

Ref. No. AAVAS/SEC/2025-26/324

Date: June 11, 2025

To, The National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Mumbai – 400051 Scrip Symbol: AAVAS	To, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001 Scrip Code: 541988
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Dear Sir /Madam,

Sub: Intimation of Credit Rating.

Pursuant to Regulation 30(6) and 51 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform you that based on rating assessment undertaken by **CARE Ratings Limited**, the Company's credit rating has been reaffirmed and withdrawn (on commercial papers) by **CARE Ratings Limited**.

Please find below the details of the same-

Credit Rating Agency	Instrument	Rating Action	Rating ; Outlook
CARE Ratings Limited	Credit Rating for Rs. 9,662/- crore-Long Term Bank facilities	Reaffirmed	CARE AA; Stable (Double A; Outlook: Stable)
	Credit Rating for Rs. 1344.11/- crore-Non-Convertible Debenture (NCD)	Reaffirmed	CARE AA; Stable (Double A; Outlook: Stable)
	Credit Rating for Rs. 100/- crore - Commercial Paper	Withdrawn (on request of the Company)	-

Details of Listed Non-Convertible Debentures-

Details of Credit Rating									
Current Rating Details									
Sr. No.	ISIN	Name of the Credit Rating Agency	Credit rating assigned	Outlook (Stable/ Positive/ Negative/ No Outlook)	Rating Action (New/ Upgrade/ Downgrade/ Re-Affirm/ Other)	Specify other rating action	Date of Credit rating	Verification Status of Credit Rating Agencies	Date of verification
1	2	3	4	5	6	7	8	9	10
1.	INE216P07225	CARE Ratings Limited	CARE AA; Stable	Stable	Reaffirmed	-	June 10,2025	Verified	June 10,2025
2.	INE216P07217	CARE Ratings Limited	CARE AA; Stable	Stable	Reaffirmed	-	June 10,2025	Verified	June 10,2025
3.	INE216P07258	CARE Ratings Limited	CARE AA; Stable	Stable	Reaffirmed	-	June 10,2025	Verified	June 10,2025
4.	INE216P07266	CARE Ratings Limited	CARE AA; Stable	Stable	Reaffirmed	-	June 10,2025	Verified	June 10,2025

AAVAS FINANCIERS LIMITED

CIN NO.: L65922RJ2011PLC034297

Regd. & Corp. Office: 201-202, 2nd Floor, Southend Square,
Mansarovar Industrial Area, Jaipur - 302020

Tel: +91 141 661 8888 | E-Mail: info@aavas.in, Website: www.aavas.in

5.	INE216P07282	CARE Ratings Limited	CARE AA; Stable	Stable	Reaffirmed	-	June 10, 2025	Verified	June 10, 2025
6.	INE216P07274	CARE Ratings Limited	CARE AA; Stable	Stable	Reaffirmed	-	June 10, 2025	Verified	June 10, 2025

The rating letter of CARE Ratings Limited is attached herewith.

We request you to take the same on your record.

Date and time of occurrence of event/information: **June 10, 2025 and 05:33 P.M.**

Thanking You,

For Aavas Financiers Limited

SAURABH SHARMA
COMPANY SECRETARY AND COMPLIANCE OFFICER
(ACS-60350)

No. CARE/NRO/RL/2025-26/1340**Shri Sachinder Bhinder**
MD & CEO
Aavas Financiers Limited
201-202, 2nd Floor, Southend Square
Mansarovar Industrial Area,
Jaipur
Rajasthan 302020

June 10, 2025

Confidential

Dear Sir,

Credit rating for bank facilities

On the basis of recent developments including operational and financial performance of your Company for FY25 (Audited), and the possible impact of the same on the credit profile of your company, our Rating Committee has reviewed the following ratings:

Facilities	Amount (₹ crore)	Rating ¹	Rating Action
Long Term Bank Facilities	9,662.00	CARE AA; Stable	Reaffirmed

2. Refer **Annexure 1** for details of rated facilities.

3. The rationale for the rating will be communicated to you separately. A write-up (press release) on the above rating is proposed to be issued to the press shortly, a draft of which is enclosed for your perusal as **Annexure 2**. We request you to peruse the annexed document and offer your comments if any. We are doing this as a matter of courtesy to our clients and with a view to ensure that no factual inaccuracies have inadvertently crept in. Kindly revert as early as possible. In any case, if we do not hear from you by June 18, 2025, we will proceed on the basis that you have no any comments to offer.

¹Complete definitions of the ratings assigned are available at www.careedge.in and in other CARE Ratings Ltd.'s publications.



CARE Ratings Limited

Plot no. C-001 A/2 Sector 16B, Berger Tower, Gautam
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Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691

4. CARE Ratings Ltd. 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 Ratings Ltd. 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 Ratings Ltd. 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 Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating of the bank facilities, CARE Ratings Ltd. shall carry out the review on the basis of best available information throughout the life time of such bank facilities. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the aforementioned rating actions in any manner considered appropriate by it, without reference to you.

6. Our ratings do not take into account the sovereign risk, if any, attached to the foreign currency loans, and the ratings are applicable only to the rupee equivalent of these loans.

7. Our ratings do not factor in any rating related trigger clauses as per the 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.

8. Users of this rating may kindly refer our website www.careedge.in for latest update on the outstanding rating.

9. CARE Ratings Ltd. ratings are **not** recommendations to sanction, renew, disburse or recall the concerned bank facilities.

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

Thanking you,

Yours faithfully,



Kanika Aggarwal
Lead Analyst
kanika.aggarwal@careedge.in



Jatin Arora
Assistant Director
jatin.arora@careedge.in

Encl.: As above

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Disclaimer

The ratings issued by CARE Ratings Limited 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. These ratings do not convey suitability or price for the investor. The agency does not constitute an audit on the rated entity. CARE Ratings Limited has based its ratings/outlooks based on information obtained from reliable and credible sources. CARE Ratings Limited does not, however, guarantee the accuracy, adequacy or completeness of any information and is not responsible for any errors or omissions and the results obtained from the use of such information. Most entities whose bank facilities/instruments are rated by CARE Ratings Limited have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CARE Ratings Limited or its subsidiaries/associates may also be involved with other commercial transactions with the entity. In case of partnership/proprietary concerns, the rating /outlook assigned by CARE Ratings Limited is, inter-alia, based on the capital deployed by the partners/proprietor and the current financial strength of the firm. The rating/outlook may undergo a 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 Ratings Limited is not responsible for any errors and states that it has no financial liability whatsoever to the users of CARE Ratings Limited's rating.

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Annexure 1

Details of Rated Facilities

1. Long Term Facilities

1.A. Term Loans

Sr. No.	Name of Bank / Lender	Rated Amount (Rs. crore)
1.	Punjab National Bank	2,245.26
2.	State Bank of India	1,934.85
3.	HDFC Bank Ltd.	891.67
4.	Axis Bank Ltd.	865.16
5.	Bandhan Bank Ltd.	561.95
6.	Canara Bank	364.39
7.	Central Bank of India	334.96
8.	Indian Bank	307.79
9.	Bank of Baroda	283.16
10.	Small Industries Development Bank of India	275.93
11.	Federal Bank	264.31
12.	South Indian Bank Ltd.	123.11
13.	UCO Bank	104.66
14.	Karnataka Bank Ltd.	86.26
15.	Union Bank of India	65.38
16.	CSB Bank Ltd.	36.96
17.	Shinhan Bank	35.00
18.	SBI Life Insurance Company Ltd.	31.25
19.	IDBI Bank Ltd.	12.49
20.	Proposed	712.46
	Total	9,537.00

1.B. Fund Based Limits

Sr. No.	Name of Bank / Lender	Rated Amount (Rs. crore)
1.	HDFC Bank Ltd.	40.00
2.	State Bank of India	25.00
3.	Kotak Mahindra Bank Ltd.	25.00
4.	Axis Bank Ltd.	25.00



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Sr. No.	Name of Bank / Lender	Rated Amount (Rs. crore)
5.	IndusInd Bank Ltd.	5.00
6.	ICICI Bank Ltd.	5.00
	Total	125.00

Total Long Term Facilities : Rs.9,662.00 crore

Total Facilities (1.A+1.B) : Rs.9,662.00 crore



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No. CARE/NRO/RL/2025-26/1341

Shri Sachinder Bhinder
MD & CEO
Aavas Financiers Limited
 201-202, 2nd Floor, Southend Square
 Mansarovar Industrial Area,
 Jaipur
 Rajasthan 302020



June 10, 2025

Confidential

Dear Sir,

Credit rating for Non-Convertible Debenture issue

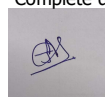
On the basis of recent developments including operational and financial performance of your Company for FY25 (Audited), and the possible impact of the same on the credit profile of your company, our Rating Committee has reviewed the following ratings:

Sr. No.	Instrument	Amount (₹ crore)	Rating ¹	Rating Action
1.	Non Convertible Debentures	204.11	CARE AA; Stable	Reaffirmed
2.	Non Convertible Debentures	140.00	CARE AA; Stable	Reaffirmed
3.	Non Convertible Debentures	500.00	CARE AA; Stable	Reaffirmed
4.	Non Convertible Debentures	500.00	CARE AA; Stable	Reaffirmed

- The NCDs are repayable as per **Annexure 1**.
- 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
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¹Complete definitions of the ratings assigned are available at www.careedge.in and in other CARE Ratings Ltd.'s publications.



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4. The rationale for the rating will be communicated to you separately. A write-up (press release) on the above rating is proposed to be issued to the press shortly, a draft of which is enclosed for your perusal as **Annexure 2**. We request you to peruse the annexed document and offer your comments if any. We are doing this as a matter of courtesy to our clients and with a view to ensure that no factual inaccuracies have inadvertently crept in. Kindly revert as early as possible. In any case, if we do not hear from you by June 18, 2025, we will proceed on the basis that you have no any comments to offer. |
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7. Our ratings do not factor in any rating related trigger clauses as per the 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.
8. Users of this rating may kindly refer our website www.careedge.in for latest update on the outstanding rating.
9. CARE Ratings Ltd. ratings are not recommendations to buy, sell, or hold any securities.

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Thanking you,

Yours faithfully,



Kanika Aggarwal
Lead Analyst
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Jatin Arora
Assistant Director
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Encl.: As above

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Annexure-1

Name of the instrument	ISIN	Date of Issuance	Date of Maturity	Size of Issue (₹, crore)
Non-convertible debentures	INE216P07175	30-Mar-20	30-Mar-28	205.11
Non-convertible debentures	INE216P07217	26-Nov-21	26-Nov-26	99.00
Non-convertible debentures	INE216P07258	15-Jan-25	15-Jan-30	100.00
Non-convertible debentures	INE216P07266	15-Jan-25	15-Jan-30	100.00
Non-convertible debentures	INE216P07225	25-Mar-22	25-Mar-27	40.00
Non-convertible debentures	INE216P07282	28-Apr-25	26-Apr-30	100.00
Non-convertible debentures	INE216P07274	28-Apr-25	26-Apr-30	100.00
Non-convertible debentures	Proposed			600.00
	Total			1344.11



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No. CARE/NRO/RL/2025-26/1339

Shri Sachinder Bhinder
MD & CEO
Aavas Financiers Limited
201-202, 2nd Floor, Southend Square
Mansarovar Industrial Area,
Jaipur
Rajasthan 302020



June 10, 2025

Confidential

Dear Sir,

Withdrawal of rating assigned to the proposed Commercial Paper issue of Aavas Financiers Limited

The rating of the aforementioned proposed Commercial Paper issue of Aavas Financiers Limited rated by us is withdrawn with immediate effect as the company has requested for withdrawal.

2. As per our normal procedure, we will be announcing the withdrawal of the rating through a Press Release, a copy of which is enclosed. **Meanwhile, please ensure that the ratings are not used hereafter, for any purpose whatsoever.**

3. In case of any future rating requirements, we will be happy to offer our services.

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

Thanking you,

Yours faithfully,

Kanika Aggarwal
Lead Analyst
kanika.aggarwal@careedge.in

Encl.: As above

Jatin Arora
Assistant Director
jatin.arora@careedge.in

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