



Corporate Announcement

Date: May 27, 2021

Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs,

Pursuant to the above-mentioned Regulation, we wish to inform you that the Company has participated in the following virtual investor conference:

| Date | Organised By | Type of Meeting | Location |
|-----------------------------|----------------------------------|---|-----------------------|
| May 27 th , 2021 | BofA Securities India Limited | Investor Conference “2021 APAC Financial, Real Estate Equity and Credit Conference | Virtual Conference |

A copy of the investor presentation is enclosed hereto and is also placed on the Company’s website.

We request you to kindly take the same on record and acknowledge receipt.

Thank You,

Yours faithfully,

For **Indiabulls Housing Finance Limited**



Investor Presentation

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Business Update

Key Financial Highlights:

| Particulars | Q4 FY20-21 | Q4 FY19-20 |
|---------------------|------------|------------|
| Loan Book | 66,047 | 73,065 |
| CRAR | 30.7% | 27.1% |
| Tier 1 | 24.0% | 20.3% |
| Net Gearing | 3.4x | 4.0x |
| Net Interest Income | 764* | 828 |
| PAT | 276 | 137 |

* After reversal of 'interest on interest' on moratorium cases

- Q4FY21 PAT registered a growth of 102% year-on-year over Q4FY20 PAT
- Strong balance sheet with strong capital adequacy, high liquidity and robust provisioning

The Company's Board of Directors has declared a dividend of ₹ 9 per share

Business Goals Achieved In FY21

| Particulars | As at March 31, 2021 |
|-----------------------------|----------------------|
| CRAR | 30.7% |
| Tier I | 24.0% |
| Net Debt to Equity | 3.4x |
| Cost to Income Ratio [FY21] | 12.8% |
| Book Spread | 2.7% |
| Gross NPA | 2.66% |
| Net NPA | 1.59% |

- ₹ 2,671 Cr of new regulatory equity capital raised in FY21 from QIP and partial sale of stake in OakNorth Bank. Further, additional ₹ 1,100 Cr raised through convertible bonds. Total of ₹ 3,771 Cr raised from overseas investors in FY21
- Stable Net NPA at 1.59%. Provision at 2.7x of regulatory requirements. Provisions to loan book at a very healthy 3.7%
- Dividend distribution has resumed, and will continue to increase with increasing profits
- Asset-light model fully operational with working relationships now in place to get to a run rate of ₹ 2,000 Cr of monthly disbursements in the current financial year
- Proactive liabilities management: 66% of ₹ 6,576 Cr of bonds maturing in Sep 21 already repurchased by the Company
- Revision in credit rating outlook after 2 years. Long term credit rating revised to AA [Stable outlook] by CRISIL, an S&P Global Company. Cost of funds to come down.

Strong Foundation for Retail Asset-Light Model: Strong Partnerships, Low Costs, Tech-enabled Distribution



Strategic Area

Progress in FY21

Wholesale Book Consolidation

Highest ever sales traction in projects of wholesale borrowers leading to highest ever collections in escrow accounts of projects
Q4FY21 performance has put the Company firmly on track to reduce wholesale book by 33% by Mar 22

Expanding Reach, Increasing Customer Base

Added 8 technology-enabled branches in Q4FY21
Tie-up with HDFC Ltd for co-lending will give a major boost towards achieving target of 1.5x increase in retail customers by Mar 23

Team @IBH

Cost-to-Income ratio declined to 12.8% on the back of measures taken to improve cost efficiency
Manpower to increase by 500 by Jun 21. Capacity being increased to step up retail disbursements

Co-Lending Partnerships

Tied-up with HDFC Ltd for co-lending home loans
Company's IT capabilities are focused on developing a single technology interface for all co-lending partners. On track to achieve the milestone by Sep 2021

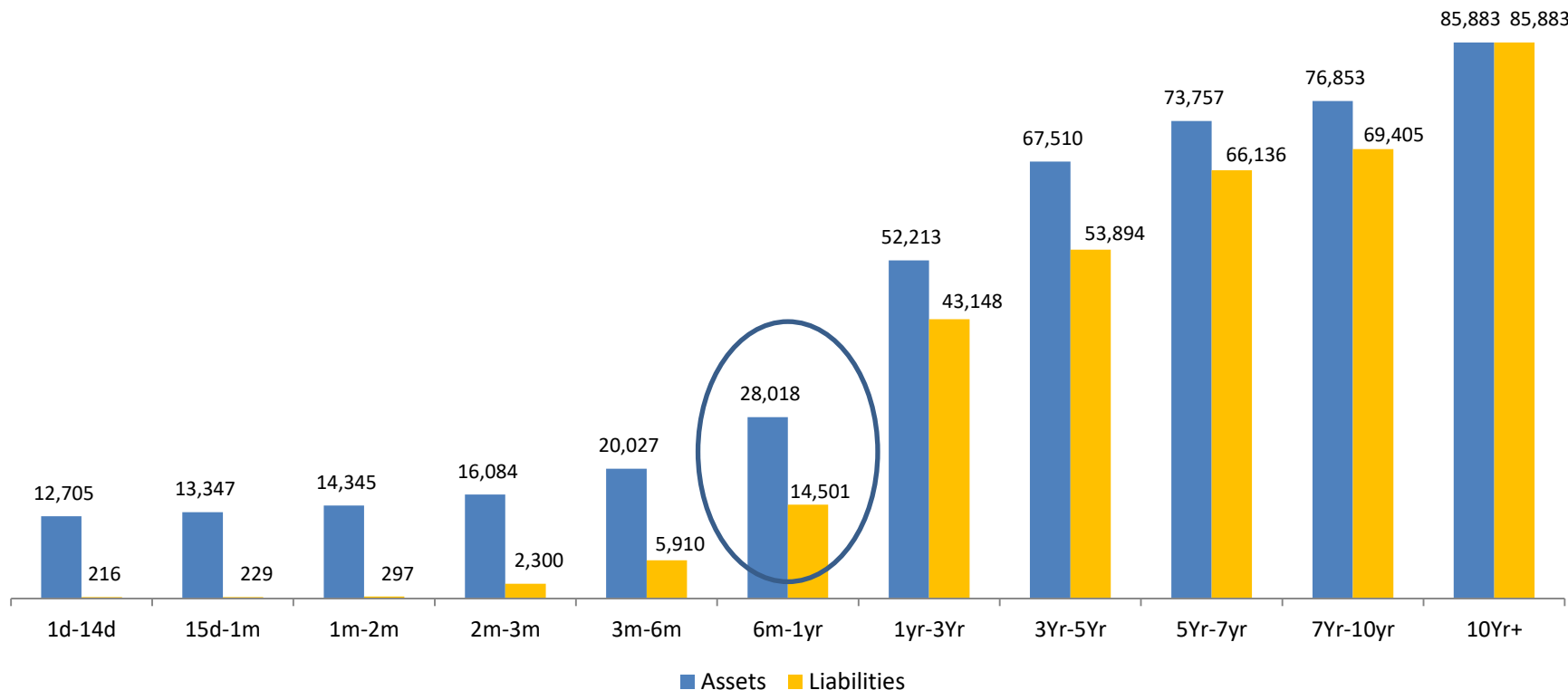
Stable Asset Quality & High Provision Levels

| | Q4 FY21 | Q3 FY21 | Q2 FY21 | Q1 FY21 |
|-------------|---------|---------|---------|---------|
| Gross NPA | 2,147 | 2,113 | 2,012 | 2,042 |
| Gross NPA % | 2.66% | 2.44% | 2.21% | 2.20% |
| Net NPA | 1,285 | 1,267 | 1,487 | 1,517 |
| Net NPA % | 1.59% | 1.46% | 1.63% | 1.63% |

Amounts in ₹ Cr

- Total provisions held are ₹ 2,458 Cr [3.7% of loan book], which is 2.7x times of the regulatory requirement
- Net NPAs are down to ₹ 1,285 Cr in Q4FY21 from ₹ 1,517 Cr in Q1FY21
- Credit costs were 1.1% of the loan assets for FY21
- Average vintage of the retail loan book is now 45 months – as loans have run down, borrower equity in the financed property has significantly increased leading to low current LTVs. Asset quality levels have hence stabilised for the portfolio, increasing resilience to the economic consequences of the second wave of COVID-19
- Had the Company not chosen to de-grow its book in the past 1 year, the above Gross NPAs of 2.66% would have been at 2.31%

Granular Asset Liability Maturity Management: Liquidity-led Fortress Balance Sheet



- As an ALM management tool, the Company has utilized its excess liquidity to repurchase ₹ 4,340 Cr of its bonds maturing in Sep 21*, which is 66% of the ₹ 6,576 Cr of bonds maturing in Sep 21. The Company will continue to utilize its excess liquidity in this manner to smoothen its ALM
- The ALM above is shown on a cumulative basis up to each bucket, with positive cash of ₹ 13,517 Cr at the end of 1 year

* The ALM above is adjusted for this repurchase of bonds
Detailed quarter-wise break-up provided in the appendix on page 19
Cash, cash equivalent, undrawn available sanctions and other inflows

Scalable Retail-focussed Asset-Light Business Model

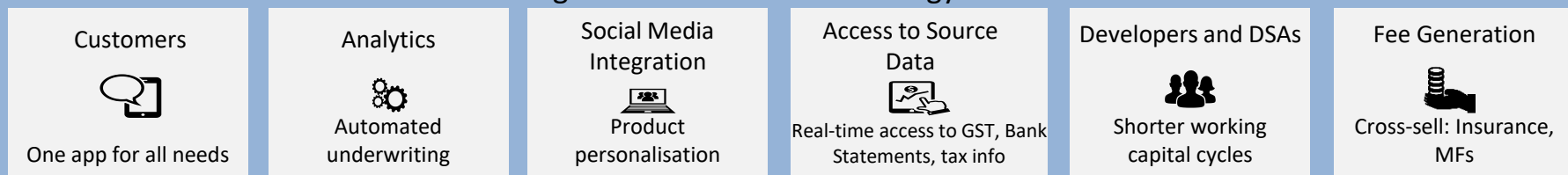


- As IBH pursues an asset-light model, and with co-lending partnerships in place, retail disbursal growth will gain momentum in FY22
- Company will continue with its strategy of letting high-ticket Commercial Real Estate [CRE] loans and Business loans run off/ re-finance
- In April 2021, IBH entered into co-lending agreement with HDFC Ltd for sourcing home loans
 - IBH will originate retail home loans as per jointly drawn up credit policy and retain 20% of the loan on its books and 80% will be on HDFC's books. IBH will service the loan account throughout the life cycle of the loan and will earn a trail income over the life of the loan
 - Integration with HDFC Ltd will give IBH the benefit of a large franchise, scale and a robust credit appraisal process. It will give IBH the ability to price home loans for all customer segments and cater to the entire market
- IBH is already sourcing loans under co-lending agreements with 1 PSU bank and 1 private bank with disbursals at scale

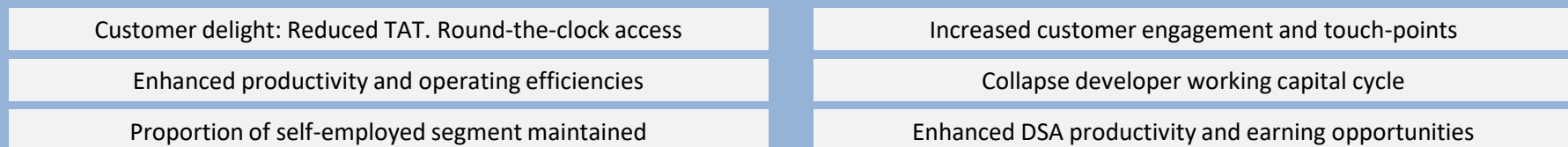
e Home Loans: Indiabulls Integrated Home Loan Technology Platform



Integrated Home Loan Technology Platform



Operational Outcomes



Manifold Operational Leverage

Efficiency and Productivity

- Seamless sourcing process. Low customer drop-out
- Time spent on travel vastly reduced
- Manual data entry eliminated saving 5 man-hours per file
- Credit can focus on appraisal and not data capture

Cost Reduction

- Save in manpower from automation of effort-intensive steps
- Vastly increased productivity of existing resources
- Lower dependency on physical branches. Fewer needed.
- Reduction in stationery, printing and document storage expenses

Brand Recall and Reach

- Branchless reach to tier III and IV locations
- Unparalleled touch-of-button customer convenience
- Quick turnaround before competition has begun process
- Videos and multimedia tutorials and loan information

Risk Management

- Reduction in operational risk from lesser human involvement
- Reduction in fraud risk:
 - Customer data validated from Aadhar and NSEDL
 - Direct contact with IBH, no intermediaries
- Improved data quality and reduced human error
- Improved credit quality from focus on underwriting
- Risk of misplacing documents reduced

For Tier III & IV Locations: Phygital Channel Strategy

- Phygital strategy entails co-mingling of ‘physical’ and ‘digital’ models wherein the Company offers fully digital, online loan fulfillment for specific target customer segments which are well versed with technology, while at the same time continuing to serve other customers through its branch model
- The phygital strategy also helps drive expansion into geographies with low competitive intensity, contributing better margins at low cost-to-income without dilution in credit standards
- It rides on the eHome Loans infrastructure with lean spoke branches logging in digital/ scanned loan applications, which are underwritten at centralized regional credit hubs
- IBH is on course to add 50 new branches in Tier 3 & 4 towns by the end of H1FY22

Effective Oversight: Independent Chairman, Strong Board, Audit Committee



Board led by ex-RBI Deputy Governor and majority independent directors

- Independent, Non-Executive director Mr. S. S. Mundra, Ex-Deputy Governor of the Reserve Bank of India, is the chairman of the Board

Audit Committee chaired by ex-Partner of Deloitte, Haskins & Sells

- Mr. A Siddharth, who served as partner with Deloitte Haskins & Sells for 33 years, is the Chairman of the Audit Committee

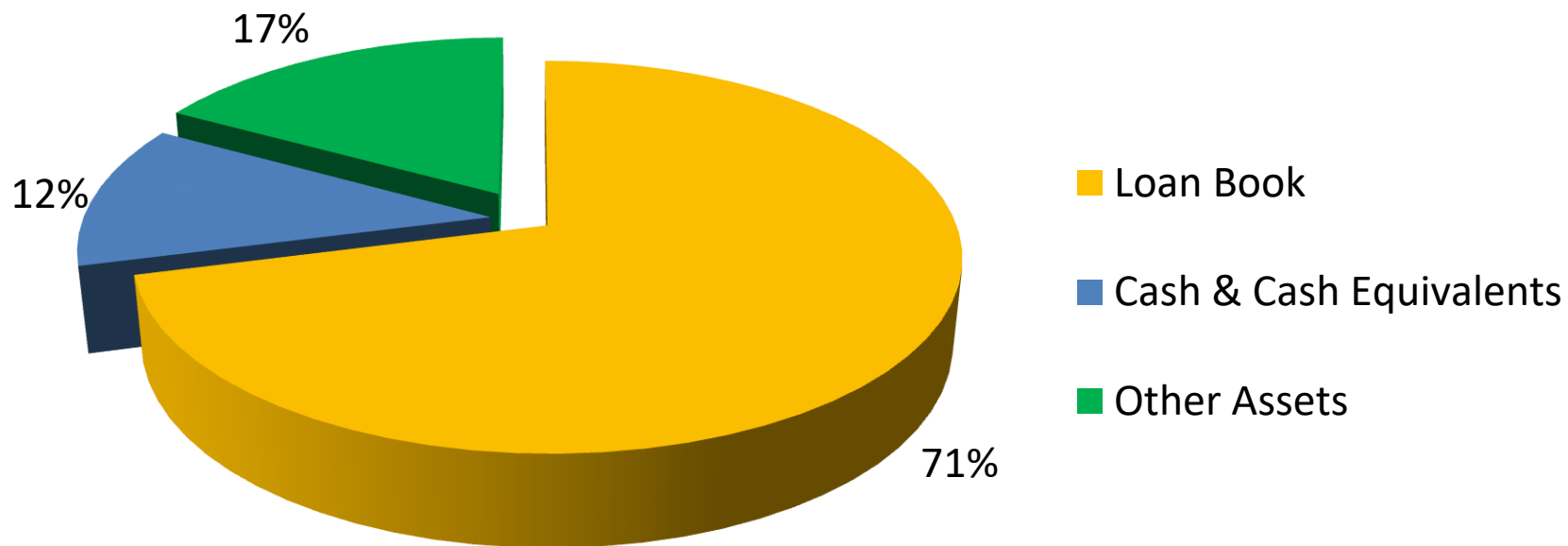
Board of Directors with pre-eminence and experience in diverse fields

- Mr. S.S. Mundra
[Independent director] : Non-Executive Chairman, Ex-Deputy Governor of the Reserve Bank of India
- Mr. A Siddharth
[Independent director] : Ex-Partner, Deloitte, Haskins & Sells
- Justice Gyan Sudha Misra
[Independent director] : Retired Justice, Supreme Court of India
- Mr. Satish Chand Mathur
[Independent director] : Ex-Director General of Police, Maharashtra
- Mr. Dinabandhu Mohapatra
[Independent director] : Ex-MD & CEO of Bank of India, 35 years of banking experience
- Mr. Samsher Singh Ahlawat
[Independent director] : Ex-SBI, 20 years of banking experience in senior management positions
- Mr. Prem Prakash Mirdha
[Independent director] : Business background with expertise in SME sector
- Mr. Sameer Gehlaut : Founder and Non-Executive Director
- Mr. Gagan Banga : Vice Chairman, Managing Director and CEO
- Mr. Ashwini Kumar Hooda : Deputy Managing Director
- Mr. Ajit Kumar Mittal : Executive Director, Ex-Reserve Bank of India
- Mr. Sachin Chaudhary : Chief Operating Officer

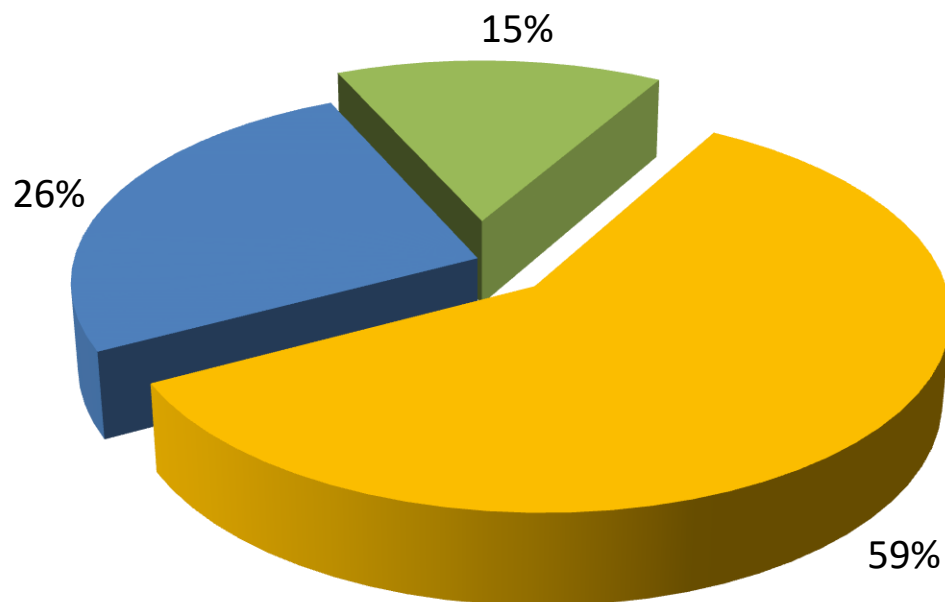
Appendix

Financial and Operational Highlights

Balance Sheet Assets



Asset Composition

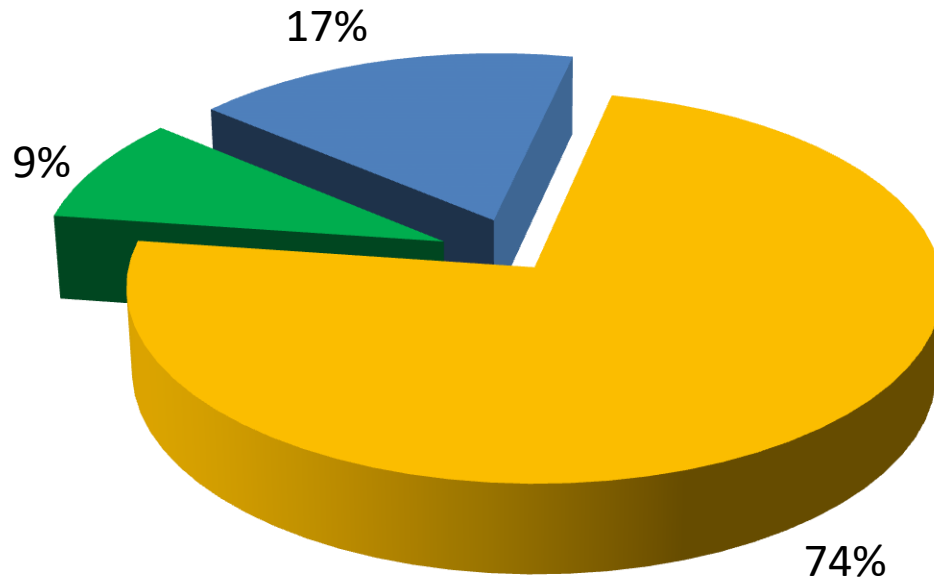


■ Retail Mortgage Loans ■ Commercial Real Estate Loans ■ Business Loans

| Particulars | FY20-21 |
|--------------------|---------|
| Yield on Loans | 11.2% |
| Cost of Borrowings | 8.5% |
| Book Spread | 2.7% |

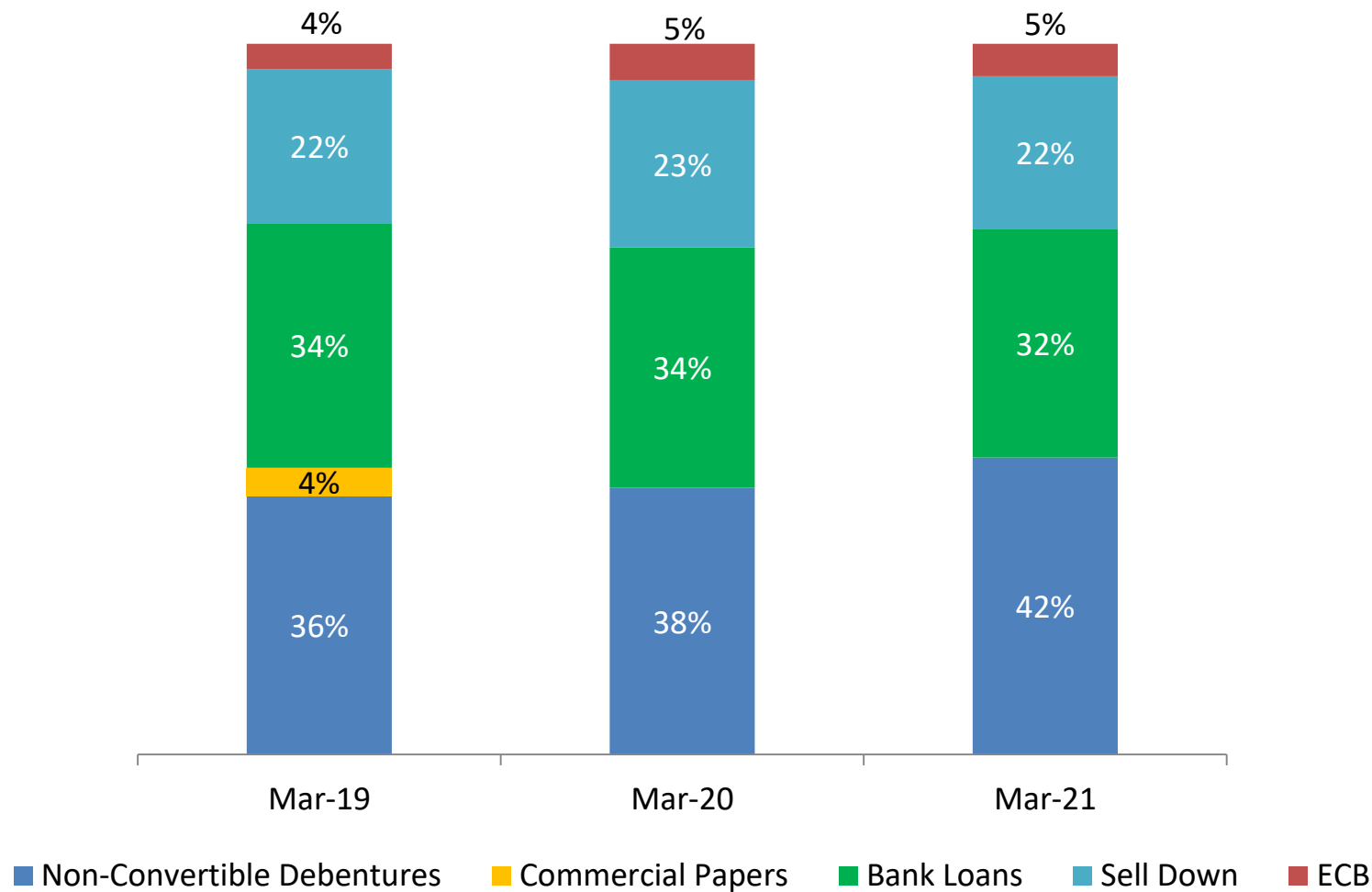
Liabilities Profile

Liabilities



■ Shareholders' Funds ■ Borrowings ■ Other Liabilities

Funding Mix



Over ₹ 34,000 Cr of liquidity, including ₹ 2,671 Cr of regulatory equity capital, was raised in FY21

Micro ALM Details [Quarter-wise for next 10 years]

Amount in ₹ Cr

| Particulars | Total | Q1FY22 | Q2FY22 | Q3FY22 | Q4FY22 | Q1FY23 | Q2FY23 | Q3FY23 | Q4FY23 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cash & Cash Equivalents and Undrawn Available Sanctions | 12,276 | 12,276 | 13,784 | 14,117 | 12,202 | 13,517 | 10,552 | 11,049 | 10,064 |
| Customer Repayments | 66,047 | 3,808 | 3,943 | 4,006 | 3,985 | 3,766 | 3,541 | 3,227 | 3,030 |
| Non Current Assets | 7,560 | - | - | - | - | - | - | - | - |
| Total Inflows [A] | 85,883 | 16,084 | 17,727 | 18,123 | 16,187 | 17,284 | 14,093 | 14,276 | 13,094 |
| <i>Cumulative Total Inflows</i> | | <i>16,084</i> | <i>20,027</i> | <i>24,033</i> | <i>28,018</i> | <i>31,785</i> | <i>35,326</i> | <i>38,552</i> | <i>41,582</i> |
| Repayments | 69,750 | 2,300 | 3,610 | 5,921 | 2,670 | 6,732 | 3,044 | 4,212 | 2,255 |
| Equity Capital, Reserves & Surplus | 16,134 | - | - | - | - | - | - | - | - |
| Total Outflows [B] | 85,883 | 2,300 | 3,610 | 5,921 | 2,670 | 6,732 | 3,044 | 4,212 | 2,255 |
| <i>Cumulative Total Outflows</i> | | <i>2,300</i> | <i>5,910</i> | <i>11,831</i> | <i>14,501</i> | <i>21,233</i> | <i>24,276</i> | <i>28,488</i> | <i>30,743</i> |
| Net Cash [A-B] | | 13,784 | 14,117 | 12,202 | 13,517 | 10,552 | 11,049 | 10,064 | 10,839 |

As an ALM management tool, the Company has utilized its excess liquidity to repurchase ₹ 4,340 Cr of its bonds maturing in Sep 21*, which is 66% of the ₹ 6,576 Cr of bonds maturing in Sep 21. The Company will continue to utilize its excess liquidity in this manner to smoothen its ALM

* The ALM above is adjusted for this repurchase of bonds

Micro ALM Details [Quarter-wise for next 10 years]

Amount in ₹ Cr

| Particulars | Q1FY24 | Q2FY24 | Q3FY24 | Q4FY24 | Q1FY25 | Q2FY25 | Q3FY25 | Q4FY25 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cash & Cash Equivalents and Undrawn Available Sanctions | 10,839 | 10,561 | 8,053 | 9,010 | 9,065 | 10,086 | 10,857 | 11,851 |
| Customer Repayments | 2,941 | 2,613 | 2,713 | 2,363 | 2,207 | 2,185 | 2,237 | 1,839 |
| Non Current Assets | - | - | - | - | - | - | - | - |
| Total Inflows [A] | 13,780 | 13,174 | 10,766 | 11,374 | 11,273 | 12,271 | 13,093 | 13,690 |
| <i>Cumulative Total Inflows</i> | <i>44,523</i> | <i>47,136</i> | <i>49,850</i> | <i>52,213</i> | <i>54,420</i> | <i>56,605</i> | <i>58,842</i> | <i>60,681</i> |
| Repayments | 3,219 | 5,121 | 1,756 | 2,308 | 1,187 | 1,414 | 1,242 | 1,515 |
| Equity Capital, Reserves & Surplus | - | - | - | - | - | - | - | - |
| Total Outflows [B] | 3,219 | 5,121 | 1,756 | 2,308 | 1,187 | 1,414 | 1,242 | 1,515 |
| <i>Cumulative Total Outflows</i> | <i>33,962</i> | <i>39,083</i> | <i>40,840</i> | <i>43,148</i> | <i>44,335</i> | <i>45,749</i> | <i>46,991</i> | <i>48,506</i> |
| Net Cash [A-B] | 10,561 | 8,053 | 9,010 | 9,065 | 10,086 | 10,857 | 11,851 | 12,175 |

Micro ALM Details [Quarter-wise for next 10 years]

Amount in ₹ Cr

| Particulars | Q1FY26 | Q2FY26 | Q3FY26 | Q4FY26 | Q1FY27 | Q2FY27 | Q3FY27 | Q4FY27 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cash & Cash Equivalents and Undrawn Available Sanctions | 12,175 | 11,700 | 11,861 | 12,593 | 13,616 | 12,698 | 11,456 | 11,603 |
| Customer Repayments | 1,676 | 1,632 | 1,683 | 1,838 | 731 | 934 | 461 | 2,163 |
| Non Current Assets | - | - | - | - | - | - | - | - |
| Total Inflows [A] | 13,852 | 13,332 | 13,543 | 14,431 | 14,347 | 13,631 | 11,917 | 13,765 |
| <i>Cumulative Total Inflows</i> | <i>62,357</i> | <i>63,989</i> | <i>65,672</i> | <i>67,510</i> | <i>68,241</i> | <i>69,175</i> | <i>69,636</i> | <i>71,798</i> |
| Repayments | 2,151 | 1,471 | 950 | 815 | 1,650 | 2,175 | 314 | 310 |
| Equity Capital, Reserves & Surplus | - | - | - | - | - | - | - | - |
| Total Outflows [B] | 2,151 | 1,471 | 950 | 815 | 1,650 | 2,175 | 314 | 310 |
| <i>Cumulative Total Outflows</i> | <i>50,657</i> | <i>52,128</i> | <i>53,078</i> | <i>53,894</i> | <i>55,543</i> | <i>57,719</i> | <i>58,033</i> | <i>58,342</i> |
| Net Cash [A-B] | 11,700 | 11,861 | 12,593 | 13,616 | 12,698 | 11,456 | 11,603 | 13,456 |

Micro ALM Details [Quarter-wise for next 10 years]

Amount in ₹ Cr

| Particulars | Q1FY28 | Q2FY28 | Q3FY28 | Q4FY28 | Q1FY29 | Q2FY29 | Q3FY29 | Q4FY29 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cash & Cash Equivalents and Undrawn Available Sanctions | 13,456 | 13,562 | 11,661 | 11,933 | 7,621 | 7,877 | 7,198 | 6,573 |
| Customer Repayments | 519 | 530 | 481 | 429 | 408 | 421 | 421 | 395 |
| Non Current Assets | - | - | - | - | - | - | - | - |
| Total Inflows [A] | 13,975 | 14,092 | 12,142 | 12,362 | 8,029 | 8,298 | 7,619 | 6,968 |
| <i>Cumulative Total Inflows</i> | <i>72,317</i> | <i>72,847</i> | <i>73,328</i> | <i>73,757</i> | <i>74,165</i> | <i>74,586</i> | <i>75,007</i> | <i>75,402</i> |
| Repayments | 413 | 2,430 | 210 | 4,741 | 151 | 1,100 | 1,046 | 744 |
| Equity Capital, Reserves & Surplus | - | - | - | - | - | - | - | - |
| Total Outflows [B] | 413 | 2,430 | 210 | 4,741 | 151 | 1,100 | 1,046 | 744 |
| <i>Cumulative Total Outflows</i> | <i>58,755</i> | <i>61,185</i> | <i>61,395</i> | <i>66,136</i> | <i>66,287</i> | <i>67,388</i> | <i>68,434</i> | <i>69,178</i> |
| Net Cash [A-B] | 13,562 | 11,661 | 11,933 | 7,621 | 7,877 | 7,198 | 6,573 | 6,224 |

Micro ALM Details [Quarter-wise for next 10 years]

Amount in ₹ Cr

| Particulars | Q1FY30 | Q2FY30 | Q3FY30 | Q4FY30 | Q1FY31 | Q2FY31 | Q3FY31 | Q4FY31 | 10+ Years |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Cash & Cash Equivalents and Undrawn Available Sanctions | 6,224 | 6,447 | 6,662 | 6,874 | 7,051 | 7,193 | 7,285 | 7,370 | 7,448 |
| Customer Repayments | 264 | 254 | 242 | 205 | 167 | 114 | 106 | 98 | 1,470 |
| Non Current Assets | - | - | - | - | - | - | - | - | 7,560 |
| Total Inflows [A] | 6,489 | 6,701 | 6,904 | 7,079 | 7,218 | 7,308 | 7,391 | 7,468 | 16,478 |
| <i>Cumulative Total Inflows</i> | <i>75,666</i> | <i>75,920</i> | <i>76,163</i> | <i>76,367</i> | <i>76,535</i> | <i>76,649</i> | <i>76,755</i> | <i>76,853</i> | <i>85,883</i> |
| Repayments | 41 | 39 | 30 | 28 | 24 | 23 | 21 | 20 | 345 |
| Equity Capital, Reserves & Surplus | - | - | - | - | - | - | - | - | 16,134 |
| Total Outflows [B] | 41 | 39 | 30 | 28 | 24 | 23 | 21 | 20 | 16,478 |
| <i>Cumulative Total Outflows</i> | <i>69,219</i> | <i>69,258</i> | <i>69,288</i> | <i>69,317</i> | <i>69,341</i> | <i>69,364</i> | <i>69,385</i> | <i>69,405</i> | <i>85,883</i> |
| Net Cash [A-B] | 6,447 | 6,662 | 6,874 | 7,051 | 7,193 | 7,285 | 7,370 | 7,448 | - |

Product Profiles

Home Loan Profile:

Focus on Mid-Income Affordable Housing



| | Urban Home Loans | Semi-Urban Home Loans |
|-----------------------|-------------------------------|-----------------------|
| Average Loan Size | ₹ 35 Lakhs | ₹ 25 Lakhs |
| Maximum Loan to Value | 80% | 80% |
| Average Loan to Value | 73% [at origination] | 70% [at origination] |
| Average Loan Term | 15 years | |
| Average Customer Age | 38 years | |
| Primary Security | Mortgage of property financed | |
| Repayment Type | Monthly amortizing | |

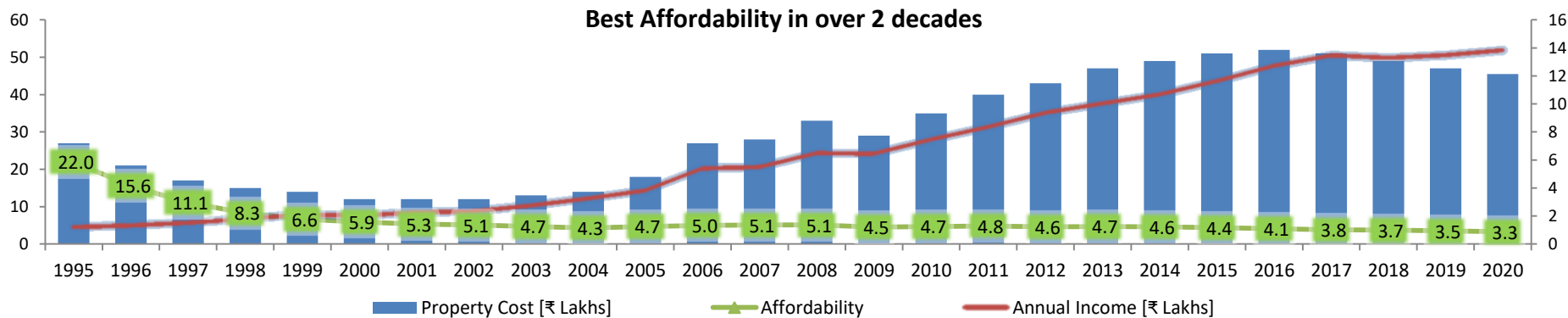
Loan Against Property Product Profile

| | |
|---------------------------|-----------------------------------|
| Average Loan Size | ₹ 73 Lakhs |
| Maximum Loan to Value | 65% |
| Average Loan to Value | 49% [at origination] |
| Average Loan Term | 7 years |
| Primary Security | Mortgage of property financed |
| Repayment Type | Monthly amortizing |
| Average Age of Business | 7 years |
| Basis of Credit Appraisal | Business cash flow analysis based |

Cash flow based underwriting: *Loan repayment is from underlying business cash flows and not from refinancing*

Affordability Level Amongst the Best Ever

- Since 2013, property prices have grown at 1-2% CAGR, significantly below inflation [~ 5% CAGR] and wage growth [~8% per capita]
- Consequently, 'Affordability' [ratio of house price to annual salary] is at its best in the last 25 years
- Benign interest rates further boosts affordability



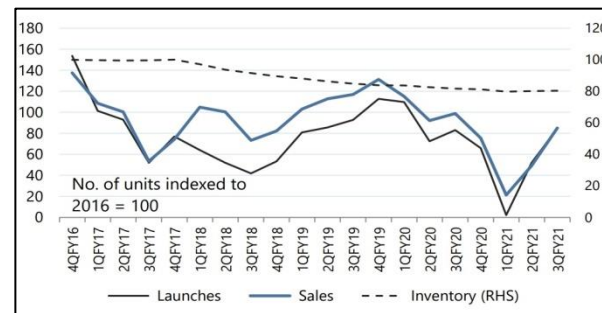
Source: HDFC Ltd, Investec Securities Research

Figure 1: Residential Price Change in Top-7 Cities



Source: Cushman & Wakefield, Knight Frank, Jefferies

Figure 2: Quarterly Trend in Inventory, Launches & Sales



Source: JLL, Anarock, Jefferies

Growth Momentum in Residential Real Estate

Sales pick-up

- Housing sales in top 8 Indian cities recorded an increase of 44% YoY in Q1CY2021¹
- Sales volumes recovered to 117% of pre-COVID levels [2019 quarterly average] in Q1 CY2021¹
- Residential sales in 2021 expected to exceed 2019 levels by ~10%, nearly doubling YoY, as the property cycle picks up²
- Unsold inventory is expected to fall to 8-year lows by end of 2021²

Launches

- Launches in top 8 Indian cities recorded a 38% YoY increase in Q1 CY2021¹
- Launch volumes recovered to 126% of pre-COVID levels [2019 quarterly average] in Q1 CY2021¹
- In Q1 CY2021, new launches in the affordable category accounted for 69% of the total launches³
 - Bengaluru – 77%, Hyderabad - 76%, Pune - 100%³
- In 2021, launches are expected to nearly double Year-on-Year²

Swift Offtake Driven by a Large, Existing Housing Demand

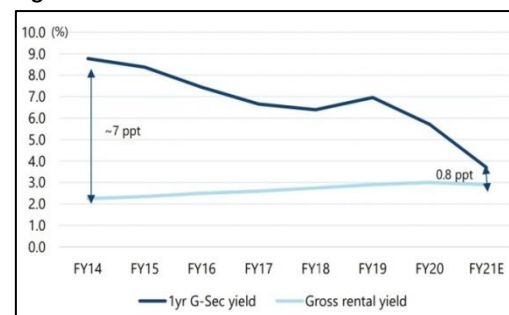
- Uptick in property sales has been seen across segments and cities; unlike the narrower market improvements of 2018-19 which were limited to affordable segments/ city's with tech jobs
- Lower rates v/s relatively stubborn rental yields, means buying a house makes eminent economic sense over renting

Figure 1: Growth in Money Supply [M3] vs Property Prices



Source: RBI, Cushman & Wakefield, Knight Frank, Jefferies

Figure 2: 1 Year G-Sec Yield vs Gross Rental Yield



Source: RBI, Bloomberg, 99acres, Jefferies

1: Knight Frank report, Q1 2021

2. Jefferies Residential report, Jan 2021

3. JLL Report, April 2021

Static Credit Performance Analysis of LAP and HL Pools

Retail Loan Book of Highest Quality

Portfolio performance of all sold down pools of ₹ 65,985 Cr

| Loan Pool Type | Initial Pool Details | | | | | | of Initial POS | |
|----------------|----------------------|--|----------------------------|----------------|-----------------------|--------------|----------------|--------------|
| | Disbursement [₹ Cr] | Average Ticket Size [at disbursement] [₹ Lakh] | Sold Down Principal [₹ Cr] | Months on Book | Pool Principal [₹ Cr] | Amortisation | 90+ dpd % | 180+ dpd % |
| HL Pools | 43,170 | 0.24 | 33,986 | 48 | 13,192 | 69% | 0.47% | 0.16% |
| LAP Pools | 22,815 | 0.75 | 17,695 | 52 | 4,409 | 81% | 0.83% | 0.30% |
| Total | 65,985 | 0.31 | 51,681 | 49 | 17,601 | 73% | 0.59% | 0.21% |

Portfolio performance of all live sold down DA pools is monitored by the credit bureau Experian. Remainder PTC/PCG pools are being monitored by CRISIL, ICRA, CARE and Brickwork Ratings [respective agencies that rated the PTC/PCG pools]

IBHFL has 26 ongoing relationships with banks / mutual funds/ FIIs for sell down

| | | | |
|----------------------|-----------------------|---------------------------|----------------------|
| Axis Bank | Bank of Baroda | Bank of India | Canara Bank |
| ICICI Bank | Central Bank of India | Corporation Bank | Dena Bank |
| Deutsche Bank | IDFC First Bank | IDBI Bank | Indian Bank |
| Indian Overseas Bank | Kotak Mahindra Bank | Oriental Bank of Commerce | Punjab National Bank |
| State Bank of India | RBL Bank | Syndicate Bank | UCO BANK |
| Union Bank of India | Vijaya Bank | HDFC Bank | United Bank of India |
| Reliance Nippon | Davidson Kempner | | |

Home Loans Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]

| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|---------|---------|---------|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | |
| 1 | Bank 4 | 27-Dec-13 | 273.2 | 231.0 | 86 | 11.7 | 96% | 1.03% | 0.40% | 98.50% | 79.15% | 90.71% |
| 2 | Bank 10 | 31-Dec-13 | 228.1 | 189.1 | 86 | 12.6 | 94% | 0.13% | 0.07% | 99.55% | 100.06% | 100.61% |
| 3 | Bank 4 | 19-Mar-14 | 345.2 | 292.3 | 84 | 27.0 | 92% | 0.37% | 0.08% | 99.20% | 88.61% | 87.06% |
| 4 | Bank 6 | 28-Mar-14 | 104.3 | 85.4 | 84 | 7.0 | 93% | 0.00% | 0.00% | 99.35% | 93.96% | 96.44% |
| 5 | Bank 14 | 29-Sep-14 | 129.9 | 96.6 | 77 | 3.0 | 98% | 0.00% | 0.00% | 99.56% | 106.93% | 102.73% |
| 6 | Bank 14 | 26-Dec-14 | 84.1 | 68.0 | 75 | 3.4 | 96% | 0.00% | 0.00% | 100.00% | 106.17% | 100.00% |
| 7 | Bank 4 | 30-Dec-14 | 234.6 | 198.3 | 74 | 18.0 | 92% | 0.04% | 0.04% | 99.49% | 97.76% | 98.87% |
| 8 | Bank 4 | 3-Mar-15 | 187.7 | 156.3 | 72 | 11.6 | 94% | 0.04% | 0.04% | 99.20% | 100.57% | 98.61% |
| 9 | Bank 4 | 23-Jun-15 | 232.8 | 186.9 | 69 | 12.9 | 94% | 0.71% | 0.66% | 95.78% | 91.04% | 89.31% |
| 10 | Bank 8 | 25-Aug-15 | 72.9 | 61.3 | 67 | 9.1 | 88% | 0.18% | 0.18% | 99.66% | 97.77% | 101.06% |
| 11 | Bank 7 | 1-Sep-15 | 138.0 | 115.9 | 66 | 9.3 | 93% | 0.11% | 0.03% | 98.55% | 97.49% | 98.01% |
| 12 | Bank 8 | 24-Sep-15 | 116.4 | 100.1 | 65 | 19.5 | 83% | 0.13% | 0.00% | 99.81% | 102.12% | 103.00% |
| 13 | Bank 7 | 28-Sep-15 | 116.8 | 96.4 | 65 | 6.1 | 95% | 0.00% | 0.00% | 98.89% | 94.70% | 100.79% |
| 14 | Bank 7 | 23-Dec-15 | 52.9 | 45.1 | 62 | 2.9 | 94% | 0.00% | 0.00% | 99.68% | 100.00% | 101.78% |
| 15 | Bank 22 | 31-Dec-15 | 449.6 | 374.2 | 62 | 56.6 | 87% | 0.20% | 0.13% | 99.75% | 99.70% | 99.17% |
| 16 | Bank 8 | 31-Dec-15 | 117.8 | 98.6 | 62 | 11.9 | 90% | 0.00% | 0.00% | 99.81% | 97.65% | 98.14% |
| 17 | Bank 8 | 29-Feb-16 | 105.3 | 89.4 | 60 | 9.0 | 91% | 0.00% | 0.00% | 99.87% | 105.36% | 104.27% |
| 18 | Bank 6 | 21-Mar-16 | 379.2 | 313.9 | 59 | 20.6 | 95% | 0.08% | 0.08% | 99.01% | 116.76% | 100.70% |
| 19 | Bank 22 | 23-Mar-16 | 134.2 | 112.5 | 59 | 22.1 | 84% | 0.11% | 0.11% | 99.76% | 101.30% | 99.42% |
| 20 | Bank 8 | 28-Mar-16 | 62.0 | 53.0 | 59 | 9.8 | 84% | 0.00% | 0.00% | 99.67% | 107.07% | 104.60% |
| 21 | Bank 8 | 31-Mar-16 | 59.8 | 50.6 | 59 | 5.3 | 91% | 0.00% | 0.00% | 99.64% | 88.08% | 103.58% |
| 22 | Bank 6 | 27-Jun-16 | 112.0 | 93.5 | 56 | 8.2 | 93% | 0.00% | 0.00% | 99.64% | 100.51% | 98.74% |
| 23 | Bank 8 | 28-Jun-16 | 186.5 | 157.4 | 56 | 20.8 | 89% | 0.00% | 0.00% | 99.78% | 96.42% | 88.25% |
| 24 | Bank 22 | 29-Jun-16 | 115.4 | 97.7 | 56 | 24.7 | 79% | 0.23% | 0.23% | 99.75% | 102.09% | 99.60% |
| 25 | Bank 10 | 30-Jun-16 | 135.8 | 112.8 | 56 | 13.0 | 90% | 0.18% | 0.00% | 99.39% | 133.92% | 98.95% |
| 26 | Bank 8 | 28-Sep-16 | 256.4 | 216.4 | 53 | 28.7 | 89% | 0.25% | 0.12% | 99.55% | 101.39% | 88.55% |
| 27 | Bank 22 | 28-Sep-16 | 118.9 | 100.3 | 53 | 32.3 | 73% | 0.34% | 0.32% | 99.64% | 98.99% | 98.69% |

MPS: Months post securitisation
CCR: Cumulative collection ratio

MCR: Monthly collection ratio
QCR: Quarterly collection ratio

Amortisation is calculated on Disbursement
dpd: days past due

Data is for March 2021 payouts

Home Loans Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]

| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|--------|---------|---------|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | |
| 28 | Bank 11 | 29-Sep-16 | 128.6 | 108.2 | 53 | 13.4 | 90% | 0.17% | 0.00% | 99.63% | 101.76% | 100.73% |
| 29 | Bank 15 | 29-Mar-17 | 733.5 | 612.0 | 47 | 103.3 | 86% | 0.30% | 0.16% | 99.46% | 97.31% | 98.78% |
| 30 | Bank 15 | 23-Jun-17 | 460.1 | 387.4 | 44 | 62.1 | 86% | 0.19% | 0.00% | 99.70% | 101.70% | 100.41% |
| 31 | Bank 5 | 23-Jun-17 | 195.5 | 159.2 | 44 | 35.7 | 82% | 0.00% | 0.00% | 99.29% | 100.71% | 99.30% |
| 32 | Bank 8 | 30-Jun-17 | 212.4 | 177.0 | 44 | 57.1 | 73% | 0.37% | 0.00% | 99.80% | 102.48% | 100.87% |
| 33 | Bank 8 | 26-Sep-17 | 200.8 | 168.1 | 41 | 76.4 | 62% | 0.48% | 0.14% | 99.63% | 99.94% | 98.55% |
| 34 | Bank 15 | 27-Sep-17 | 909.8 | 760.2 | 41 | 223.0 | 75% | 0.05% | 0.00% | 99.45% | 102.53% | 100.41% |
| 35 | Bank 15 | 22-Dec-17 | 878.6 | 735.5 | 38 | 217.3 | 75% | 0.54% | 0.25% | 99.37% | 100.84% | 98.85% |
| 36 | Bank 16 | 22-Dec-17 | 225.4 | 178.8 | 38 | 69.8 | 69% | 1.42% | 0.48% | 99.10% | 97.04% | 98.89% |
| 37 | Bank 8 | 22-Dec-17 | 126.5 | 104.2 | 38 | 50.4 | 60% | 0.49% | 0.13% | 99.76% | 96.71% | 98.56% |
| 38 | Bank 15 | 5-Mar-18 | 601.1 | 504.0 | 36 | 164.6 | 73% | 0.57% | 0.12% | 99.37% | 100.77% | 100.87% |
| 39 | Bank 16 | 9-Mar-18 | 483.2 | 394.3 | 36 | 178.3 | 63% | 1.47% | 0.79% | 99.21% | 98.75% | 98.56% |
| 40 | Bank 1 | 22-Mar-18 | 358.5 | 289.1 | 35 | 150.3 | 58% | 0.81% | 0.27% | 99.66% | 99.39% | 99.07% |
| 41 | Bank 16 | 26-Mar-18 | 480.9 | 404.3 | 35 | 155.9 | 68% | 0.73% | 0.11% | 99.53% | 99.09% | 98.96% |
| 42 | Bank 1 | 27-Mar-18 | 222.9 | 185.0 | 35 | 88.7 | 60% | 0.69% | 0.16% | 99.69% | 100.02% | 98.99% |
| 43 | Bank 8 | 28-Mar-18 | 337.1 | 270.6 | 35 | 134.7 | 60% | 0.80% | 0.39% | 99.57% | 99.33% | 99.42% |
| 44 | Bank 8 | 30-Apr-18 | 174.6 | 146.1 | 34 | 69.9 | 60% | 0.83% | 0.60% | 99.28% | 99.63% | 99.94% |
| 45 | Bank 15 | 4-May-18 | 413.9 | 349.0 | 34 | 107.6 | 74% | 0.29% | 0.23% | 99.54% | 103.55% | 101.67% |
| 46 | Bank 15 | 17-May-18 | 270.0 | 224.8 | 33 | 66.4 | 75% | 0.14% | 0.00% | 99.75% | 102.64% | 100.86% |
| 47 | Bank 8 | 18-May-18 | 109.8 | 91.4 | 33 | 44.8 | 59% | 0.73% | 0.60% | 99.50% | 99.55% | 101.76% |
| 48 | Bank 15 | 22-Jun-18 | 597.0 | 502.8 | 32 | 194.6 | 67% | 0.70% | 0.21% | 99.55% | 101.21% | 100.30% |
| 49 | Bank 8 | 26-Jun-18 | 134.9 | 112.8 | 32 | 51.4 | 62% | 0.59% | 0.11% | 99.73% | 99.35% | 103.15% |
| 50 | Bank 15 | 25-Jul-18 | 327.8 | 275.1 | 31 | 92.6 | 72% | 0.57% | 0.22% | 99.11% | 99.21% | 97.64% |
| 51 | Bank 8 | 31-Jul-18 | 109.4 | 90.4 | 31 | 45.3 | 59% | 0.89% | 0.32% | 99.36% | 99.04% | 80.53% |
| 52 | Bank 15 | 30-Aug-18 | 413.2 | 349.4 | 30 | 125.2 | 70% | 0.64% | 0.55% | 98.54% | 101.58% | 97.52% |
| 53 | Bank 15 | 19-Sep-18 | 353.2 | 297.5 | 29 | 100.3 | 72% | 0.29% | 0.15% | 98.10% | 100.64% | 99.01% |
| 54 | Bank 8 | 19-Sep-18 | 109.4 | 90.4 | 29 | 42.8 | 61% | 0.69% | 0.29% | 99.31% | 100.71% | 82.31% |

MPS: Months post securitisation
CCR: Cumulative collection ratio

MCR: Monthly collection ratio
QCR: Quarterly collection ratio

Amortisation is calculated on Disbursement
dpd: days past due

Data is for March 2021 payouts

Home Loans Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]

| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|--------|---------|---------|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | |
| 55 | Bank 17 | 29-Oct-18 | 879.7 | 672.3 | 28 | 333.7 | 62% | 0.73% | 0.25% | 99.52% | 99.46% | 99.42% |
| 56 | Bank 17 | 29-Oct-18 | 828.0 | 645.4 | 28 | 274.8 | 67% | 1.31% | 0.42% | 98.98% | 98.34% | 97.35% |
| 57 | Bank 18 | 31-Oct-18 | 352.8 | 287.7 | 28 | 104.2 | 70% | 0.51% | 0.07% | 99.60% | 99.31% | 100.00% |
| 58 | Bank 17 | 15-Nov-18 | 170.7 | 133.1 | 28 | 64.2 | 62% | 1.89% | 0.99% | 98.47% | 96.17% | 97.34% |
| 59 | Bank 8 | 16-Nov-18 | 1,594.6 | 1217.1 | 28 | 408.8 | 74% | 0.37% | 0.09% | 99.54% | 99.19% | 77.10% |
| 60 | Bank 8 | 17-Nov-18 | 377.4 | 306.3 | 28 | 155.2 | 59% | 0.83% | 0.45% | 99.41% | 98.50% | 74.91% |
| 61 | Bank 8 | 30-Nov-18 | 141.3 | 109.1 | 28 | 55.8 | 60% | 0.92% | 0.19% | 98.94% | 99.64% | 80.54% |
| 62 | Bank 8 | 14-Dec-18 | 239.4 | 194.4 | 27 | 107.3 | 55% | 0.93% | 0.40% | 99.31% | 98.64% | 74.75% |
| 63 | Bank 8 | 14-Dec-18 | 236.9 | 189.3 | 27 | 67.4 | 72% | 0.12% | 0.00% | 99.80% | 101.61% | 78.56% |
| 64 | Bank 8 | 21-Dec-18 | 3,254.4 | 2,462.1 | 27 | 941.8 | 71% | 0.65% | 0.29% | 99.13% | 96.73% | 74.85% |
| 65 | Bank 8 | 21-Dec-18 | 1,643.4 | 1,184.1 | 27 | 657.9 | 60% | 1.01% | 0.25% | 99.29% | 97.61% | 74.12% |
| 66 | Bank 21 | 29-Dec-18 | 338.5 | 271.8 | 26 | 117.2 | 65% | 0.42% | 0.16% | 99.52% | 101.07% | 98.57% |
| 67 | Bank 6 | 31-Dec-18 | 368.0 | 275.3 | 26 | 147.8 | 60% | 0.76% | 0.04% | 99.37% | 98.28% | 99.18% |
| 68 | Bank 18 | 31-Dec-18 | 340.0 | 255.1 | 26 | 98.4 | 71% | 0.77% | 0.35% | 98.81% | 100.72% | 99.18% |
| 69 | Bank 21 | 16-Jan-19 | 920.4 | 728.0 | 25 | 242.2 | 74% | 0.47% | 0.22% | 99.58% | 99.26% | 99.29% |
| 70 | Bank 8 | 29-Jan-19 | 678.2 | 511.7 | 26 | 188.5 | 72% | 0.60% | 0.40% | 99.17% | 101.38% | 99.78% |
| 71 | Bank 8 | 31-Jan-19 | 310.0 | 226.1 | 26 | 118.8 | 62% | 0.85% | 0.12% | 99.42% | 102.27% | 100.79% |
| 72 | Bank 23 | 31-Jan-19 | 237.0 | 169.5 | 25 | 88.7 | 63% | 0.96% | 0.17% | 99.48% | 99.63% | 98.96% |
| 73 | Bank 10 | 31-Jan-19 | 161.0 | 117.4 | 25 | 67.8 | 58% | 1.09% | 0.31% | 99.42% | 98.82% | 98.51% |
| 74 | Bank 10 | 15-Feb-19 | 133.4 | 100.3 | 24 | 51.7 | 61% | 0.40% | 0.22% | 99.25% | 98.25% | 98.84% |
| 75 | Bank 23 | 22-Feb-19 | 248.7 | 182.7 | 24 | 98.8 | 60% | 0.87% | 0.13% | 99.23% | 99.49% | 99.57% |
| 76 | Bank 8 | 27-Feb-19 | 176.8 | 128.9 | 25 | 63.6 | 64% | 0.83% | 0.11% | 99.03% | 98.31% | 78.18% |
| 77 | Bank 11 | 28-Feb-19 | 200.5 | 143.2 | 24 | 55.5 | 72% | 0.49% | 0.49% | 99.16% | 97.26% | 97.54% |
| 78 | Bank 10 | 19-Mar-19 | 171.4 | 126.3 | 23 | 69.7 | 59% | 0.82% | 0.10% | 99.29% | 99.53% | 99.15% |
| 79 | Bank 8 | 19-Mar-19 | 182.4 | 133.4 | 24 | 80.3 | 56% | 1.03% | 0.09% | 99.05% | 96.73% | 73.40% |
| 80 | Bank 11 | 28-Mar-19 | 149.3 | 109.2 | 23 | 53.9 | 64% | 0.03% | 0.01% | 99.36% | 101.83% | 98.83% |
| 81 | Bank 14 | 29-Mar-19 | 203.7 | 145.7 | 23 | 54.7 | 73% | 0.50% | 0.03% | 99.49% | 98.77% | 100.00% |

MPS: Months post securitisation
CCR: Cumulative collection ratio

MCR: Monthly collection ratio
QCR- Quarterly collection ratio

Amortisation is calculated on Disbursement
dpd: days past due

Data is for March 2021 payouts

Home Loans Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]

| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|--------|---------|---------|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | |
| 82 | Bank 6 | 31-Mar-19 | 975.0 | 709.3 | 23 | 350.6 | 64% | 0.87% | 0.23% | 99.31% | 98.99% | 99.56% |
| 83 | Bank 8 | 25-Apr-19 | 207.7 | 147.5 | 23 | 89.3 | 57% | 0.80% | 0.24% | 99.39% | 99.48% | 99.54% |
| 84 | Bank 11 | 14-May-19 | 166.4 | 122.4 | 22 | 53.4 | 68% | 0.00% | 0.00% | 99.84% | 97.73% | 98.98% |
| 85 | Bank 23 | 27-May-19 | 612.3 | 463.7 | 21 | 203.5 | 67% | 0.70% | 0.07% | 99.04% | 97.95% | 98.95% |
| 86 | Bank 23 | 27-May-19 | 116.7 | 84.3 | 21 | 53.7 | 54% | 1.73% | 0.65% | 98.99% | 99.07% | 98.63% |
| 87 | Bank 23 | 28-Jun-19 | 334.9 | 248.2 | 20 | 104.4 | 69% | 0.67% | 0.00% | 99.25% | 95.87% | 98.67% |
| 88 | Bank 23 | 28-Jun-19 | 169.3 | 123.4 | 20 | 66.3 | 61% | 0.62% | 0.12% | 99.36% | 99.45% | 98.89% |
| 89 | Bank 23 | 19-Jul-19 | 75.9 | 54.7 | 19 | 29.9 | 61% | 1.54% | 0.62% | 98.44% | 98.59% | 99.01% |
| 90 | Bank 11 | 19-Sep-19 | 328.7 | 242.2 | 17 | 122.3 | 63% | 0.93% | 0.00% | 99.59% | 100.98% | 99.86% |
| 91 | Bank 11 | 26-Sep-19 | 259.1 | 180.6 | 17 | 119.6 | 54% | 0.71% | 0.21% | 99.58% | 99.98% | 100.19% |
| 92 | Bank 11 | 27-Dec-19 | 260.0 | 184.9 | 14 | 129.7 | 50% | 0.85% | 0.19% | 99.61% | 98.77% | 99.02% |
| 93 | Bank 14 | 28-Feb-20 | 110.7 | 79.3 | 12 | 56.3 | 49% | 1.16% | 0.00% | 99.00% | 99.52% | 98.81% |
| 94 | Bank 14 | 29-Feb-20 | 267.4 | 198.9 | 12 | 135.0 | 50% | 0.42% | 0.00% | 99.30% | 97.53% | 99.07% |
| 95 | Bank 11 | 17-Mar-20 | 188.4 | 132.7 | 12 | 94.3 | 50% | 0.60% | 0.00% | 99.46% | 100.01% | 99.23% |
| 96 | Bank 11 | 17-Mar-20 | 115.0 | 82.9 | 12 | 50.3 | 56% | 0.79% | 0.00% | 99.49% | 100.29% | 108.75% |
| 97 | Bank 11 | 30-Jun-20 | 78.2 | 54.4 | 8 | 30.9 | 60% | 0.00% | 0.00% | 99.88% | 100.18% | 99.92% |
| 98 | Bank 11 | 14-Sep-20 | 209.5 | 141.7 | 6 | 104.5 | 50% | 0.69% | 0.00% | 99.69% | 99.38% | 98.83% |
| 99 | Bank 11 | 14-Sep-20 | 116.1 | 77.8 | 6 | 66.1 | 43% | 0.90% | 0.00% | 99.58% | 97.84% | 101.31% |
| 100 | Bank 11 | 28-Dec-20 | 507.5 | 330.4 | 3 | 283.7 | 44% | 0.00% | 0.00% | 99.95% | 99.64% | 98.98% |

LAP Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]

| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|--------|---------|---------|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | |
| 1 | Bank 10 | 7-Feb-14 | 429.8 | 329.8 | 85 | 9.8 | 98% | 0.03% | 0.00% | 99.65% | 92.16% | 100.80% |
| 2 | Bank 4 | 27-Mar-14 | 271.6 | 214.5 | 84 | 4.4 | 98% | 0.00% | 0.00% | 98.19% | 100.10% | 97.10% |
| 3 | Bank 4 | 27-Jun-14 | 185.5 | 153.6 | 80 | 17.2 | 91% | 0.27% | 0.11% | 97.44% | 105.56% | 100.36% |
| 4 | Bank 2 | 30-Mar-15 | 1,067.2 | 869.5 | 71 | 83.0 | 92% | 0.82% | 0.22% | 97.45% | 158.32% | 110.90% |
| 5 | Bank 4 | 30-Jun-15 | 145.1 | 112.8 | 68 | 5.7 | 96% | 0.29% | 0.29% | 97.26% | 90.16% | 96.95% |
| 6 | Bank 12 | 28-Sep-15 | 454.7 | 381.0 | 65 | 32.0 | 93% | 0.92% | 0.00% | 98.93% | 97.89% | 95.89% |
| 7 | Bank 1 | 28-Sep-15 | 359.5 | 285.0 | 65 | 18.4 | 95% | 1.24% | 0.00% | 98.81% | 85.34% | 92.00% |
| 8 | Bank 8 | 29-Sep-15 | 430.3 | 364.1 | 66 | 34.0 | 92% | 0.38% | 0.25% | 98.71% | 91.27% | 100.26% |
| 9 | Bank 12 | 9-Dec-15 | 83.9 | 67.6 | 63 | 12.8 | 85% | 0.90% | 0.00% | 97.19% | 90.01% | 106.57% |
| 10 | Bank 12 | 29-Dec-15 | 156.2 | 133.7 | 62 | 12.4 | 92% | 0.00% | 0.00% | 99.27% | 100.82% | 100.24% |
| 11 | Bank 1 | 31-Dec-15 | 398.9 | 322.3 | 63 | 24.6 | 94% | 1.02% | 1.02% | 97.60% | 88.87% | 93.06% |
| 12 | Bank 1 | 3-Mar-16 | 95.7 | 77.4 | 60 | 9.8 | 90% | 0.00% | 0.00% | 98.35% | 142.31% | 95.92% |
| 13 | Bank 12 | 10-Mar-16 | 175.3 | 150.0 | 60 | 4.9 | 97% | 0.49% | 0.00% | 95.16% | 89.04% | 93.06% |
| 14 | Bank 22 | 29-Jun-16 | 250.3 | 209.4 | 56 | 29.5 | 88% | 0.06% | 0.00% | 99.16% | 105.68% | 101.02% |
| 15 | Bank 10 | 30-Jun-16 | 405.9 | 331.5 | 56 | 39.4 | 90% | 1.98% | 1.70% | 94.62% | 85.54% | 90.67% |
| 16 | Bank 13 | 26-Sep-16 | 368.7 | 299.6 | 54 | 41.0 | 89% | 0.37% | 0.13% | 97.54% | 94.59% | 99.85% |
| 17 | Bank 8 | 30-Sep-16 | 331.2 | 273.3 | 53 | 38.9 | 88% | 1.20% | 0.38% | 98.34% | 88.08% | 98.97% |
| 18 | Bank 5 | 30-Mar-17 | 415.9 | 340.5 | 47 | 70.5 | 83% | 0.43% | 0.24% | 99.32% | 101.06% | 98.91% |
| 19 | Bank 10 | 28-Jun-17 | 626.6 | 469.4 | 44 | 85.2 | 86% | 0.60% | 0.60% | 98.34% | 94.69% | 100.15% |
| 20 | Bank 8 | 30-Jun-17 | 406.0 | 332.7 | 45 | 61.0 | 85% | 1.85% | 0.17% | 98.78% | 102.11% | 98.66% |
| 21 | Bank 14 | 26-Sep-17 | 1,943.8 | 1,528.5 | 41 | 386.5 | 80% | 1.49% | 0.84% | 97.55% | 150.50% | 110.24% |
| 22 | Bank 14 | 28-Dec-17 | 881.4 | 710.9 | 38 | 216.2 | 75% | 0.72% | 0.36% | 99.21% | 115.39% | 102.75% |
| 23 | Bank 12 | 29-Dec-17 | 377.8 | 301.8 | 38 | 51.2 | 86% | 0.64% | 0.00% | 98.47% | 106.13% | 98.52% |
| 24 | Bank 12 | 1-Mar-18 | 226.1 | 186.8 | 36 | 45.7 | 80% | 0.02% | 0.00% | 99.01% | 116.81% | 100.01% |
| 25 | Bank 8 | 28-Jun-18 | 112.8 | 86.5 | 32 | 24.3 | 78% | 1.95% | 0.00% | 98.79% | 95.02% | 96.41% |
| 26 | Bank 15 | 29-Jun-18 | 515.3 | 428.1 | 33 | 149.0 | 71% | 1.96% | 0.21% | 98.52% | 97.66% | 96.88% |
| 27 | Bank 12 | 29-Jun-18 | 378.6 | 314.0 | 32 | 118.1 | 69% | 1.21% | 0.59% | 98.48% | 112.65% | 101.30% |

MPS: Months post securitisation
CCR: Cumulative collection ratio

MCR: Monthly collection ratio
QCR- Quarterly collection ratio

Amortisation is calculated on Disbursement
dpd: days past due

Data is for March 2021 payouts

LAP Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]

| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|---------|---------|---------|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | |
| 28 | Bank 12 | 23-Aug-18 | 217.9 | 185.4 | 30 | 71.7 | 67% | 0.18% | 0.00% | 99.12% | 105.12% | 100.99% |
| 29 | Bank 15 | 19-Sep-18 | 284.2 | 237.5 | 29 | 77.1 | 73% | 0.57% | 0.21% | 98.64% | 115.49% | 102.50% |
| 30 | Bank 15 | 26-Sep-18 | 404.0 | 334.4 | 29 | 98.9 | 76% | 1.43% | 0.43% | 98.30% | 97.49% | 98.74% |
| 31 | Bank 8 | 27-Sep-18 | 108.4 | 81.1 | 29 | 22.2 | 79% | 2.00% | 0.98% | 97.50% | 98.78% | 98.47% |
| 32 | Bank 12 | 31-Oct-18 | 128.7 | 106.8 | 28 | 55.2 | 57% | 1.68% | 0.39% | 98.65% | 99.28% | 98.44% |
| 33 | Bank 15 | 31-Oct-18 | 153.8 | 131.0 | 28 | 38.9 | 75% | 0.00% | 0.00% | 99.71% | 97.43% | 100.79% |
| 34 | Bank 12 | 16-Nov-18 | 100.1 | 83.6 | 27 | 38.5 | 62% | 0.72% | 0.15% | 98.89% | 98.03% | 100.05% |
| 35 | Bank 19 | 30-Nov-18 | 380.1 | 298.8 | 27 | 111.0 | 71% | 1.61% | 0.00% | 95.00% | 87.84% | 91.83% |
| 36 | Bank 15 | 30-Nov-18 | 245.7 | 205.4 | 27 | 79.4 | 68% | 1.28% | 1.28% | 98.44% | 116.91% | 100.06% |
| 37 | Bank 20 | 12-Dec-18 | 138.3 | 79.6 | 27 | 32.9 | 76% | 0.00% | 0.00% | 100.00% | 100.00% | 108.77% |
| 38 | Bank 15 | 21-Dec-18 | 117.4 | 100.3 | 26 | 36.0 | 69% | 0.00% | 0.00% | 98.79% | 122.98% | 100.12% |
| 39 | Bank 18 | 23-Dec-18 | 45.4 | 37.8 | 26 | 19.2 | 58% | 0.00% | 0.00% | 95.89% | 100.00% | 99.86% |
| 40 | Bank 15 | 27-Dec-18 | 462.3 | 354.6 | 26 | 174.0 | 62% | 1.45% | 0.37% | 98.48% | 101.72% | 100.43% |
| 41 | Bank 15 | 27-Dec-18 | 308.8 | 260.3 | 26 | 124.9 | 60% | 1.26% | 1.14% | 98.07% | 99.93% | 97.44% |
| 42 | Bank 19 | 31-Dec-18 | 321.8 | 238.5 | 26 | 62.0 | 81% | 2.26% | 0.00% | 98.79% | 87.57% | 92.44% |
| 43 | Bank 22 | 31-Dec-18 | 52.2 | 40.2 | 26 | 21.3 | 59% | 1.68% | 0.00% | 98.97% | 95.15% | 97.42% |
| 44 | Bank 15 | 22-Jan-19 | 182.2 | 139.8 | 25 | 77.0 | 58% | 1.85% | 0.00% | 98.81% | 96.88% | 100.32% |
| 45 | Bank 15 | 24-Jan-19 | 128.3 | 108.9 | 25 | 47.4 | 63% | 0.90% | 0.90% | 97.54% | 104.00% | 96.95% |
| 46 | Bank 19 | 31-Jan-19 | 73.6 | 51.6 | 25 | 34.4 | 53% | 3.09% | 0.00% | 98.89% | 94.52% | 96.21% |
| 47 | Bank 15 | 18-Feb-19 | 183.8 | 135.6 | 24 | 58.7 | 68% | 1.86% | 0.27% | 98.69% | 99.75% | 100.49% |
| 48 | Bank 20 | 28-Feb-19 | 142.8 | 84.2 | 25 | 27.4 | 81% | 0.00% | 0.00% | 100.00% | 100.00% | 100.00% |
| 49 | Bank 15 | 23-Mar-19 | 131.6 | 101.7 | 23 | 55.5 | 58% | 0.71% | 0.12% | 98.40% | 105.78% | 100.67% |
| 50 | Bank 19 | 23-Mar-19 | 96.6 | 74.3 | 23 | 25.4 | 74% | 0.00% | 0.00% | 99.58% | 104.75% | 100.24% |
| 51 | Bank 14 | 29-Mar-19 | 308.3 | 226.3 | 23 | 115.3 | 63% | 0.14% | 0.14% | 98.20% | 99.80% | 99.67% |
| 52 | Bank 14 | 30-Mar-19 | 398.7 | 289.9 | 23 | 134.8 | 66% | 1.99% | 0.00% | 96.40% | 90.63% | 94.22% |
| 53 | Bank 15 | 31-Mar-19 | 181.1 | 138.4 | 23 | 68.7 | 62% | 1.23% | 0.30% | 99.08% | 100.11% | 100.00% |
| 54 | Bank 19 | 31-Mar-19 | 79.4 | 52.8 | 23 | 26.5 | 67% | 0.00% | 0.00% | 100.00% | 100.00% | 100.00% |

MPS: Months post securitisation
CCR: Cumulative collection ratio

MCR: Monthly collection ratio
QCR- Quarterly collection ratio

Amortisation is calculated on Disbursement
dpd: days past due

Data is for March 2021 payouts

LAP Pool Performance Factsheet: Experian Credit Bureau Direct Assignments [Sold Down]



| Sr. No | Investor | Initial Pool Details | | | MPS | Pool Principal [₹ Cr] | Amortisa- tion# | of Initial POS | | | CCR | MCR | QCR |
|--------|----------|----------------------|------------------------|-------------------------------|-----|--------------------------|--------------------|----------------|------------|---------|---------|---------|-----|
| | | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | | | | 90+ dpd % | 180+ dpd % | | | | |
| 55 | Bank 20 | 5-Apr-19 | 112.1 | 86.8 | 23 | 51.1 | 54% | 0.00% | 0.00% | 100.00% | 72.94% | 90.98% | |
| 56 | Bank 15 | 28-May-19 | 131.8 | 102.0 | 21 | 50.3 | 62% | 1.48% | 0.50% | 98.88% | 104.18% | 100.08% | |
| 57 | Bank 24 | 28-May-19 | 69.0 | 55.5 | 21 | 44.6 | 35% | 0.00% | 0.00% | 98.90% | 100.90% | 100.29% | |
| 58 | Bank 20 | 28-Jun-19 | 53.3 | 39.2 | 21 | 2.3 | 96% | 0.00% | 0.00% | 100.00% | 92.98% | 75.21% | |
| 59 | Bank 19 | 29-Jun-19 | 23.8 | 18.2 | 21 | 11.9 | 50% | 0.00% | 0.00% | 99.57% | 100.00% | 98.98% | |
| 60 | Bank 14 | 25-Sep-19 | 31.0 | 19.4 | 17 | 14.3 | 54% | 0.33% | 0.00% | 98.55% | 95.54% | 99.07% | |
| 61 | Bank 24 | 27-Sep-19 | 344.4 | 253.1 | 17 | 173.0 | 50% | 0.00% | 0.00% | 96.71% | 81.05% | 98.81% | |
| 62 | Bank 20 | 27-Nov-19 | 45.4 | 25.5 | 16 | 25.9 | 43% | 0.00% | 0.00% | 100.00% | 100.00% | 100.00% | |
| 63 | Bank 19 | 31-Dec-19 | 56.8 | 37.6 | 14 | 25.0 | 56% | 0.00% | 0.00% | 99.80% | 100.00% | 99.67% | |
| 64 | Bank 20 | 16-Mar-20 | 135.0 | 32.8 | 13 | 13.7 | 90% | 0.00% | 0.00% | 100.00% | 75.08% | 91.69% | |
| 65 | Bank 19 | 30-Sep-20 | 38.4 | 32.3 | 6 | 21.4 | 44% | 0.00% | 0.00% | 99.98% | 99.32% | 99.78% | |
| 66 | Bank 19 | 30-Sep-20 | 5.2 | 3.4 | 6 | 2.7 | 49% | 0.00% | 0.00% | 100.00% | 100.00% | 100.00% | |

Home Loans and LAP Pool Performance Factsheet

PTC and PCG Pools

| HL Pools | | Initial Pool Details | | | | | | of Initial POS | | | | | |
|----------|----------|----------------------|---------------------|----------------------------|-----|-----------------------|---------------|----------------|------------|---------|---------|---------|-------------|
| Sr No | Investor | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | MPS | Pool Principal [₹ Cr] | Amortisation# | 90+ dpd % | 180+ dpd % | CCR | MCR | QCR | Rating from |
| 1 | Bank 2 | 30-Dec-13 | 109.6 | 99.3 | 87 | 12.0 | 89% | 0.00% | 0.00% | 99.97% | 98.25% | 99.10% | CRISIL |
| 2 | Bank 14 | 04-Mar-15 | 294.1 | 272.4 | 73 | 49.4 | 83% | 0.00% | 0.00% | 99.95% | 99.67% | 99.63% | CRISIL |
| 3 | Bank 3 | 31-Dec-12 | 128.7 | 118.6 | 99 | 12.6 | 90% | 0.00% | 0.00% | 99.93% | 102.03% | 100.03% | CRISIL |
| 4 | Bank 3 | 28-Mar-13 | 114.6 | 107.1 | 96 | 14.5 | 87% | 0.00% | 0.00% | 99.97% | 101.81% | 99.34% | CRISIL |
| 5 | Bank 14 | 27-Sep-13 | 311.9 | 286.4 | 90 | 35.6 | 89% | 0.00% | 0.00% | 99.90% | 100.95% | 99.90% | CRISIL |
| 6 | Bank 18 | 30-Nov-18 | 107.4 | 89.2 | 27 | 34.3 | 68% | 0.00% | 0.00% | 99.56% | 100.02% | 99.72% | CRISIL |
| 7 | Bank 2 | 20-Mar-14 | 335.4 | 315.2 | 84 | 53.3 | 84% | 0.00% | 0.00% | 99.95% | 101.30% | 99.26% | ICRA |
| 8 | Bank 9 | 29-Jun-17 | 354.5 | 330.0 | 44 | 115.9 | 67% | 0.00% | 0.00% | 98.26% | 105.43% | 99.73% | ICRA |
| 9 | Bank 2 | 25-Nov-19 | 154.9 | 112.2 | 16 | 53.4 | 66% | 0.00% | 0.00% | 99.00% | 96.02% | 98.86% | Brickworks |
| 10 | Bank 2 | 30-Dec-19 | 231.9 | 185.3 | 14 | 97.7 | 58% | 0.00% | 0.00% | 99.08% | 99.20% | 100.02% | ICRA |
| 11 | Bank 14 | 30-Dec-19 | 604.4 | 449.8 | 15 | 285.1 | 53% | 0.00% | 0.00% | 98.92% | 102.44% | 101.18% | Brickworks |
| 12 | Bank 21 | 30-Dec-19 | 546.7 | 486.5 | 15 | 316.6 | 42% | 0.00% | 0.00% | 98.59% | 105.54% | 100.74% | Brickworks |
| 13 | Bank 10 | 14-Jan-20 | 532.5 | 492.6 | 14 | 299.2 | 44% | 0.00% | 0.00% | 98.43% | 100.34% | 101.08% | ICRA |
| 14 | Bank 23 | 03-Mar-20 | 544.7 | 378.7 | 12 | 223.9 | 59% | 0.00% | 0.00% | 96.52% | 99.61% | 101.65% | CRISIL |
| 15 | Bank 14 | 13-Mar-20 | 718.8 | 601.8 | 12 | 420.7 | 41% | 0.00% | 0.00% | 99.07% | 99.96% | 99.83% | Brickworks |
| 16 | Bank 10 | 29-Dec-20 | 69.7 | 58.8 | 3 | 51.9 | 26% | 0.00% | 0.00% | 99.94% | 99.72% | 99.94% | CRISIL |
| 17 | Bank 10 | 29-Dec-20 | 52.9 | 45.1 | 3 | 36.1 | 32% | 0.00% | 0.00% | 99.96% | 100.13% | 99.96% | CRISIL |
| 18 | FI 2 | 29-Jan-21 | 1,523.4 | 1,385.7 | 2 | 1,291.5 | 15% | 0.00% | 0.00% | 105.51% | 109.00% | 105.51% | Brickworks |

| LAP Pools | | Initial Pool Details | | | | | | of Initial POS | | | | | |
|-----------|----------|----------------------|---------------------|----------------------------|-----|-----------------------|---------------|----------------|------------|--------|---------|---------|-------------|
| Sr No | Investor | Sold Down Date | Disbursement [₹ Cr] | Sold Down Principal [₹ Cr] | MPS | Pool Principal [₹ Cr] | Amortisation# | 90+ dpd % | 180+ dpd % | CCR | MCR | QCR | Rating from |
| 1 | Bank 3 | 31-Mar-16 | 228.0 | 209.1 | 59 | 30.7 | 87% | 0.00% | 0.00% | 99.06% | 102.86% | 108.91% | CARE |
| 2 | Bank 14 | 30-Sep-16 | 143.7 | 136.0 | 53 | 22.4 | 84% | 0.00% | 0.00% | 99.57% | 96.61% | 106.23% | CRISIL |
| 3 | Bank 9 | 30-Dec-16 | 545.8 | 512.7 | 49 | 122.9 | 77% | 0.00% | 0.00% | 99.90% | 92.39% | 98.02% | CRISIL |
| 4 | Bank 9 | 27-Mar-17 | 310.1 | 292.4 | 47 | 97.1 | 69% | 0.00% | 0.00% | 99.19% | 95.64% | 99.56% | CRISIL |
| 5 | Bank 9 | 27-Sep-17 | 664.0 | 609.7 | 41 | 261.3 | 61% | 0.00% | 0.00% | 99.08% | 94.65% | 98.88% | ICRA |
| 6 | FI 1 | 31-Dec-19 | 743.8 | 481.1 | 15 | 266.8 | 64% | 0.00% | 0.00% | 96.47% | 100.00% | 100.00% | CRISIL |

MPS: Months post securitisation
CCR: Cumulative collection ratio

MCR: Monthly collection ratio
QCR- Quarterly collection ratio

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Corporate Social Responsibility

Indiabulls Foundation: Corporate Social Responsibility

Mahatma Awards For Excellence in Corporate Social Responsibility - 2019

Health



JanSwasthya Kalyan (JSK) Vahika- Mobile Medical Vans

- Free primary healthcare services provided at doorstep to the underprivileged population of urban slums with 31 JSK- mobile medical vans
- 1,38,973 patients diagnosed and treated in this quarter
- 43,18,527 patients benefitted since inception

Education



IBF Scholarship Program

- 7 underprivileged students awarded scholarship for higher education in this quarter
- 1,474 scholarships awarded since inception

Ratings, Business Value Proposition, Key Ratios, Valuations, and Shareholding

Credit Ratings and Auditors

| Rating Agency | Long Term Credit Rating |
|--|-------------------------|
| CRISIL [an S&P Global Company] | AA |
| ICRA [a Moody's Investors Service Company] | AA |
| CARE Ratings | AA |
| Brickwork Ratings | AA+ |

| Auditors | |
|-------------------|---|
| Statutory Auditor | Ernst & Young [through Indian Member Firm S R Batliboi & Co.] |
| Internal Auditor | Grant Thornton |

Productivity Ratios

| | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| No. of Employees | 4,512 | 4,243 | 4,072 | 4,099 | 4,840 | 5,453 | 6,388 | 8,111 | 8,676 | 5,405 | 3,480 |
| Profit per employee [₹ Cr] | 0.17 | 0.24 | 0.31 | 0.38 | 0.39 | 0.43 | 0.46 | 0.47 | 0.47 | 0.41 | 0.35 |
| Asset per employee [₹ Cr] | 3.71 | 5.85 | 8.09 | 10.84 | 11.82 | 14.02 | 16.23 | 16.26 | 15.00 | 19.03 | 26.79 |
| Cost-to-Income Ratio | 21.0% | 18.7% | 18.0% | 17.1% | 16.4% | 14.3% | 13.3% | 12.5% | 12.7% | 16.2% | 12.8% |

Key Financial Metrics

| | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Pre Tax RoAA [%] | 5.5% | 4.9% | 4.9% | 4.8% | 4.9% | 4.9% | 4.6% | 4.3% | 4.2% | 2.2% | 1.6% |
| Post Tax RoAA [%] | 4.1% | 3.7% | 3.8% | 3.8% | 3.7% | 3.7% | 3.6% | 3.3% | 3.0% | 1.9% | 1.3% |
| RoE [%] | 17% | 22% | 26% | 27% | 29% | 26% | 26% | 30% | 24% | 18% | 7.5% |
| Capital Adequacy [%]# | 23.87% | 19.96% | 18.58% | 20.47% | 19.60% | 23.38% | 20.91% | 20.82% | 26.49% | 27.09% | 30.65% |
| - Tier I# | 23.63% | 19.27% | 15.05% | 16.10% | 16.28% | 20.36% | 17.25% | 15.07% | 19.81% | 20.31% | 23.96% |
| - Tier II# | 0.24% | 0.69 % | 3.53% | 4.37% | 3.32% | 3.02% | 3.66% | 5.76% | 6.68% | 6.78% | 6.69% |

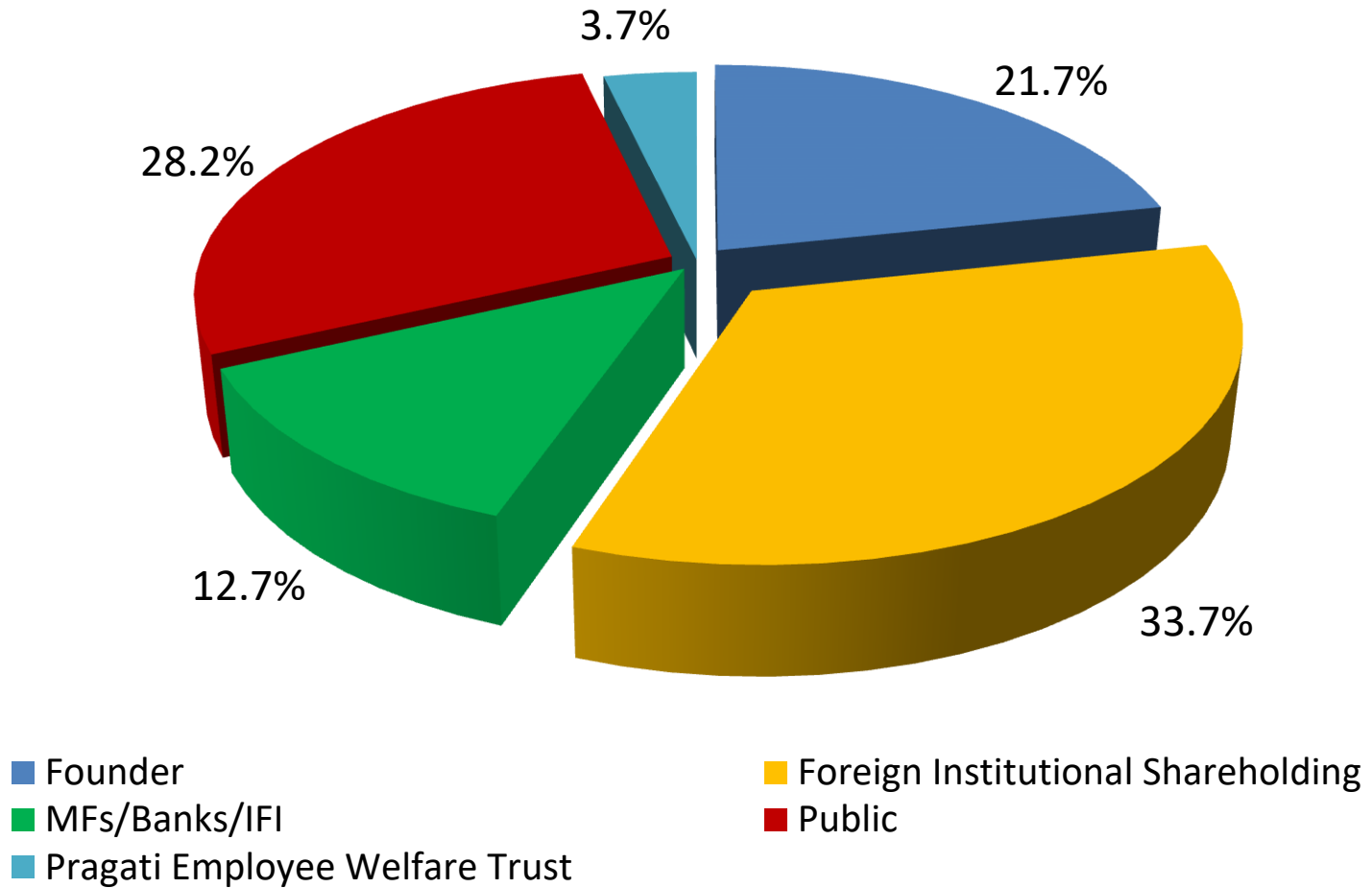
Adjusted for mutual fund investments

RoAA: Return on Average Assets
RoE: Return on Equity

Valuations and Returns

| | Mar-11 | Mar-12 | Mar-13 | Mar-14 | Mar-15 | Mar-16 | Mar-17 | Mar-18 | Mar-19 | Mar-20 | Mar-21 |
|-----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Market Price per Share [₹] | 155 | 207 | 272 | 286 | 558 | 674 | 998 | 1,194 | 744 | 228 | 193* |
| Dividend per Share [₹] | 10 | 13 | 20 | 29 | 35 | 36 | 36 | 42 | 40 | 21 | 9 |
| Dividend Yield [%] | 6.5% | 6.3% | 7.4% | 10.2% | 6.3% | 5.3% | 3.6% | 3.5% | 5.4% | 9.2% | 4.7% |
| Market Capitalisation [₹ '000 Cr] | 4.8 | 6.5 | 8.5 | 9.5 | 19.8 | 28.4 | 42.3 | 50.9 | 31.8 | 9.7 | 8.9 |
| Price-to-Book [times] | 1.1 | 1.3 | 1.6 | 1.7 | 3.0 | 2.7 | 3.4 | 3.3 | 1.7 | 0.6 | 0.6 |
| PE Ratio [times] | 6.5 | 6.5 | 6.8 | 6.0 | 10.2 | 11.3 | 14.5 | 13.2 | 7.8 | 4.4 | 7.0 |

Shareholding Pattern



Detailed Financials

Consolidated Balance Sheet

| Particulars | ₹ in Billions | |
|---|-----------------------|-----------------------|
| | As at | As at |
| | 31.03.21 (Audited) | 31.03.20 (Audited) |
| Statement of Assets and Liabilities: | | |
| ASSETS | | |
| (1) Financial Assets | | |
| (a) Cash and cash equivalents | 131.24 | 135.65 |
| (b) Bank Balance other than (a) above | 38.80 | 14.74 |
| (c) Derivative financial instruments | 1.54 | 7.39 |
| (d) Receivables | | |
| (I) Trade Receivables | 0.24 | 0.29 |
| (II) Other Receivables | - | - |
| (e) Loans | 654.07 | 702.11 |
| (f) Investments | 61.46 | 122.77 |
| (g) Other Financial assets | 11.60 | 14.21 |
| Sub-total - Financial Assets | 898.95 | 997.16 |
| (2) Non-financial Assets | | |
| (a) Current tax assets (Net) | 5.84 | 12.15 |
| (b) Deferred tax assets (Net) | 6.70 | 3.89 |
| (c) Property, Plant and Equipment | 0.83 | 1.21 |
| (d) Right-of-use assets | 1.19 | 2.53 |
| (e) Goodwill on Consolidation | 0.58 | 0.58 |
| (f) Other Intangible assets | 0.36 | 0.18 |
| (g) Other non-financial assets | 4.08 | 4.33 |
| (h) Assets Held for Sale | 13.85 | 6.69 |
| Sub-total - Non-financial Assets | 33.43 | 31.56 |
| Total Assets | 932.38 | 1,028.72 |
| LIABILITIES AND EQUITY | | |
| LIABILITIES | | |
| (1) Financial Liabilities | | |
| (a) Derivative financial instruments | 2.89 | 1.88 |
| (b) Payables | | |
| Trade Payables | | |
| (i) total outstanding dues of micro enterprises and small enterprises | - | - |
| (ii) total outstanding dues of creditors other than micro enterprises and small enterprises | 0.23 | 0.12 |
| (c) Debt Securities | 302.19 | 326.17 |
| (d) Borrowings (Other than Debt Securities) | 339.08 | 423.70 |
| (e) Subordinated Liabilities | 46.78 | 46.87 |
| (f) Other financial liabilities | 72.65 | 65.73 |
| Sub-total - Financial Liabilities | 763.82 | 864.47 |
| (2) Non-Financial Liabilities | | |
| (a) Current tax liabilities (Net) | 1.45 | 0.69 |
| (b) Provisions | 1.25 | 1.97 |
| (c) Other non-financial liabilities | 4.52 | 6.21 |
| Sub-total - Non-Financial Liabilities | 7.22 | 8.87 |
| (3) EQUITY | | |
| (a) Equity Share capital | 0.89 | 0.84 |
| (b) Other Equity | 160.45 | 154.54 |
| Sub-total - Equity | 161.34 | 155.38 |
| Total Liabilities and Equity | 932.38 | 1,028.72 |

Consolidated Income Statement

| (₹ in Billions) | | | | | | |
|-----------------|---|---------------|--------------|---------------|---------------|---------------|
| | Particulars | Quarter ended | | | Year ended | |
| | | 31.03.21 | 31.12.20 | 31.03.20 | 31.03.21 | 31.03.20 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) | (Audited) |
| 1 | Revenue from operations | | | | | |
| | (i) Interest Income | 23.29 | 23.81 | 24.65 | 97.22 | 115.49 |
| | (ii) Dividend Income | - | - | 1.49 | 0.00 | 8.63 |
| | (iii) Fees and commission Income | 0.13 | 0.36 | 0.80 | 0.94 | 3.52 |
| | (iv) Net gain on fair value changes | - | 0.54 | 1.24 | - | - |
| | (v) Net gain on derecognition of financial instruments under amortised cost category | 0.29 | 0.42 | 1.33 | 1.11 | 4.53 |
| | Total Revenue from operations | 23.72 | 25.13 | 29.50 | 99.27 | 132.16 |
| 2 | Other Income | 0.50 | 0.01 | 0.04 | 1.03 | 0.07 |
| 3 | Total Income (1+2) | 24.22 | 25.15 | 29.54 | 100.30 | 132.23 |
| 4 | Expenses | | | | | |
| | Finance Costs | 15.94 | 17.06 | 21.26 | 69.39 | 85.12 |
| | Net loss on fair value changes | 0.64 | - | - | 0.37 | 1.20 |
| | Impairment on financial instruments (net of recoveries) | 3.16 | 1.43 | 5.36 | 9.20 | 10.63 |
| | Employee Benefits Expenses | 0.16 | 1.02 | 1.20 | 2.53 | 6.05 |
| | Depreciation, amortization and impairment | 0.23 | 0.25 | 0.28 | 0.97 | 1.08 |
| | Other expenses | 0.52 | 1.01 | 0.50 | 2.23 | 2.55 |
| | Total expenses | 20.65 | 20.78 | 28.60 | 84.68 | 106.62 |
| 5 | Profit before tax (3-4) | 3.57 | 4.37 | 0.94 | 15.62 | 25.61 |
| 6 | Tax expense | | | | | |
| | Current tax expense | (0.58) | 0.22 | (2.57) | 0.63 | 3.71 |
| | Deferred Tax Charge / (Credit) | 1.39 | 0.85 | 2.24 | 2.97 | 0.24 |
| | Total Tax Expense | 0.81 | 1.08 | (0.32) | 3.60 | 3.95 |
| 7 | Profit for the Period / Year (5-6) | 2.76 | 3.29 | 1.27 | 12.02 | 21.66 |
| 8 | Add: Share of Profit of Associate | - | - | 0.10 | - | 0.34 |
| 9 | Profit for the period / year attributable to the Shareholders of the Company (7+8) | 2.76 | 3.29 | 1.37 | 12.02 | 22.00 |
| 10 | Other comprehensive income | | | | | |
| | A (i) Items that will not be reclassified to statement of profit or loss | | | | | |
| | (a) Remeasurement gain / (loss) on defined benefit plan | (0.14) | (0.04) | 0.07 | 0.13 | 0.10 |
| | (b) Gain / (Loss) on equity instrument designated at FVOCI | 0.03 | (0.17) | 22.15 | (6.85) | 20.55 |
| | (c) impairment allowance | - | - | (24.03) | - | (24.03) |
| | (ii) Income tax impact on above | 0.03 | 0.05 | 0.48 | 1.53 | 0.83 |
| | B (i) Items that will be reclassified to statement of profit or loss | | | | | |
| | (a) Derivative instruments in Cash flow hedge relationship | (0.23) | (0.15) | (0.95) | (2.45) | (1.26) |
| | (ii) Income tax impact on above | 0.06 | 0.04 | 0.26 | 0.62 | 0.16 |
| | Other comprehensive (loss) (net of tax) | (0.26) | (0.28) | (2.03) | (7.02) | (3.65) |
| 11 | Total comprehensive income (after tax) (9+10) | 2.51 | 3.01 | (0.65) | 5.00 | 18.35 |
| 12 | Paid-up Equity Share Capital | 0.89 | 0.89 | 0.84 | 0.89 | 0.84 |
| 13 | Earnings per Share (EPS) | | | | | |
| | <i>*(EPS for the quarters are not annualised)</i> | | | | | |
| | -Basic (Amount in ₹) | 6.20 | 7.39 | 3.27 | 27.72 | 51.70 |
| | -Diluted (Amount in ₹) | 6.19 | 7.39 | 3.27 | 27.72 | 51.69 |
| | -Face Value (Amount in ₹) | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 |

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Thank you