

October 05, 2019

BSE Limited
P. J. Towers, Dalal Street,
Fort, Mumbai - 400 001.

National Stock Exchange of India Limited
Exchange Plaza,
Plot No. C/1, G Block,
Bandha- Kurla Complex,
Bandra (E), Mumbai - 400 051.

Dear Sir / Madam,

Sub: Disclosure under Regulation 51(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Part B of Schedule III thereto.

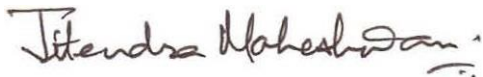
This is to inform you that CRISIL Limited has reaffirmed the credit rating of CRISIL A1+ assigned to the short term borrowing programmes of the Company. Further, the rating agency has revised the ratings of various long term borrowing programmes of the Company from CRISIL AA/Negative to CRISIL AA-/ Stable.

Please find attached herewith rating rationale with respect to the credit ratings assigned to various borrowing programmes of the Company.

You are requested to kindly take the same on record.

Thanking you,

For Edelweiss Housing Finance Limited



Jitendra Maheshwari
Authorized Signatory

CC to:

IDBI Trusteeship Services Limited
Asian Building, Ground floor,
Ballard Estate
Mumbai-400 001

Rating Rationale

October 04, 2019 | Mumbai

Edelweiss Housing Finance Limited

Long-term rating downgraded to 'CRISIL AA-/Stable'

Rating Action

Total Bank Loan Facilities Rated	Rs.1335 Crore
Long Term Rating	CRISIL AA-/Stable (Downgraded from 'CRISIL AA/Negative')

Rs.1000 Crore Non Convertible Debentures	CRISIL AA-/Stable (Downgraded from 'CRISIL AA/Negative')
Rs.1000 Crore Non Convertible Debentures	CRISIL AA-/Stable (Downgraded from 'CRISIL AA/Negative')
Rs.200 Crore Subordinated Debt	CRISIL AA-/Stable (Downgraded from 'CRISIL AA/Negative')
Rs.1000 Crore Commercial Paper	CRISIL A1+ (Reaffirmed)

1 crore = 10 million

Refer to annexure for Details of Instruments & Bank Facilities

Detailed Rationale

CRISIL has downgraded its rating on the long-term debt instruments and bank facilities of Edelweiss Housing Finance Limited (EHFL; part of the Edelweiss group) to '**CRISIL AA-/Stable**' from 'CRISIL AA/Negative'. The rating on the commercial paper issue has been reaffirmed at 'CRISIL A1+'.

The rating downgrade factors in the current challenging operating environment for non-banking financial companies (NBFCs), especially those with a wholesale lending book. Interest from debt investors in the sector has reduced in the recent past, leading to issues in funding access for non-banks, including the Edelweiss group. Although the group has been raising resources on an ongoing basis since September 2018, the overall fund raising remains significantly below pre-September 2018 levels. Further, the ease of raising resources and the associated cost have been impacted. Nevertheless, bank borrowing and funds raised via securitisation were higher in the second quarter of fiscal 2020, as compared to the first quarter. Furthermore, with rising borrowing cost and slowdown in disbursements by non-banks - mainly to wholesale borrowers, refinancing risks for real estate players has increased. This could strain the asset quality of the wholesale lending portfolio in the near to medium term.

The 'Stable' outlook reflects the group's diversified presence across financial services, ability to raise capital even during challenging times, expected decline in share of wholesale book and adequate liquidity. From a funding perspective, budgetary announcement of the Government to support public sector banks through a partial credit enhancement mechanism for buying asset pools from non-banks should bring some respite for the sector. The Edelweiss group has recently received sanctions of around Rs 900 crore under this mechanism with a few other sanctions in pipeline as well.

Given the current environment, with lenders exercising caution, the Edelweiss group has witnessed a reduction in incremental funds

raised post September 2018, and an increase in the borrowing cost. The group has raised around Rs 3,000 crore (excluding commercial paper) during the first six months of the current fiscal as compared to around Rs 7600 crore for the corresponding period of the previous fiscal. Within this, market borrowing fell sharply. Nevertheless, going forward, incremental fund raising is expected to improve with fresh bank sanctions in pipeline, increase in securitisation/assignment volumes and the group's plan to start tapping capital markets (including raising of retail NCDs). However, the group's ability to raise fresh funds from diverse sources over the near term will be a key monitorable.

Reported asset quality metrics witnessed an uptick with overall gross non-performing assets (GNPA) ratio at 2.3% as on June 30, 2019, compared to 1.9% as on March 31, 2019. The loan book remain chunky with around 50% of the overall portfolio towards wholesale lending (of which 67% is towards real estate). Further, a sizeable proportion of the wholesale book is currently under moratorium with bullet or staggered repayments. While the group follows sound credit appraisal and risk management practices, has adequate collateral cover for its wholesale loans, and has also built strong recovery capabilities, asset quality in the past was also supported by an active refinance market, particularly for the real estate loans. The group also benefits from its diversified business ecosystem, and as part of its account specific recovery/resolution strategy, it has sold some of the stressed exposures in the lending business to the Edelweiss Asset Reconstruction Co Ltd (EARC; on an arm's length basis) to benefit from the latter's better resolution capability and strong legal team.

The group is planning reduce its wholesale book through sell down over the next few months. With the slowdown in the real estate sector and incipient stress for developers coupled with exposure to few stressed corporates, the Edelweiss group's ability to get timely refinance/exits, recover from some of these exposures, maintain asset quality metrics and scale down the wholesale book will remain key monitorables.

Nevertheless, CRISIL has factored in the group's ability to raise capital as demonstrated even in the current market environment. In August 2019, the Edelweiss group announced that Kora Management (Kora; a US-based investment firm) will be investing around Rs 525 crore (USD 75 million) in the advisory business, Edelweiss Global Investment Advisors (EGIA). EGIA includes the businesses of asset reconstruction, wealth and asset management and the institutional client group. In addition to this investment, Kora also plans to invest an additional Rs 350 crore (USD 50 million) into the group, the timing and structuring of which is being finalised. The group also announced that it plans to raise additional capital in EGIA of up to Rs 525 crore (USD 75 million) excluding the investment by Kora and is in talks with investors for the same. Earlier, the group had entered into an agreement to raise Rs 1,800 crore from Caisse de depot et placement du Quebec (CDPQ) in the form of compulsory convertible debentures (CCDs) in ECL Finance (of which Rs 1,040 crore has been already infused in the June 2019 quarter). These investments shall further bolster the group's networth (Rs 9,844 crore as on June 30, 2019, treating CDPQ investment as part of networth), and reduce the consolidated gearing which stood at 4.5 times as June 30, 2019.

The group also has adequate liquidity. The overnight on-balance sheet liquidity (including cash, liquid investments and treasury assets) stood at around Rs 4,200 crore as on September 26, 2019. This excludes other liquid assets (investments, securities-based lending book), which can be accessed if necessary- this stood at around Rs 4,600 crore as on same date.

The ratings continue to reflect the group's diversified business and earnings profile with presence across credit, capital market, and insurance segments, and demonstrated ability to build significant presence in multiple lines of business. The ratings also factor in an established market position in capital market-related segments resulting in a regular stream of fee-based income.

These strengths are partially offset by vulnerability of asset quality to concentration in the wholesale lending segment, particularly in the current challenging environment. Furthermore, the profitability ratios and gearing (while declining) are relatively weaker than many other large predominantly wholesale players.

CRISIL will continue to monitor the group's ability to raise fresh funding, progress of additional capital raising in the wealth business, any increase in build-up of stress in the wholesale book, as well as proposed scale down of wholesale lending book.

Analytical Approach

For arriving at the ratings, CRISIL has combined the business and financial risk profiles of Edelweiss Financial Services Limited (EFSL) and its subsidiaries, including EHFL. That's because all these entities, collectively referred to as the Edelweiss group, have significant operational, financial, and managerial integration and also operate under the common Edelweiss brand.

Please refer Annexure - List of entities consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

Key Rating Drivers & Detailed Description

Strengths

*** Diversified business profile**

The group has been diversifying within each of its key businesses, as well as entering new businesses, over the past few years. It is now present in the retail and wholesale lending segments, securities broking, wealth management, asset management, insurance, stressed-asset management, and alternate assets. Many of these have now attained sizeable scale, and likely to lend greater stability to earnings. Within the capital market, retail broking volume now constitutes around half of the overall broking volume. In terms of new business lines, the life insurance business has grown significantly and may break even over the next 3-4 years. In the lending business (book size of Rs 33,968 crore as on June 30, 2019, excluding capital deployed in distressed assets credit), the group will continue to focus on increasing the granularity of the loan book. As a part of this strategy, it will focus on growing the retail book (comprising mortgage, small and medium enterprise [SME], agriculture loans and retail loans against shares) from around 50% as on June 30, 2019 (45% as on March 31, 2018) to about 70% by March 2021. Within wholesale lending, focus will be on a new segment of mid-market corporate lending, with lower ticket size of Rs 50-100 crore as against large ticket size in the existing structured collateralised credit. Growth in the wholesale credit book will be through funds structure. However, given the current evolving liquidity situation for non-banks since September 2018, and the slowdown seen in the sector, the group has reduced its disbursements in the wholesale segment.

*** Demonstrated ability to build significant competitive positions across businesses**

While the group remains a large player in the traditional broking business, it also has one of the largest wholesale lending book among non-banks; this portfolio stood at Rs 16,987 crore as on June 30, 2019 (Rs 18,055 crore as on March 31, 2019; excluding capital deployed in distressed assets credit). In the distressed assets segment, EARC remains the largest asset reconstruction company in India with total securities receipts managed at around Rs 47,400 crore as on June 30, 2019 (Rs 46,600 crore as on March 31, 2019). In the commodities business, the group has exited its agricultural commodities and precious metals trading businesses and is focusing on the agricultural credit and value chain services business.

*** Established position in capital market businesses**

Earnings and accretion to capital should provide a regular stream of fee-based income over the medium term, given the established market position in capital market-related businesses. Profit from the fee-based capital markets and asset management has increased in the past few years, and may record healthy growth over the medium term. The group has an established franchise in institutional broking and investment banking, and an expanding presence in retail broking, wealth management, and asset management segments. It is also one of the largest Indian institutional brokerage houses, with over 700 foreign and domestic institutional clients. The retail broking franchise is also expanding, with more than 5.55 lakh unique clients as on March 31, 2019. The group operates across the corporate finance and advisory domains-equity markets, private equity, mergers and acquisitions, advisory structured financial syndication, and debt issues. The wealth business and alternate assets business have also witnessed significant growth. Assets under advice in the global wealth management business were Rs 106,000 crore, and the assets under management in the asset management business stood at Rs 36,300 crore, as on June 30, 2019.

Weaknesses

*** Asset quality exposed to risks related to concentration in wholesale lending**

Asset quality will remain vulnerable to concentration risks inherent in the wholesale loan book, despite the strong focus on collateral. As on June 30, 2019, wholesale lending constituted almost 50% of the total loan portfolio (excluding distressed assets credit), with the 10 largest loans constituting 18% of the wholesale portfolio. A sizeable proportion of this book is currently under moratorium with bullet or staggered repayments. The group has also sold a few stressed exposures to the ARC to leverage on the latter's better resolution capability and strong legal team.

Also, around 67% of the wholesale portfolio comprises real estate loans; this segment is vulnerable to cyclical downturns. Further, given the current evolving liquidity situation for non-banks since September 2018, asset quality on the group's exposures to loans against property (LAP) and loans to micro, SME (around 20% of the loan book as on June 30, 2019; excluding capital deployed in distressed assets credit), would also be a key monitorable. This stems from sensitivity of borrowers of such loans to an environment of prolonged liquidity tightness.

Any sharp deterioration in asset quality, specifically in the wholesale lending book, will also impact profitability and capital, and remains a key rating monitorable.

The group is also planning to reduce its wholesale through sell-down over the next few months. Its ability to refinance/exit and recover from some of the exposures as well as scale down the book will remain key a monitorable, considering the current challenging environment.

*** Lower profitability than peers**

Profitability has been lower than those of other large financial sector groups; return on assets (annualised) and return on equity (annualised) stood at 0.8% and 5.8%, respectively, for the first quarter of fiscal 2020 (1.6% and 12.6% for fiscal 2019).

Profitability in the first quarter of fiscal 2019 was also impacted by higher provisioning costs, which more than doubled to Rs 248 crore (Rs 110 crore during the quarter ended June 30, 2018).

The group's profitability, while on an improving trend over the past few fiscals, remains relatively lower as over 25%, of the capital (equity plus borrowings) is employed in businesses or investments that are either low yielding or loss making at this point. The group has a large investment portfolio under its balance sheet management unit (BMU), used for managing liquidity. This largely comprises government securities, fixed deposits, liquid mutual fund units and corporate bonds, which have a low return on capital employed. Furthermore, the life and general insurance businesses continue to be loss-making. The general insurance business started in February 2018, after requisite approvals were received from the Insurance Regulatory and Development Authority of India. This business is also expected to affect consolidated profitability in the initial years of operations, given its long gestation period. Expected improvement in profitability of the insurance business and reduction in the share of funds allocated to BMU will benefit profitability only in the long term. In the near term, profitability could be constrained by increase in credit costs, and higher borrowing costs coupled with limited ability to pass these on to borrowers.

*** Relatively high gearing, though lower than earlier levels**

Gearing is relatively high, though declining, in the context of the share of the wholesale portfolio in the Edelweiss group, which is around 50%. Other large, predominantly wholesale lenders operate at significantly lower levels. As on June 30, 2019, gearing was 5.1 times, while the net gearing (excluding the liquid assets of BMU) stood at 3.7 times. However, after factoring in the Rs 1,040 crore received from CDPQ in the June quarter and treating it as equity, the group's gearing stood at 4.5 times. With additional capital raising of Rs 525 crore from Kora coupled with plans of raising further capital in EGIA, the group's leverage ratio is expected to reduce further. Gearing, thereafter, is expected to gradually increase to 5-5.5 times over the medium term.

Liquidity: Adequate

Liquidity is adequate. As a policy, the group maintains a cushion of 9-10% of the balance sheet. Even in current market conditions, there was a liquidity cushion (including cash, liquid investments and treasury assets) of around Rs 2,900 crore and unutilised bank lines of around Rs 1,300 crore as on September 26, 2019. Collections of around Rs 2,400 crore, expected till December 31, 2019, also supports liquidity. The group also has other liquid assets (investments, securities-based lending book) which can be accessed if necessary- this stood at around Rs 4,600 crore as on same date. As on September 30, 2019, the overall liquidity was adequate to meet debt repayment of around Rs 4,500 crore due over the next three months ended December 31, 2019. The group has also reduced its dependence on commercial paper borrowing, which has dropped to less than 1% of overall borrowings as compared to 18% as on September 30, 2018. The assets and liabilities continue to be well-matched.

Outlook: Stable

CRISIL believes the Edelweiss group will continue to benefit from the diversified business profile. The outlook may be revised to 'Negative', if access to fresh funds remains challenging, thereby impacting liquidity and/or there is an increase in risks/stress in the group's lending portfolio, particularly the wholesale loan portfolio. Conversely, the outlook may be revised to 'Positive' in case of sustained improvement in funding access and reduced asset quality challenges in the lending business.

Rating sensitivity factors

Upward Factor

- * Significant improvement in asset quality with GNPA less than 1% on a sustained basis and an improving earnings profile
- * Increase in fund mobilisation to pre-September 2018 levels on a steady-state basis

Downward Factor

- * Deterioration in asset quality with GNPA increasing to above 4%, over an extended period, thereby also impacting profitability
- * Continued funding access challenges for non-banks sector with limited fund-raising by the Edelweiss group
- * Lack of progress on planned scale down of wholesale portfolio.

About the Group

The group comprises 46 subsidiaries as on March 31, 2019. It has plans to bring down the number of entities to around 35 in fiscal 2020, (subject to requisite approvals). The group had 476 offices (including 8 international offices in 6 locations) in around 200 cities as on March 31, 2019. Its main business lines are credit, franchise businesses, and insurance. These businesses entail loans to corporates and individuals, mortgage finance, including LAPs and small-ticket housing loans, SME finance, agricultural credit including commodity sourcing and distribution, institutional and retail equity broking, corporate finance and advisory, wealth management, third-party financial products distribution, alternative and domestic asset management, and life and general insurance. In addition, the BMU focuses on liquidity and asset-liability management.

For fiscal 2019, profit after tax (PAT) of the group was Rs 995 crore on total income of Rs 10,881 crore against Rs 863 crore and Rs 8,920 crore, respectively, in fiscal 2018.

For the first quarter of fiscal 2020, PAT (after minority interest) of the group was Rs 132 crore on total income of Rs 2,546 crore, against Rs 264 crore and Rs 2,476 crore, respectively, in fiscal 2019. Networth of the group increased to Rs 9,844 crore (after factoring CDPQ investment of Rs 1,040 crore in May 2019) as on June 30, 2019, from Rs 8,226 crore as on June 30, 2018.

Key Financial Indicators: EFSL (Consolidated)

As on/For the quarter ended June 30	Unit	2019	2018
Total assets	Rs crore	63,978	71,347
Total income	Rs crore	2,546	2,476
PAT (after minority interest)	Rs crore	132	264
GNPA	%	2.33	1.75

Adjusted gearing*	Times	4.5	6.2
Return on assets	%	0.8	1.6

*Indicates gross gearing treating CDPQ CCDs investment as a part of networth; the net gearing excluding the liquid assets of BMU, gearing stood at 3.7 times as on June 30, 2019

Any other information: Not applicable

Note on complexity levels of the rated instrument:

CRISIL complexity levels are assigned to various types of financial instruments. The CRISIL complexity levels are available on www.crisil.com/complexity-levels. Users are advised to refer to the CRISIL complexity levels for instruments that they consider for investment. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name of Instrument	Date of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (INR. Crs)	Rating Assigned with Outlook
NA	Subordinated Debt#	NA	NA	NA	200	CRISIL AA-/Stable
INE530L07277	Debentures	19-May-17	8.55% p.a.	19-May-22	50	CRISIL AA-/Stable
INE530L07293	Debentures	21-Jun-17	8.55% p.a.	21-Jun-22	50	CRISIL AA-/Stable
INE530L07301	Debentures	30-Jun-17	8.55% p.a.	30-Jun-22	10	CRISIL AA-/Stable
INE530L07301	Debentures	12-Jul-17	8.55% p.a.	30-Jun-22	20	CRISIL AA-/Stable
INE530L07285	Debentures	20-Jul-17	Zero Coupon	02-Jun-20	30	CRISIL AA-/Stable
INE530L07327	Debentures	23-Mar-18	8.90%	23-Sep-22	150	CRISIL AA-/Stable
INE530L07350	Debentures	18-Mar-19	10.03%	18-Mar-29	150	CRISIL AA-/Stable
NA	Debentures#	NA	NA	NA	1540	CRISIL AA-/Stable
NA	Long Term Bank Loan Facility^	NA	NA	NA	1200	CRISIL AA-/Stable
NA	Proposed Long Term Bank Loan Facility^	NA	NA	NA	100	CRISIL AA-/Stable
NA	Overdraft	NA	NA	NA	35	CRISIL AA-/Stable
NA	Commercial Paper Programme	NA	NA	7-365 days	1000	CRISIL A1+

#Yet to be issued/unutilized

^Interchangeable between short term and long term

Annexure - Details of Entities Consolidated (As on March 31, 2019 as per IndAS)

Entity consolidated	Extent of consolidation	Rational for consolidation
Edelweiss Securities Limited	Full	Subsidiary
Edelweiss Finance & Investments Limited	Full	Subsidiary
ECL Finance Limited	Full	Subsidiary

Edelweiss Global Wealth Management Limited	Full	Subsidiary
Edelweiss Insurance Brokers Limited	Full	Subsidiary
Edelweiss Trustee Services Limited	Full	Subsidiary
Edelcap Securities Limited	Full	Subsidiary
Edelweiss Asset Management Limited	Full	Subsidiary
Ecap Equities Limited	Full	Subsidiary
Edelweiss Broking Limited	Full	Subsidiary
Edelweiss Trusteeship Company Limited	Full	Subsidiary
Edelweiss Housing Finance Limited	Full	Subsidiary
Edelweiss Investment Adviser Limited	Full	Subsidiary
EC Commodity Limited	Full	Subsidiary
Edel Land Limited	Full	Subsidiary
Edelweiss Custodial Services Limited	Full	Subsidiary
Edel Investments Limited	Full	Subsidiary
Edelweiss Rural and Corporate Services Limited (Formerly: Edelweiss Commodities Services Limited (ECSL))	Full	Subsidiary
Edel Commodities Limited	Full	Subsidiary
Edel Finance Company Limited	Full	Subsidiary
Edelweiss Retail Finance Limited	Full	Subsidiary
Edelweiss Multi Strategy Fund Advisors LLP	Full	Subsidiary
Edelweiss Resolution Advisors LLP (formerly known as Edelweiss Wealth Advisors LLP)	Full	Subsidiary
Edelweiss Holdings Limited	Full	Subsidiary
Edelweiss General Insurance Company Limited	Full	Subsidiary
Edelweiss Finvest Private Limited	Full	Subsidiary
Edelweiss Securities (IFSC) Limited	Full	Subsidiary
Alternative Investment Market Advisors Private Limited	Full	Subsidiary
Edelweiss Securities Trading and Management Private Limited (Formerly Known as Dhalia Commodities Services Private Limited)	Full	Subsidiary
Edelweiss Securities and Investment Private Limited (Formerly Known as Magnolia commodities Services Private Limited)	Full	Subsidiary
Edelweiss Securities (Hong Kong) Private Limited	Full	Subsidiary
EC Global Limited	Full	Subsidiary
EC International Limited	Full	Subsidiary
EAAA LLC	Full	Subsidiary
EFSL International Limited	Full	Subsidiary
Edelweiss Capital (Singapore) Pte. Limited	Full	Subsidiary

Edelweiss Alternative Asset Advisors Pte. Limited	Full	Subsidiary
Edelweiss International (Singapore) Pte. Limited	Full	Subsidiary
Edelweiss Investment Advisors Private Limited	Full	Subsidiary
Aster Commodities DMCC	Full	Subsidiary
Edelweiss Financial Services (UK) Limited	Full	Subsidiary
Edelweiss Financial Services Inc	Full	Subsidiary
Edelweiss Alternative Asset Advisors Limited	Full	Subsidiary
EW Clover Scheme - 1	Full	Subsidiary
Edelvalue Foundation	Full	Subsidiary
Edelgive Foundation	Full	Subsidiary
Lichen Metal Private Limited	Full	Subsidiary
EW India Special Assets Advisors LLC	Full	Subsidiary
Edelweiss Private Equity Tech Fund	Full	Subsidiary
Edelweiss Value and Growth Fund	Full	Subsidiary
Edelweiss Asset Reconstruction Company Limited	Full	Subsidiary
EW Special Opportunities Advisors LLC	Full	Subsidiary
Edelweiss Tokio Life Insurance Company Limited	Full	Subsidiary
Allium Finance Private Limited	Full	Subsidiary
Retra Ventures Private Limited	Full	Subsidiary

Annexure - Rating History for last 3 Years

Instrument	Type	Current		2019 (History)		2018		2017		2016		Start of 2016	
		Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating	
Commercial Paper	ST	1000.00	CRISIL A1+	02-08-19	CRISIL A1+	30-08-18	CRISIL A1+		--		--	--	
				20-07-19	CRISIL A1+	19-03-18	CRISIL A1+						
Non Convertible Debentures	LT	460.00 04-10-19	CRISIL AA-/Stable	02-08-19	CRISIL AA/Negative	30-08-18	CRISIL AA/Stable	04-10-17	CRISIL AA/Stable	15-06-16	Withdrawal	CRISIL AA-/Positive	
				20-07-19	CRISIL AA/Negative	19-03-18	CRISIL AA/Stable	27-07-17	CRISIL AA/Stable	06-05-16	CRISIL AA-/Positive		
								08-03-17	CRISIL AA/Stable				
Short Term Debt	ST							27-07-17	CRISIL A1+	26-12-16	CRISIL A1+	CRISIL A1+	
								08-03-17	CRISIL A1+	15-06-16	CRISIL A1+		
										06-05-16	CRISIL A1+		
Short Term Debt	ST							04-10-17	CRISIL A1+		--	--	

(Including Commercial Paper)												
Subordinated Debt	LT	0.00 04-10-19	CRISIL AA-/Stable	02-08-19	CRISIL AA/Negative	30-08-18	CRISIL AA/Stable	04-10-17	CRISIL AA/Stable		--	--
				20-07-19	CRISIL AA/Negative	19-03-18	CRISIL AA/Stable	27-07-17	CRISIL AA/Stable			
Fund-based Bank Facilities	LT/ST	1335.00	CRISIL AA-/Stable	02-08-19	CRISIL AA/Negative	30-08-18	CRISIL AA/Stable	04-10-17	CRISIL AA/Stable	26-12-16	CRISIL AA/Stable	CRISIL AA-/Positive
				20-07-19	CRISIL AA/Negative	19-03-18	CRISIL AA/Stable	27-07-17	CRISIL AA/Stable	15-06-16	CRISIL AA-/Positive	
								08-03-17	CRISIL AA/Stable	06-05-16	CRISIL AA-/Positive	

All amounts are in Rs.Cr.

Annexure - Details of various bank facilities

Current facilities			Previous facilities		
Facility	Amount (Rs.Crore)	Rating	Facility	Amount (Rs.Crore)	Rating
Long Term Bank Facility [^]	1200	CRISIL AA-/Stable	Long Term Bank Facility [^]	1200	CRISIL AA/Negative
Overdraft	35	CRISIL AA-/Stable	Overdraft	35	CRISIL AA/Negative
Proposed Long Term Bank Loan Facility [^]	100	CRISIL AA-/Stable	Proposed Long Term Bank Loan Facility [^]	100	CRISIL AA/Negative
Total	1335	--	Total	1335	--

[^]Interchangeable between short term and long term

Links to related criteria

[CRISILs Bank Loan Ratings - process, scale and default recognition](#)

[Rating Criteria for Finance Companies](#)

[CRISILs Criteria for Consolidation](#)

[CRISILs Criteria for rating short term debt](#)

For further information contact:

Media Relations	Analytical Contacts	Customer Service Helpdesk
Saman Khan Media Relations CRISIL Limited D: +91 22 3342 3895 B: +91 22 3342 3000 saman.khan@crisil.com	Krishnan Sitaraman Senior Director - CRISIL Ratings CRISIL Limited D: +91 22 3342 8070 krishnan.sitaraman@crisil.com	Timings: 10.00 am to 7.00 pm Toll free Number: 1800 267 1301 For a copy of Rationales / Rating Reports: CRISILratingdesk@crisil.com

Naireen Ahmed
Media Relations
CRISIL Limited
D: +91 22 3342 1818
B: +91 22 3342 3000
naireen.ahmed@crsil.com

Vinay Rajani
Media Relations
CRISIL Limited
D: +91 22 3342 1835
M: +91 91 676 42913
B: +91 22 3342 3000
vinay.rajani@ext-crsil.com

Subhasri Narayanan
Director - CRISIL Ratings
CRISIL Limited
D:+91 22 3342 3403
subhasri.narayanan@crsil.com

Shrenuj Parekh
Rating Analyst - CRISIL Ratings
CRISIL Limited
B:+91 22 3342 3000
Shrenuj.Parekh@crsil.com

For Analytical queries:
ratingsinvestordes@crsil.com

Note for Media:

This rating rationale is transmitted to you for the sole purpose of dissemination through your newspaper / magazine / agency. The rating rationale may be used by you in full or in part without changing the meaning or context thereof but with due credit to CRISIL. However, CRISIL alone has the sole right of distribution (whether directly or indirectly) of its rationales for consideration or otherwise through any media including websites, portals etc.

About CRISIL Limited

CRISIL is a leading agile and innovative, global analytics company driven by its mission of making markets function better. We are India's foremost provider of ratings, data, research, analytics and solutions. A strong track record of growth, culture of innovation and global footprint sets us apart. We have delivered independent opinions, actionable insights, and efficient solutions to over 1,00,000 customers.

We are majority owned by S&P Global Inc., a leading provider of transparent and independent ratings, benchmarks, analytics and data to the capital and commodity markets worldwide.

For more information, visit www.crisil.com

Connect with us: [TWITTER](#) | [LINKEDIN](#) | [YOUTUBE](#) | [FACEBOOK](#)

About CRISIL Ratings

CRISIL Ratings is part of CRISIL Limited ("CRISIL"). We pioneered the concept of credit rating in India in 1987. CRISIL is registered in India as a credit rating agency with the Securities and Exchange Board of India ("SEBI"). With a tradition of independence, analytical rigour and innovation, CRISIL sets the standards in the credit rating business. We rate the entire range of debt instruments, such as, bank loans, certificates of deposit, commercial paper, non-convertible / convertible / partially convertible bonds and debentures, perpetual bonds, bank hybrid capital instruments, asset-backed and mortgage-backed securities, partial guarantees and other structured debt instruments. We have rated over 24,500 large and mid-scale corporates and financial institutions. CRISIL has also instituted several innovations in India in the rating business, including rating municipal bonds, partially guaranteed instruments and microfinance institutions. We also pioneered a globally unique rating service for Micro, Small and Medium Enterprises (MSMEs) and significantly extended the accessibility to rating services to a wider market. Over 1,10,000 MSMEs have been rated by us.

CRISIL PRIVACY

CRISIL respects your privacy. We may use your contact information, such as your name, address, and email id to fulfil your request and service your account and to provide you with additional information from CRISIL. For further information on CRISIL's privacy policy please visit www.crisil.com.

DISCLAIMER

This disclaimer forms part of and applies to each credit rating report and/or credit rating rationale that we provide (each a "Report"). For the avoidance of doubt, the term "Report" includes the information, ratings and other content forming part of the Report. The Report is intended for the jurisdiction of India only. This Report does not constitute an offer of services. Without limiting the generality of the foregoing, nothing in the Report is to be construed as CRISIL providing or intending to provide any services in jurisdictions where CRISIL does not have the necessary licenses and/or registration to carry out its business activities referred to above. Access or use of this Report does not create a client relationship between CRISIL and the user.

We are not aware that any user intends to rely on the Report or of the manner in which a user intends to use the Report. In preparing our Report we have not taken into consideration the objectives or particular needs of any particular user. It is made abundantly clear that the Report is not intended to and does not constitute an investment advice. The Report is not an offer to sell or an offer to purchase or subscribe for any investment in any securities, instruments, facilities or solicitation of any kind or otherwise enter into any deal or transaction with the entity to which the Report pertains. The Report should not be the sole or primary basis for any investment decision within the meaning of any law or regulation (including the laws and regulations applicable in the US).

Ratings from CRISIL Rating are statements of opinion as of the date they are expressed and not statements of fact or recommendations to purchase, hold, or sell any securities / instruments or to make any investment decisions. Any opinions expressed here are in good faith, are subject to change without notice, and are only current as of the stated date of their issue. CRISIL assumes no obligation to update its opinions following publication in any form or format although CRISIL may

disseminate its opinions and analysis. CRISIL rating contained in the Report is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment or other business decisions. The recipients of the Report should rely on their own judgment and take their own professional advice before acting on the Report in any way. CRISIL or its associates may have other commercial transactions with the company/entity.

Neither CRISIL nor its affiliates, third party providers, as well as their directors, officers, shareholders, employees or agents (collectively, "CRISIL Parties") guarantee the accuracy, completeness or adequacy of the Report, and no CRISIL Party shall have any liability for any errors, omissions, or interruptions therein, regardless of the cause, or for the results obtained from the use of any part of the Report. EACH CRISIL PARTY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. In no event shall any CRISIL Party be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs) in connection with any use of any part of the Report even if advised of the possibility of such damages.

CRISIL Ratings may receive compensation for its ratings and certain credit-related analyses, normally from issuers or underwriters of the instruments, facilities, securities or from obligors. CRISIL's public ratings and analysis as are required to be disclosed under the regulations of the Securities and Exchange Board of India (and other applicable regulations, if any) are made available on its web sites, www.crisil.com (free of charge). Reports with more detail and additional information may be available for subscription at a fee – more details about CRISIL ratings are available here: www.crisilratings.com.

CRISIL and its affiliates do not act as a fiduciary. While CRISIL has obtained information from sources it believes to be reliable, CRISIL does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives and / or relies in its Reports. CRISIL keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of the respective activity. As a result, certain business units of CRISIL may have information that is not available to other CRISIL business units. CRISIL has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process. CRISIL has in place a ratings code of conduct and policies for analytical firewalls and for managing conflict of interest. For details please refer to: <https://www.crisil.com/en/home/our-businesses/ratings/regulatory-disclosures/highlighted-policies.html>

CRISIL's rating criteria are generally available without charge to the public on the CRISIL public web site, www.crisil.com. For latest rating information on any instrument of any company rated by CRISIL you may contact CRISIL RATING DESK at CRISILratingdesk@crisil.com, or at (0091) 1800 267 1301.

This Report should not be reproduced or redistributed to any other person or in any form without a prior written consent of CRISIL.

All rights reserved @ CRISIL