

Indiabulls Housing Finance Limited

September 24, 2019

Ratings:

Instruments / Facilities	Amount (Rs. crore)	Rating ¹	Rating Action
Non-Convertible Debentures	33,436.50 [^] [Reduced from Rs. 37,203.50 crore]	CARE AA+ (Double A Plus) (Credit Watch with developing implications)	Revised from CARE AAA [Triple A] and continues to be on Credit Watch with developing implications
Subordinate Debt	5,000	CARE AA+ (Double A Plus) (Credit Watch with developing implications)	Revised from CARE AAA [Triple A] and continues to be on Credit Watch with developing implications
Non-Convertible Debentures*	6,801.14	CARE AA+ (Double A Plus) (Credit Watch with developing implications)	Revised from CARE AAA [Triple A] and continues to be on Credit Watch with developing implications
Subordinate Debt*	198.86	CARE AA+ (Double A Plus) (Credit Watch with developing implications)	Revised from CARE AAA [Triple A] and continues to be on Credit Watch with developing implications
Perpetual Debt	200	CARE AA (Double A) (Credit Watch with developing implications)	Revised from CARE AA+ [Double A Plus] and continues to be on Credit Watch with developing implications
Long term Bank Facilities	52,500	CARE AA+ (Double A Plus) (Credit Watch with developing implications)	Revised from CARE AAA [Triple A] and continues to be on Credit Watch with developing implications
Short term Bank Facilities		CARE A1+ (A One Plus)	Reaffirmed
Commercial Paper issue	15,000	CARE A1+ (A One Plus)	Reaffirmed
Total	1,13,136.50 [Rs. One Lakh Thirteen Thousand One Hundred Thirty Six Crore and Fifty Lakh only]		

Details of instruments/facilities in Annexure-1
[^]NCD's amounting to Rs.3,767 crore reduced on account of redemptions on maturity

*Public Issue of Non-Convertible Debentures and Subordinate Debt

Detailed rationale & key rating drivers:

The revision in ratings assigned to the long term debt instruments and bank facilities of Indiabulls Housing Finance Limited (IBHFL) takes into account continued challenging funding environment for NBFCs and HFCs, with elevated risk aversion among lenders and investors, especially for wholesale lenders with significant exposure to the real estate sector. The funding environment, which has remained adverse since September 2018, has resulted in difficulty for the NBFCs/HFCs in raising resources at appropriate rates which in turn has impacted disbursements and profitability. During this period, IBHFL has managed to raise funding of around Rs.50,000 crore from various sources (primarily through securitisation / assignment of loan portfolio and excluding commercial paper), and has built up a strong liquidity position. However, on account of overall increased risk perception of the market, the company has witnessed increase in cost of borrowing and challenges in resource mobilization. Therefore, continuous mobilization of resources and maintaining adequate liquidity in the current operating environment would be a key rating monitorable for IBHFL.

In view of the rise in cost of borrowing, the ability of housing finance companies to effectively compete with banks would be under pressure leading to impact on spreads. Although, IBHFL has been maintaining its profitability and has been able to pass on its incremental cost of funds, maintaining spreads in view of continued high cost borrowing would be a challenge for the company.

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

Further, with exposure to the real estate sector which is witnessing slowdown and heightened refinancing risk, maintaining asset quality of its loan portfolio will be a challenge for IBHFL. Although, currently the asset quality parameters of IBHFL are healthy in spite of some increase in slippages (largely in the corporate mortgage loan portfolio) during Q1FY20 (refers to period from April 01 to June 30), monitoring and maintaining the asset quality of the portfolio would be critical considering the risk associated with chunky corporate mortgage loan book.

IBHFL, along with its wholly owned subsidiary, Indiabulls Commercial Credit Limited (ICCL) has applied for amalgamation with The Lakshmi Vilas Bank (LVB) [rated 'CARE BBB- (Credit watch with Developing Implications)']. The proposed scheme of amalgamation is complex and unprecedented whereby a small sized bank would be merged into a large sized housing finance company. The company has received approval from the Competition Commission of India (CCI) and is awaiting approvals from other authorities including the Reserve Bank of India (RBI).

Currently, IBHFL is among the largest HFCs in the country and on conversion into a bank the merged entity would be a relatively moderate sized bank compared to the large private sector banks. Further, the financial risk profile of LVB is considerably weaker and the financial risk profile of the merged bank is expected to be moderate than the current financial risk profile of IBHFL. Further, considering the transition phase, establishing a liability profile, diversification of asset profile and competition from large private sector banks would be a challenge for the merged entity.

The ratings continue to be on 'Credit watch with developing implications' as CARE Ratings continues to monitor the progress on the proposed amalgamation. The credit watch would resolved once there is significant clarity on the proposed business plan and strategy of the merged entity.

The ratings continue to factors in IBHFL's established track record as one of the largest HFCs, experienced management, comfortable capitalization levels, Strong Liquidity position and moderate financial risk profile with healthy profitability parameters.

The ratings are constrained by challenges in resource mobilization, moderation in asset quality, Exposure to relatively riskier business segments like corporate mortgage loans (mainly real estate loans) and concentration risk in this portfolio. Asset quality, profitability, liquidity, credit concentration and capitalization are the key rating sensitivities.

Detailed description of the key rating drivers

Key Strengths

Established track record as one of the largest HFCs and experienced management

IBHFL has a track record of over a decade and is one of the largest HFCs in India with AUM of Rs.1,13,189 crore as on June 30, 2019. The company has in place experienced management team headed by Mr. Sameer Gehlaut (Founder-Chairman and Executive Director). The operations are headed by Mr. Gagan Banga, (Vice-Chairman and Managing Director). The company has strong Board of Directors comprising experienced professionals. The company has a senior management people with strong relevant experience and successful track record in their respective fields. The business teams for individual product segments also have experience persons in their respective segments.

Comfortable capitalization levels

IBHFL has been maintaining comfortable capitalization levels and reported tangible net worth of Rs.16,289 crore (consolidated) as on March 31, 2019. The company had moderate overall gearing level of 6.45 times (P.Y.: 7.97 times) and Net Gearing (adjusted for cash & cash equivalents) of 4.0 (P.Y.: 7.0) as on March 31, 2019. The company reported Capital Adequacy Ratio (CAR) (under Ind AS) of 26.49% (P.Y.:20.82%) with Tier I CAR: 19.81% (P.Y.: 15.07%) (assuming nil risk weight on investments in mutual funds) as on March 31, 2019. As on June 30, 2019, the company reported CAR of 27.81% with Tier I CAR of 20.49% with net gearing of 3.8 times and overall gearing of 5.94 times.

Comfortable liquidity profile

IBHFL has been focusing on maintaining comfortable liquidity profile and has significantly reduced reliance on borrowing through Commercial Paper (CP) and keeping adequate liquidity buffers. The ALM profile as on March 31, 2019 was comfortable with no negative mismatch up to one year bucket. The company has increased its long term funding profile and reduced borrowing by way of CP to 1% of total borrowings as on June 30, 2019 as compared to ~15% of total borrowings as on September 30, 2018.

As on June 30, 2019, IBHFL had debt repayment of Rs.20,810 crore up to one year against which it had cash & cash equivalents of Rs.28,511 crore in form of Mutual Funds (Rs.6,872 crore), Bonds (Rs.4,492 crore), Commercial Paper (Rs.288 crore), Certificate of Deposit (Rs.5,023 crore) and Fixed Deposits and Bank Balances (Rs.11,836 crore), providing adequate cover. IBHFL's policy to have 15-20% of its total assets in cash & cash equivalent along with unutilized bank lines helps it in better liquidity management and manage tight liquidity scenario prevailing in the market.

Moderation in financial risk profile

IBHFL has seen AUM has grown at a CAGR of 23% from Rs.52,235 crore as on March 31, 2015 to Rs.1,20,525 crore as on March 31, 2019. The growth momentum continued till H1FY19; however, since September, 2018, with the constrained market liquidity, IBHFL focused on maintaining adequate liquidity and reduced disbursements and reducing exposure to commercial real estate portfolio. IBHFL reported Profit after Tax (PAT) of Rs.4,091 crore on total income of Rs.17,027 in

FY19 [refers to period from April 01 to March 31] as against PAT of Rs.3,895 crore on total income of Rs.14,959 crore in FY18 with Return on Total Assets (ROTA) of 3.12% as against 3.31%.

During Q1FY20, IBHFL's disbursements continued to be at subdued levels and it reported decline in PAT to Rs.802 crore on total income of Rs.3,886 crore as against PAT of Rs.1,055 crore on total income of Rs.4,071 crore on account of de-growth in business and increase in credit costs. Prolonged tightened liquidity conditions would further impact the financial risk profile of the company.

Key Weaknesses

Challenges in resource mobilization

In the recent times, the increased risk averseness in the market towards the NBFC / HFC sector has continued posing challenges in resource mobilization. IBHFL, which has a diversified resource profile with borrowings in form of Bank Facilities [43.9%], Non-convertible debentures (NCDs) [41.9%], Commercial paper (CP) [5.1%], External Commercial Borrowings (ECBs) [4.6%], Subordinated Debt [4.4%] and Perpetual Debt [0.1%] as on March 31, 2019. Total borrowing has reduced from peak of Rs.1,20,250 crore as on September 30, 2018 to Rs.1,04,998 crore as on March 31, 2019 due to slowdown in sector post Q2FY19. IBHFL also has securitization portfolio of Rs.28,995 crore constituting 24% of the total AUM as on March 31, 2019 as against 10.1% of total AUM as on March 31, 2018, proving to be a major source of funding for the company. The company has been able to raise additional resources to the tune of Rs.60,781 crore from September 21, 2019 till 30 June 30, 2019 (including CP of Rs.10,935 crore). Due to the ongoing liquidity tightness in NBFC and HFC sector in post September 2019, the incremental cost of borrowing for IBHFL has increased from 8.08% in Q2FY19 to 9.21% in Q1FY20.

Moderation in asset quality

IBHFL has shown moderation in its asset quality and reported Gross NPA ratio of 0.88% (P.Y.: 0.77%) and Net NPA ratios on AUM basis of and 0.69% (P.Y.: 0.34%) respectively as on March 31, 2019. During Q1FY20, the company saw increase in slippages and its net slippages increased by Rs.600 crore resulting in rise in Gross NPA ratio to 1.47% and Net NPA to 1.10% as on June 30, 2019. Majority of the slippages were in the corporate mortgage loan segment which had Gross NPAs increased to 6.6% as on June 30, 2019 from 3.01% as on March 31, 2019. The Net NPA to Tangible Net-worth stood at 7.54% as on June 30, 2019 as against 5.11% as on March 31, 2019 and 3.04% as on March 31, 2018. Although, IBHFL has been able to have recoveries in some of NPA accounts in the past, considering the slowdown in real estate market and corporate funding, maintaining asset quality and executing recoveries would be a key challenge for the company.

Exposure to relatively riskier business segments like corporate mortgage loans (mainly real estate loans) and concentration risk in this portfolio

IBHFL has significant exposure to Corporate mortgage Loans which majorly consists of Construction Finance and Lease Rental Discounts which constitutes 14.7% of total AUM as on June 30, 2019 as against 16.9% as on March 31, 2019 and 21.2% as on March 31, 2018. The exposure is reducing in line with IBHFL's plans to reduce the corporate loan book.

As on March 31, 2019, IBHFL's top 20 group exposure stood constituted 102.9% of total Net-worth which poses high concentration risk.

During the last one year, the real estate market in India has seen stagnation in sales on account of factors like uncertainty over GST rates and after effects of RERA and demonetization due to which the sector has seen consolidation resulting in rise in unsold inventory and decline in new launches of projects. This market scenario was further impacted by tightening of liquidity conditions and lack of access to funding to HFCs which have impacted the demand. Further, the NBFCs especially which are wholesale and real estate real estate exposures have seen decline in liquidity with banks and mutual funds turning risk averse which has also led to significant increase in cost of borrowings. Continued slowdown in sales in the real estate market and prolonged tight liquidity conditions for NBFCs and HFCs would impact the resource raising capability and further increase the cost of funds impacting the financial flexibility of the company.

Analytical Approach: CARE has analyzed IBHFL's credit profile by considering the consolidated financial statements of IBHFL owing to financial and operational linkages between the parent and its subsidiaries and common management. List of entities considered for consolidated analysis are mentioned in Annexure 3.

Applicable Criteria

[Criteria on assigning 'outlook' and 'credit watch' to Credit Ratings](#)

[CARE's Policy on Default Recognition](#)

[CARE's criteria for Housing Finance Companies](#)

[Financial ratios – Financial sector](#)

[Criteria for Short term Instruments](#)

[Factoring linkages in ratings](#)

Liquidity Profile: Strong

As on March 31, 2019, IBHFL's ALM showed no negative mismatch upto 1 year bucket. As on June 30, 2019, IBHFL had debt repayment of Rs.20,810 crore up to one year against which it had cash & cash equivalents of Rs.28,511 crore in form of Mutual Funds (Rs.6,872 crore), Bonds (Rs.4,492 crore), Commercial Paper (Rs.288 crore), Certificate of Deposit (Rs.5,023 crore) and Fixed Deposits and Bank Balances (Rs.11,836 crore), providing adequate cover.

About the Company

IBHFL is registered with National Housing Board (NHB), and is engaged in the business of mortgage finance (home loans, loan against property and lease rental discounting), and corporate mortgage loans. IBHFL's portfolio consists of mortgage finance (housing loan and LAP) (85% of consolidated AUM of Rs.1,13,189 crore as on June 30, 2019) and corporate mortgage loans (15% of AUM) which is lease rental discounting and residential construction finance.

Mr. Sameer Gehlaut is the Founder, Chairman and Executive Director and is supported by Mr. Gagan Banga, Vice Chairman and Managing Director.

(Rs. crore)

Brief Financials (Consolidated)	FY18 (A)	FY19 (A)
	Ind AS	Ind AS
Total income	14,959	17,027
PAT	3,895	4,091
Asset under management (AUM)	1,22,233	1,20,525
Total Assets [net of intangibles]	1,32,071	1,29,910
Net NPA (%) [on AUM basis]	0.34	0.69
ROTA (%)	3.31	3.12

A; Audited

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating History for last three years: Please refer Annexure-2

Annexure-1: Details of Instruments/Facilities

Name of the Instrument	Date of Issuance	ISIN	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Rating assigned along with rating outlook
Debentures - Non-convertibles Debentures	12-Sep-17	INE148I07HY4	7.37%	12-Sep-19	125	CARE AA+*
Debentures - Non-convertibles Debentures	21-Apr-17	INE148I07HO5	8.35%	19-Sep-19	25	CARE AA+*
Debentures - Non-convertibles Debentures	22-Sep-17	INE148I07HZ1	7.45%	20-Sep-19	500	CARE AA+*
Debentures - Non-convertibles Debentures	29-Sep-14	INE148I07894	10.00%	29-Sep-19	95	CARE AA+*
Debentures - Non-convertibles Debentures	13-Oct-14	INE148I07969	9.90%	13-Oct-19	15	CARE AA+*
Debentures - Non-convertibles Debentures	31-Oct-14	INE148I07AG6	9.88%	30-Oct-19	10	CARE AA+*
Debentures - Non-convertibles Debentures	14-Nov-14	INE148I07AJ0	9.65%	14-Nov-19	15	CARE AA+*
Debentures - Non-convertibles Debentures-Partial Coupon Bond	27-Nov-14	INE148I07A00	4.00%	27-Nov-19	300	CARE AA+*
Debentures - Non-convertibles Debentures-Partial Coupon Bond	02-Dec-14	INE148I07AQ5	4.00%	02-Dec-19	200	CARE AA+*
Debentures - Non-convertibles Debentures	08-Dec-14	INE148I07AU7	9.45%	08-Dec-19	100	CARE AA+*
Debentures - Non-convertibles Debentures	02-Sep-16	INE148I07FX0	8.55%	02-Mar-20	100	CARE AA+*
Debentures - Non-convertibles Debentures	15-Mar-17	INE148I07GR0	8.25%	13-Mar-20	90	CARE AA+*
Debentures - Non-convertibles Debentures	18-Apr-17	INE148I07HH9	8.39%	13-Mar-20	25	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	20-Apr-17	INE148I07HJ5	0.00%	26-Mar-20	150	CARE AA+*
Debentures - Non-convertibles Debentures	27-Mar-15	INE148I07BP5	9.30%	27-Mar-20	20	CARE AA+*
Debentures - Non-convertibles Debentures	27-Mar-17	INE148I07GZ3	8.50%	27-Mar-20	25	CARE AA+*
Debentures - Non-convertibles Debentures	29-Mar-16	INE148I07EF0	8.75%	30-Mar-20	166.7	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	31-Mar-17	INE148I07HE6	0.00%	31-Mar-20	12.5	CARE AA+*
Debentures - Non-convertibles Debentures	20-Apr-17	INE148I07HK3	8.40%	20-Apr-20	30	CARE AA+*

Name of the Instrument	Date of Issuance	ISIN	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Rating assigned along with rating outlook
Debentures - Non-convertibles Debentures-ZCB	20-Apr-17	INE148I07HJ5	0.00%	28-Apr-20	6.7	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	15-Mar-17	INE148I07GS8	0.00%	30-Apr-20	7	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	15-Mar-17	INE148I07GU4	0.00%	04-May-20	5	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	29-Mar-17	INE148I07HA4	0.00%	05-May-20	20	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	15-Mar-17	INE148I07GT6	0.00%	12-May-20	18	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	20-Apr-17	INE148I07HI7	0.00%	12-May-20	12.5	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	23-Mar-17	INE148I07GY6	0.00%	01-Jun-20	160	CARE AA+*
Debentures - Non-convertibles Debentures	11-Jun-15	INE148I07JM5	9.25%	11-Jun-20	50	CARE AA+*
Debentures - Non-convertibles Debentures-ZCB	07-Apr-17	INE148I07HG1	0.00%	29-Jun-20	43	CARE AA+*
Debentures - Non-convertibles Debentures	25-Jul-17	INE148I07HU2	7.68%	24-Jul-20	365	CARE AA+*
Debentures - Non-convertibles Debentures	07-Aug-15	INE148I07CX7	9.15%	07-Aug-20	15	CARE AA+*
Debentures - Non-convertibles Debentures	13-Aug-15	INE148I07CZ2	9.15%	13-Aug-20	15	CARE AA+*
Debentures - Non-convertibles Debentures	04-Sep-15	INE148I07DE5	9.40%	04-Sep-20	1,000.00	CARE AA+*
Debentures - Non-convertibles Debentures	18-Sep-15	INE148I07DF2	9.35%	18-Sep-20	425	CARE AA+*
Debentures - Non-convertibles Debentures	22-Sep-17	INE148I07IA2	7.55%	20-Sep-20	1,500.00	CARE AA+*
Debentures - Non-convertibles Debentures	20-Nov-15	INE148I07DJ4	9.00%	20-Nov-20	120	CARE AA+*
Debentures - Non-convertibles Debentures	30-Dec-15	INE148I07DM8	9.00%	30-Dec-20	135	CARE AA+*
Debentures - Non-convertibles Debentures	07-Jan-16	INE148I07DP1	9.00%	07-Jan-21	300	CARE AA+*
Debentures - Non-convertibles Debentures	19-Jan-16	INE148I07DT3	9.00%	19-Jan-21	100	CARE AA+*
Debentures - Non-convertibles Debentures	08-Feb-16	INE148I07DU1	9.00%	08-Feb-21	75	CARE AA+*
Debentures - Non-convertibles Debentures	18-Feb-14	INE148I07480	10.25%	18-Feb-21	20	CARE AA+*
Debentures - Non-convertibles Debentures	12-Apr-16	INE148I07EK0	9.00%	12-Apr-21	25	CARE AA+*
Debentures - Non-convertibles Debentures	10-May-16	INE148I07EN4	9.00%	10-May-21	25	CARE AA+*
Debentures - Non-convertibles Debentures	23-May-16	INE148I07EP9	9.00%	21-May-21	25	CARE AA+*
Debentures - Non-convertibles Debentures	01-Jun-16	INE148I07EU9	9.00%	29-May-21	10	CARE AA+*
Debentures - Non-convertibles Debentures	07-Jun-16	INE148I07EV7	9.00%	07-Jun-21	15	CARE AA+*
Debentures - Non-convertibles Debentures	11-Aug-16	INE148I07FS0	8.80%	11-Aug-21	10	CARE AA+*
Debentures - Non-convertibles Debentures	16-Aug-16	INE148I07FT8	8.80%	16-Aug-21	525	CARE AA+*
Debentures - Non-convertibles Debentures	23-Aug-16	INE148I07FV4	8.80%	23-Aug-21	135	CARE AA+*
Debentures - Non-convertibles Debentures	07-Sep-11	INE894F07360	10.65%	07-Sep-21	500	CARE AA+*
Debentures - Non-convertibles Debentures	22-Nov-11	INE148I07076	10.70%	22-Nov-21	100	CARE AA+*
Debentures - Non-convertibles Debentures	27-Feb-12	INE894F07519	10.15%	27-Feb-22	500	CARE AA+*
Debentures - Non-convertibles Debentures	21-Mar-17	INE148I07GW0	8.57%	21-Mar-22	600	CARE AA+*
Debentures - Non-convertibles Debentures	22-Mar-17	INE148I07GX8	8.57%	22-Mar-22	160	CARE AA+*
Debentures - Non-convertibles Debentures	30-Mar-17	INE148I07HC0	8.57%	30-Mar-22	350	CARE AA+*
Debentures - Non-convertibles Debentures	03-Apr-12	INE148I07100	10.75%	03-Apr-22	125	CARE AA+*
Debentures - Non-convertibles Debentures	06-Apr-17	INE148I07HF3	8.57%	06-Apr-22	1,000.00	CARE AA+*
Debentures - Non-convertibles Debentures	28-Jun-12	INE894F07550	10.70%	28-Jun-22	800	CARE AA+*
Debentures - Non-convertibles Debentures	06-Jul-12	INE894F07543	10.70%	06-Jul-22	20	CARE AA+*
Debentures - Non-convertibles Debentures	25-Jul-17	INE148I07HV0	7.82%	25-Jul-22	100	CARE AA+*
Debentures - Non-convertibles Debentures	06-Nov-12	INE148I07142	10.00%	06-Nov-22	15	CARE AA+*
Debentures - Non-convertibles Debentures	07-Nov-17	INE148I07IC8	7.77%	07-Nov-22	290	CARE AA+*
Debentures - Non-convertibles Debentures	19-Nov-12	INE148I07159	10.00%	19-Nov-22	15	CARE AA+*
Debentures - Non-convertibles Debentures	20-Nov-15	INE148I07DK2	9.00%	20-Nov-22	10	CARE AA+*
Debentures - Non-convertibles Debentures	18-Dec-12	INE148I07183	10.00%	18-Dec-22	15	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-12	INE894F07667	10.00%	31-Dec-22	15	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-12	INE148I07191	10.00%	31-Dec-22	35	CARE AA+*
Debentures - Non-convertibles Debentures	16-Jan-13	INE894F07717	10.20%	16-Jan-23	35	CARE AA+*
Debentures - Non-convertibles Debentures	26-Feb-13	INE148I07209	10.00%	26-Feb-23	25	CARE AA+*
Debentures - Non-convertibles Debentures	19-Mar-13	INE148I07241	10.00%	19-Mar-23	100	CARE AA+*
Debentures - Non-convertibles Debentures	25-Mar-13	INE148I07266	10.00%	25-Mar-23	5	CARE AA+*
Debentures - Non-convertibles Debentures	29-Aug-13	INE148I07357	11.00%	29-Aug-23	1,000.00	CARE AA+*

Name of the Instrument	Date of Issuance	ISIN	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Rating assigned along with rating outlook
Debentures - Non-convertibles Debentures	08-Oct-13	INE148I07373	10.25%	08-Oct-23	25	CARE AA+*
Debentures - Non-convertibles Debentures	21-Nov-13	INE148I07381	10.55%	21-Nov-23	400	CARE AA+*
Debentures - Non-convertibles Debentures	24-Dec-13	INE148I07415	10.20%	24-Dec-23	25	CARE AA+*
Debentures - Non-convertibles Debentures	05-Jun-14	INE148I07639	10.15%	05-Jun-24	25	CARE AA+*
Debentures - Non-convertibles Debentures	30-Jun-14	INE148I07746	10.15%	30-Jun-24	25	CARE AA+*
Debentures - Non-convertibles Debentures	16-Dec-14	INE148I07AV5	9.20%	16-Dec-24	25	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-14	INE148I07BA7	9.20%	31-Dec-24	25	CARE AA+*
Debentures - Non-convertibles Debentures	19-May-15	INE148I07BV3	9.00%	19-May-25	25	CARE AA+*
Debentures - Non-convertibles Debentures	26-Jun-15	INE148I07CN8	9.50%	26-Jun-25	1,000.00	CARE AA+*
Debentures - Non-convertibles Debentures	20-Nov-15	INE148I07DL0	9.00%	20-Nov-25	170	CARE AA+*
Debentures - Non-convertibles Debentures	30-Dec-15	INE148I07DN6	9.00%	30-Dec-25	95	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-15	INE148I07DO4	9.00%	31-Dec-25	10	CARE AA+*
Debentures - Non-convertibles Debentures	08-Feb-16	INE148I07DV9	9.00%	07-Feb-26	50	CARE AA+*
Debentures - Non-convertibles Debentures	14-Mar-16	INE148I07EA1	9.00%	13-Mar-26	25	CARE AA+*
Debentures - Non-convertibles Debentures	12-Apr-16	INE148I07EL8	9.00%	11-Apr-26	35	CARE AA+*
Debentures - Non-convertibles Debentures	29-Apr-16	INE148I07EM6	9.00%	29-Apr-26	207	CARE AA+*
Debentures - Non-convertibles Debentures	10-May-16	INE148I07EO2	9.00%	08-May-26	25	CARE AA+*
Debentures - Non-convertibles Debentures	30-May-16	INE148I07ES3	9.00%	29-May-26	25	CARE AA+*
Debentures - Non-convertibles Debentures	07-Jun-16	INE148I07EW5	9.00%	05-Jun-26	25	CARE AA+*
Debentures - Non-convertibles Debentures	30-Jun-16	INE148I07FG5	9.00%	30-Jun-26	200	CARE AA+*
Debentures - Non-convertibles Debentures	22-Jul-16	INE148I07FJ9	8.90%	22-Jul-26	25	CARE AA+*
Debentures - Non-convertibles Debentures	08-Sep-17	INE148I07HX6	8.03%	08-Sep-27	1,450.00	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-18	INE148I07JP8	9.00%	31-Dec-19	50	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-18	INE148I07JO1	9.00%	28-Feb-20	100	CARE AA+*
Debentures - Non-convertibles Debentures	11-Dec-18	INE148I07JM5	9.28%	11-Jun-20	250	CARE AA+*
Debentures - Non-convertibles Debentures	31-Dec-18	INE148I07JN3	9.08%	31-Dec-21	500	CARE AA+*
Debentures - Non-convertibles Debentures	25-Jan-19	INE148I07JR4	9.05%	25-Jan-24	330	CARE AA+*
Debentures - Non-convertibles Debentures	15-Jan-19	INE148I07JQ6	9.10%	15-Jan-29	700	CARE AA+*
Debentures - Non-convertibles Debentures	09-May-19	INE148I07JS2	9.00%	09-Jul-20	120	CARE AA+*
Debentures - Non-convertibles Debentures (Proposed)	NA	-	NA	NA	14,488.10	CARE AA+*
Debt-Subordinate Debt	31-Jan-12	INE894F08038	11.85%	31-Jan-22	36.2	CARE AA+*
Debt-Subordinate Debt	22-Feb-12	INE894F08053	11.85%	22-Feb-22	20	CARE AA+*
Debt-Subordinate Debt	30-Mar-12	INE894F08061	11.00%	30-Mar-22	15	CARE AA+*
Debt-Subordinate Debt	05-Jun-12	INE894F08079	10.65%	05-Jun-22	15	CARE AA+*
Debt-Subordinate Debt	08-Oct-12	INE148I08025	10.30%	08-Oct-22	35	CARE AA+*
Debt-Subordinate Debt	22-Oct-12	INE148I08033	10.30%	22-Oct-22	40	CARE AA+*
Debt-Subordinate Debt	31-Oct-12	INE148I08041	10.30%	31-Oct-22	25	CARE AA+*
Debt-Subordinate Debt	15-Nov-12	INE894F08129	10.65%	15-Nov-22	1.1	CARE AA+*
Debt-Subordinate Debt	04-Dec-12	INE148I08058	10.20%	04-Dec-22	20	CARE AA+*
Debt-Subordinate Debt	14-Jan-13	INE148I08066	10.10%	14-Jan-23	25	CARE AA+*
Debt-Subordinate Debt	30-Jan-13	INE148I08074	10.65%	30-Jan-23	10	CARE AA+*
Debt-Subordinate Debt	18-Feb-13	INE148I08082	10.10%	18-Feb-23	25	CARE AA+*
Debt-Subordinate Debt	06-Mar-13	INE148I08090	10.10%	06-Mar-23	20	CARE AA+*
Debt-Subordinate Debt	28-Mar-13	INE148I08108	10.10%	28-Mar-23	25	CARE AA+*
Debt-Subordinate Debt	23-May-13	INE148I08116	9.80%	23-May-23	20	CARE AA+*
Debt-Subordinate Debt	03-Jun-13	INE148I08124	9.90%	03-Jun-23	125	CARE AA+*
Debt-Subordinate Debt	23-Sep-13	INE148I08132	10.10%	23-Sep-23	25	CARE AA+*
Debt-Subordinate Debt	27-Sep-13	INE148I08140	10.85%	27-Sep-23	25	CARE AA+*
Debt-Subordinate Debt	24-Oct-13	INE148I08157	10.85%	24-Oct-23	5	CARE AA+*
Debt-Subordinate Debt	23-Dec-13	INE148I08165	10.80%	23-Dec-23	20	CARE AA+*
Debt-Subordinate Debt	17-Jul-14	INE148I08173	10.85%	17-Jul-24	10	CARE AA+*

Name of the Instrument	Date of Issuance	ISIN	Coupon Rate	Maturity Date	Size of the Issue (Rs. Crore)	Rating assigned along with rating outlook
Debt-Subordinate Debt	08-Sep-17	INE148I08280	8.35%	06-Sep-24	100	CARE AA+*
Debt-Subordinate Debt	17-Mar-15	INE148I08181	9.70%	17-Mar-25	5	CARE AA+*
Debt-Subordinate Debt	21-Jul-15	INE148I08199	10.10%	21-Jul-25	8.2	CARE AA+*
Debt-Subordinate Debt	03-Aug-15	INE148I08207	10.00%	03-Aug-25	165	CARE AA+*
Debt-Subordinate Debt	29-Jun-16	INE148I08215	9.30%	29-Jun-26	609.7	CARE AA+*
Debt-Subordinate Debt	05-Jun-12	INE894F08087	10.65%	05-Jun-27	110	CARE AA+*
Debt-Subordinate Debt	28-Jun-12	INE894F08103	10.25%	28-Jun-27	100	CARE AA+*
Debt-Subordinate Debt	30-Jun-12	INE894F08111	10.65%	30-Jun-27	49.7	CARE AA+*
Debt-Subordinate Debt	08-Sep-17	INE148I08298	8.35%	08-Sep-27	900	CARE AA+*
Debt-Subordinate Debt	15-Nov-12	INE894F08137	10.65%	15-Nov-27	32.6	CARE AA+*
Debt-Subordinate Debt (Proposed)	NA	-	NA	NA	2,377.60	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07FY8	8.55%	26-Sep-19	26.7	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07FZ5	8.65%	26-Sep-19	561.9	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07GA6	8.70%	26-Sep-19	65.3	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07GE8	8.75%	26-Sep-21	3,389.60	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07GF5	8.90%	26-Sep-21	1,311.20	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07GJ7	9.00%	26-Sep-26	13.7	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07GK5	8.85%	26-Sep-26	990.8	CARE AA+*
Debentures- Public issue of Non Convertible Debentures	26-Sep-16	INE148I07GL3	9.00%	26-Sep-26	404.5	CARE AA+*
Debentures- Public issue of Non Convertible Debentures-ZCB	26-Sep-16	INE148I07GD0	0.00%	26-Sep-19	5.6	CARE AA+*
Debentures- Public issue of Non Convertible Debentures-ZCB	26-Sep-16	INE148I07GH1	0.00%	26-Sep-21	7.4	CARE AA+*
Debentures- Public issue of Non Convertible Debentures-ZCB	26-Sep-16	INE148I07GN9	0.00%	26-Sep-26	24.3	CARE AA+*
Debt-Public issue of Subordinate Debt	26-Sep-16	INE148I08231	9.15%	26-Sep-26	2.4	CARE AA+*
Debt-Public issue of Subordinate Debt	26-Sep-16	INE148I08249	9.00%	26-Sep-26	0.2	CARE AA+*
Debt-Public issue of Subordinate Debt	26-Sep-16	INE148I08256	9.15%	26-Sep-26	195.3	CARE AA+*
Debt-Public issue of Subordinate Debt-ZCB	26-Sep-16	INE148I08272	0.00%	26-Sep-26	0.9	CARE AA+*
Debt-Perpetual Debt	28-Jun-12	INE894F08095	10.60%	Perpetual	100	CARE AA*
Debt-Perpetual Debt (Proposed)	NA	-	NA	NA	100	CARE AA*
Bank Facilities-Fund Based - LT/ ST-Term loan	NA	-	NA	30-Jun-23	52,500.00	CARE AA+* / CARE A1+
Commercial Paper	-	-	-	7 Days to 1 Year	15,000.00	CARE A1+

*(Credit Watch with Developing Implication)

Annexure-2: Rating History of last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating history			
		Type	Amount Rated (Rs. crore)	Rating	Date(s) & Rating(s) assigned in 2019-2020	Date(s) & Rating(s) assigned in 2018-2019	Date(s) & Rating(s) assigned in 2017-2018	Date(s) & Rating(s) assigned in 2016-2017
1.	Debentures-Non Convertible Debentures	LT	33,436.50	CARE AA+ (Credit Watch with developing implications)	1) CARE AAA (Credit Watch with developing implications) (12-Apr-19)	1)CARE AAA; Stable (06-Jul-18)	1)CARE AAA; Stable (17-Jul-17)	1)CARE AAA; Stable (24-Jan-17) 2)CARE AAA (22-Aug-16) 3)CARE AAA (11-Jul-16)
2.	Debt-Subordinate Debt	LT	5,000.00	CARE AA+ (Credit Watch with developing implications)	1) CARE AAA (Credit Watch with developing implications) (12-Apr-19)	1)CARE AAA; Stable (06-Jul-18)	1)CARE AAA; Stable (17-Jul-17)	1)CARE AAA; Stable (24-Jan-17) 2)CARE AAA (22-Aug-16) 3)CARE AAA (11-Jul-16)
3.	Debt-Perpetual Debt	LT	200.00	CARE AA (Credit Watch with developing implications)	1) CARE AA+ (Credit Watch with developing implications) (12-Apr-19)	1)CARE AAA; Stable (06-Jul-18)	1)CARE AA+; Stable (17-Jul-17)	1)CARE AA+; Stable (24-Jan-17) 2)CARE AA+ (22-Aug-16) 3)CARE AA+ (11-Jul-16)
4.	Fund-based - LT/ ST-Term loan	LT/ST	52,500.00	CARE AA+ (Credit Watch with developing implications)/ CARE A1+	1) CARE AAA (Credit Watch with developing implications) / CARE A1+ (12-Apr-19)	1)CARE AAA; Stable (06-Jul-18)	1)CARE AAA; Stable / CARE A1+ (17-Jul-17)	1)CARE AAA; Stable / CARE A1+ (24-Jan-17) 2)CARE AAA / CARE A1+ (22-Aug-16) 3)CARE AAA / CARE A1+ (11-Jul-16)
5.	Debentures-Non Convertible Debentures	LT	6,801.14	CARE AA+ (Credit Watch with developing implications)	1) CARE AAA (Credit Watch with developing implications) (12-Apr-19)	1)CARE AAA; Stable (06-Jul-18)	1)CARE AAA; Stable (17-Jul-17)	1)CARE AAA; Stable (24-Jan-17) 2)CARE AAA (22-Aug-16)
6.	Debt-Subordinate Debt	LT	198.86	CARE AA+ (Credit Watch with developing implications)	1) CARE AAA (Credit Watch with developing implications) (12-Apr-19)	1)CARE AAA; Stable (06-Jul-18)	1)CARE AAA; Stable (17-Jul-17)	1)CARE AAA; Stable (24-Jan-17)
7.	Commercial Paper	ST	15,000.00	CARE A1+	1) CARE A1+ (12-Apr-19)	1)CARE A1+ (21-Dec-18)	-	-

Annexure-3: Entities considered for consolidation

Company Name	Extent of consolidation	Rationale for consolidation
Indiabulls Commercial Credit Limited	Full	Subsidiary
Indiabulls Collection Agency Limited	Full	Subsidiary
Ibills Sales Limited	Full	Subsidiary
Indiabulls Insurance Advisors Limited	Full	Subsidiary
Nilgiri Financial Consultants Limited	Full	Subsidiary
Indiabulls Capital Services Limited	Full	Subsidiary
Indiabulls Advisory Services Limited	Full	Subsidiary
Indiabulls Asset Holding Company Limited	Full	Subsidiary
Indiabulls Asset Management Company Limited	Full	Subsidiary
Indiabulls Trustee Company Limited	Full	Subsidiary
Indiabulls Holdings Limited	Full	Subsidiary
Indiabulls Venture Capital Management Company Limited	Full	Subsidiary
Indiabulls Venture Capital Trustee Company Limited	Full	Subsidiary
Indiabulls Asset Management Mauritius	Full	Subsidiary
IBHFL Lender Repayment Trust	Full	Subsidiary
OakNorth Holdings Limited	Partial*	Associate

*IBHFL owns 16.7% in OakNorth Holdings Limited as on March 31, 2019

Note on complexity levels of the rated instrument: CARE has classified instruments rated by it on the basis of complexity. This classification is available at www.careratings.com. Investors/market intermediaries/regulators or others are welcome to write to care@careratings.com for any clarification

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