



Ghar Ki Baat

Summary Term Sheet

Security Name	8.13% PNB Housing Finance Limited 2033 Series LXI									
Issuer	PNB Housing Finance Limited (“PNBHFL”/ the “Company”/the “Issuer”)									
Type of Instrument	Listed, Secured, Rated, Taxable, Redeemable Non-Convertible Debentures									
Nature of Instrument	Secured									
Seniority	Senior									
Eligible Investors	<p>The eligible participants/investors shall be as per the EBP Platform of the Stock Exchange as mentioned hereunder:</p> <p>a) QIBs as defined under Regulation 2 (ss) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 (hereinafter referred to SEBI ICDR Regulations, 2018).</p> <p>b) Any non-QIB, who/ which has been authorized by the issuer, to participate in a particular issue on the EBP Platform</p>									
Listing (name of stock Exchange(s) where it will be listed and timeline for listing)	<p>On the Wholesale Debt Market (WDM) Segment of the National Stock Exchange of India Ltd. (“NSE”).</p> <p>The Company proposes to list the NCDs within 3 working days from the date of closure of the Issue in accordance with SEBI Master Circular no. SEBI/HO/DDHS/PoD1/P/CIR/2023/119 dated August 10, 2021 (updated July 07, 2023), as amended, for issue and listing of Non-convertible Securities, Securitized Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper.</p> <p>In case of delay in listing of securities issued on privately placement basis beyond the timelines specified above, the issuer shall pay penal interest of 1% p.a. over the coupon/ rate for the period of delay to the investor (i.e. from the date of allotment to the date of listing).</p>									
Rating of the Instrument	<p>CRISIL “AA; Outlook - Positive” by CRISIL Ratings Limited CARE “AA; Outlook - Positive by CARE Ratings Limited</p>									
Issue Size	INR 25 Crore with green shoe option of INR 25 Crore									
Minimum subscription	Minimum subscription, for overall issue level, is not applicable for privately placed debentures. However, minimum subscription (per application) shall be 100 NCDs amounting to INR 1 Crore.									
Option to retain oversubscription (Amount)	Green shoe option up to INR. 25 Crore aggregating up to INR 50 Crore									
Objects of the Issue / Purpose for which there is requirement of funds	<p>The funds are being raised by the Company for enhancing its long-term resource base for carrying out its regular business activities including:</p> <table border="1"> <thead> <tr> <th>Purpose</th> <th>Percentage of fund raised (%)</th> </tr> </thead> <tbody> <tr> <td>For disbursement of loans to borrowers</td> <td>Up to 100%</td> </tr> <tr> <td>For discharging of existing borrowings</td> <td>Up to 100%</td> </tr> <tr> <td>For General Corporate purposes</td> <td>Up to 25%</td> </tr> </tbody> </table>		Purpose	Percentage of fund raised (%)	For disbursement of loans to borrowers	Up to 100%	For discharging of existing borrowings	Up to 100%	For General Corporate purposes	Up to 25%
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Internal

	The Main Object clause of the Memorandum of Association of the Company enables it to undertake the activities for which the funds are being raised through the present issue and also the activities which the Company has been carrying on till date. The proceeds of this Issue after meeting all expenses of the Issue will be used by the Company for meeting issue objects.
In case the issuer is a NBFC and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format	Not Applicable Pursuant to RBI Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021, Housing Finance Companies are not permitted to facilitate resource requests of or utilization by group entities/ parent company/ associates.
Details of the utilization of the Proceeds	The proceeds shall be utilized for the objects of the Issue.
Coupon Rate (All in)	8.13% p.a.
Step Up/Step Down Coupon Rate	For details, refer to the Debenture Trust Deed executed in this regard.
Coupon Payment Frequency	Semi-Annual
Coupon Payment Dates	Semi Annually on December 22 and June 22 every year up to maturity date i.e. on December 22, 2033
Coupon Type	Fixed Rate
Coupon Reset Process	Not Applicable
Day Count Basis (Actual/Actual)	Actual/ Actual Interest shall be computed on an “actual/actual basis”. Where the interest period (start date to end date) includes February 29, interest shall be computed on 366 days-a-year basis.
Interest on Application Money	Not Applicable
Default Interest Rate	In case of default in payment of Interest and/or redemption of the principal amount of the Debentures on the respective due dates, additional interest of 2% p.a. over and above the coupon rate shall be payable by the Company for the defaulting period. Where the Company fails to execute the trust deed within the period specified by SEBI, then without prejudice to any liability arising on account of violation of the provisions of the Securities and Exchange Board of India Act, 1992 and the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, the Company shall also pay interest of at least 2% (Two Percent) per annum or such other rate, as specified by SEBI to the Debenture Holders, over and above the Coupon Rate, till the execution of the Trust Deed. The Issuer shall complete all the formalities and seek listing permission within T+3 working days, T being the closing date. In case of delay in

	listing of the NCDs within the prescribed period, the Company shall pay penal interest of 1% p.a. over the coupon rate for the period of delay to the investor (i.e., from the date of allotment to the date of listing) pursuant to SEBI Master Circular no. SEBI/HO/DDHS/PoD1/P/CIR/2023/119 dated August 10, 2021 (updated July 07, 2023), as amended.
Tenor	10 Years
Redemption Date	December 22, 2033
Redemption Amount	At Par, INR 1,00,000 (Rupees One Lakh) per Debenture
Redemption Premium /Discount	Not Applicable
Issue Price	INR 1,00,000 (Rupees One Lakh) per Debenture
Discount at which security is issued and the effective yield as a result of such discount.	Issued at Par
Premium/Discount at which security is redeemed and the effective yield as a result of such premium/discount.	Redemption at Par
Put Date	Not applicable
Put Price	Not applicable
Call Date	Not applicable
Call Price	Not applicable
Put Notification Time	Not applicable
Call Notification Time	Not applicable
Face Value	INR 1,00,000 (Indian Rupees One Lakh) per Debenture
Minimum Application and in multiples of thereafter	The minimum application size for the Issue shall be 100 (Hundred) Debenture and in multiples of 1 (one) Debenture thereafter.
Issue Timing	11:30 A.M. to 12:30 P.M.
Issue Opening Date	December 21, 2023
Issue Closing Date	December 21, 2023
Date of earliest closing of the issue, if any.	Not Applicable
Pay-in Date	December 22, 2023
Deemed Date of Allotment	December 22, 2023
Type of Bidding	Open Bidding

Manner of Allotment	Uniform Yield
Mode of Subscription	Successful Bidders shall be required to transfer funds from bank account(s) registered with EBP to the bank account of the Clearing Corporation/ ICL to the extent of funds pay-in obligation on or before 10.30 hours on T+1 day as defined by Issuer at the time of issue setup, T being the closing date.
Issuance Mode of the Instrument	Demat Only
Trading Mode of the Instrument	Demat Only
Settlement mode of the Instrument	Payment of interest and repayment of principal shall be made by way credit through direct credit/ RTGS/ Fund Transfer/ NECS/ NEFT or any other electronic mode offered by the Banks.
Depository	National Securities Depository Limited and Central Depository Services (India) Limited
Disclosure of Interest/ redemption dates	Refer cash flow as mentioned below.
Record Date	15 days prior to each Coupon Payment Date and Redemption Date.
Effect of Holidays	<p>If any Coupon Payment Date, except the last coupon payment date, falls on a day that is not a Business Day, the payment shall be made by the Issuer on the immediately succeeding Business Day., However the dates of the future coupon payments would be as per the schedule originally stipulated at the time of issuing the security.</p> <p>If the Redemption Date (also being the last Coupon Payment Date) of the NCDs falls on a day that is not a Business Day, the redemption proceeds shall be paid by the Issuer on the immediately preceding Business Day along with interest accrued on the NCDs until but excluding the date of such payment.</p> <p>If the Record Date falls on a day which is not a Business Day, the immediately preceding Business Day will be considered as the Record Date.</p> <p>In case of failure of RBI's system for RTGS / NEFT payment, the same will be made on the next business day. The Company will not be liable to pay any additional interest on account of same</p>
Business day	Business day shall mean any day (excluding Sundays and any day which is a public holiday under Section 25 of the Business Day Negotiable Instruments Act, 1881 at Mumbai) on which money market is functioning in Mumbai and "Business Days" shall be construed accordingly.
All covenants of the issue (including side letters, accelerated payment clause, etc.)	<p>The covenants of the issue include:</p> <ul style="list-style-type: none"> • Interest rate, computation of interest, payment of interest. • Interest on application money. • Business day, Record date. • Redemption, payment of redemption amount • Listing and Rating; and

	<ul style="list-style-type: none"> • Mode of transfer of NCDs <p>No side letters are executed pursuant to said Issue. For further details, refer the Debenture Trust Deed executed in this regard and Annexure 4 of KID.</p>
<p>Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation, replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the placement memorandum</p>	<p>An exclusive charge on the specific book debts of the Company with minimum asset security of 1 time (as defined under DTD) shall be created prior to the listing of Debentures.</p> <p>Issuer further undertakes:</p> <ol style="list-style-type: none"> 1. to maintain the value of Security Cover at all times till the obligations under the Issue are discharged to final settlement. 2. to create the charge over the Hypothecated Property by executing the 'Deed of Hypothecation' prior to the listing 3. to perfect the charge over the Hypothecated Property by filing the relevant form immediately and no later than 30 (Thirty) calendar days from the date of execution of the Deed of Hypothecation. <p>As per SEBI (Issue and listing of Non-convertible Securities) Regulation, 2021 as amended from time to time, in case the Issuer fails to execute the Trust deed within the period specified it shall pay interest of at least 2% per annum or such other rate, as may be specified by SEBI to the holder of debt securities, over and above the agreed coupon rate, till the execution of the trust deed.</p> <p>Undertaking by the Company</p> <p>The Company hereby undertakes that the assets of the Issuer which are proposed to secure the NCDs are free from any encumbrances and there are no cases where the assets are already charged to secure a debt and hence a permission or a consent to create a second or pari-passu charge on the assets is not obtained from earlier creditor.</p>
<p>Financial Covenants</p>	<p>For details, refer to the Debenture Trust Deed executed in this regard.</p>
<p>Transaction Documents</p>	<p>The Issuer has executed/ shall execute the documents including but not limited to the following in connection with the Issue:</p> <ol style="list-style-type: none"> 1. General Information Document and Key Information Document 2. Consent Letter of Trustee Letter appointing IDBI Trusteeship Services Ltd. as Trustees to the Debenture holders. 3. Debenture Trusteeship Agreement. 4. Debenture Trust Deed and/or Deed of Hypothecation and/or other security document(s); 5. Rating Letter & Rationale 6. NSE In-principal approval letter for General Information Document 7. Any other document as agreed between the issuer and the trustee
<p>Conditions Precedent to Disbursement</p>	<p>The subscription from investors shall be accepted for allocation and allotment by the Issuer subject to the following:</p> <ol style="list-style-type: none"> 1. Rating letters from CRISIL Ratings Limited and CARE Limited not being more than one month old from the issue opening date. 2. Written consent letter from the Trustees conveying their consent to act as Trustees for the Debenture Holders. 3. In-principal approval from NSE for General Information Document for issuance of Non- Convertible Debentures
<p>Condition Subsequent to Disbursement</p>	<ol style="list-style-type: none"> 1. Execution of the Deed of Hypothecation before listing NCDs. 2. Filing of the relevant documents inter alia, return of allotment etc.

	<p>with the Registrar of Companies within the timelines specified under the rules of the Companies Act, 2013.</p> <ol style="list-style-type: none"> 3. Completion of the listing of Debentures on NSE within 3 (three) working Days from the closure of the issue. 4. Filing of the relevant form with the Registrar of Companies for the registration of charge over the Hypothecated Property within 30 (Thirty) calendar days from the date of execution of the Deed of Hypothecation. 5. Execution of any other documents is customary for transaction of a similar nature and size. 6. Duly executed Debenture Trust Deed to be uploaded on the stock exchange on execution.
<p>Event of Default (including manner of voting /conditions of joining Inter Creditor Agreement)</p>	<ul style="list-style-type: none"> • Default in payment of interest and principal amount • Default in performance of covenant and conditions • Failure to maintain security cover. • For further details on “Events of Default” refer Debenture Trust Deed to be executed between the Company and Debenture Trustee, and the Annexure-4 of KID. <p>In addition to the other rights upon an Event of Default, the Investor shall have the right to accelerate the Debentures and make the outstanding amounts due and payable immediately by the Issuer.</p>
<p>Creation of recovery expense fund</p>	<p>The Issuer has maintained the recovery expense fund with NSE Limited as per the terms specified by SEBI in circular bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/109 titled “Master Circular for Debenture Trustees” dated March 31, 2023 and as updated on July 6, 2023, as amended from time to time and Regulation 11 of SEBI NCS Regulations with the Stock Exchange and will inform the Debenture Trustee regarding the creation of such fund.</p> <p>The recovery expense fund may be utilized by Debenture Trustee, in the event of default by our Company under the terms of the Debenture Trust Deed, for taking appropriate legal action to enforce the security.</p>
<p>Conditions for breach of covenants (as specified in Debenture Trust Deed)</p>	<p>Detailed conditions for breach of covenant are stated in Debenture Trust Deed which will be executed within timeframe prescribed under the Companies Act & SEBI.</p>
<p>Provisions related to Cross Default Clause</p>	<p>Not Applicable</p>
<p>Role and Responsibilities of Debenture Trustee</p>	<p>The Trustees shall protect the interest of the Debenture holders. In the event of default by the Company in regard to timely payment of interest and repayment of principal, the trustee in consultation with the Debenture holders shall take necessary action at the cost of the Company.</p> <p>To oversee and monitor the overall transaction for and on behalf of the Debenture Holders. Further, the Debenture Trustee has undertaken the necessary due diligence in accordance with Applicable Law, including the SEBI (Debenture Trustees) Regulations, 1993, read with the circulars issued by SEBI titled “Master Circular for Debenture Trustee” bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/109.</p> <p>Further roles and responsibilities of Debenture Trustee are stated in Debenture Trust Deed which will be executed within timeframe prescribed under the Companies Act.</p>

Risk factors pertaining to the issue	For detailed risk factors, please refer the Section III in the General Information Document dated August 29, 2023.
Governing Law and Jurisdiction	The NCDs are governed by and shall be construed in accordance with the existing laws of India. Any dispute arising thereof shall be subject to the jurisdiction of the Courts at Delhi.
Reissuance and Consolidation	The Issuer shall have right to re-issue or consolidate the bonds under present series in accordance with applicable law.

- a. If there is any change in coupon rate pursuant to any event including lapse of certain time period or downgrade in rating, then such new coupon rate and the events which lead to such change should be disclosed.
- b. The list of documents which has been executed or will be executed in connection with the issue and subscription of debt securities shall be annexed — Please refer to the transaction documents specified in the Term Sheet above.
- c. While the debt securities are secured to the tune of 100% of the principal and interest amount or as per the terms of General Information Document, in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained. However, the recovery of 100% of the amount shall depend on the market scenario prevalent at the time of enforcement of the security.
- d. The issuer shall provide granular disclosures in their issue document, with regards to the “Object of the Issue” including the percentage of the issue proceeds earmarked for each of the “object of the issue”.

ILLUSTRATION OF CASHFLOWS – SERIES LXI

Company	PNB Housing Finance Limited
Face Value (Per Security)	INR 1,00,000 (Rupees One Lakh)
Issue Date / Date of Allotment	Issue Opening Date: December 21, 2023 Deemed Date of Allotment: December 22, 2023
Redemption Date	December 22, 2033
Coupon Rate – All in	8.13% (Semi-Annual)
Frequency of the Coupon Payment with specified dates	Semi Annual (1 st IP – June 22, 2024)
Day Count Convention	Actual/Actual

Nature	Due Date	Payout Date	No. of Days in Coupon Period	Amount (in ₹)
Pay-In	Friday, 22 December 2023	Friday, 22 December 2023		-1,00,000
1 st Coupon	Saturday, 22 June 2024	Monday, 24 June 2024	366	4,065
2 nd Coupon	Sunday, 22 December 2024	Monday, 23 December 2024	366	4,065
3 rd Coupon	Sunday, 22 June 2025	Monday, 23 June 2025	365	4,054
4 th Coupon	Monday, 22 December 2025	Monday, 22 December 2025	365	4,076
5 th Coupon	Monday, 22 June 2026	Monday, 22 June 2026	365	4,054
6 th Coupon	Tuesday, 22 December 2026	Tuesday, 22 December 2026	365	4,076
7 th Coupon	Tuesday, 22 June 2027	Tuesday, 22 June 2027	365	4,054



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8 th Coupon	Wednesday, 22 December 2027	Wednesday, 22 December 2027	365	4,076
9 th Coupon	Thursday, 22 June 2028	Thursday, 22 June 2028	366	4,065
10 th Coupon	Friday, 22 December 2028	Friday, 22 December 2028	366	4,065
11 th Coupon	Friday, 22 June 2029	Friday, 22 June 2029	365	4,054
12 th Coupon	Saturday, 22 December 2029	Monday, 24 December 2029	365	4,076
13 th Coupon	Saturday, 22 June 2030	Monday, 24 June 2030	365	4,054
14 th Coupon	Sunday, 22 December 2030	Monday, 23 December 2030	365	4,076
15 th Coupon	Sunday, 22 June 2031	Monday, 23 June 2031	365	4,054
16 th Coupon	Monday, 22 December 2031	Monday, 22 December 2031	365	4,076
17 th Coupon	Tuesday, 22 June 2032	Tuesday, 22 June 2032	366	4,065
18 th Coupon	Wednesday, 22 December 2032	Wednesday, 22 December 2032	366	4,065
19 th Coupon	Wednesday, 22 June 2033	Wednesday, 22 June 2033	365	4,054
20 th Coupon	Thursday, 22 December 2033	Thursday, 22 December 2033	365	4,076
Principal	Thursday, 22 December 2033	Thursday, 22 December 2033		1,00,000

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Internal