

**Indiabulls Housing Finance Limited announces its Q2 FY18-19 Financial Results. Quarter PAT of ₹ 1,044.1 Cr., up by 21.2%**

**For Immediate Use**

Mumbai, 15<sup>th</sup> October 2018: The Board of Directors of Indiabulls Housing Finance Ltd. (IBHFL), India's second largest housing finance company, announced its unaudited financial results for the year ended September 30, 2018.

The numbers are reported under Indian Accounting Standards (Ind AS).

**IBHFL's Profit after Tax (PAT):**

<i>Particulars (₹ Cr.)</i>	<i>H1 FY19</i>	<i>H1 FY18</i>	<i>YoY Growth (%)</i>	<i>Q2 FY19</i>	<i>Q2 FY18</i>	<i>YoY Growth (%)</i>
<b>PAT</b>	2,098.9	1,670.8	25.6%	1,044.1	861.3	21.2%

An interim dividend of ₹ 10 per share of face value ₹ 2/-, amounting to 500%, has been declared in the board meeting held on October 15<sup>th</sup>, 2018.

**IBHFL follows a liquidity framework guided by Basel III and is in line with liquidity ratios prescribed for banks. IBHFL has a liquidity coverage ratio of 401% and maintains granular ALM that is fully matched for all buckets. The company has a 4x cover of high quality liquid assets to 30-day net outflows and have a 135% cover on 6 months' liabilities outflows.**

IBHFL is amongst the Top 15 dividend paying private companies in the country.

**Highlights H1 FY18-19**

- Balance sheet size at the end of H1 FY19 is at ₹ 1,39,803.6 Cr., up 20.4% from ₹ 1,16,130.5 Cr. at the end of H1 FY18
- Loan Assets are at ₹ 1,28,908.4 Cr., growth of 28.9% from ₹ 1,00,012.2 Cr. in H1FY18
- PAT for H1 FY19 is at ₹ 2,098.9 Cr. up 25.6% from H1 FY18 PAT of ₹ 1,670.8 Cr
- Gross NPA has reduced to 0.77% of total assets in H1FY19 from 0.78% in H1FY18
- Capital adequacy stands at 23.39%

**Highlights Q2 FY18-19**

- PAT for Q2 FY19 is at ₹ 1,044.1 Cr. up 21.2 % from Q2 FY18 PAT of ₹ 861.3 Cr.
- Total disbursement for Q2 FY19 stands at ₹ 11,034.2 Cr.
- With rate increases being efficiently passed on to the customers, our spread on book now stands at 324 bps and is at the higher end of our guided range of between 300 and 325 bps

### Key Financials:

Particulars (₹ Cr.)	Q2 FY19		Q2 FY18		YoY Growth (%)
	Q2 FY19	Q2 FY18	Q2 FY19	Q2 FY18	
Balance Sheet	1,39,803.6	1,16,130.5			20.4%
Total Loan Asset	1,28,908.4	1,00,012.2			28.9%
PAT	1,044.1	861.3			21.2%
EPS (₹)	24.5	20.3			
Gross NPA (%)	0.77%	0.78%			
Net NPA (%)	0.58%	0.56%			
CRAR	23.39%	21.72%			

  

Particulars	H1 FY19		H1 FY18		YoY Growth (%)
	H1 FY19	H1 FY18	H1 FY19	H1 FY18	
	2,098.9	1,670.8			25.6%
	49.2	39.4			

### Strong Liquidity Management

IBHFL closed September 2018 with cash and liquid investments of ₹ 21,249.7 Cr. Maintaining adequate liquidity has been a long-standing operating principle of IBHFL's business. Moreover, IBHFL follows a liquidity framework guided by Basel III and is in line with liquidity ratios prescribed for banks.

### Smart City branches

IBHFL achieved its target of opening 100 Smart City Home Loan branches by September 2018. It started the Smart City initiative in June 2016 to expand into new smaller cities and towns where opening a branch was considered unviable. Smart City Home Loans ride on the eHome Loans infrastructure with lean spoke branches logging in digital/ scanned loan applications underwritten at centralised regional credit hubs. They now contribute to 13% of our incremental home loan disbursals. The prime mid-income home loans in these smaller towns are being done at an average ticket size of ₹ 1.5 Mn.

### Macro update on housing

The housing sector witnessed strong growth in the number of launches especially in the affordable housing sector. According to the September 2018 JLL report, the number of new launches crossed the 40,000 mark after eight quarters in Q2CY18. The launches were highest in the affordable ticket size of ₹ 4 Mn. There was also a pick-up in the number of residential units sold across India. Over 64,000 residential units were sold in H1CY18 as compared to 96,000 units sold in CY17.



Mr. Gagan Banga, Vice Chairman and MD, IBHFL commented that,

**“It has been a long-standing operating principle of Indiabulls Housing to maintain adequate liquidity to suffice 6-months of debt repayments. We closed September 2018 with ₹ 21,249.7 Cr. of liquidity. We have also moved to a liquidity framework and standards guided by Basel III and in line with liquidity ratios prescribed for banks. We have a 4x cover of high quality liquid assets to 30-day net outflows and have a 135% cover on 6 months’ liabilities outflows.**

**Home sales, especially in our core segment of mid-income affordable housing have been strong and strengthening by the passing day. We are very well positioned to grow our business by 20% plus in the current macro environment.”**

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

IBHFL is India’s 2nd largest Housing Finance Company. IBHFL enjoys the highest long-term credit rating of AAA from all of the four leading rating agencies in India. IBHFL has a balance sheet size of ₹ 1,39,803.6 Cr. and provides quick, convenient and competitively priced home loans in the affordable housing segment.