

Dear Sir/Madam,

Sub: Intimation of raising funds by way of issuance of secured non-convertible debentures by Piramal Capital & Housing Finance Limited ("Issuer", "Company")

This bears reference to SEBI circular no. SEBI/HO/DDHS/P/CIR/2023/50 dated March 31, 2023 titled "Creation of Security in issuance of listed debt securities and 'due diligence' by debenture trustee(s)" and SEBI circular no. SEBI/HO/MIRSD/CRADT/CIR/P/2020/254 dated December 31, 2020 titled "Creation of Security in issuance of listed debt securities and 'due diligence' by debenture trustee(s)- Extension of timeline for implementation"; ("SEBI Circulars") and the financing transaction(s) entered into between Issuer and You ("Existing Documentation").

You are required to be intimated that subject to market conditions, receipt of requisite approvals and other considerations, the Issuer proposes to undertake an issue of secured, rated / unrated, listed/unlisted, redeemable, non-convertible debentures, on private placement basis, of face value of Rs. 1,00,000/- (Rupees One Lakh only) each ("NCDs") aggregating up to Rs. 30,00,00,00,000/- (Rupees Three Thousand Crores only) (the "Issue") in one or more series / tranches. The Issuer may also list any series and/or tranches of NCDs on NSE Limited and/or BSE Limited. The NCDs are proposed to be secured through a *pari passu* charge by way of hypothecation over the Hypothecated Assets (as mentioned in **Annexure I** which are near language) of Issuer more specifically and additional language shall be mentioned in the transaction documents proposed to be executed in relation to the NCDs (including the Disclosure Document / Information Memorandum, Debenture Trustee Agreement, Debenture Trust Deed and Deed of Hypothecation). The security shall be created in our favour, in our capacity as the debenture trustee for the Issue. This security for the NCDs will be *pari passu* with the security created in our favour (in your capacity as the debenture trustee for the debentures issued / to be issued under the Existing Documentation) under the Existing Documentation.

In order to ensure prudent compliance with all applicable laws, the Existing Documentations and pursuant to the SEBI Circulars, we hereby intimate you of the proposed Issue and the security, as referred above, on which a *pari passu* charge by way of hypothecation will be created by Issuer in our favour.

Thanks & Regards



Name: Yash Ghelani

Designation: Assistant Manager

ANNEXURE I

Name of the Security	Description of Security
Receivables	All principal amounts and interest (including coupon, premium and/or any default / penal interest) owing to or receivable by the Company including all the accrued book debts, both present and future, other than those amounts whose repayment is overdue (i) by more than 90 (Ninety) days; or (ii) such number of days required to categorize the asset as a non-performing asset under RBI/NHB guidelines for housing finance companies, whichever is lower, whether such monies receivable are retained in any of the accounts of the Company or otherwise, in respect of loans and advances/ investments in certain securities/ inter-corporate deposits subscribed to / given / placed by the Company, and as more particularly identified by the Company to the Debenture Trustee from time to time in the certificate provided / to be provided in terms of Clause 7(a), 7(b), and 7(c) of Hypothecation Deed, and all benefit, rights, interest, claims and demands of the Company in, to or in respect of all the aforesaid amounts, over which a charge by way of hypothecation is to be created by the Company in favour of the Debenture Trustee under Hypothecation Deed
Movable Assets	<p>All standard Receivables of the Company (both present and future), including without limitation;</p> <ul style="list-style-type: none"> (i) Receivables arising out of lending, loans and advances; and (ii) Receivables arising out of its investments (excluding investments made in the nature of equity investments or convertible instruments), inter-corporate deposits; and (iii) current assets and/or financial assets; <p>save and except any Receivables arising out of its investments made or loan extended by the Company to its subsidiaries or Affiliates;</p>
Hypothecated Assets	Movable Assets of the Company and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of such Movable Asset. The Hypothecated Assets shall at no point of time include the Excluded Assets.
Excluded Assets	(i) the Receivables over which the Company may create or has created first ranking exclusive charge for indebtedness availed / to be availed from National Housing Bank ("NHB"), National Bank for Agriculture and Rural Development ("NABARD"), Small Industries Development Bank of India ("SIDBI") or any other appropriate Governmental Authority, (ii) all the equity investments made or held by the Company including convertible securities; and (iii) all the current assets and / or the financial assets over which the Company has created or may create a first ranking exclusive charge or a lien, to secure its other borrowings or the borrowings of any of its Affiliates, group entity or of any other Persons or in pursuance to its ordinary course of business. It is clarified that the Excluded Assets shall at no point of time form part of the Hypothecated Assets and that the Company shall have the right to and be free to create any such charge as covered under the Excluded Assets

In case you may have any comments / objections or need any clarification, please communicate the same to us within the next 5 working days, and in case of no communication is received from You, we shall consider your deemed approval / no-objection to the proposed Issue and creation of security as mentioned herein above.

