



October 23, 2025

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

To,
The Listing Department
National Stock Exchange of India Ltd.,
Exchange Plaza,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Dear Sir / Madam,

Sub: Disclosure under Regulation 51 of the Securities and Exchange Board of India (“SEBI”) (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”)

Ref.: Tata Capital Housing Finance Limited (“Company”)

Pursuant to the Regulation 51(2) read with Part B of Schedule III of the SEBI LODR Regulations, we wish to inform that, at the request of the Company, India Ratings and Research (“Ind-Ra”) has withdrawn the rating assigned to the instruments of the Company, as follows:

Sr. No.	Instrument Type	Size of Issue (Rs. in billion)	Rating assigned along with Watch	Rating Action
1.	Retail Bonds*	50	WD (Rating Withdrawn)	Withdrawn
2.	Bank loan facilities	15	WD (Rating Withdrawn)	Withdrawn

*Unutilised; combination of non-convertible bonds and subordinated bonds

The press release issued by Ind-Ra is attached herewith for reference.

We request you to take the same on record.

Thanking you.

Yours faithfully,

For Tata Capital Housing Finance Limited

SANNA GUPTA
Digitally signed by
SANNA GUPTA
Date: 2025.10.23
22:08:50 +05'30'
Sanna Gupta
Company Secretary

TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Identity Number U67190MH2008PLC187552

11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

Tel 91 22 6606 9000 Web www.tatacapital.com

Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013



Cc: IDBI Trusteeship Services Limited
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Fort, Mumbai – 400 001

Vistra ITCL (India) Limited
The Qube, 2nd floor,
A wing, 202, Hasan Pada Road,
Mittal Industrial Estate,
Marol, Andheri (East),
Marol Naka, Mumbai,
Maharashtra, India – 400 059

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India Ratings Withdraws Tata Capital Housing Finance’s Bonds and Bank Loan Facilities’ Ratings

Oct 23, 2025

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Housing Finance Company

India Ratings and Research (Ind-Ra) has withdrawn Tata Capital Housing Finance Limited’s (TCHFL) bond and bank loan facilities’ ratings as follows:

Details of Instruments

Instrument Type	Date of Issuance	Coupon Rate	Maturity Date	Size of Issue (billion)	Rating Assigned along with Watch	Rating Action
Retail bonds*	-	-	-	INR50	WD	Withdrawn
Bank loan facilities	-	-	-	INR15	WD	Withdrawn

*Unutilised; combination of non-convertible bonds and subordinated bonds

WD- Rating Withdrawn

Detailed Rationale of the Rating Action

Ind-Ra is no longer required to maintain the rating, as the agency has received a withdrawal request from the issuer and the rating was unutilised. This is consistent with Ind-Ra’s Policy on Withdrawal of Ratings.

Any Other Information

Not applicable

ESG Issues

ESG Factors Minimally Relevant to Rating: Unless otherwise disclosed in this section, the ESG issues are credit neutral or have only a minimal credit impact on TCHFL, due to either their nature or the way in which they are being managed by the entity. For more information on Ind-Ra’s ESG Relevance Disclosures, please click [here](#). For answers to frequently asked questions regarding ESG Relevance Disclosures and their impact on ratings, please click [here](#).

About the Company

TCHFL, a housing finance company, is a wholly owned subsidiary of TCL. It houses the mortgage related lending products of TCL. The company has a pan-India presence.

Status of Non-Cooperation with previous rating agency

Not applicable

Rating History

Instrument Type	Current Rating/Outlook			Historical Rating/Outlook			
	Rating Type	Rated Limits (billion)	Rating	28 October 2024	1 November 2023	22 September 2023	2 November 2022

Issuer rating	Long-term	-	-	-	-	WD	IND AAA/Stable
Retail bonds	Long-term	INR50	WD	IND AAA/Stable	IND AAA/Stable	-	IND AAA/Stable
Bank loans	Long-term	INR15	WD	IND AAA/Stable	IND AAA/Stable	-	IND AAA/Stable

Bank wise Facilities Details

The details are as reported by the issuer as on (23 Oct 2025)

#	Bank Name	Instrument Description	Rated Amount (INR million)	Rating
1	NA	Bank Loan(Unutilised)	15000	WD

Complexity Level of the Instruments

Not applicable

Contact

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Analyst

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About India Ratings

India Ratings and Research (Ind-Ra) is India's SEBI registered credit rating agency committed to providing India's credit markets accurate, timely and prospective credit opinions. Built on a foundation of independent thinking, rigorous analytics, and an open and balanced approach towards credit research, Ind-Ra has grown rapidly during the past decade, gaining significant market presence in India's fixed income market.

Ind-Ra currently maintains coverage of corporate issuers, financial institutions (including banks and insurance companies), finance companies, urban local bodies, and structured finance and project finance companies.

Headquartered in Mumbai, Ind-Ra has seven branch offices located in Ahmedabad, Bengaluru, Chennai, Gurugram, Hyderabad, Kolkata and Pune. Ind-Ra is recognised by the Securities and Exchange Board of India and the Reserve Bank of India.

Ind-Ra is a 100% owned subsidiary of the Fitch Group.

Solicitation Disclosures

Additional information is available at www.indiaratings.co.in. The ratings above were solicited by the issuer, and therefore, India Ratings has been compensated for the provision of the ratings.

Ratings are not a recommendation or suggestion, directly or indirectly, to you or any other person, to buy, sell, make or hold any investment, loan or security or to undertake any investment strategy with respect to any investment, loan or security or any issuer.

APPLICABLE CRITERIA AND POLICIES

Evaluating Corporate Governance

Financial Institutions Rating Criteria

Non-Bank Finance Companies Criteria

Rating FI Subsidiaries and Holding Companies

The Rating Process

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