

CARE/HO/RL/2021-22/1805

**Mr. Shreejit Menon,
Director**

IndoStar Home Finance Private Limited
One Indiabulls Center, 20th Floor, Tower 2A,
Jupiter Mills Compound, Senapati Bapat Marg,
Mumbai- 400013.

July 16, 2021

Confidential

Dear Sir,

Credit rating for commercial paper issue

1. Please refer to our letter dated June 09, 2021 and your request for revalidation to the CP issue of the company, the following rating has been reviewed:

| Instrument | Rated Amount (Rs. crore) | Outstanding Amount as on 30-06-2021 (Rs crore) | Rating ¹ | Rating Action |
|--------------------------------|--|--|--------------------------------------|------------------|
| Commercial Paper issue (CP) | 200 | - | CARE A1+ [CARE A One Plus] | Reaffirmed |
| Total | 200 (Rupees Two Hundred crore only) | - | | |

2. Please arrange to get the rating revalidated, in case the issue is not made within **two months** from the date of this letter i.e. September 15, 2021.
3. Please inform us the below- mentioned details of issue immediately, but not later than 7 days from the date of placing the instrument:

| Instrument type | ISIN | Issue Size (Rs cr) | Coupon Rate | Coupon Payment Dates | Terms of Redemption | Redemption date | Name and contact details of Debenture Trustee | Details of top 10 investors |
|--------------------|------|--------------------------|----------------|----------------------------|------------------------|--------------------|--|-----------------------------------|
|--------------------|------|--------------------------|----------------|----------------------------|------------------------|--------------------|--|-----------------------------------|

4. CARE reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
5. CARE reserves the right to revise/reaffirm/withdraw the rating assigned as also revise the outlook, as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE so as to enable it to carry out continuous monitoring

¹Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE publications.

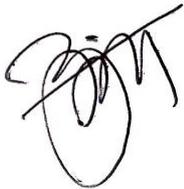
CARE Ratings Ltd.

of the rating of the debt instruments, CARE shall carry out the review on the basis of best available information throughout the life time of such instruments. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.

6. Our ratings do not factor in any rating related trigger clauses as per terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.
7. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.
8. CARE ratings are **not** recommendations to buy, sell, or hold any securities.

If you need any clarification, you are welcome to approach us in this regard.

Thanking you,



Umang Patil
Lead Analyst
umang.patil@careratings.com

Yours faithfully,



Himanshu Shethia
Director
himanshu.shethia@careratings.com

Encl.: As above

Disclaimer

CARE's ratings are opinions on the likelihood of timely payment of the obligations under the rated instrument and are not recommendations to sanction, renew, disburse or recall the concerned bank facilities or to buy, sell or hold any security. CARE's ratings do not convey suitability or price for the investor. CARE's ratings do not constitute an audit on the rated entity. CARE has based its ratings/outlooks on information obtained from sources believed by it to be accurate and reliable. CARE does not, however, guarantee the accuracy, adequacy or completeness of any information and is not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by CARE have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CARE or its subsidiaries/associates may also have other commercial transactions with the entity. In case of partnership/proprietary concerns, the rating /outlook assigned by CARE is, inter-alia, based on the capital deployed by the partners/proprietor and the financial strength of the firm at present. The rating/outlook may undergo change in case of withdrawal of capital or the unsecured loans brought in by the partners/proprietor in addition to the financial performance and other relevant factors. CARE is not responsible for any errors and states that it has no financial liability whatsoever to the users of CARE's rating.

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