

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

PROPOSED DATE OF ISSUE:	5-Mar-2025	ISSUE REFERENCE	ABHFL/2024-25/CP048	
CREDIT RATING for CP	CRA-1	CRA-2		
CREDIT RATING	A1+	A1+		
ISSUED BY	ICRA Limited	India Ratings (Ind Ra)		
DATE OF RATING	February 20, 2025	February 6, 2025		
VALIDITY FOR ISSUANCE	3 Months	60 Days		
VALIDITY PERIOD OF RATING	March 5, 2026	March 5, 2026		
FOR AMOUNT	₹4,000.00 crore	₹3,000.00 crore		
CONDITIONS IF ANY	Standalone			
EXACT PURPOSE OF CP	Working Capital Purpose / On Lending / Repayment of Debt (Term Loans / NCD's / CPs / CC / WCDL/ ICB etc.)			
CREDIT SUPPORT (if any)	No			
DESCRIPTION OF INSTRUMENT	Commercial Paper			
AMOUNT	₹100,00,00,000.00	Rupees One Hundred Crores		
ISSUED BY	Aditya Birla Housing Finance Limited			
IN FAVOUR OF				
NET WORTH OF THE GUARANTOR COMPANY	NOT APPLICABLE			
NAMES OF THE COMPANIES TO WHICH THE GURANTOR HAS ISSUED SIMILAR GUARANTEE				
EXTENT OF THE GUARANTEE OFFERED BY THE GUARANTOR				
CONDITIONS UNDER WHICH GUARANTEE WILL BE INVOKED				
DETAILS OF CURRENT TRANCHE	ISIN Code:	INE831R14ER3		
Amount	Maturity Date	Current Credit Rating	Validity Period of Rating	Credit Rating Agency (CRA)
₹100,00,00,000.00	June 3, 2025	A1+	March 5, 2026	ICRA Limited
		A1+	March 5, 2026	India Ratings
Listing : Proposed to be Listed / Unlisted	Proposed to be listed on National Stock Exchange of India Limited and or BSE Ltd			
ISSUING AND PAYING AGENT	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			
MARKET CONVENTIONS	FIMMDA CONVENTIONS			
CP Borrowing Limit	₹ 4,000 crore			
SUPPORTING BOARD RESOLUITION FOR CP BORROWING - RESOLUTION DATED	17 January 2025			
TOTAL CP OUTSTANDING (AS ON DATE)	₹ 1,425.00 crore			
DETAILS OF CP ISSUED DURING LAST 15 MONTHS	Refer Annexure I			
NCD Outstanding as on dated 03-03-2025	₹ 9,755.00 crore (Refer Annexure II)			
Sub-Debt Outstanding as on dated 03-03-2025	₹ 610.00 crore (Refer Annexure II)			

Corporate Office:
Aditya Birla Housing Finance Limited
 One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,
 841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013
 Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000
 care.housingfinance@adityabirlacapital.com
 https://homefinance.adityabirlacapital.com

Registered Office:
 Indian Rayon Compound,
 Veraval, Gujarat - 362 266
 CIN: U65922GJ2009PLC083779



Details of Default of CP or any other borrowings for past 3 financial years, if any	None			
BANK FUND BASED FACILITIES FROM BANKS	Refer Annexure III			
NAME & ADDRESS OF ISSUER	Aditya Birla Housing Finance Limited			
	One World Center, Tower I 18th Floor, Jupiter Mills Compound, Elphinstone Road Mumbai 400013			
LINE OF BUSINESS	Housing Finance Company (HFC's)			
CHIEF FINANCIAL OFFICER	Mr. Ashish Damani			
GROUP AFFILIATION (IF ANY)	Aditya Birla Group			
FINANCIAL SUMMARY (₹ Crs.) (All the figures are as per Ind AS Financials)	For Quarter Ending (Limited Review) 31.12.2024	For Year Ending (Audited) 31.03.2024	For Year Ending (Audited) 31.03.2023	For Year Ending (Audited) 31.03.2022
Equity / CCPS	606	501	501	501
Net Worth	3,390	2,260	1,968	1,721
Investment In Subsidiaries / Affiliates	-	-	-	-
Total Debt Outstanding	22,117	15,399	11,660	10,332
Short Term (< 1 year)	2,600	2,152	690	265
Other Debt (>1 year)	19,517	13,247	10,970	10,067
Gross Income	1,865	1,836	1,407	1,216
Operating Profit (PBIDT)	1,402	1,416	1,073	958
Gross Profit (PBDT)	328	402	324	263
Net Profit (Post Tax)	229	291	241	197
Audit Qualification (if any)	Nil	Nil	Nil	Nil
Material litigation and regulatory strictures	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