

## TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER

**Name of the Issue: PIRAMAL CAPITAL & HOUSING FINANCE LIMITED**  
**Issue Opening Date: June 30, 2021**

1.	<b>Type of Issue</b>	PUBLIC ISSUE BY PIRAMAL CAPITAL & HOUSING FINANCE LIMITED (“COMPANY” OR THE “ISSUER”) OF SECURED, RATED, LISTED, REDEEMABLE NON-CONVERTIBLE DEBENTURES OF FACE VALUE OF ₹ 1,000 EACH (“NCDs”) FOR AN AMOUNT OF ₹ 20,000 LAKHS (“BASE ISSUE SIZE”) WITH AN OPTION TO RETAIN OVERSUBSCRIPTION UP TO ₹ 80,000 LAKHS AGGREGATING UP TO 1,00,00,000 NCDs AMOUNTING TO ₹ 1,00,000 LAKHS (“TRANCHE I ISSUE LIMIT”) (“TRANCHE I ISSUE”) WHICH IS WITHIN THE SHELF LIMIT OF ₹ 2,00,000 LAKHS AND IS BEING OFFERED BY WAY OF THIS TRANCHE I PROSPECTUS DATED JUNE 30, 2021 CONTAINING INTER ALIA THE TERMS AND CONDITIONS OF TRANCHE I ISSUE ( “TRANCHE I PROSPECTUS”), WHICH SHOULD BE READ TOGETHER WITH THE SHELF PROSPECTUS DATED JUNE 30 2021 (“SHELF PROSPECTUS”) FILED WITH THE REGISTRAR OF COMPANIES, MAHARASHTRA AT MUMBAI (“ROC”), STOCK EXCHANGES AND SECURITIES AND EXCHANGE BOARD OF INDIA (“SEBI”). THE SHELF PROSPECTUS AND TRANCHE I PROSPECTUS CONSTITUTE THE PROSPECTUS (“PROSPECTUS”). THIS ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF DEBT SECURITIES) REGULATIONS, 2008, AS AMENDED (THE “SEBI DEBT REGULATIONS”), THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER, EACH AS AMENDED (THE “COMPANIES ACT, 2013”).	
2.	<b>Issue Size (₹ in Crores)</b>	Tranche I Issue is for Secured NCDs with a Base Issue size of an amount ₹ 200 Crores, with an option to retain oversubscription up to ₹ 800 Crores, aggregating up to ₹ 1,000 Crores (“Tranche I Issue Limit”). The Company issued and allotted Debentures aggregating to ₹ 804.05 Crores.  (Source: Minutes of the meeting dated July 23, 2021 between the Company, Lead Managers and the Registrar to the Issue)	
3.	<b>Rating of instrument along with name of the rating agency</b>		
	<b>Particular</b>	<b>Rating Agency</b>	<b>Rating</b>
	(i) As disclosed in the offer document	CARE Ratings Limited ICRA Limited	“CARE AA (CWD)” “ICRA AA (Negative)”
	(ii) At the end of 1 <sup>st</sup> FY (March 31, 2022)	CARE Ratings Limited ICRA Limited	“CARE AA (CWD)” “ICRA AA (Negative)”
	(iii) At the end of 2 <sup>nd</sup> FY (March 31, 2023)	CARE Ratings Limited ICRA Limited	“CARE AA (CWD)” “ICRA AA (Rating Watch with Developing Implications)”

	(iv) At the end of 3 <sup>rd</sup> FY (March 31, 2024)*		
	* Rating not disclosed as reporting for the relevant fiscal years has not been completed by the issuer.		
4.	<b>Whether the security created is adequate to ensure 100% asset cover for the debt securities</b>	Yes  (Source: Debenture Trust Deed dated July 23, 2021)	
5.	<b>Subscription level (number of times)</b> If the issue was undersubscribed, please clarify how the funds were arranged.	The Issue was subscribed to the extent 4.0202 times of the Base Issue Size and 0.8040 times of the Tranche I Issue Size after considering not banked and technical rejection cases.  (Source: Minutes of the meeting dated July 23, 2021 between the Company, Lead Managers and the Registrar to the Issue)	
6.	<b>Financials of the issuer (as per the annual financial results submitted to stock exchanges under Regulation 52 (2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015</b>		
			(₹ in Crore)
	<b>Parameters</b>	<b>1<sup>st</sup> FY (March 31, 2022)</b>	<b>2<sup>nd</sup> FY (March 31, 2023)</b>
	Income from operations	6038.61	6606.31
	Net Profit for the period	540.15	-7401.36
	Paid-up equity share capital	21364.69	21364.69
	Reserves excluding revaluation reserves	822.98	-6583.65
	*Financials not disclosed as reporting for the relevant fiscal years has not been completed by the issuer.		
7.	<b>Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.)</b>		
	(i) At the end of 1 <sup>st</sup> FY (March 31, 2022)	Traded	
	(ii) At the end of 2 <sup>nd</sup> FY (March 31, 2023)	Traded	
	(iii) At the end of 3 <sup>rd</sup> FY (March 31, 2024)*	NA	
	NCDs are listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) w.e.f. July 28, 2021.		
	* Trading status not disclosed as reporting for the relevant fiscal years have not been completed		
8.	<b>Change, if any, in directors of issuer from the disclosures in the offer document</b>		
	<b>Particular</b>	<b>Name of Director</b>	<b>Date of Change</b>
	(i) At the end of 1 <sup>st</sup> FY (March 31, 2022)	Mr. Deepak Satwalekar Mr. Deepak Satwalekar	July 26, 2021 March 31, 2022
	(ii) At the end of 2 <sup>nd</sup> FY (March 31, 2023)	Mr. Khushru Jijina	August 31, 2022
	(iii) At the end of 3 <sup>rd</sup> FY (March 31, 2024)*	NA	NA
	* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years have not been completed.		
9.	<b>Status of utilization of issue proceeds (as submitted to stock exchanges under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015</b>		
	(i) As disclosed in the offer document	The Net Proceeds raised through the Issue will be utilized for:	

		<p>i. For the purpose of onward lending, financing and for repayment of interest and principal of existing borrowings of the Company - at least 75% of the Net Proceeds of the Issue.</p> <p>ii. For General Corporate Purposes – Maximum of upto 25% of the Net Proceeds of the Issue.</p>
	(ii) Actual utilization	NA
	(iii) Reasons for deviation, if any	NA
<b>10.</b>	<b>Delay or default in payment of interest/ principal amount (Yes/ No) (If yes, further details of the same may be given)</b>	
	(i) Disclosures in the offer document on terms of Issue	<p>The Debenture Trustee will protect the interest of the Secured NCD Holders in the event of default by Company in regard to timely payment of interest and repayment of principal and the Trustee will take necessary action at the Company's cost.</p> <p>(Source: Shelf &amp; Tranche I Prospectus both dated June 30, 2021)</p>
	(ii) Delay in payment from the due date#	No
	(iii) Reasons for delay/ non-payment, if any#	NA
	# Stock Exchange intimation dated October 31, 2023	
<b>11.</b>	<b>Any other material information</b>	
	<b>Date</b>	<b>Announcement</b>
	August 10, 2021	<p>ICRA Limited vide its letter dated 9th August 2021, received today by the Company, has revised the credit rating for various instruments of the Company.</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/018f5cc6-e7b5-4dc0-933c-9027ea0a6544.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/018f5cc6-e7b5-4dc0-933c-9027ea0a6544.pdf</a></p>
	September 23, 2021	<p>Pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, , the duly authorised Committee of Directors inter alia approved the issue of Secured, Rated, Listed, Redeemable, Non-Convertible Debentures amounting up to Rs. 1,95,32,52,90,000/- (Rupees Nineteen Thousand Five Hundred and Thirty-Two Crores Fifty-Two Lakhs Ninety Thousand only) on private placement basis under the applicable laws and pursuant to the Order passed by National Company Law Tribunal, Mumbai Bench (NCLT) on 7th June 2021 approving the Resolution Plan submitted by the Company for the corporate insolvency resolution of Dewan Housing Finance Corporation Limited, under Section 31 of the Insolvency &amp; Bankruptcy Code 2016.</p> <p><a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/20c6b873-d2e0-4836-9fd6-ce4fc478d5b4.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/20c6b873-d2e0-4836-9fd6-ce4fc478d5b4.pdf</a></p>
	September 29, 2021	Pertaining to approval of the resolution plan of the Company in relation to the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ('DHFL') under the Insolvency & Bankruptcy Code, 2016 and

		<p>pursuant to regulation 51 of the Listing Regulations, please note that the Company has discharged the consideration to the creditors of DHFL pursuant to the resolution plan.</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/b0b48316-790c-4d3d-8b06-10017c21ed45.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/b0b48316-790c-4d3d-8b06-10017c21ed45.pdf</a></p>
	June 7, 2021	<p>Approval of the Resolution plan by NCLT for reverse merger of PCHFL with Dewan Housing Finance Corporation Limited, and upon completion of merger the merged entity to be renamed as PCHFL</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/7025599f-9f20-41b2-b4a6-5dd8ce7f3f36.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/7025599f-9f20-41b2-b4a6-5dd8ce7f3f36.pdf</a></p>
	July 29, 2022	<p>Mr. Khushru Jijina (DIN: 00209953), Non-Executive Director, has tendered his resignation from the Board of Directors of the Company with effect from 31<sup>st</sup> August 2022.</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/8ed0215d-c9c6-4df9-9ae5-549e9660ed17.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/8ed0215d-c9c6-4df9-9ae5-549e9660ed17.pdf</a></p>
	August 13, 2022	<p>Appointment of M/s. T R Chadha &amp; Co LLP, Chartered Accountants, Chartered Accountants as Statutory Auditors of the Company.</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/3f6e8b59-c2e9-42bf-8010-c06ed1300553.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/3f6e8b59-c2e9-42bf-8010-c06ed1300553.pdf</a></p>
	August 13, 2022	<p>Issue of Non-Convertible Debentures on Private Placement Basis</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/3f6e8b59-c2e9-42bf-8010-c06ed1300553.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/3f6e8b59-c2e9-42bf-8010-c06ed1300553.pdf</a></p>
	December 21, 2022	<p>Partial Redemption of 1,04,97,228 Non- convertible Debentures issued in accordance with the terms of the private placement memorandum dated 23<sup>rd</sup> September 2021.</p> <p>Source: <a href="https://www.bseindia.com/xml-data/corpfilings/AttachHis/c74238c9-5057-4af0-8145-0c5894cc5be1.pdf">https://www.bseindia.com/xml-data/corpfilings/AttachHis/c74238c9-5057-4af0-8145-0c5894cc5be1.pdf</a></p>



All the above information is updated as on April 01, 2023 unless indicated otherwise.