elphinstone Road Mumbai 400013			
<b>LINE OF BUSINESS</b>	Housing Finance Company (HFC's)			
<b>CHIEF FINANCIAL OFFICER</b>	Mr. Ashish Damani			
<b>GROUP AFFILIATION (IF ANY)</b>	Aditya Birla Group			
<b>FINANCIAL SUMMARY (₹ Crs.) (All the figures are as per Ind AS Financials)</b>	<b>For Quarter Ending (Limited Review) 30.09.2024</b>	<b>For Year Ending (Audited) 31.03.2024</b>	<b>For Year Ending (Audited) 31.03.2023</b>	<b>For Year Ending (Audited) 31.03.2022</b>
Equity / CCPS	573	501	501	501
Net Worth	3,005	2,260	1,968	1,721
Investment In Subsidiaries / Affiliates	-	-	-	-
Total Debt Outstanding	19,136	15,399	11,660	10,332
Short Term (< 1 year)	2,800	2,152	690	265
Other Debt (>1 year)	16,336	13,247	10,970	10,067
Gross Income	638	1,836	1,407	1,216
Operating Profit (PBIDT)	471	1,416	1,073	958
Gross Profit (PBDT)	114	402	324	263
Net Profit (Post Tax)	80	291	241	197
Audit Qualification ( if any )	Nil	Nil	Nil	Nil
<b>Material litigation and regulatory strictures</b>	There are no material litigations as on date. However, all the pending litigations by and against the company are in the ordinary course of business. There are no other regulatory strictures			
Details of Default of CPs, including technical delay in redemption during past three years	None			
Details of Default and delay in redemption of any other borrowing during last three years				
* Issuer's liability under the CP will continue beyond due date, in case the CP is not redeemed on due date, even if the CP is in Demat.				

**Aditya Birla Housing Finance Limited**

**Authorised Signatories**

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