

Reliance Home Finance Limited

February 22, 2019

Summary of Rated Instruments

Trust Name	Instrument	Initial Amount (Rs. crore ¹)	Rated Amount (Rs. crore)	Rating action
Indian Receivable Trust 2018 Series 1	PTC Series A	868.45	868.45	Provisional [ICRA]AA(SO); rating validity extended

**Instrument details are provided in Annexure I*

Rating Action

ICRA has extended the validity of the provisional ratings assigned to PTCs issued by Indian Receivable Trust 2018 Series 1 and would keep it under review, in line with its published methodologies/policies.

Rationale

In October 2018, ICRA had assigned Provisional [ICRA]AA(SO) rating to PTC Series A, issued by Indian Receivable Trust 2018 Series 1. Since the legal opinion for the transaction is still awaited, the validity of said rating is extended by 120 days.

Key rating drivers

Credit Strengths

- Availability of credit enhancements in the form of EIS and Credit Collateral;
- Pool is devoid of any delinquent contracts as on the pool cut-off date;
- Low obligor concentration with the top 10 obligors together accounting for only ~5.7% of the overall pool principal amount;
- Low weighted average LTV of 43.4%;

Credit challenges

- High geographical concentration with top two state (Maharashtra and Delhi) accounting for ~63% of overall pool.
- High share of contracts with initial loan amount exceeding Rs. 2 crore in the pool, accounting for ~31%.

Description of key rating drivers highlighted above:

¹ 100 lakh = 1 crore = 10 million

According to the transaction structure, the loan pool Receivable will be transferred “at par” to a Special Purpose Vehicle (SPV) and the Trust will issue a single series of PTCs, backed by the same. The first line of support for meeting scheduled PTC payouts is the subordination of EIS in the structure (amounting to around 2% of the pool principal amount). Further credit support in the transaction is available through a Credit Collateral (CC) of 12.00% of the pool principal amount. The Credit Collateral will be in the form of a Fixed Deposit (FD) with a bank that is acceptable to ICRA.

The pool consists entirely of variable rate mortgage loan given to individual borrowers. The PTC yield is also variable and linked to an external benchmark. The pool is characterised by moderate seasoning (average seasoning of around 20.7 months). The pool does not have any overdue contracts as on the pool cut-off date. The pool has a low average LTV of around 43.4%. The obligor concentration in the current pool is low with the top 10 obligors together accounting for around 5.7% of the pool principal. The pool has high geographical concentration with top two states (Maharashtra and Delhi) accounting for ~63% of pool principal.

Key rating assumptions

ICRA’s cash flow modelling for rating of ABS transactions involves simulation of potential delinquencies, losses (shortfall in principal collection during the tenor of the pool) and prepayments in the pool. The assumptions for loss and the Coefficient of Variation (CoV) are arrived at after taking into account the past performance of the Originator’s portfolio and rated pools, and also the characteristics of the specific pool being evaluated. Additionally, the assumptions may be adjusted to factor the current operating environment and any industry specific factors that ICRA believes could impact the performance of the underlying pool contracts.

After making the aforementioned adjustments, the expected mean shortfall in principal collection during the tenure of the pool is given in the table below.

Sr. No	Transaction Name	Expected Loss (% of initial pool principal)	Prepayment
1	Indian Receivable Trust 2018 Series 1	3.0%-4.0%	12%-24% p.a.

Liquidity Position:

There is credit collateral (cash reserve) available in the transaction amounting to 12.00% of the pool principal amount. Assuming even 50% monthly collection efficiency in the underlying pool contracts in a stress scenario, the credit collateral would cover 20 months of PTC payouts in full.

Performance of past rated pools:

ICRA has rated 12 mortgage loan pools originated by RHFL till date. 7 of these transactions have completed less than 3 monthly payouts till date. The remaining 5 live pools have performed well with collection efficiency of more than 99% and negligible/ low loss-cum-180+ dpd levels till Dec-18 payout month.

Analytical approach:

The trustee has confirmed compliance with the terms of the transaction. However, the rating remains provisional as ICRA has not yet received the legal opinion for the transaction.

Analytical Approach	Comments
Applicable Rating Methodologies	Rating Methodology for Securitisation Transactions
Parent/Group Support	Not Applicable
Consolidation / Standalone	Not Applicable

About the Originator:

Reliance Home Finance Limited (RHFL), a subsidiary of Reliance Capital Limited (RCL), was incorporated in FY2008. Registered as a Housing Finance Company with the National Housing Bank, RHFL is engaged in mortgaged based lending operations. RHFL was listed on the stock exchanges in India in the second half of September 2017 after it was hived off from RCL. Following this RCL's stake in the entity reduced to ~48%, while the overall promoter holding in the entity was ~75% as on December 31, 2017.

Since commencing business operations in July 2009, majority of incremental housing loans (HL) are booked on RHFL while the majority of incremental Loan Against Property (LAP) accounts are booked on RCL. RHFL reported a profit before tax of Rs. 172 crore in H1 FY2019 on a total income of Rs. 921 crore compared to a profit before tax of Rs. 127 crore on a total income of Rs. 932 crore in H1 FY2018.

The short-term debt of RHFL has a rating outstanding of [ICRA]A1+ from ICRA.

Key financial indicators

RHFL (Standalone)	FY2016	FY2017	FY2018
Net Operating Income	132	142	296
Profit after tax	87	173	181
Networth	620	1,130	1,929
Loan Book (AUM)	7,357	11,174	16,379
Total assets	7,694	11,305	15,684
Return on assets	1.31%	1.82%	1.34%
Return on equity	15.04%	19.73%	11.81%
Gross NPA	0.97%	0.84%	0.87%
Net NPA	0.74%	0.58%	0.67%
Capital adequacy ratio	16.3%	19.3%	19.8%
Gearing	10.61	8.68	6.90

Amounts in Rs. crore, ratios as per ICRA calculations

Status of non-cooperation with previous CRA: Not Applicable

Any other information: Not Applicable

Rating history for last three years:

S.No	Name of Instrument	Type	Current Rating		Month-year & Rating Feb 2019	Chronology of Rating History for the past 3 years			
			Initial Amount Rated (Rs. Crores)	Amount Outstanding (Rs. Crores)		Month-year & Rating Oct 2018	Month-year & Rating in FY2018	Month-year & Rating in FY2017	Month-year & Rating in FY2016
1	Indian Receivable Trust 2018 Series 1	PTC Series A	868.45	868.45	Provisional [ICRA]AA(SO); rating validity extended	Provisional [ICRA]AA(SO)	-	-	-

Complexity level of the rated instrument: Highly Complex

ICRA has classified various instruments based on their complexity as "Simple", "Complex" and "Highly Complex". The classification of instruments according to their complexity levels is available on the website www.icra.in

Annexure-1: Instrument Details

Sl.	Trust Name	Instrument	Date of Issuance	Coupon Rate [#]	Scheduled Maturity Date [*]	Rated Amount (Rs. crore ²)	Current Rating
1	Indian Receivable Trust 2018 Series 1	PTC Series A	Nov 2018	10.15%*	Aug 2043	868.45	Provisional [ICRA]AA(SO); rating validity extended

per annum payable monthly

** Floating; Linked to 1 year MCLR of investor*

² 100 lakh = 1 crore = 10 million

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About ICRA Limited:

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