



## Indiabulls Housing Finance Limited Announces its Q2 and H1 FY 16-17 Financial Results. Quarter PAT of ₹ 684 Cr., up by 23.2%

### For Immediate Use

Mumbai, 21 October 2016: The Board of Directors of Indiabulls Housing Finance Ltd (IBHFL), India's second largest housing finance company, announced its unaudited financial results for the quarter and half year ended September 30<sup>th</sup>, 2016.

### IBHFL's Profit After Tax (PAT):

H1 FY17 (₹ Cr.)	H1 FY16 (₹ Cr.)	Growth %	Q2 FY17 (₹ Cr.)	Q2 FY16 (₹ Cr.)	Growth %
1,314	1,067	23.2%	684	556	23.2%

### Highlights Q2 FY16-17

- Launch of 'Smart City Home Loans' in Tier-II and Tier-III towns and cities
- IBHFL raised ₹ 1,330 Cr. from its first overseas rupee denominated masala bonds issue
- IBHFL raised ₹ 7,000 Cr. from first-time public issue of bonds
- PAT at ₹ 684 Crs, up by 23.2%.
- Spread expanded to 320 bps
- Balance sheet size crosses ₹ 90,000 Crs. and is up 36.7% to ₹ 91,330 Crs.
- NII up 23.6% to ₹ 1,093 Crs.
- Fee income for Q2 FY17 is ₹ 141.9 Crs., up from ₹ 124.1 Crs. in Q2 FY16
- Gross NPA and Net NPA stand at 0.83% and 0.34% respectively, lower than 0.84% and 0.35% as at Q2 FY16 and 0.84% and 0.36% respectively at the end of Q1 FY17
- Provision cover of 153% on Gross NPA
- Home loan rates have been cut by 5 bps, our prime home loan is now at 9.3%

### Highlights H1 FY16-17

- PAT up 23.2% to ₹ 1,314 Cr.
- NII up 25.8% to ₹ 2,146 Cr.

### Key Financials:

Particulars (₹ Crs.)	Q2 FY 17	Q2 FY 16	Y-o-Y Growth (%)	H1 FY17	H1 FY16	Y-o-Y Growth (%)
Balance Sheet	91,330	66,799	36.7%	91,330	66,799	36.7%
Loan Assets	75,313	58,225	29.3%	75,313	58,225	29.3%
Total Revenues	2,875	2,246	28.0%	5,472	4,271	28.1%
NII	1,093	885	23.6%	2,146	1,706	25.8%
PAT	684	556	23.2%	1,314	1,067	23.2%
EPS (₹)	16.23	15.01		31.18	29.39	

<b>Gross NPA (%)</b>	0.83%	0.84%
<b>Net NPA (%)</b>	0.34%	0.35%

### **Affordable Housing:**

IBHFL is focussed on the opportunity in affordable housing. We are both increasing the breadth of our home loan product in existing cities by catering to ticket size up to ₹ 50 lacs as well as expanding to newer cities with 'Smart City Home Loan' with technology leveraged lean branches.

### **Masala Bonds:**

Indiabulls Housing Finance raised its first overseas issue of Rs. 1,330 Cr. through unrated rupee denominated masala bonds with a tenor of 3 years and 1 month bearing a coupon of 8.57%. IBHFL is the second housing finance company and fourth Indian corporate to have issued masala bond to international investors.

### **Public Issue of Bonds:**

Indiabulls Housing Finance raised ₹ 7,000 Cr. from public issue of bonds. 37% of the base issue was subscribed by individuals. This opens up large pool of retail investors to individuals.

### **RoE Maximisation through Capital Conservation**

IBHFL continues to remain focused on sell down transactions as it represents the most efficient utilisation of capital and a source of both profitability and liquidity. In H1 FY17, IBHFL sold down a total of ₹ 2,358.4 Crs. as compared with ₹ 2,081.8 Crs in H1 FY16. In the preceding 12 months we sold a total of ₹. 4,665.8 Cr. up from ₹. 4,202.8 Cr. in the 12 months preceding September 2015. As the sold down book expands, consumption of capital reduces as it is utilized efficiently. This will naturally lead to an uptick in RoEs.

### **Uptick in housing sector / mortgage market:**

- In the residential real estate space, new launches in the affordable housing segment have grown two-fold in H1 CY 2017 units from H1 CY 2016
- Smart city plan covering 100 Indian cities will open up opportunities for growth and boost demand for new residences in these cities
- Commercial real estate space has also seen positive traction. Office space vacancy has slipped to 5-year low and vacancy in metros has slipped below 10%
- Private equity investment in the real estate sector is estimated to be at Rs. 436 Bn., highest ever since 2008

**Mr. Gagan Banga, Vice Chairman and MD, IBHFL commented that,** "We are focussed on the opportunity in affordable housing and it is our core business driver. This is aided both by a vastly improved liability mix with successful masala and public issue as well as the traction we are getting on our e-Home Loans product. We will both increase the breadth of our target segment in existing locations as well as venture into tier-II and tier-III towns and cities with Smart City Home Loans"



### **About Indiabulls Housing Finance Limited**

IBHFL is India's 2<sup>nd</sup> largest Housing Finance Company by profits and networth in the private sector. IBHFL has a balance sheet size of ₹ 91,326 Cr. It provides quick, convenient and competitively priced home loans in the affordable housing segment. IBHFL enjoys a AAA long-term credit rating.