



India Home Loan Limited

March , 2021



Q4'FY21: Brief Overview

- **Loan Book at INR 209.51** Crore as of March 2021, an decrease of 3.72% against Loan Book of INR 217.60 Crore as of December 20.
- Q4' FY21 PAT is INR 0.72 Crore as against a PAT of INR 0.19 crore for Q3'FY21.
- Q3'FY21 Disbursement amounted to INR 2.33 Crores
- Capital Adequacy 43.39%; Net Worth INR 39.11 crores.
D(SD)/E:4.39; D/E(SD): 2.89
- Total full-time employees: 67

Dashboard: Key Financials

INR Lakhs, unless specified

Financial Snapshot	Q4FY21	Q3FY21	Q2FY21	Q1FY21
Interest Income	719	708	776	765
Interest Expense	448	490	542	500
Net Interest Income	271	218	233	265
Other Non Operating Income	0	22	26	11
Fee & Other Operational Income	13	18	32	21
Total Income	284	259	292	298
Operating Expenses	192	177	158	152
Provision for Credit Loss	0	56.00	110	138
Total Expenses	192	233	268	289
Profit before Tax	91	25	23	8
Profit After Tax	73	19	15	6

Gross Loan Disbursements	234	1227	291	
Loan Assets	20951	21760	21,738	22,269
Treasury Assets	817	852	1,975	3,319
Borrowings	17159	18035	19,118	21,082
Net Worth	3911	3,832	3,834	3,820

Dashboard: Key Financials

Ratios	Q4FY21	Q3FY21	Q2FY21	Q1FY21
Return on Assets (*)	1.36%	0.35%	0.27%	0.10%
Return on Equity (*)	7.52%	2.00%	1.53%	0.6%
NIM (*)	5.08%	4.01%	4.24%	4.8%
Avg Yield (Loans+ Treasury)	13.22%	12.53%	13.08%	12.0%
Borrowing Cost	10.46%	10.87%	11.34%	9.8%
Spread (Loans+ Treasury)	2.77%	1.65%	1.74%	2.1%
Avg yield (Loans) (*)	13.74%	13.02%	14.27%	13.7%
Borrowing Cost	10.46%	10.87%	11.34%	9.8%
Spread (Loans)	3.28%	2.14%	2.93%	3.9%
Debt : Equity (SD)	2.89	3.10	3.30	3.67
Debt (SD) : Equity	4.39	4.71	4.99	5.52
Capital Adequacy	43.39%	42.50%	42.33%	43.5%
Opex to Income	26.28	31.17%	32.17%	36.3%
GNPA (*)	4.37%	4.08%	4.17%	4.03%
NNPA (*)	2.31%	2.09%	2.66%	2.82%

Note:

a) Subordinated Debt has been considered as part of Tier II capital while computing Capital Adequacy Ratio

b) Debt : Equity (SD) considers subordinated debt as Equity and Debt (SD):Equity considers subordinated debt as Debt

Dashboard: Key Ratios

ROA Tree	Q4FY21	Q3FY21	Q2FY21	Q1FY21
Interest Income	13.32%	12.9%	14.1%	13.9%
Interest Expense	8.30%	8.9%	9.9%	9.1%
Net Interest Income	5.02%	3.9%	4.2%	4.8%
Fee Income	0.00%	0.3%	0.5%	0.6%
Total Income (Incl. Other Income)	5.25%	4.7%	5.3%	5.4%
Operating Expenses	3.56%	3.2%	2.9%	2.8%
Provision for Credit Loss	0.00%	1.0%	2.0%	2.5%
Total Expenses	3.56%	4.2%	4.9%	5.3%
ROA (Pre-Tax)	1.69%	0.5%	0.4%	0.2%
ROA	1.35%	0.4%	0.3%	0.1%

Asset Profile – By Loan Type

INR Lakhs, unless specified

Asset Mix - Value	March 21	Dec 20	Sep 2020	Jun 2020
Home Loans	16,769	17,427	17,722	17,967
SME Lap	1,366	1,326	1,339	1,378
Project Funding	2,812	2,996	2,667	2,915
Inter-Corporate Deposit	04	11	10	10
Total	20,951	21,760	21,738	22,270

Asset Mix - %	March 21	Dec 20	Sep 2020	Jun 2020
Home Loans	80%	81%	81%	80%
SME Lap	7%	6%	6%	7%
Project Funding	13%	13%	13%	13%
Inter-Corporate Deposit	0%	0%	0%	0%
Total	100%	100%	100%	100%

Asset Profile – By Geography

Asset Mix – State wise	March 2021	Dec 2020	Sep 2020	Jun 2020
Maharashtra	3,521	3,609	3,508	3,511
Gujarat	17,210	17,927	17,972	18,505
Rajasthan	220	224	258	254
Total	20,951	21,760	21,738	22,270

Asset Mix - %age –State wise	March 2021	Dec 2020	Sep 2020	Jun 2020
Maharashtra	17%	17%	16%	16%
Gujarat	82%	82%	83%	83%
Rajasthan	1%	1%	1%	1%
Total	100%	100%	100%	100%

No of Customers	HL	LAP	Project Finance	ICD	Total
Maharashtra	325	18	5	-	348
Gujarat	2762	80	14	1	2857
Rajasthan	38	3	-	-	41
Total	3,125	101	19	1	3,246

Portfolio Banding – Home Loans and LAP

Portfolio Banding of Home Loans

INR Lakhs, unless specified

Loan Amount Range	No. of Customers	Loan Outstanding	% of Total
Less Than INR 15 lakhs	2936	13,1423	78%
INR 15 lakhs – INR 25 lakhs	169	3,011	18%
Greater than INR 25 lakhs	20	615	4%
Total	3,125	16,769	100.0%

Portfolio Banding of LAP

INR Lakhs, unless specified

Loan Amount Range	No. of Customers	Loan Outstanding	% of Total
Less Than INR 15 Lakhs	67	551	40%
INR 15 Lakhs - INR 25 Lakhs	25	473	35%
Greater than INR 25 Lakhs	9	341	25%
Total	101	1365	100.0%

Portfolio Banding – Construction Finance

INR Lakhs, unless specified

Loan Amount Range	No. of Customers	Loan Outstanding	% of Total
Less than INR 150 lakhs	12	797	28%
INR 150 lakhs – INR 250 lakhs	4	728	26%
Greater than INR 250 lakhs	3	1287	46%
Total	19	2,812	100%

Liability Profile

INR Lakhs, unless specified

Liability Mix – Value	March 2021	Dec 2020	Sep 2020	Jun 2020
Banks	13,102	13,633	14,366	14,499
FI's	4,056	4,403	4,752	5,825
Total	17,158	18,036	19,118	20,324

Liability Mix – %	March 2021	Dec 2020	Sep 2020	Jun 2020
Banks	76%	76%	75%	71%
FI's	24%	24%	25%	29%
Total	100%	100%	100%	100%



Balance Sheet

Statement of Assets INR Lakhs, unless specified

Particulars	March 2021	March 2020
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ASSETS

1) Financial Assets

(a) Cash and Cash Equivalents	327	228
(b) Bank Balances other than (a) above	490	277
(c) Loans	20,287	21,283
(d) Investments	-	-
(e) Other Financial Assets	146	34

2) Non-Financial Assets

(a) Property Plant and Equipment	32	40
(b) Intangible Assets	22	29
(c) Other Non-Financial Assets	302	357
d) Deferred tax (Asset)	49	-

TOTAL ASSETS	21655	22250
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Balance Sheet

Statement of Liabilities

INR Lakhs, unless specified

Particulars	March 21	March 20
<u>LIABILITIES AND EQUITY</u>		
1) Financial Liabilities		
(a) Payables		
<i>Trade Payables</i>		
(i) total outstanding dues of micro enterprises and small enterprises		
(ii) total outstanding dues creditors other than micro enterprises and small enterprises	7	15
<i>Other Payables</i>		
(i) total outstanding dues of micro enterprises and small enterprises		
(ii) total outstanding dues creditors other than micro enterprises and small enterprises	24	32
(b) Debt Securities	2,000	-
(c) Borrowings (other than debt securities)	14,515	17,006
	647.43	788
(e) Other financial liabilities		
2) Non-Financial Liabilities		
(a) Current Tax liabilities (Net)	37	32
(b) Provisions	36	32
(c) Deferred Tax liabilities (Net)	-	6.88
(d) Other non-financial liabilities	476	520
3) Equity		
(a) Equity Share Capital	1428	1428.
(b) Other Equity	2483	2387
TOTAL LIABILITIES AND EQUITY	21655	22250

Covid Note

- In accordance with the RBI guidelines relating to COVID - 19 Regulatory Package dated March 27, 2020 and April 17, 2020, the Company granted moratorium of three months on payments of all instalments and/or interest falling due on or after March 1, 2020 till May 31, 2020 (further extended as per RBI guidelines for another 3 months falling due on or after June 1, 2020 till August 31, 2020) to eligible borrowers who have requested for moratorium. For all such accounts where the moratorium is granted, the prudential assets classification and stage movement has been kept on stand still during the moratorium period.
- The Company has used the principles of prudence in applying judgments, estimates and possible forward looking scenarios to assess and provide for the impact of the COVID-19 pandemic on the Financial Statements specifically while assessing the expected credit loss on financial assets by applying the customer profiling within salaried and self-employed portfolio and management overlays. The Company has performed an estimation of portfolio stress through analyzing its portfolio in respect of various risk classification, using the available historical and current data and based on current indicators of future economic conditions.
- On May 22, 2020, the RBI has announced extension of the moratorium period by further three months. The extent to which COVID - 19 pandemic will impact the company's provision on financial assets will depend on future developments, which are highly uncertain. The impact of COVID - 19 pandemic may be different from that estimated as at the date of approval of these financial statements and the Company will continue to closely monitor any material changes to future economic conditions.
- Post outbreak of COVID-19, virus continues to spread across the country, resulting in significant volatility in financial markets and a significant decrease in economic activities. On March 11, 2020, this outbreak was declared a global pandemic by the World Health Organization and consequent lockdowns were imposed across. The situation was improving up to Jan – Feb 2021 but due to the onset of the 'second wave', things have deteriorated since March 2021. Increase in COVID 19 cases necessitated imposition of restrictions which may once again impact economic activity and markets. In preparing the accompanying financial statements, the Company's management has assessed the impact of the pandemic on its operations and its assets as at March 31, 2021. The management does not, at this juncture, believe that the impact on the value of the Company's assets is likely to be material. The extent to which the second wave of COVID 19 pandemic will impact the Company's results will depend on ongoing as well as future developments, which at this juncture are highly uncertain.