



Corporate Announcement

May 10, 2019

Sub.: Indiabulls Housing Finance Limited Corporate Family Rating initiated at “Ba1” with Stable outlook by Moody’s Investors Service

Dear Sirs,

This is to inform you that the rating committee of the international rating agency Moody’s, has initiated the corporate family rating of Indiabulls Housing Finance Limited [IBH] at “**Ba1**” with **Stable** outlook.

In its rating communication Moody’s mentions:

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Profitability is the key credit strength for the company. Its 3.2% RoA, for the financial year ending March 2019, is much higher than that of other large Indian housing finance companies

The Company has a good track record in asset quality, with its current NPL ratio being 0.9%

The company's capitalization is high, with a tangible common equity/tangible managed assets ratio of 12.6% at end March 2019, and is a credit strength

The Company maintains a large stock of market investments, for liquidity purposes, with mutual funds and corporate bonds comprising the bulk. This large stock of market investments is a credit positive, and is a key factor in our analysis of its liquidity profile

...the company's ability to securitize its loan book to raise liquidity, as demonstrated during the last 6 months, is a positive driver of its liquidity

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Kindly take the above information on record.

Thanking you,

Yours truly,

For **Indiabulls Housing Finance Limited**