

No. CARE/BRO/RL/2022-23/1076**Shri Sunaina Nagar**
Company Secretary
SRG Housing Finance Limited
321, S. M. Lodha Complex
Near Shastri Circle
Udaipur, Rajasthan-313001

June 30, 2022

Confidential

Dear Sir,

Credit rating for bank facilities

On the basis of recent developments including operational and financial performance of your Company for FY22 (Provisional), our Rating Committee has reviewed the following ratings:

Facilities	Amount (Rs. crore)	Rating1	Rating Action
Long Term Bank Facilities	300.00 (Enhanced from 50.00)	CARE BBB; Stable (Triple B; Outlook: Stable)	Reaffirmed
Total Facilities	300.00 (Rs. Three Hundred Crore Only)		

- Refer **Annexure 1** for details of rated facilities.
- The rationale for the rating will be communicated to you separately. A write-up (press release) on the above rating is proposed to be issued to the press shortly, a draft of which is enclosed for your perusal as **Annexure 2**. We request you to peruse the annexed document and offer your comments if any. We are doing this as a matter of courtesy to our clients and with a view to ensure that no factual inaccuracies have inadvertently crept in. Kindly revert as early as possible. In any case, if we do not hear from you by July 04, 2022, we will proceed on the basis that you have no any comments to offer.
- CARE Ratings Ltd. reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
- CARE Ratings Ltd. reserves the right to revise/reaffirm/withdraw the rating assigned as also revise the outlook, as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE Ratings Ltd. warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating of the bank facilities, CARE Ratings Ltd. shall carry out the review on the basis of best available information throughout the life time of such bank facilities. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.

¹Complete definitions of the ratings assigned are available at HYPERLINK "<http://www.careedge.in>" www.careedge.in and in other CARE Ratings Ltd.'s publications.
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6. Our ratings do not take into account the sovereign risk, if any, attached to the foreign currency loans, and the ratings are applicable only to the rupee equivalent of these loans.
7. Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.
8. Users of this rating may kindly refer our website www.careedge.in for latest update on the outstanding rating.
9. CARE Ratings Ltd. ratings are **not** recommendations to sanction, renew, disburse or recall the concerned bank facilities.

If you need any clarification, you are welcome to approach us in this regard.

Thanking you,

Yours faithfully,



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Lead Analyst
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Encl.: As above

CARE Ratings Limited

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Annexure 1

Details of Rated Facilities

1. Long Term Facilities

1.A. Fund Based Limits

Sr. No.	Name of Bank / Lender	Rated Amount (Rs. crore)	Remarks
1.	National Housing Bank	48.17	Outstanding as on June 20, 2022 and Rs.20 crore of undisbursed lines. Maturity in April 2027.
2.	Union Bank of India	33.28	Outstanding as on June 20, 2022 and Rs.10 crore of undisbursed lines. Maturity in Jan 2029.
3.	LIC Housing Finance Ltd.	31.37	Outstanding as on June 20, 2022 and Rs.23 crore of undisbursed lines. Maturity in April 32.
4.	State Bank of India	27.51	Outstanding as on June 20, 2022. Maturity in September 24.
5.	Nabsamruddhi Finance Ltd.	24.35	Outstanding as on June 20, 2022. Maturity in September 2026.
6.	DCB Bank Ltd.	16.05	Outstanding as on June 20, 2022. Maturity in Jan 2027.
7.	Punjab National Bank	13.41	Outstanding as on June 20, 2022. Maturity in August 2026.
8.	UCO Bank	9.13	Outstanding as on June 20, 2022 and Rs.5 crore of undisbursed lines. Maturity in November 2024.
9.	Federal Bank	8.99	Outstanding as on June 20, 2022. Maturity in September 2026.
10.	South Indian Bank Ltd.	8.99	Outstanding as on June 20, 2022 and Rs.2 crore of undisbursed lines. Maturity in March 27.
11.	AU Small Finance Bank Ltd.	7.95	Outstanding as on June 20, 2022. Maturity in March 2024.
12.	Nabkisan Finance Ltd.	6.98	Outstanding as on June 20, 2022. Maturity in September 2025.
13.	State Bank of India	3.50	Cash Credit
14.	Proposed	60.32	Proposed limits
	Total	300.00	

Total Long Term Facilities : Rs.300.00 crore

Total Facilities (1.A) : Rs.300.00 crore

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Annexure-2 Press Release

SRG Housing Finance Limited

Ratings

Facilities/Instruments	Amount (₹ crore)	Rating ²	Rating Action
Long Term Bank Facilities	300.00 (Enhanced from 50.00)	CARE BBB; Stable (Triple B; Outlook: Stable)	Reaffirmed
Total Bank Facilities	300.00 (₹ Three Hundred Crore Only)		

Details of instruments/facilities in Annexure-1

Detailed Rationale & Key Rating Drivers

The rating assigned to the bank facilities of SRG Housing Finance Limited (SRG) continues to derive strength from the long track record of the company and the promoter in managing the business operations in the housing finance segment. The rating also takes into account SRG's established risk management practices as underlined by its low LTV and small ticket size of the loans which has helped SRG in maintaining a healthy asset quality. CARE takes note that the company's portfolio has remained resilient despite the Covid-19-led pandemic with only a marginal increase in the GNPA levels and nil restructuring. The rating also considers the company's healthy profitability with ROTA above 5% and comfortable capital adequacy levels maintained by the company. These rating strengths are partially offset by its relatively smaller size of operation, geographic concentration of the portfolio, moderate seasoning of the book considering the loan portfolio has witnessed high growth in the past five years ended March 31, 2022 and the inherent risks associated with the borrower profile, mainly the self-employed segment which comprises a large proportion of the loan book. The company's resource profile continues to remain modest; however, the same has witnessed improvement during FY22 with increased access to funding from refinance lines from National Housing Bank (NHB) aiding in improvement in cost of funds.

Rating Sensitivities

Positive Factors - Factors that could lead to positive rating action/upgrade:

- Sustained growth in loan portfolio while maintaining the asset quality and earnings.
- Substantial increase in net worth.
- Geographical diversification of the loan portfolio.
- Diversification in the resource profile with demonstrated ability to garner resources at favourable rates.

Negative Factors- Factors that could lead to negative rating action/downgrade:

- Deterioration in asset quality with Gross NPA ratio above 5%.
- Deterioration in profitability on as sustained basis.
- Overall gearing exceeding 4 times.

Detailed description of the key rating drivers

Key Rating Strengths

Ability to maintain healthy asset quality led by established risk management practices: SRG has an established risk management mechanism framework including monitoring of the credit portfolio on a continuous basis. SRG follows conservative underwriting standards with a granular ticket size of around Rs.6 lakh, largely lending to customers with a low LTV of around 40%. Subsequently, the company was able to maintain a healthy asset quality with a GNPA of 2.47% as on March 31, 2022, as against 2.34% as on March 31, 2021 (Mar 31, 2020: 2.21%). Furthermore, the company did not restructure any loans. The ability of the company and the management to implement the same underwriting practices along with maintaining strict internal controls with an increase in operational scale is a key rating sensitivity. Nevertheless, CARE notes that SRG's loan book has grown over 4 times from Rs.81.8 crore as on March 31, 2017 to Rs.340.0 crore as on March 31, 2022 and taking into account the longer tenure nature of residential mortgage loans this leads to moderate seasoning.

Healthy profitability aided by higher-yield loans: The company disburses loans to under banked segment, majorly providing the home loan solutions to first-time borrowers, mainly to self-employed segment with average ticket size of Rs.6 lakh

¹Complete definition of the ratings assigned are available at HYPERLINK "<http://www.careedge.in>" www.careedge.in and other CARE Ratings Ltd.'s publications

with average lending rate of above 21%. Consequently, NIM stood high at 10.26% in FY22. PPOP had remained stable at Rs.25.9 crore during FY22 (FY21: Rs.25.4 crore). The company's opex/average total assets continues to remain high, at 5.96% with company being in the growth phase. However, the credit cost stood lower, at 0.09% in FY22 (FY21: 0.46%). Consequently, ROTA continued to remain healthy at 5.04% in FY22, as against 5.24% in FY21. Going forward, considering the company's branch expansion plans in the pipeline over the near- to medium-term the operational expenses are expected to remain elevated however the same is expected to improve with the growth in scale of operations, owing to benefits of economies of scale expected to help company in maintaining healthy ROTA.

Long track record of operations: Established in 1999, SRG commenced operations from 2002 after getting registered with the National Housing Bank and company has a long-standing experience in the housing loan segment especially catering to the undocumented and unbanked self-employed customers in the rural and semi-urban areas. The operations of the company are headed by Mr Vinod K Jain, MD who has extensive experience of over 25 years in the industry. He is supported by an experienced senior management team, who has an experience of over a decade in the banking and financial services industry.

Comfortable capital adequacy levels: The company's capital base has increased to Rs.110.8 crore as on March 31, 2022 supported by internal accruals. Consequently, capital levels remained adequate with a Tier-1 CAR and CAR of 37.91% and 38.30%, respectively. As on March 31, 2022, gearing stood at 2.59x. Going forward, additional capital infusions are planned in the near term by the promoter/investors. This will further augment the capital base of the company, thus enhancing its ability to fund growth in its business along with aiding financial flexibility.

Key Rating Weaknesses

Relatively small scale of operations with a geographically concentrated presence: As on March 31, 2022, SRG operates out of the four states of Rajasthan, Madhya Pradesh, Gujarat, and Maharashtra, with 37 branches. The loan portfolio stood at Rs.340 crore, with the top geographic exposure being Rajasthan, which forms 61.0% of the portfolio. Geographic diversification is expected to improve gradually as the company increases its scale over the medium-term.

Moderately diversified resource profile: The company's borrowing profile is moderately diversified for its size and comprises of NHB refinance lines (11.1%) and term loans from banks and NBFCs/HFCs (68.7%) and NCDs (20.2%). The company has an established lender relationship with 17 lenders, as on December 31, 2021. The top five lenders constituted 53.7% of the total borrowings outstanding. While SRG's recent borrowings have been at lower rates as compared to last year, with the decline largely in line with similar trends visible across the industry, the ability of the company to continue to source funds at competitive rates will remain a key monitorable.

Exposed to inherent risk associated with the borrower segment; Partly offset by the secured nature of lending: SRG primarily focuses on the self-employed and informal income borrower segment in rural areas, majority of whom have undocumented incomes. Furthermore, the customer segment is exposed to volatility in cash-flows and economic disruptions. However, the secured nature of the loan book (all loans secured against residential properties) with an average LTV of around 40% reduces risk to some extent.

Liquidity: Adequate

As per the ALM statement of December 31, 2021, the company has no negative cumulative mismatches in its up to one-year tenor bucket. Liquidity profile is adequate with cash and bank balance, investments and undrawn balances available of Rs.109.7 crore as on March 31, 2022 as against the debt repayment obligations (excluding interest) of Rs.90.4 crore over the next 1 year.

Analytical approach: Standalone.

Applicable Criteria

[CARE's Policy on Default Recognition](#)

[Criteria on assigning 'outlook' and 'credit watch' to Credit Ratings](#)

[Rating Methodology - Housing Finance Companies \(HFCs\)](#)

[Financial Ratios – Financial Sector](#)

About the Company

SRG Housing Finance Ltd. (SRG) is an Udaipur-based housing finance company engaged in the financing of housing loans and mortgage loans. SRG commenced operations from 2002 after getting registered with the National Housing Bank. Initially, the company was incorporated as Vitalise Finlease Pvt. Ltd. on March 10, 1999. Subsequently, the name of the company was

changed to SRG Housing Finance Pvt. Ltd. in December 2000 and further its name was changed to SRG, and its constitution was changed to public limited in January 2004. SRG came out with an equity public issue in September 2012 and raised Rs.7.01 crore from the IPO proceeds and got listed on BSE's SME segment.

The company has been promoted by Mr. Vinod K Jain who looks after the overall management of the company. Mr. Vinod K Jain has an overall experience of more than 20 years in different businesses such as transport, finance, insurance, and construction and has been associated with SRG since inception. As on March 31, 2022, SRG has a branch network of 37 branches spread across 4 states. Loan portfolio outstanding as on March 31, 2022, stood at Rs. 340 crore with housing loan constituting 65.1% and Loan Against Property (LAP) portfolio constituting 34.9%.

Brief Financials (Rs. crore)	31-03-2020 (A)	31-03-2021 (A)	FY22 (Prov)
Total Income	72.59	76.66	80.46
PAT	17.95	18.83	20.32
Total Assets	328.46	390.60	415.10
Net NPA (%)	0.51	0.42	0.42
ROTA (%)	5.54	5.24	5.04

A: Audited; Prov: Provisional

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating History for last three years: Please refer Annexure-2

Covenants of rated instrument / facility: Detailed explanation of covenants of the rated instruments/facilities is given in Annexure-3

Complexity level of various instruments rated for this company: Annexure 4

Annexure-1: Details of Instruments / Facilities

Name of the Instrument	ISIN	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned along with Rating Outlook
Fund-based-Long Term	-	-	-	April 2032	300.00	CARE BBB; Stable

Annexure-2: Rating History of last three years

Sr. No.	Name of the Instrument/Bank Facilities	Type	Current Ratings		Rating History			
			Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022	Date(s) and Rating(s) assigned in 2020-2021	Date(s) and Rating(s) assigned in 2019-2020
1	Fund-based-Long Term	LT	300.00	CARE BBB; Stable	1)CARE BBB; Stable (04-May-22)	-	-	-

* Long Term / Short Term

Annexure-3: Detailed explanation of covenants of the rated instrument / facilities

Name of the Instrument	Detailed Explanation
A. Financial covenants	
I. Capital Adequacy	Company to maintain minimum capital adequacy levels as mandated by RBI from time to time.

Annexure 4: Complexity level of various instruments rated for this company

Sr. No	Name of instrument	Complexity level
1	Fund-based - LT-Term Loan	Simple

Annexure 5: Bank Lender Details for this Company

To view the lender wise details of bank facilities please [click here](#)

Note on complexity levels of the rated instrument: CARE Ratings Ltd. has classified instruments rated by it on the basis of complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for any clarifications.

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About CARE Ratings Limited:

Established in 1993, CARE Ratings Ltd. is one of the leading credit rating agencies in India. Registered under the Securities and Exchange Board of India (SEBI), it has also been acknowledged as an External Credit Assessment Institution (ECAI) by the Reserve Bank of India (RBI). With an equitable position in the Indian capital market, CARE Ratings Limited provides a wide array of credit rating services that help corporates to raise capital and enable investors to make informed decisions backed by knowledge and assessment provided by the company.

With an established track record of rating companies over almost three decades, we follow a robust and transparent rating process that leverages our domain and analytical expertise backed by the methodologies congruent with the international best practices. CARE Ratings Limited has had a pivotal role to play in developing bank debt and capital market instruments including CPs, corporate bonds and debentures, and structured credit.

Disclaimer

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