

October 18, 2022

DMI Housing Finance Private Limited: Rating reaffirmed

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Non-convertible debentures	400.0	400.0	[ICRA]AA- (Stable); reaffirmed
Long-term fund-based term loan	147.04	240.00	[ICRA]AA- (Stable); reaffirmed
Long-term fund-based cash credit	45.00	90.00	[ICRA]AA- (Stable); reaffirmed
Long-term fund-based unallocated	157.96	20.00	[ICRA]AA- (Stable); reaffirmed
Total	750.0	750.0	

*Instrument details are provided in Annexure I

Rationale

To arrive at the rating, ICRA has taken a consolidated view of DMI Finance Private Limited (DFPL) and DMI Housing Finance Private Limited (DHFPL), referred to as the DMI Group, given the operational linkages between the companies in addition to the common promoter, shared name, and management oversight.

The rating factors in the DMI Group's consistent track record of strong capitalisation, aided by regular equity infusions by the promoter, i.e. DMI Limited, Mauritius, and other external investors. Following the equity infusion of about Rs. 2,950 crore during the six-year period ending March 2022, the Group's net worth (DFPL (consolidated) + DHFPL) stood at about Rs. 4,479 crore with a gearing of 0.7x as on March 31, 2022. As on June 30, 2022, the Group's net worth (DFPL (standalone) + DHFPL) stood at about Rs. 4,508 crore with a gearing of 0.8x. Moreover, ICRA notes that the Group plans to maintain prudent capitalisation with a peak gearing of 2-3x over the longer term. The rating also draws comfort from the Group's track record of strong liquidity supported by low leverage and sizeable on-balance sheet liquidity. Moreover, a considerable portion of the loan book has a residual tenor of up to one year, which supports the overall liquidity profile. The available on-balance sheet liquidity of about Rs. 1,038 crore as on June 30, 2022 (Rs. 813 crore in DFPL (standalone) and Rs. 225 crore in DHFPL) is more than sufficient to take care of the debt-servicing obligations falling due in the next one year.

ICRA has taken cognizance of the Group's moderate profitability indicators and the rising share of unsecured digital loans (small-ticket personal/consumption retail loans) in the overall portfolio mix. The foray into digital loans and affordable housing loans has led to improved granularity of the portfolio, which, in the past, was characterised by concentrated wholesale exposures primarily to real estate builders. As of June 30, 2022, digital loans constituted 62% of the Group's consolidated loan book of Rs. 7,503 crore, followed by wholesale loans (26%) and affordable housing finance loans (12%). While a higher proportion of digital/retail loans is a positive from a concentration risk perspective, the inherent vulnerability associated with the target borrower profile and the nature of the loans augment the portfolio vulnerability.

Nevertheless, ICRA draws comfort from the Group's systems and processes and expects it to report good risk-adjusted returns over the medium term. Further, while digital lending is a relatively newer product for the Group, an improvement was witnessed in the past four years of operations (FY2019- Q1 FY2023), and it recorded disbursements of about Rs. 17,000 crore. It is noted that the Group's asset quality indicators improved in Q1 FY2023 and FY2022 due to the improved collections and write-offs. As the DMI Group focusses on increasing the share of digital loans that are not backed by first loss default guarantee (FLDG) arrangements with its partners, the Group's ability to manage slippages will remain a monitorable.

Overall, the Group's ability to improve the profitability indicators from the current levels and grow the business while maintaining the underwriting standards and controlling the credit costs would be a key monitorable. At the same time, the ability to diversify the funding mix would be critical for growing the business. As for DHFPL, ICRA notes that the company's scale of operations is modest on a standalone basis with assets under management of Rs. 912 crore as on June 30, 2022 (Rs. 862 crore as on March 31, 2022). Nonetheless, given the good market potential in the affordable housing finance segment and the company's satisfactory, albeit short, track record of operations, ICRA expects it to grow as per the business plans with good asset quality and return indicators over the medium term.

Key rating drivers and their description

Credit strengths

Strong capitalisation with consolidated gearing of 0.7x on sizeable net worth – The DMI Group's capitalisation has consistently remained strong, aided by regular equity infusions by the promoter, i.e. DMI Limited, Mauritius. In December 2021, DFPL raised a \$47-million equity investment from Sumitomo Mitsui Trust Bank Limited and others. Prior to this, the Group concluded an equity raise in April 2020, whereby about Rs. 942 crore was infused by South Korea's Nexon Co through DMI Limited, Mauritius. During the six-year period ending March 2022, the Group had concluded an equity infusion of about Rs. 2,950 crore. As a result, the DMI Group's net worth (DFPL (consolidated) + DHFPL) stood at Rs. 4,479 crore as of March 31, 2022, with a gearing of 0.7x. As for DHFPL, the net worth stood at about Rs. 607 crore as of March 31, 2022, with a gearing of 0.8x. As of June 30, 2022, the DMI Group's net worth (DFPL (standalone) + DHFPL) stood at Rs. 4,508 crore with a gearing of 0.8x. As for DHFPL, the net worth stood at about Rs. 612 crore as of June 30, 2022, with a gearing of 0.8x.

While the existing capital base is sufficient to support the growth plans for the near to medium term, ICRA notes that the Group may need incremental capital to maintain a prudent capitalisation level over the longer term, especially given the growth plans for the digital lending and housing finance segments. Nevertheless, given the track record of the existing investors in extending support to the Group, ICRA expects support from the investors to be forthcoming as and when required. Further, ICRA notes that the Group plans to maintain prudent capitalisation over the longer term with a maximum gearing of 2-3x.

Strong liquidity profile – DFPL's asset-liability management (ALM) profile is characterised by positive cumulative mismatches in the near-term-and-medium-term buckets, given the low leverage and the sizeable proportion of the loan book with a residual tenor of up to 1 year. This, along with sizeable cash and liquid investments of Rs. 813 crore at the standalone level (equivalent to ~25% of borrowings as on June 30, 2022), augurs well for the liquidity profile. Similarly, DHFPL's ALM profile is characterised by positive cumulative mismatches in the near-term-and-medium-term buckets, given the low leverage and sizeable on-balance sheet liquidity (about Rs. 225 crore as on June 30, 2022). Further, the track record of regular support from the promoter, in terms of equity infusions, provides comfort. Moreover, while the Group is currently maintaining enhanced on-balance sheet liquidity, it endeavours to always maintain on-balance sheet liquidity equivalent to six months of the total outflows.

As for the borrowing mix, the Group's borrowing profile as on June 30, 2022, included bank borrowings (about 41%) and debentures (about 59%). Further, ICRA notes that the Group raised funds via securitisation in Q2 FY2023 and intends to diversify its borrowing profile by raising incremental funds through capital market products and the securitisation market in addition to bank borrowings in order to meet its growth targets for FY2023. In this regard, it will be imperative for the Group to establish financial flexibility with its growing scale of operations. At the same time, the ability to borrow funds for a prudent tenure at competitive rates would be a key determinant of the profitability, going forward.

Credit challenges

Rising share of unsecured digital retail loans; high portfolio vulnerability could exert pressure on asset quality indicators –

Till FY2018, the Group was mainly engaged in secured corporate lending, largely to real estate builders. However, it subsequently shifted its focus to the small-ticket personal/consumption retail loan and affordable housing finance segments with a sharp growth recorded since then. The Group's overall loan book (DFPL (standalone) + DHFPL), as on June 30, 2022, was about Rs. 7,503 crore with digital lending accounting for 62% of the overall mix, affordable housing finance loans for 12% and wholesale/real estate loans for the balance (26%). The digital lending business is completely technology-driven with API-based origination, underwriting and loan management systems. The underwriting is based on an algorithm, which uses certain data points for arriving at the loan eligibility with minimum manual intervention and deviations. While such algorithms are regularly updated based on the past performance of the loans with new variables added from time to time, the assumptions for parameters like default rates are critical for the underwriting of loans with expected credit losses, which, in turn, affect the asset quality, credit costs and profitability. Also, while a higher proportion of digital/retail loans is a positive from a concentration risk perspective, the inherent vulnerability associated with the target borrower profile and the nature of the loans augment the portfolio vulnerability. Nevertheless, ICRA draws comfort from the Group's systems and processes and expects it to grow the business volumes while maintaining control on the credit costs.

Going forward, the Group's ability to demonstrate the effectiveness of its credit underwriting policies and partnerships and keep the asset quality indicators under control through economic cycles will be imperative. With the improvement in the operating environment, the reported gross stage 3 (DFPL (consolidated) + DHFPL) improved to 2.0% as on March 31, 2022 from 3.3% as on March 31, 2021. As on March 31, 2022, 4.8% of the Group's loan book (DFPL (consolidated) + DHFPL) was restructured (mainly in the corporate segment). Additionally, the Group wrote off 2.2% of its loan book (DFPL (consolidated) + DHFPL) as on March 31, 2022. As on June 30, 2022, the Group's (DFPL (standalone) + DHFPL) reported gross stage 3 stood at 1.7% while the restructured book stood at 3.9% (mainly in the corporate segment). Additionally, the Group wrote off 1.2% of its loan book (DFPL (standalone) + DHFPL) on an annualised basis as on June 30, 2022. ICRA takes comfort from the high granularity of this portfolio due to the smaller ticket sizes. This enables the diversification of the risk while the high yields earned help mitigate the inherent risk in the target segment. ICRA also takes comfort from the adequate track record of real estate financing by the Group.

As for DHFPL at the standalone level, the loan book stood at Rs. 912 crore as on June 30, 2022, with an average ticket size of about Rs. 10 lakh. While home loans account for 86.3% of the loan book, the balance comprises loan against property (LAP; 13.5%) and corporate loans (0.2%). Herein, the reported gross non-performing advances (GNPAs) stood comfortable at 1.1% as on June 30, 2022 (though up from 1.0% as on March 31, 2022, and 0.5% as on March 31, 2021). However, while the Group has demonstrated good control over the asset quality in the affordable housing finance segment, this loan book remains relatively less seasoned.

Subdued profitability trajectory – Given the product and target borrower profile, the average yield on loans for the Group (DFPL (consolidated) + DHFPL) stood at 16.5% for FY2022. While the cost of incremental borrowing has improved in the last two years, it still has sizeable long-term borrowings at a relatively higher cost. Thus, the blended cost of funds for the Group (DFPL (consolidated) + DHFPL) remained stable at 8.0% in FY2022, not reflecting the benefit of the decline in systemic interest rates in FY2022. As the loan book witnessed a healthy growth of 43% (driven by high disbursements in digital lending book) in FY2022, the net interest margin (NIM; DFPL (consolidated) + DHFPL) improved marginally to 8.8% in FY2022 from 8.4% in FY2021, though it was still lower compared to FY2020 (10.5%). As the Group's digital lending and affordable housing finance operations are in the ramp-up phase, the operating expenses remain high. The Group's operating cost (DFPL (consolidated) + DHFPL), as a proportion of average total assets (ATA), increased to 4.6% for FY2022 from 4.4% in FY2021 (3.1% in FY2018). Further, the increase in delinquencies led to an increase in the credit cost (DFPL (consolidated) + DHFPL) to 4.4% of ATA in FY2022 (compared to 4.2% in FY2021 and 3.0% in FY2020). Although the consolidated (DFPL (consolidated) + DHFPL) return on assets (RoA) and return on equity (RoE) improved slightly to 1.0% and 1.8%, respectively, in FY2022 from 0.8% and 1.5%, respectively, in FY2021, the same remained subdued.

The average yield (DFPL (standalone) + DHFPL) improved to 18.6% in Q1 FY2023 from 16.2% in FY2022 with high-yielding digital loans driving the incremental business. Further, the blended cost of funds for the Group (DFPL (standalone) + DHFPL) increased moderately to 8.3% in Q1 FY2023 from 8.0% in FY2022 due to the rise in systemic interest rates. As the loan book witnessed a healthy growth of 77% on an annualised basis in Q1 FY2023, the NIM (DFPL (standalone) + DHFPL) improved to 11.6% in Q1 FY2023 from 8.7% in FY2022 and was higher than the pre-Covid level. The Group's operating cost (DFPL (standalone) + DHFPL), as a proportion of ATA, increased to 6.1% in Q1 FY2023 from 4.5% in FY2022 as the company remains in the scaling-up phase. At the same time, the Group's credit cost (DFPL (standalone) + DHFPL) improved to 3.1% in Q1 FY2023 from 4.5% in FY2022 because of improved collections. Although the profitability (DFPL (standalone) + DHFPL) improved with RoA of 3.3% and RoE of 6.5% in Q1 FY2023 compared to 1.0% and 1.8%, respectively, in FY2022, the overall profitability remains modest. As the operating expenses stabilise with economies of scale, the profitability is expected to improve, provided the company is able to maintain the margins and keep good control on slippages supported by strong credit underwriting policies.

DHFPL reported a profit after tax (PAT) of Rs. 6 crore at the standalone level in Q1 FY2023 on a gross asset base of Rs. 1,182 crore compared to PAT of Rs. 19 crore in FY2022 on a gross asset base of Rs. 1,166 crore as on March 31, 2022 (PAT of Rs. 26 crore in FY2021 on a gross asset base of Rs. 1,176 crore as on March 31, 2021). The profitability, however, remains subdued with RoA and RoE of 2.0% and 3.9%, respectively, in Q1 FY2023 (1.6% and 3.2%, respectively, in FY2022). Nonetheless, given the good market potential in the affordable housing finance space and the satisfactory, albeit short, track record of the company's operations, ICRA expects it to grow as per the business plans with good asset quality and return indicators over the medium term.

Liquidity position: Strong

Given the nature of the loans, DFPL's ALM profile is characterised by positive cumulative mismatches in the near-term-and-medium-term buckets, given the low leverage and the sizeable proportion of the loan book with a residual tenor of up to 1 year. As on June 30, 2022, the company's ALM reflected debt maturities of Rs. 897 crore for the 12-month period ending June 30, 2023, against which its scheduled inflows from performing advances were Rs. 4,533 crore. This, along with sizeable cash and liquid investments of Rs. 813 crore at the standalone level (equivalent to ~25% of borrowings as on June 30, 2022) and unutilised bank lines of Rs. 115 crore as on June 30, 2022, augurs well for the liquidity profile. Further, the track record of regular support from the promoter, in terms of equity infusions, provides comfort.

DHFPL's liquidity profile remains strong with on-book liquidity, the presence of unutilised funding lines and good collection efficiency. As on June 30, 2022, DHFPL had cash and liquid investments of Rs. 225 crore against scheduled debt obligations of Rs. 19 crore and scheduled collections of Rs. 168 crore for the 6-month period ending December 31, 2022. Factoring in the expected collections from advances, the liquidity profile is strong for meeting the debt obligations in a timely manner. The liquidity profile is also supported by the availability of unutilised bank lines of Rs. 45 crore as on June 30, 2022.

Rating sensitivities

Positive factors – A well-established track record of strong profitability led by good control on the asset quality and operating efficiency, while sustaining the current approach towards leverage and liquidity, will remain imperative for a rating upgrade in the medium to long term.

Negative factors – The rating could come under pressure if the leverage increases beyond a gearing of 2x or asset quality pressures adversely impact the company's earnings profile on a sustained basis. Pressure on the rating could also emerge if the liquidity profile weakens.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	ICRA's Credit Rating Methodology for Non-banking Finance Companies Financial Consolidation and Rating Approach
Parent/Group support	-
Consolidation/Standalone	Consolidation; to arrive at the rating, ICRA has taken a consolidated view of DFPL and DHFPL, referred to as the DMI Group, given the operational linkages between the companies in addition to the common promoter, shared name and management oversight

About the company

DHFPL, incorporated in 2011, is a private financial services company registered as a housing finance company (HFC). It started lending operations in FY2014 and primarily focusses on providing home loans and LAP to borrowers seeking affordable housing. The company's loan book stood at Rs. 912 crore as on June 30, 2022 compared to Rs. 862 crore as on March 31, 2022 (Rs. 769 crore as on March 31, 2021) with an average ticket size of about Rs. 10 lakh and a geographical footprint of about 39 branches across nine states (though three states, namely Uttar Pradesh, Rajasthan and Madhya Pradesh, accounted for 70% of the portfolio as on June 30, 2022). While home loans accounted for 86.3% of the loan book as on June 30, 2022, LAP (13.5%) and corporate loans (0.2%) accounted for the balance. DHFPL used to be a subsidiary of DFPL till FY2018. However, post the restructuring within the Group, DMI Limited, Mauritius now directly holds a 94.74% stake in the company (as of June 30, 2022).

DHFPL reported a profit after tax (PAT) of Rs. 6 crore in Q1 FY2023 on a gross asset base of Rs. 1,182 crore as on June 30, 2022 compared to a PAT of Rs. 19 crore in FY2022 on an asset base of Rs. 1,166 crore as on March 31, 2022 (PAT of Rs. 26 crore in FY2021 on an asset base of Rs. 1,176 crore as on March 31, 2021). As on June 30, 2022, the reported capital adequacy was 90.1% compared to 87.0% as on March 31, 2022 (76.4% as on March 31, 2021). Further, DHFPL reported gross and net stage 3 of 1.1% and 0.9%, respectively, as on June 30, 2022, compared to 1.0% and 0.6%, respectively, as on March 31, 2022 (0.5% and 0.3%, respectively, as on March 31, 2021).

DMI Finance Private Limited

DFPL, incorporated in 2008, is a private financial services company registered as a non-banking financial company (NBFC) with the Reserve Bank of India (RBI). While it was mainly engaged in secured corporate lending (largely to real estate builders) till a few years ago, it has shifted focus to digital lending wherein it provides consumption loans, personal loans and micro, small and medium enterprise (MSME) loans. This is a completely digital technology-driven business with API-based origination, underwriting and loan management systems. Herein, DFPL predominantly works through front-end partnerships with other fintech companies, original equipment manufacturers (OEMs) and technology-driven aggregators. On a standalone basis, as on March 31, 2022, consumer loans accounted for 62% (44% as on March 31, 2021) of the Rs. 5,432-crore loan book with the wholesale real estate lending book accounting for a 27% share and the non-real estate wholesale loan book accounting for the balance. As of June 30, 2022, the share of consumer loans increased to 71% on the loan book of Rs. 6,591 crore with the share of the wholesale real estate lending book reducing to 22% and the non-real estate wholesale loan book accounting for the balance.

DMI Limited, Mauritius holds a 72.98% stake in DFPL (as of June 30, 2022). DMI Limited, Mauritius is, in turn, backed by New Investment Solution (NIS), a Zurich-based alternative asset manager with over \$2 billion of deployed capital. NIS is led by Takashi Sato, who was Head of Private Wealth and Asset Management at Nomura Bank (Europe). The fund focusses on Japanese equities, US asset-backed debt and emerging market debt.

On a consolidated basis, DFPL reported a PAT of Rs. 58 crore in FY2022 on a gross asset base of Rs. 7,268 crore as on March 31, 2022, against a PAT of Rs. 27 crore in FY2021 on a gross asset base of Rs. 5,899 crore as on March 31, 2021. As on March 31, 2022, DFPL's reported capital adequacy was 61.3% (60.2% as on March 31, 2021). Further, DFPL (on a consolidated

basis) reported gross and net stage 3 of 2.2% and 0.3%, respectively, as on March 31, 2022, compared to 3.9% and 1.5%, respectively, as on March 31, 2021.

On a standalone basis, DFPL reported a PAT of Rs. 67 crore in Q1 FY2023 on a gross asset base of Rs. 8,065 crore as on June 30, 2022 compared to a PAT of Rs. 58 crore in FY2022 on a gross asset base of Rs. 7,233 crore as on March 31, 2022 (PAT of Rs. 22 crore in FY2021 on a gross asset base of Rs. 5,846 crore as on March 31, 2021). As on June 30, 2022, DFPL's reported capital adequacy was 52.8%. Further, DFPL (on a standalone basis) reported gross and net stage 3 of 1.8% and 0.2%, respectively, as on June 30, 2022, compared to 2.2% and 0.3%, respectively, as on March 31, 2022 (3.9% and 1.5% respectively as on March 31, 2021).

Key financial indicators – DFPL (consolidated) + DHFPL

	DHFPL				DFPL (consolidated) + DHFPL			
	FY2019	FY2020	FY2021	FY2022	FY2019	FY2020	FY2021	FY2022
Total income	43	93	112	118	458	747	885	1,038
Profit after tax	2	23	26	19	79	125	53	78
Net worth	527	551	585	607	2,714	3,044	4,092	4,479
Gross loan book	434	795	769	862	2,951	4,520	4,404	6,294
Total gross assets	621	1,119	1,176	1,166	3,962	6,474	7,075	8,434
Return on assets	0.4%	2.7%	2.3%	1.6%	2.6%	2.4%	0.8%	1.0%
Return on average net worth	0.5%	4.3%	4.6%	3.2%	4.1%	4.4%	1.5%	1.8%
Gearing (times)	0.1	1.0	1.0	0.8	0.4	1.0	0.6	0.7
CRAR	132.3%	79.1%	76.4%	87.0%	NA	NA	NA	NA
Gross NPA	0.1%	0.2%	0.5%	1.0%	2.5%	3.8%	3.3%	2.0%
Net NPA	0.0%	0.0%	0.3%	0.6%	1.1%	1.6%	1.3%	0.4%
Net NPA/Net worth	0.0%	0.0%	0.4%	0.9%	1.2%	2.3%	1.4%	0.5%

Source: DFPL, DHFPL, ICRA Research; Amount in Rs. crore

Key financial indicators – DFPL (standalone) + DHFPL

	DHFPL				DFPL (standalone) + DHFPL			
	FY2020	FY2021	FY2022	Q1 FY2023	FY2020	FY2021	FY2022	Q1 FY2023
Total income	93	112	118	32	737	877	1,029	372
Profit after tax	23	26	19	6	122	49	77	73
Net worth	551	585	607	612	3,027	4,071	4,456	4,508
Gross loan book	795	769	862	912	4,520	4,424	6,294	7,503
Total gross assets	1,119	1,176	1,166	1,182	6,437	7,022	8,339	9,246
Return on assets	2.7%	2.3%	1.6%	2.0%	2.3%	0.7%	1.0%	3.3%
Return on average net worth	4.3%	4.6%	3.2%	3.9%	4.2%	1.4%	1.8%	6.5%
Gearing (times)	1.0	1.0	0.8	0.8	1.0	0.6	0.7	0.8
CRAR	79.1%	76.4%	87.0%	90.1%	NA	NA	NA	NA
Gross NPA	0.2%	0.5%	1.0%	1.1%	3.8%	3.3%	2.0%	1.7%
Net NPA	0.0%	0.3%	0.6%	0.9%	1.6%	1.3%	0.4%	0.3%
Net NPA/Net worth	0.0%	0.4%	0.9%	1.3%	2.3%	1.4%	0.5%	0.5%

Source: DFPL, DHFPL, ICRA Research; Amount in Rs. crore

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instrument	Type	Current Rating (FY2023)					Chronology of Rating History for the Past 3 Years		
		Amount Rated (Rs. crore)	Amount Outstanding (Rs. crore)*	Date & Rating in FY2023			Date & Rating in FY2022	Date & Rating in FY2021	Date & Rating in FY2020
				Oct 18, 2022	Sep 02, 2022	Apr 18, 2022	Apr 20, 2021	Mar 31, 2021	
1 Non-convertible debentures	Long term	400	-	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	-	-
2 Long-term fund-based TL	Long term	240.00	164.64	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	-
3 Long-term fund-based CC	Long term	90.00	65.00	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	-	-
4 Long-term fund-based unallocated	Long term	20.00	-	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	[ICRA]AA-(Stable)	-	-

Source: ICRA Research; Note: TL – Term loan, CC – Cash credit

*As of September 30, 2022

Complexity level of the rated instruments

Instrument	Complexity Indicator
Non-convertible debentures	Simple
Long-term fund-based TL	Simple
Long-term fund-based CC	Simple
Long-term fund-based unallocated	Not Applicable

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: www.icra.in

Annexure I: Instrument details (as on September 30, 2022)

ISIN	Instrument Name	Date of Issuance/ Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	NCD*	NA	NA	NA	400.00	[ICRA]AA- (Stable)
NA	Term Loan - 1	Mar-18-2017	NA	Jun-30-2024	3.78	[ICRA]AA- (Stable)
NA	Term Loan - 2	Jun-27-2017	NA	Jun-27-2024	2.81	[ICRA]AA- (Stable)
NA	Term Loan - 3	Mar-03-2017	NA	Mar-03-2024	2.27	[ICRA]AA- (Stable)
NA	Term Loan - 4	Dec-24-2020	NA	Jan-08-2028	40.74	[ICRA]AA- (Stable)
NA	Term Loan - 5	Jun-30-2020	NA	Apr-01-2025	36.78	[ICRA]AA- (Stable)
NA	Term Loan - 6	Jun-30-2020	NA	Apr-01-2030	43.26	[ICRA]AA- (Stable)
NA	Term Loan - 7	May-09-2027	NA	Jan-07-2029	5.00	[ICRA]AA- (Stable)
NA	Term Loan - 8	Sep-22-2022	NA	30-09-2027	30.00	[ICRA]AA- (Stable)
NA	Cash Credit - 1	Sep-22-2022	NA	NA	50.00	[ICRA]AA- (Stable)
NA	Cash Credit - 2	Jan-14-2021	NA	NA	15.00	[ICRA]AA- (Stable)
NA	Long-term Fund-based Term Loan – Proposed/Unallocated	NA	NA	NA	75.36	[ICRA]AA- (Stable)
NA	Long-term Fund-based Cash Credit – Proposed/Unallocated	NA	NA	NA	25.00	[ICRA]AA- (Stable)
NA	Unallocated Fund-based Bank Facility	NA	NA	NA	20.00	[ICRA]AA- (Stable)

Source: ICRA Research, DHFPL; * Yet to be placed

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis

Company Name	Ownership	Consolidation Approach
DMI Housing Finance Private Limited (DHFPL)	Rated Entity	Full Consolidation
DMI Finance Private Limited (DFPL)	Fellow Subsidiary	Full Consolidation
DMI Management Services Private Limited (DMSPL)	100% Subsidiary of DFPL	Full Consolidation
DMI Capital Private Limited (DCPL)	100% Subsidiary of DFPL	Full Consolidation
DMI Alternatives Private Limited (DAPL)	49% Subsidiary of DFPL	Full Consolidation
Appnit Technologies Private Limited	94% Subsidiary of DFPL	Full Consolidation

ANALYST CONTACTS

Karthik Srinivasan
+91-22-6114 3444
karthiks@icraindia.com

Manushree Saggar
+91-124-4545 316
manushrees@icraindia.com

Rajat Kher
+91 124 4545 833
rajat.kher@icraindia.com

Jesse Vishwanathan
+91 124 4545 324
jesse.vishwanathan@icraindia.com

RELATIONSHIP CONTACT

Jayanta Chatterjee
+91 80 4332 6401
jayantac@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani
Tel: +91 124 4545 860
communications@icraindia.com

Helpline for business queries

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)
info@icraindia.com

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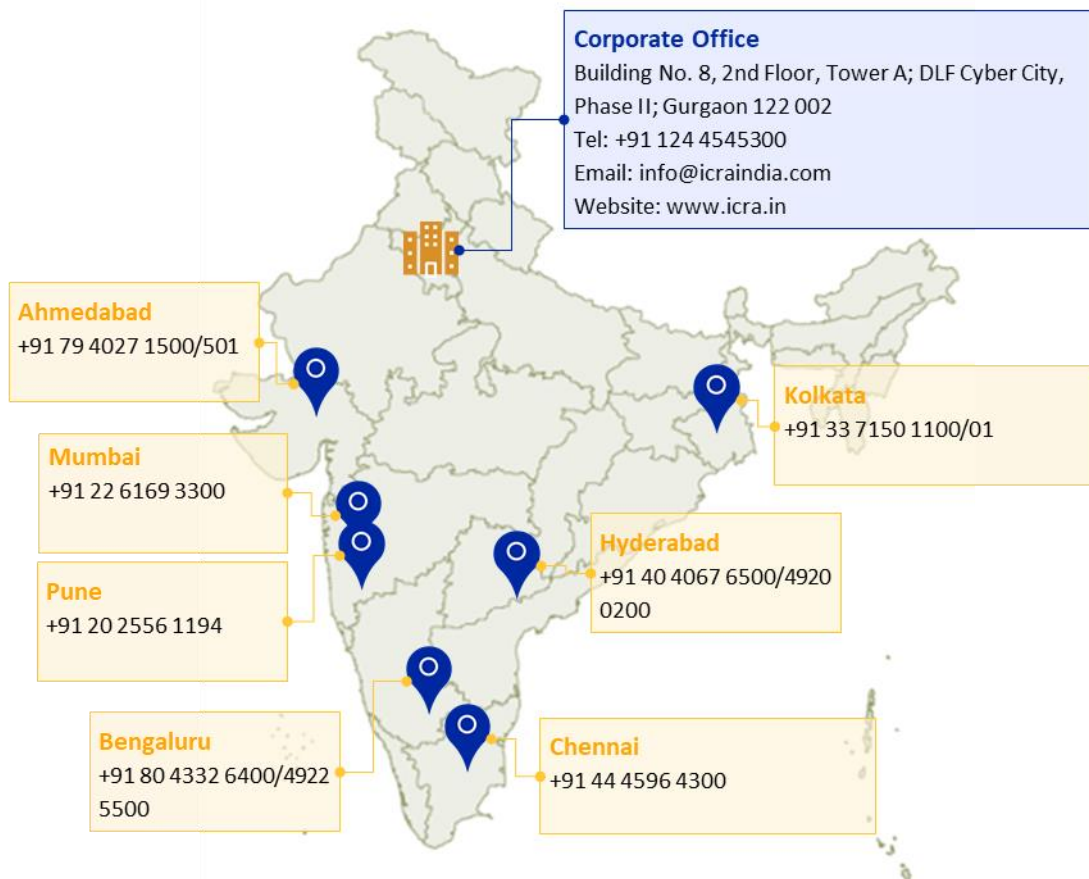
Registered Office

B-710, Statesman House, 148, Barakhamba Road, New Delhi-110001

Tel: +91 11 23357940-45



Branches



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