



## Indiabulls Housing Finance Limited announces its Q1 FY24 Results

**PAT of ₹ 296 Crs v/s ₹ 287 Crs in Q1FY23 and ₹ 261 Crs in Q4FY23**  
**Since FY2022, retail disbursements of ₹ 12,890 Cr done under asset-light model**

Mumbai, 14<sup>th</sup> August 2023: The Board of Directors of Indiabulls Housing Finance Ltd. (IBH) announced its audited financial results for the quarter and year ended June 30<sup>th</sup> 2023.

### IBH Key Financials:

Particulars	Q1 FY23-24
NII	562
PAT	296
Net Gearing	2.0x
Net Worth	17,576
CRAR	31.2%
Tier-1	26.9%

NII: Net Interest Income

### Highlights:

- Balance sheet has stabilized: ~74,000 Crs from last 4 quarters
- Co-lending disbursements at ₹ 1,837 Cr in Q1FY24 under asset-light model
- PAT for Q1FY24 is ₹ 296 Cr, compared to ₹ 261 Cr in Q4FY23, and ₹ 287 Cr in Q1FY23
- Net Interest Income (NII) came in at ₹ 562 Cr for Q1 FY24
- Gross NPAs were at 2.87% and net NPAs at 1.69%. Gross and Net NPAs are the lowest they have been for 11 quarters
- Annualised Net Interest Margin came in at 3.0%
- RoA is on the rise, and expanded to 1.7% at the end of June 2023, from 1.4% at the end of March 2023
- Spread up to 3.5% from 2.7% a year ago
- Capital adequacy stands at 31.2% and Tier 1 at 26.9%
- Net debt to equity continues to remain low at ~2.0x
- The Company's Liquidity Coverage Ratio [LCR] as on March 2023 stands at 79% against a regulatory requirement of 60%.
- Recovery trend is strong. Additional ₹ 2,500 Cr of recoveries expected in next 6 to 8 quarters
- Along with existing provisions and expected recoveries/write-backs, the Company has a ~3.4x cover on NPAs

Focus for the Company while continuing to deliver on numbers, delivering growth, and maintaining asset quality:

### Rebranding & Reorganization

- Subsequent to Board approval, re-branding and name change of the Company is now awaiting regulatory and shareholders approval

- Simplification of company structure; transition to origination engine; enhancement of capital adequacy ratios; reduction in gearing; and improved cost efficiencies
- Erstwhile promoter shareholding at ~1% and shrinking. Top shareholders of the Company are LIC [largest Institutional shareholder and bondholder] and other FIIs

### Significant continuing traction on asset-light retail origination

- Since FY2022, retail disbursements of ₹ 12,890 Cr done under asset-light model. 90+ delinquency at under 0.15%
- 35% of AUM is now funded by CLM/sell downs; up from 10% in FY18
- Realising 3%+ RoAs on retail loans sourced under asset-light model
- Retail business to deliver mid-teen RoEs by FY26
- Strategic and sizable sourcing partner for 8 banks.
- Expanding franchise: Branch Count: 217 [up from 178 branches in June 2022]; Manpower: 5,166 [up from 4,783 employees in June 2022]
- Investment in people and branches to continue through FY24/25

### Foreign Currency Borrowings and Proactive ALM Management

Borrowings Raised in	Amount [USD Mn]	Nature	Comments
FY2013-14	37.3	Loans	
FY2014-15	280.9	Loans + Bonds	
FY2015-16	139.2	Loans	
FY2016-17	832.8	Loans + Bonds	
FY2017-18	1,157.3	Loans	Matured and has been repaid
FY2018-19	281.2	Loans + Bonds	- USD 11.2 Mn matured and repaid - USD 270 Mn maturing and will be repaid next week
FY2019-20	350.0	Bonds	Matured and has been repaid
<b>Total</b>	<b>3,078.7</b>		

- ~USD 3.0 Bn of debt from 202 foreign institutions raised by the Company in last 10 years, will all stand repaid at the end of August 2023. ~USD 2 Bn of this repaid post IL&FS default in 2018
- Thereafter, only FCCBs of USD 285 Mn and dollar debt from Indian bankers of USD 100 Mn will remain outstanding
- ECB repayment FDs have been liquidated and USD 270 Mn of principal plus interest are in the process of being transferred ahead of repayment due date next week
- Trustee-managed FDs of ₹ 628 Cr, equivalent to 50% FCCB amount of March 2024<sup>^</sup> put option [total: USD 149.5 Mn] has been separately created Since Sep 2018, IBH has repaid debt of ₹ 1,58,605 Cr on gross basis, and ₹ 71,820 Cr on net basis: Largest debt repayment by a corporate in India across financial/non-financial companies
- ₹ 5,343 Cr of liquidity on balance sheet [excluding undrawn facilities]. Positive cash of ₹ 7,202 Cr at the end of 1 year
- Liquidity Coverage Ratio [LCR] as at end of June 2023 stands at 79% against regulatory requirement of 60% [This is only RBI defined High Quality Liquid Assets HQLA]