



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 30th, 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	



Gross NPA (%)	0.83%	0.84%
Net NPA (%)	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 2nd 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.