

Rating Rationale

September 30, 2024 | Mumbai

IIFL Home Finance Limited

Long-term rating removed from 'Watch Developing'; Ratings reaffirmed

Rating Action

Total Bank Loan Facilities Rated	Rs.13300 Crore
Long Term Rating	CRISIL AA/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Rs.114.81 Crore Long Term Principal Protected Market Linked Debentures	CRISIL PPMLD AA/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Rs.4000 Crore Non Convertible Debentures^{&@}	CRISIL AA/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Rs.126.52 Crore Principal Protected Market Linked Non Convertible Subordinated Debentures	CRISIL PPMLD AA/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Non Convertible Debentures Aggregating Rs.1060.22 Crore[^]&	CRISIL AA/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Rs.5000 Crore Commercial Paper	CRISIL A1+ (Reaffirmed)
Non Convertible Debentures Aggregating Rs.2497.16 Crore^{&}	CRISIL AA/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)

[&] Interchangeable between secured and subordinated debt

[@] Includes Public Issue of NCDs of Rs 3000 crore

[%] For Retail Bond Issuance

Note: None of the Directors on CRISIL Ratings Limited's Board are members of rating committee and thus do not participate in discussion or assignment of any ratings. The Board of Directors also does not discuss any ratings at its meetings.

1 crore = 10 million

Refer to annexure for Details of Instruments & Bank Facilities

Detailed Rationale

CRISIL Ratings has removed its long-term rating on the debt instrument and bank facilities of IIFL Home Finance Limited (IIFL Home) from 'Rating Watch with Developing Implications' and has reaffirmed the rating at 'CRISIL AA/CRISIL PPMLD AA' while assigning a 'Stable' outlook. The short-term rating has been reaffirmed at 'CRISIL A1+'.

The rating action follows lifting of the regulatory embargo on the gold loan business of IIFL Finance, disclosed by the company vide the announcement dated September 19, 2024, thereby allowing the group to resume sanctions and disbursements in this segment as in the normal course of business, as well securitization/assignment/sale of loans. The company has demonstrated track record of profitably scaling its gold loan business – which remains one of its core segments. With the regulatory restriction being removed, and the company having taken requisite corrective measures following the action by the Reserve Bank of India (RBI), the group is expected to focus on regaining its market share in the gold loan business which should support restoration of its market position and profitability, which had moderated during the embargo. The time taken to attain its pre-embargo level of growth and profitability, while ensuring full adherence to compliances and regulations, remains monitorable.

The embargo imposed by RBI on March 04, 2024, had ordered IIFL Finance to cease and desist from sanctioning and disbursing gold loans or assigning/securitising/selling any of its gold loans. However, the RBI allowed the company to continue servicing its existing gold loan portfolio, through usual collection and recovery processes. Subsequently, an RBI instituted special audit was conducted wherein all the corrective measures and compliances implemented by IIFL Finance were reviewed. Basis the findings of this inspection, a detailed audit report and a compliance certificate submitted by the audit committee of the company. This was followed by a regulatory inspection which was recently concluded. With all of the above, the embargo was finally lifted on September 19, 2024.

During the restriction period, gold loan portfolio reduced to around Rs 14,727 crore over June 2024 (from Rs 23,354 crore in March 2024) due to the organic run down. Other key businesses of the group viz, home loans, microfinance, loan against property and others, were not directly impacted by this RBI directive. All the corrective measures on operational processes and compliances, highlighted by RBI have been implemented and the company's ability to revive the momentum of growth in the gold loan business, will continue to be monitored.

The ratings continue to be supported by the group's comfortable capitalisation, its established track record of operations in home loans and microfinance segments, and sustained profitability metrics, supported by stable asset quality. These strengths are partly offset by limited diversity in the resource profile, with moderately higher cost of funds vis-à-vis some of the peers.

Consolidated AUM stood at Rs 69,610 crore as on June 30, 2024, with gold loans accounting for 21%. Housing finance and microfinance, which form 40% and 17%, respectively, are carried out via subsidiaries, IIFL Home Finance Ltd (IIFL Home) and IIFL Samasta Finance Ltd (IIFL Samasta). In terms of the earnings profile, the group reported return on assets (RoA) and managed assets (RoMA) of 3.4% and 2.3%, respectively, for fiscal 2024, vis-à-vis 3.3% and 2.3%, respectively, in fiscal 2023 and 2.7% and 2.1%, respectively, in fiscal 2022. This was underpinned by controlled credit cost and upfront income from direct assignment (DA) transactions, and its sustenance considering any potential changes in the business model following the restrictions. RoA and RoMA, on an annualized basis, were 2.2% and 1.6%, respectively, for first quarter of fiscal 2025. Earnings were impacted due to lower net interest margins (NIMs) and increase in operating expenses in the quarter, remains a monitorable. The group has demonstrated ability to raise capital from long-term marquee investors, such as Fairfax, the CDC group and Abu Dhabi Investment Authority (ADIA). However, the resource profile is marked by limited diversity and higher cost of borrowings, compared with peers.

Analytical Approach

CRISIL Ratings has consolidated the business and financial risk profiles of IIFL Finance and its subsidiaries, including IIFL Home and IIFL Samasta. This is because all the companies, collectively referred to as the IIFL Finance group, have significant operational, financial and managerial integration, and operate under a common brand.

Please refer Annexure - List of entities consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

Key Rating Drivers & Detailed Description

Strengths:

• Comfortable capitalisation, supported by demonstrated ability to raise capital and an asset-light business model

The group has demonstrated its ability to raise capital from long-term marquee investors, such as Fairfax and the CDC group in the past. IIFL Home has also raised Rs 2,200 crore as primary equity from ADIA in the second quarter of fiscal 2023. Consequently, consolidated network improved to Rs 12,056 crore as on March 31, 2024 (Rs 10,202 crore as on March 31, 2023) and adjusted gearing to 3.9 times (as against 3.9 times). Further, IIFL Finance raised Rs 1,272 crore via rights issue in May 2024 and consolidated network stood at Rs 13,701 crore as on June 30, 2024 with adjusted gearing stood at 3.1 times as on June 30, 2024. Network coverage for net non-performing assets (NPAs) was comfortable at 28 times as on June 30, 2024. Given the capital infusion and the asset-light business model, capitalisation should remain comfortable for the projected scale of operations over the medium term.

IIFL Finance reported a standalone network and gearing of Rs 5,595 crore and 3.6 times, respectively as on March 31, 2024. Tier I capital adequacy ratio (CAR) and overall CAR stood at 12.56% and 18.85%, respectively, as on the same date. Network coverage for net NPAs was around 17 times. IIFL Home had network and gearing of Rs 6,447 crore and 2.7 times, and Tier I and overall CAR of 37.6% and 42.8%, respectively, and network coverage for net NPAs of around 27 times. As on March 31, 2024, IIFL Samasta reported network and gearing of Rs 2,010 crore and 4.5 times, respectively. Tier I and overall CAR on the same date were 17.7% and 24.0%, respectively.

• Established track record of operations and extensive branch network; ability to revive market share in the gold loan business will remain a monitorable

Consolidated AUM witnessed a de-growth of 12% as on June 30, 2024 and stood at Rs 69,610 crore as against Rs 78,960 crore as on March 31, 2024, driven by rundown in gold loan portfolio along with momentary slowdown in microfinance portfolio. Consolidated AUM stood at Rs 64,638 crore as on March 31, 2023, and Rs 51,210 crore, a year earlier. Majority of the book has been deployed in retail asset classes. Two lending subsidiaries, IIFL Home and IIFL Samasta, are engaged in mortgage finance and microfinance, respectively. In the affordable housing space, the group extends loans of average ticket size of Rs 20 lakhs and within this sub-segment, it is a prominent player. Retail loans (ticket size less than Rs 1 crore) accounted for 98% of the consolidated AUM as on June 30, 2024, making the portfolio highly granular. Also, 67% of the portfolio, excluding gold loans, qualified under priority sector lending. As on June 30, 2024, the group was present across five key segments: home loans (40% of AUM), gold loans (21%), LAP (12%), digital loans (6%) and microfinance (17%), which together accounted for 98% of the AUM, up from 67% as on March 31, 2017.

With the embargo being lifted, the organic run down of the gold loan business has been arrested and hereon, disbursements are expected to pick up. Though the ability of the company to restore the run rate to pre-embargo levels, remains a monitorable. Apart from these, there are two non-core, but synergistic segments: construction and real estate (CRE) funding and capital market lending. The group has been consciously scaling down its book under these segments, which together formed only 2% of the AUM. Under CRE, the group finances completion of projects already funded by it and is also looking at providing smaller ticket construction finance through IIFL Home, as it will be synergistic to its core business. In the capital market segment, the group finances retail clients of IIFL Securities Ltd. Market position benefits from a wide network of 4780 branches as on June 30, 2024, which allows the group to cross-sell financial products of other IIFL entities.

On a standalone level, IIFL Finance had an AUM of Rs 20,498 crore as on June 30, 2024 (Rs 29,250 crore as on March 31, 2024 and Rs 25,573 crore as on March 31, 2023) primarily comprising gold loans (72%), digital loans (23%), developer and construction finance (3%), loan against property (1%) and capital markets (1%). IIFL Home had an AUM of Rs 35,975 crore as on June 30, 2024 (Rs 35,499 crore as on March 31, 2024 and Rs 28,512 crore as on March 31, 2023), comprising home loans (78%), followed by LAP (20%) and construction finance (2%). IIFL Samasta had an AUM of Rs 13,138 crore as on June 30, 2024 (Rs 14,211 crore as on March 31, 2024 and Rs 10,552 crore as on March 31, 2023).

• **Sustained profitability metrics supported by stable asset quality**

Consolidated RoA and RoMA were 3.4% and 2.3%, respectively, in fiscal 2024 and 3.3% and 2.3%, respectively, for fiscal 2023. On an absolute basis, consolidated net profit was Rs 1,974 crore in the fiscal 2024 and Rs 1,608 crore in fiscal 2023. Earnings were supported by lower credit cost (provisions and write-offs/average managed assets). Credit cost was marginally better at 1.1% during fiscal 2024 vis-à-vis 1.2% in fiscal 2023 (1.6% in fiscal 2022). Consolidated RoA and RoMA were 2.2% and 1.6% respectively, with net profit stood at Rs 338 crore in first quarter of fiscal 2025. Earnings were impacted due to lower net interest margins (NIMs) and increase in operating expenses in the quarter. NIMs (Total net interest income/average managed assets) and operating expenses (operating expenses /average managed assets), on an annualized basis stood at 7.4% and 4.2% in Q1 FY25 vis-à-vis 7.7% and 3.6% during fiscal 2024.

On consolidated and standalone basis, gross NPAs (GNPAs) of IIFL Finance stood at 2.3% and 3.7%, respectively, as on March 31, 2024 (1.8% and 1.3%, respectively, as on March 31, 2023, and 3.2% and 2.9%, respectively, as on March 31, 2022). GNPAs spiked during March 2024 due to slippages in gold portfolio. GNPA stood at 2.2% and 3.1%, respectively on consolidated and standalone basis, as on June 30, 2024. Provision coverage ratio^[1] as on June 30, 2024, stood at 51%, while the total provisions coverage ratio (total provisions/GNPA) was 128%. On a standalone basis, IIFL Home and IIFL Samasta reported GNPAs of 1.5% and 1.9%, respectively, as on March 31, 2024 (2.2% and 2.1%, respectively, on March 31, 2023, and 3.1% and 3.1%, respectively, on March 31, 2022). It stood at 1.7% and 2.3%, respectively, as on June 30, 2024. GNPAs for the home loan segment stood at 1.3%, for the gold loan portfolio at 2.9%, LAP at 3.6%, digital loans at 3.3% and microfinance at 2.3% as on June 30, 2024.

Ability to keep delinquencies under check and manage credit cost will remain critical for sustaining healthy profitability. With regard to the gold loan business, until the restrictions are lifted – the extent of decline in profitability, if any, remains a monitorable.

Weakness:

• **Limited diversity in resource profile with comparatively higher cost of funds; ability to restore the volume and quality of funding to pre-embargo levels, is a key rating monitorable**

As on June 30, 2024, banks and financial institutions (FIs) constituted 75% of the on-book borrowings of the group-these were primarily in the form of term loans (46%), refinancing (17%), short-term borrowings (2%), external commercial borrowings (9%) and others (1%). The remaining 25% of borrowings were in the form of non-convertible debentures (20%), external commercial borrowings from DFIs (4%) and commercial paper (1%). Of this, capital market lenders (such as mutual funds, pension funds, trusts) had limited share. IIFL Finance group has been able to tap the public NCDs route, but the cost of funds remains higher than some of the comparable peers. Nonetheless, the company has a comfortable liquidity profile with no negative cumulative mismatches across time buckets as per the asset liability maturity (ALM) statement dated June 30, 2024.

Over the medium to long term, ability to diversify the resource base at an optimal cost will be a monitorable, given the relatively higher reliance on banks and FIs.

^[1] Provision coverage ratio = Provisions against GNPAs/GNPAs

Liquidity: Strong

On a provisional basis, as on August 31, 2024, the IIFL Finance group had liquidity of Rs 4,595 crore (Rs 3,529 crore of cash and equivalents, Rs 354 crore of unutilised cash credit limit and Rs 713 crore of undrawn sanctioned bank limits [including securitisation/DA limit]). Against this, total debt obligation was Rs 3,548 crore over the three months through November 2024. On a standalone basis, IIFL Home had surplus cash of Rs 953 crore as on August 31, 2024. This is sufficient to meet debt obligation of Rs 850 crore till November 2024.

Environment, social and governance (ESG) profile

CRISIL Ratings believes that the ESG profile of the IIFL Finance group supports its credit risk profile.

The ESG profile of financial institutions typically factors in governance as a key differentiator. The sector has reasonable social impact because of its substantial employee and customer base, and its role in promoting financial inclusion. While there is no direct adverse impact on the environment, lending decisions could have a bearing on environmental and other sustainability related factors.

The IIFL Finance group has demonstrated an ongoing focus on strengthening various aspects of its ESG profile.

Key ESG highlights of the IIFL Finance group

IIFL Finance has replaced incandescent lights with light-emitting diode panels across branches. Rainwater harvesting systems have been installed and wastewater is treated and re-used for domestic purposes.

Of the total workforce at IIFL Finance, gender diversity stands at 26%, as on March 31, 2023. One of the nine board members is a woman.

Of the board members, 63% are independent directors and there is a split between positions of the chairman and CEO. Extensive investor grievance redressal disclosures and mechanism are in place.

There is growing importance of ESG among investors and lenders. The group's commitment to ESG will play a key role in enhancing stakeholder confidence, given the substantial share of foreign investors as well as access to domestic capital market.

Outlook: Stable

The IIFL Finance group will likely improve its earnings profile while scaling up operations and maintaining a diversified product mix. The group's capitalisation is expected to remain comfortable.

Rating sensitivity factors

Upward factors:

- Sustained improvement in profitability, with RoMA reaching 2.8-3.0% on a steady state basis
- Diversification of resource profile at optimal cost of funding
- Significant improvement in market position, along with sound asset quality

Downward factors:

- Inability to regain significant market share in the gold loan segment
- Any further regulatory developments resulting in sustained weakening of the business profile
- Restricted ability to raise resources at competitive rates
- Weakening of asset quality, leading to decline in profitability, with consolidated RoMA remaining below 2%

About the Company

IIFL Finance is the listed holding company of the IIFL Finance group and is registered as a systemically important non-deposit-taking, non-banking financial company. The group offers various retail lending products, including gold loans, home loans, LAP, digital loans and microfinance loans, which are the core segments and form 98% of the AUM. Capital market-based lending (margin funding and loans against shares) and construction and developer finance form the balance of the AUM.

On a consolidated basis, IIFL Finance had total income (net of interest expenses) and profit after tax (PAT) of Rs 6,290 crore and Rs 1,974 crore, respectively, in fiscal 2024, against Rs 5,225 crore and Rs 1,607 crore in the previous fiscal. The company had total income (net of interest expenses) and profit after tax (PAT) of Rs 1,592 crore and Rs 338 crore, respectively, in first quarter of fiscal 2025.

On a standalone basis, IIFL Finance reported total income (net of interest expenses) and PAT of Rs 2,932 crore and Rs 585 crore, respectively, in fiscal 2024, as against Rs 2,633 crore and Rs 806 crore, respectively, in the previous fiscal. The company had total income (net of interest expenses) Rs 585 crore and reported a loss Rs 23 crore, in first quarter of fiscal 2025.

IIFL Home reported total income (net of interest expenses) and PAT of Rs 1,966 crore and Rs 1,027 crore, respectively, in fiscal 2024, against Rs 1,549 crore and Rs 790 crore, respectively, in fiscal 2023. The company had total income (net of interest expenses) and profit after tax (PAT) of Rs 528 crore and Rs 247 crore, respectively, in first quarter of

fiscal 2025.

Key Financial Indicators**IIFL Finance (consolidated; CRISIL Ratings-adjusted numbers)**

As on/for the period	Unit	June 30, 2024/ Q1FY25	Mar 31, 2024/ FY24	Mar 31, 2023/ FY23
Total assets	Rs crore	58012	62,421	53,001
Total income (net of interest expenses)	Rs crore	1592	6,290	5,225
PAT	Rs crore	338	1,974	1,608
GNPA	%	2.2	2.3	1.8
RoMA	%	1.6	2.3	2.3
On-book gearing	Times	3.1	3.9	3.9

Key Financial Indicators: IIFL Home (Standalone; CRISIL Ratings-adjusted numbers)

As on / for the period	Unit	Mar 31, 2024/ FY24	Mar 31, 2023/ FY23
Total assets	Rs crore	25,434	21,785
Total income (net of interest expenses)	Rs crore	1,966	1,549
PAT	Rs crore	1,027	790
GNPA	%	1.5	2.2
RoMA	%	3.0	2.7
On-book gearing	Times	2.7	2.7

Any other information: Not applicable**Note on complexity levels of the rated instrument:**

CRISIL Ratings' complexity levels are assigned to various types of financial instruments and are included (where applicable) in the 'Annexure - Details of Instrument' in this Rating Rationale.

CRISIL Ratings will disclose complexity level for all securities - including those that are yet to be placed - based on available information. The complexity level for instruments may be updated, where required, in the rating rationale published subsequent to the issuance of the instrument when details on such features are available.

For more details on the CRISIL Ratings' complexity levels please visit www.crisilratings.com. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name of Instrument	Date of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs Crore)	Complexity levels	Rating assigned with outlook
INE477L07AD0	Non-convertible debentures #	03-Oct-19	9.18%	03-Oct-29	300	Simple	CRISIL AA/Stable
INE477L07AF5	Non-convertible debentures #	12-Nov-20	8.69%	12-Nov-30	300	Simple	CRISIL AA/Stable
INE477L07AG3	Non-convertible debentures #	11-Feb-21	8.60%	11-Feb-28	18	Simple	CRISIL AA/Stable
INE477L07AH1	Non-convertible debentures #	12-Mar-21	8.62%	12-Mar-28	19	Simple	CRISIL AA/Stable
INE477L07AI9	Non-convertible debentures #	16-Apr-21	8.70%	16-Apr-29	21	Simple	CRISIL AA/Stable
INE477L07AI9	Non-convertible debentures #	16-Apr-21	8.70%	16-Apr-29	5	Simple	CRISIL AA/Stable
INE477L07AI9	Non-convertible debentures #	26-Apr-21	8.70%	16-Apr-29	10	Simple	CRISIL AA/Stable
INE477L07AJ7	Non-convertible debentures #	14-May-21	8.70%	14-May-30	21	Simple	CRISIL AA/Stable
INE477L07AJ7	Non-convertible debentures #	01-Jun-21	8.70%	14-May-30	15	Simple	CRISIL AA/Stable
INE477L07AJ7	Non-convertible debentures #	16-Jun-21	8.70%	14-May-30	23	Simple	CRISIL AA/Stable
INE477L07AJ7	Non-convertible debentures #	13-Sep-21	8.70%	14-May-30	35	Simple	CRISIL AA/Stable
INE477L07AJ7	Non-convertible debentures #	24-Sep-21	8.70%	14-May-30	15	Simple	CRISIL AA/Stable
INE477L07AK5	Non-convertible debentures #	28-Sep-21	8.20%	28-Sep-26	112	Simple	CRISIL AA/Stable
INE477L07AT6	Non-convertible debentures #	25-Feb-22	8.59%	25-Feb-30	433.3	Simple	CRISIL AA/Stable
INE477L07AU4	Non-convertible debentures #	28-Feb-22	5.00%	28-Feb-31	74.7	Simple	CRISIL AA/Stable
INE477L08121	Subordinated NCD #	13-Jul-18	9.85%	13-Jul-28	30	Complex	CRISIL AA/Stable
INE477L07AV2	Non-convertible debentures #	31-Mar-23	8.50%	31-Mar-26	280	Complex	CRISIL AA/Stable
INE477L07AW0	Non-convertible debentures #	23-May-23	8.50%	22-May-26	320	Complex	CRISIL AA/Stable
NA	Non-convertible debentures**#	NA	NA	NA	465.16	Simple	CRISIL AA/Stable
NA	Non-convertible debentures**#%	NA	NA	NA	4000	Simple	CRISIL AA/Stable
INE477L07AL3	Non-convertible debentures ^{&#}	03-Jan-22	8.25%	03-Jan-25	225.72	Simple	CRISIL AA/Stable
INE477L07AM1	Non-convertible debentures ^{&#}	03-Jan-22	Zero Coupon	03-Jan-25	26.73	Simple	CRISIL AA/Stable
INE477L07AN9	Non-convertible debentures ^{&#}	03-Jan-22	8.20%	03-Jan-27	52.65	Simple	CRISIL AA/Stable
INE477L07AO7	Non-convertible debentures ^{&#}	03-Jan-22	8.50%	03-Jan-27	13.6	Simple	CRISIL AA/Stable
INE477L07AP4	Non-convertible debentures ^{&#}	03-Jan-22	Zero Coupon	03-Jan-27	4.25	Simple	CRISIL AA/Stable
INE477L07AQ2	Non-convertible debentures ^{&#}	03-Jan-22	8.43%	03-Jan-29	53.74	Simple	CRISIL AA/Stable
INE477L07AR0	Non-convertible debentures ^{&#}	03-Jan-22	8.75%	03-Jan-29	22.18	Simple	CRISIL AA/Stable
INE477L07AS8	Non-convertible debentures ^{&#}	03-Jan-22	Zero Coupon	03-Jan-29	5.53	Simple	CRISIL AA/Stable
INE477L08147	Subordinated NCD ^{&#}	03-Aug-21	10.00%	03-Nov-28	232.72	Complex	CRISIL AA/Stable
INE477L08154	Subordinated NCD ^{&#}	03-Aug-21	9.60%	03-Nov-28	382.82	Complex	CRISIL AA/Stable
INE477L08162	Subordinated NCD ^{&#a}	03-Aug-21	Zero Coupon	03-Nov-28	40.28	Complex	CRISIL AA/Stable
NA	Long term principal protected market linked debentures**	NA	NA	NA	114.81	Highly complex	CRISIL PPMLD AA/Stable
INE477L08139	Principal protected market linked non-convertible subordinated debentures	14-Aug-18	GSEC Linked	11-Aug-28	100	Highly complex	CRISIL PPMLD AA/Stable
INE477L08139	Principal protected market linked non-convertible subordinated debentures	11-Sep-18	GSEC Linked	11-Aug-28	18.43	Highly complex	CRISIL PPMLD AA/Stable
INE477L08139	Principal protected market linked non-convertible subordinated debentures	18-Sep-18	GSEC Linked	11-Aug-28	7.87	Highly complex	CRISIL PPMLD AA/Stable
NA	Principal protected market linked non-convertible subordinated debentures**	NA	NA	NA	0.22	Highly complex	CRISIL PPMLD AA/Stable
NA	Term Loan 1	NA	NA	24-Jun-27	128.57	NA	CRISIL AA/Stable
NA	Term Loan 2	NA	NA	31-Dec-30	168.97	NA	CRISIL AA/Stable
NA	Term Loan 3	NA	NA	01-Dec-30	382.35	NA	CRISIL AA/Stable
NA	Term Loan 4	NA	NA	22-Mar-28	122.36	NA	CRISIL AA/Stable

NA	Term Loan 5	NA	NA	01-Apr-28	167.11	NA	CRISIL AA/Stable
NA	Term Loan 6	NA	NA	31-Jan-27	27.5	NA	CRISIL AA/Stable
NA	Term Loan 7	NA	NA	27-Jun-25	30	NA	CRISIL AA/Stable
NA	Term Loan 8	NA	NA	29-Jun-25	33.33	NA	CRISIL AA/Stable
NA	Term Loan 9	NA	NA	30-Jun-29	384.34	NA	CRISIL AA/Stable
NA	Term Loan 10	NA	NA	03-Jul-29	218.55	NA	CRISIL AA/Stable
NA	Term Loan 11	NA	NA	01-Aug-25	14.58	NA	CRISIL AA/Stable
NA	Term Loan 12	NA	NA	30-Sep-29	458.33	NA	CRISIL AA/Stable
NA	Term Loan 13	NA	NA	30-Nov-30	812.5	NA	CRISIL AA/Stable
NA	Term Loan 14	NA	NA	01-Feb-31	218.23	NA	CRISIL AA/Stable
NA	Term Loan 15	NA	NA	27-Mar-27	157.08	NA	CRISIL AA/Stable
NA	Term Loan 16	NA	NA	29-Dec-28	224.94	NA	CRISIL AA/Stable
NA	Term Loan 17	NA	NA	29-Dec-30	199.95	NA	CRISIL AA/Stable
NA	Term Loan 18	NA	NA	30-Jan-31	337.5	NA	CRISIL AA/Stable
NA	Term Loan 19	NA	NA	30-Jan-31	385.7	NA	CRISIL AA/Stable
NA	Term Loan 20	NA	NA	11-Mar-27	27.5	NA	CRISIL AA/Stable
NA	Term Loan 21	NA	NA	01-Apr-32	489.2	NA	CRISIL AA/Stable
NA	Term Loan 22	NA	NA	01-Jul-26	3.13	NA	CRISIL AA/Stable
NA	Term Loan 23	NA	NA	01-Apr-27	14.17	NA	CRISIL AA/Stable
NA	Term Loan 24	NA	NA	01-Apr-26	20.9	NA	CRISIL AA/Stable
NA	Term Loan 25	NA	NA	01-Jan-27	24.06	NA	CRISIL AA/Stable
NA	Term Loan 26	NA	NA	01-Apr-31	18.07	NA	CRISIL AA/Stable
NA	Term Loan 27	NA	NA	01-Jul-29	6.59	NA	CRISIL AA/Stable
NA	Term Loan 28	NA	NA	01-Jan-25	4.24	NA	CRISIL AA/Stable
NA	Term Loan 29	NA	NA	01-Oct-33	50.94	NA	CRISIL AA/Stable
NA	Term Loan 30	NA	NA	01-Jul-32	109.84	NA	CRISIL AA/Stable
NA	Term Loan 31	NA	NA	01-Jul-32	95.95	NA	CRISIL AA/Stable
NA	Term Loan 32	NA	NA	01-Jul-25	39.47	NA	CRISIL AA/Stable
NA	Term Loan 33	NA	NA	01-Apr-25	70.96	NA	CRISIL AA/Stable
NA	Term Loan 34	NA	NA	01-Apr-30	31.12	NA	CRISIL AA/Stable
NA	Term Loan 35	NA	NA	01-Oct-25	12.64	NA	CRISIL AA/Stable
NA	Term Loan 36	NA	NA	01-Jan-30	115.82	NA	CRISIL AA/Stable
NA	Term Loan 37	NA	NA	01-Jan-26	10.37	NA	CRISIL AA/Stable
NA	Term Loan 38	NA	NA	01-Oct-30	46.6	NA	CRISIL AA/Stable
NA	Term Loan 39	NA	NA	01-Oct-27	207.34	NA	CRISIL AA/Stable
NA	Term Loan 40	NA	NA	01-Jul-25	28.52	NA	CRISIL AA/Stable
NA	Term Loan 41	NA	NA	01-Oct-31	327.32	NA	CRISIL AA/Stable
NA	Term Loan 42	NA	NA	01-Oct-28	199.2	NA	CRISIL AA/Stable
NA	Term Loan 43	NA	NA	01-Oct-25	12.8	NA	CRISIL AA/Stable
NA	Term Loan 44	NA	NA	01-Jan-29	22.4	NA	CRISIL AA/Stable
NA	Term Loan 45	NA	NA	01-Oct-25	13.94	NA	CRISIL AA/Stable
NA	Term Loan 46	NA	NA	01-Apr-29	22.51	NA	CRISIL AA/Stable
NA	Term Loan 47	NA	NA	01-Oct-32	102.87	NA	CRISIL AA/Stable
NA	Term Loan 48	NA	NA	01-Oct-32	365.25	NA	CRISIL AA/Stable
NA	Term Loan 49	NA	NA	01-Oct-32	185.65	NA	CRISIL AA/Stable
NA	Term Loan 50	NA	NA	01-Oct-29	203.7	NA	CRISIL AA/Stable
NA	Term Loan 51	NA	NA	01-Jul-33	474.34	NA	CRISIL AA/Stable
NA	Term Loan 52	NA	NA	01-Jul-30	462.96	NA	CRISIL AA/Stable
NA	Term Loan 53	NA	NA	01-Oct-33	146.15	NA	CRISIL AA/Stable
NA	Term Loan 54	NA	NA	01-Oct-33	292.3	NA	CRISIL AA/Stable
NA	Term Loan 55	NA	NA	01-Oct-30	288.8	NA	CRISIL AA/Stable
NA	Term Loan 56	NA	NA	01-Jan-34	190	NA	CRISIL AA/Stable
NA	Term Loan 57	NA	NA	01-Jan-34	360	NA	CRISIL AA/Stable
NA	Term Loan 58	NA	NA	01-Jan-31	200	NA	CRISIL AA/Stable
NA	Working capital demand loan	NA	NA	NA	100	NA	CRISIL AA/Stable
NA	Proposed long term bank loan facility^	NA	NA	NA	3430.49	NA	CRISIL AA/Stable
NA	Commercial Paper	NA	NA	7-365 Days	5000	Simple	CRISIL A1+

#Interchangeable between secured and subordinated debt

**not yet issued

&For retail bond issuance

^Interchangeable with short term bank loan facility

%Includes Public Issue of NCDs of Rs 3000 crore

Annexure – List of entities consolidated

Names of Entities Consolidated	Extent of Consolidation	Rationale for Consolidation
IIFL Finance Ltd	Full	Parent
IIFL Home Finance Ltd	Full	Subsidiary
IIFL Samasta Finance Ltd	Full	Subsidiary

Annexure - Rating History for last 3 Years

Instrument	Type	Current		2024 (History)		2023		2022		2021		Start of 2021
		Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating
Fund Based Facilities	LT	13300.0	CRISIL AA/Stable	13-09-24	CRISIL AA/Watch Developing	29-12-23	CRISIL AA/Positive	07-10-22	CRISIL AA/Stable	11-06-21	CRISIL AA/Stable	CRISIL AA/Negative
			--	12-07-24	CRISIL AA/Watch Developing	27-12-23	CRISIL AA/Positive	30-08-22	CRISIL AA/Stable	31-03-21	CRISIL AA/Stable	--
			--	18-03-24	CRISIL AA/Watch Developing	20-11-23	CRISIL AA/Positive	26-07-22	CRISIL AA/Stable		--	--
			--	12-03-24	CRISIL AA/Watch	27-02-23	CRISIL AA/Stable	30-06-22	CRISIL AA/Stable		--	--

					Developing							
			--	28-02-24	CRISIL AA/Positive	07-02-23	CRISIL AA/Stable	11-03-22	CRISIL AA/Stable		--	--
			--	09-02-24	CRISIL AA/Positive	06-01-23	CRISIL AA/Stable		--		--	--
			--	30-01-24	CRISIL AA/Positive		--		--		--	--
Commercial Paper	ST	5000.0	CRISIL A1+	13-09-24	CRISIL A1+	29-12-23	CRISIL A1+	07-10-22	CRISIL A1+	11-06-21	CRISIL A1+	CRISIL A1+
			--	12-07-24	CRISIL A1+	27-12-23	CRISIL A1+	30-08-22	CRISIL A1+	31-03-21	CRISIL A1+	--
			--	18-03-24	CRISIL A1+	20-11-23	CRISIL A1+	26-07-22	CRISIL A1+		--	--
			--	12-03-24	CRISIL A1+	27-02-23	CRISIL A1+	30-06-22	CRISIL A1+		--	--
			--	28-02-24	CRISIL A1+	07-02-23	CRISIL A1+	11-03-22	CRISIL A1+		--	--
			--	09-02-24	CRISIL A1+	06-01-23	CRISIL A1+		--		--	--
			--	30-01-24	CRISIL A1+		--		--		--	--
Non Convertible Debentures	LT	7557.38	CRISIL AA/Stable	13-09-24	CRISIL AA/Watch Developing	29-12-23	CRISIL AA/Positive	07-10-22	CRISIL AA/Stable	11-06-21	CRISIL AA/Stable	CRISIL AA/Negative
			--	12-07-24	CRISIL AA/Watch Developing	27-12-23	CRISIL AA/Positive	30-08-22	CRISIL AA/Stable	31-03-21	CRISIL AA/Stable	--
			--	18-03-24	CRISIL AA/Watch Developing	20-11-23	CRISIL AA/Positive	26-07-22	CRISIL AA/Stable		--	--
			--	12-03-24	CRISIL AA/Watch Developing	27-02-23	CRISIL AA/Stable	30-06-22	CRISIL AA/Stable		--	--
			--	28-02-24	CRISIL AA/Positive	07-02-23	CRISIL AA/Stable	11-03-22	CRISIL AA/Stable		--	--
			--	09-02-24	CRISIL AA/Positive	06-01-23	CRISIL AA/Stable		--		--	--
			--	30-01-24	CRISIL AA/Positive		--		--		--	--
Subordinated Debt	LT		--		--		--		--	31-03-21	Withdrawn	CRISIL AA/Negative
Long Term Principal Protected Market Linked Debentures	LT	114.81	CRISIL PPMLD AA/Stable	13-09-24	CRISIL PPMLD AA/Watch Developing	29-12-23	CRISIL PPMLD AA/Positive	07-10-22	CRISIL PPMLD AA r /Stable	11-06-21	CRISIL PPMLD AA r /Stable	CRISIL PPMLD AA r /Negative
			--	12-07-24	CRISIL PPMLD AA/Watch Developing	27-12-23	CRISIL PPMLD AA/Positive	30-08-22	CRISIL PPMLD AA r /Stable	31-03-21	CRISIL PPMLD AA r /Stable	--
			--	18-03-24	CRISIL PPMLD AA/Watch Developing	20-11-23	CRISIL PPMLD AA/Positive	26-07-22	CRISIL PPMLD AA r /Stable		--	--
			--	12-03-24	CRISIL PPMLD AA/Watch Developing	27-02-23	CRISIL PPMLD AA/Stable	30-06-22	CRISIL PPMLD AA r /Stable		--	--
			--	28-02-24	CRISIL PPMLD AA/Positive	07-02-23	CRISIL PPMLD AA/Stable	11-03-22	CRISIL PPMLD AA r /Stable		--	--
			--	09-02-24	CRISIL PPMLD AA/Positive	06-01-23	CRISIL PPMLD AA r /Stable		--		--	--
			--	30-01-24	CRISIL PPMLD AA/Positive		--		--		--	--
Principal Protected Market Linked Non-Convertible Subordinated Debentures	LT	126.52	CRISIL PPMLD AA/Stable	13-09-24	CRISIL PPMLD AA/Watch Developing	29-12-23	CRISIL PPMLD AA/Positive	07-10-22	CRISIL PPMLD AA r /Stable	11-06-21	CRISIL PPMLD AA r /Stable	CRISIL PPMLD AA r /Negative
			--	12-07-24	CRISIL PPMLD AA/Watch Developing	27-12-23	CRISIL PPMLD AA/Positive	30-08-22	CRISIL PPMLD AA r /Stable	31-03-21	CRISIL PPMLD AA r /Stable	--
			--	18-03-24	CRISIL PPMLD AA/Watch Developing	20-11-23	CRISIL PPMLD AA/Positive	26-07-22	CRISIL PPMLD AA r /Stable		--	--
			--	12-03-24	CRISIL PPMLD AA/Watch Developing	27-02-23	CRISIL PPMLD AA/Stable	30-06-22	CRISIL PPMLD AA r /Stable		--	--
			--	28-02-24	CRISIL PPMLD AA/Positive	07-02-23	CRISIL PPMLD AA/Stable	11-03-22	CRISIL PPMLD AA r /Stable		--	--
			--	09-02-24	CRISIL PPMLD AA/Positive	06-01-23	CRISIL PPMLD AA r /Stable		--		--	--
			--	30-01-24	CRISIL PPMLD AA/Positive		--		--		--	--

All amounts are in Rs.Cr.

Annexure - Details of Bank Lenders & Facilities

Facility	Amount (Rs.Crore)	Name of Lender	Rating
Proposed Long Term Bank Loan Facility ^A	3430.49	Not Applicable	CRISIL AA/Stable
Term Loan	418.5	Bank of Maharashtra	CRISIL AA/Stable
Term Loan	14.58	Shinhan Bank	CRISIL AA/Stable
Term Loan	30	ICICI Bank Limited	CRISIL AA/Stable
Term Loan	4780.92	National Housing Bank	CRISIL AA/Stable
Term Loan	224.94	Indian Bank	CRISIL AA/Stable
Term Loan	384.34	Bank of Baroda	CRISIL AA/Stable
Term Loan	723.2	State Bank of India	CRISIL AA/Stable
Term Loan	812.5	State Bank of India	CRISIL AA/Stable
Term Loan	969.25	Canara Bank	CRISIL AA/Stable
Term Loan	157.08	Kotak Mahindra Bank Limited	CRISIL AA/Stable
Term Loan	122.36	Punjab and Sind Bank	CRISIL AA/Stable
Term Loan	33.33	RBL Bank Limited	CRISIL AA/Stable
Term Loan	27.5	Shinhan Bank	CRISIL AA/Stable
Term Loan	168.97	Central Bank Of India	CRISIL AA/Stable
Term Loan	27.5	DCB Bank Limited	CRISIL AA/Stable
Term Loan	385.34	LIC Housing Finance Limited	CRISIL AA/Stable
Term Loan	489.2	LIC Housing Finance Limited	CRISIL AA/Stable

Working Capital Demand Loan	100	RBL Bank Limited	CRISIL AA/Stable
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**Interchangeable with short term bank loan facility*

Criteria Details

Links to related criteria
CRISILs Bank Loan Ratings - process, scale and default recognition
Rating Criteria for Finance Companies
CRISILs Criteria for rating short term debt
CRISILs Criteria for Consolidation

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