



Indiabulls Housing Finance Limited Announces its Q1 FY18-19 Financial Results. Quarter PAT of ₹1,054.7 Cr., up by 30.3%

For Immediate Use

Mumbai, 2nd August 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 June 30, 2018.

This is the first quarter where HFCs and NBFCs have adopted IndAS and all financials are stated in accordance with the same.

IBHFL's Profit After Tax (PAT):

Q1 FY 19 (₹ Cr)	Q1 FY 18 (₹ Cr)	Growth %
1,054.7	809.5	30.3%

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

Indiabulls Housing Finance Ltd. is amongst the Top 15 dividend paying private companies in the country.

Highlights Q1 FY 18-19

Financial Highlights:

- NII up by 22.1% to ₹1,690.0 Cr
- PAT for Q1 FY19 is at ₹ 1,054.7 Cr up 30.3% from Q1 FY18 PAT of ₹ 809.5 Cr
- Balance sheet size at the end of Q1 FY19 is at ₹ 138,235.9 Crs., up 29.7% from ₹ 106,611.8 Crs. at the end of Q1 FY18
- Total disbursement for Q1FY19 is at ₹ 10,044.2 Crs. up 47.7% on a year-on-year basis
- Loan Book is at ₹125,962.9 Crs, growth of 33.4% from ₹94,450.7 Crs in Q1 FY18
- With rate increases, efficiently being passed on to our customers, our margins are now at 323 bps, up from 311 bps at the end of FY18, and is hence at the higher end of our guided range of between 300 and 325 bps
- Net worth stands at ₹16,418.0 Crs
- Capital adequacy stands at 24%
- Gross NPA at 0.78% down from 0.80% in Q1 FY18
- Highest ever loan sell down in the first quarter of a financial year at ₹ 2,506.2 Crs. up 24% over last year

Business Highlights:

- Forbes Global 2000 ranks Indiabulls Housing Finance Ltd. as the 13th largest Consumer Financial Services Company globally. Indiabulls Housing Finance Ltd. is only one of the two Indian companies on the list
- Indiabulls Housing Finance Ltd. is the first HFC to take advantage of the liberalised ECB guidelines and raised \$ 240 Mn

Key Financials:

<i>Particulars (₹ Crs)</i>	<i>Q1 FY 19</i>	<i>Q1 FY 18</i>	<i>Y-o-Y Growth (%)</i>
Balance Sheet	138,235.9	106,611.8	29.7%
Total Loan Asset	125,962.9	94,450.5	33.4%
Total Revenues	4,072.5	3,288.2	23.9%
PAT	1,054.7	809.5	30.3%
EPS (INR)	24.73	19.08	
Gross NPA (%)	0.78%	0.80%	

Macro update on housing

The government approved a 33% increase in carpet area of houses eligible for interest subsidy under PMAY-U. The carpet area of an eligible house under MIG-I and MIG-II has been enhanced to 1,722 sq. ft. from 1,291 sq. ft. and to 2,153 sq. ft. from 1,614 sq. ft. respectively.

The RBI, in convergence with the government's scheme for affordable housing, increased the home loan limit that qualifies as priority sector lending for banks. In metros, home loan limit now stands at ₹ 3.5 Mn from the earlier ₹ 2.8 Mn for a house upto ₹ 4.5 Mn and for other centers now stands at ₹ 2.5 Mn from the earlier ₹ 2.0 Mn for a house upto ₹ 3.5 Mn.

Continuing growth momentum in residential real estate

According to Anarock report, sales in top seven cities rose 24% in Q2CY18 over Q1CY18. Supply of affordable housing increased 100% in Q2CY18 over Q1CY18, accounting for 46% of total new launches. Launches up ~50% in Q2CY18 over Q1CY18 led by increased supply in affordable housing.

According to Liases Foras's May 2018 report, residential sales across top 8 cities recorded a 13% jump in FY18 over a corresponding jump of 5% in FY 17. Supply showed impressive traction with launches in Q2CY18 increasing by 50% over those in Q1CY18. The growth was led by launches in the mid-income affordable housing category, with ticket size less than ₹ 4 Mn, which doubled in Q2CY18 over those in Q1CY18 and accounted for 46% of the total new launches.

Award winning start to FY 19

Forbes Global 2000 ranks Indiabulls Housing Finance Ltd. as the 13th largest Consumer Financial Services Company globally; the only the 2nd Indian company to be named on the list for the category.

The list is compiled on the basis of a composite score computed from weightages given to four metrics: sales, profits, assets and market value. The list, on its 16th edition, includes the largest publically listed companies from across 60 countries.



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 ₹ 138,235.9 Cr. and provides quick, convenient and competitively priced home loans in the affordable housing segment.