

January 27, 2023<sup>(Revised)</sup>

## Housing Development Finance Corporation Limited: Ratings upgraded/reaffirmed for acquirer payouts/purchaser payouts/PTCs/second loss facilities issued under mortgage loan securitisation transactions

### Summary of rating action

| Trust Name                              | Instrument*          | Initial Amount (Rs. crore) | Amount after Previous Rating Exercise (Rs. crore) | Amount after Dec-22 Payout (Rs. crore) | Rating Action                             |
|---|----------------------|----------------------------|---|--|---|
| HDFC Mortgage Loan Pool D.A. Jul-09     | Acquirer Payouts     | 214.03                     | 14.70   | 10.73                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 9.42                       | 9.42  | 9.42                                   | [ICRA]AA+(SO); Reaffirmed                 |
| HDFC Mortgage Loan Pool D.A. Mar-10 II  | Purchaser Payouts    | 181.95                     | 15.31   | 10.15                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 6.69                       | 6.69  | 6.69                                   | [ICRA]AA+(SO); Reaffirmed                 |
| HDFC Mortgage Loan Pool D.A. Mar-10 III | Purchaser Payouts    | 192.85                     | 15.81   | 11.95                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 6.41                       | 6.41  | 6.41                                   | [ICRA]AA+(SO); Reaffirmed                 |
| HDFC Mortgage Loan Pool D.A. Mar-10 IV  | Purchaser Payouts    | 402.98                     | 29.20   | 18.43                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 9.67                       | 9.67  | 9.67                                   | [ICRA]AA+(SO); Reaffirmed                 |
| HDFC Mortgage Loan Pool D.A. Mar-11 I   | Purchaser Payouts    | 829.56                     | 80.86   | 57.80                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 45.21                      | 45.21   | 45.21                                  | [ICRA]AA+(SO); Reaffirmed                 |
| HDFC Mortgage Loan Pool D.A. Mar-11 II  | Purchaser Payouts    | 139.06                     | 11.17   | 8.13                                   | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 6.26                       | 6.26  | 6.26                                   | [ICRA]AA+(SO); Reaffirmed                 |
| HDFC Mortgage Loan Pool D.A. Mar-12 I   | Purchaser Payouts    | 657.00                     | 101.93  | 76.88                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 26.31                      | 26.31   | 26.31                                  | [ICRA]AA+(SO); Upgraded from [ICRA]AA(SO) |
| HDFC Mortgage Loan Pool D.A. Mar-12 II  | Purchaser Payouts    | 268.03                     | 38.08   | 27.54                                  | [ICRA]AAA(SO); Reaffirmed                 |
|   | Second Loss Facility | 10.59                      | 10.59   | 10.59                                  | [ICRA]AA+(SO); Upgraded from [ICRA]AA(SO) |
| MBS 2016 SERIES I TRUST                 | PTC Series A1        | 944.84                     | 364.24  | 285.72                                 | [ICRA]AAA(SO); Reaffirmed                 |

\*Instrument details are provided in Annexure-1

## Rationale

The acquirer payouts/purchaser payouts, pass-through certificates (PTCs) and second loss facility (SLF) originated by Housing Development Finance Corporation Limited (HDFC; rated [ICRA]AAA(Stable)) are backed by mortgage loan receivables. The ratings upgrade/reaffirmation is on account of the high amortisation till the December 2022 payouts and the resultant healthy build-up of the credit enhancement covering the balance future payouts, along with the healthy collection efficiency resulting in lower delinquencies. The breakeven collection efficiencies are also comfortable compared to the actual collection levels in these pools.

## Pool performance summary

A summary of the pool's performance till the November 2022 collection month (i.e., December 2022 payout) has been tabulated below.

| Parameter  | HDFC ML Pool D.A. Jul-09 [Jul-09 I] | HDFC ML Pool D.A. Mar-10 II [Mar-10 II] | HDFC ML Pool D.A. Mar-10 III [Mar-10 III] | HDFC ML Pool D.A. Mar-10 IV [Mar-10 IV] | HDFC ML Pool D.A. Mar-11 I [Mar-11 I] |
|--|-------------------------------------|---|---|---|---------------------------------------|
| Months post securitisation                               | 161                                 | 154                                     | 154                                       | 154                                     | 142                                   |
| Pool amortisation (%)                                    | 94.99%                              | 94.42%                                  | 93.80%                                    | 95.43%                                  | 93.03%                                |
| Acquirer/purchaser payout amortisation (%)               | 94.99%                              | 94.42%                                  | 93.80%                                    | 95.43%                                  | 93.03%                                |
| Cumulative collection efficiency (%) <sup>1</sup>        | 99.86%                              | 100.01%                                 | 99.71%                                    | 99.90%                                  | 99.86%                                |
| Loss-cum-90+ (% of initial pool principal) <sup>2</sup>  | 0.10%                               | 0.08%                                   | 0.60%                                     | 0.17%                                   | 0.20%                                 |
| Loss-cum-180+ (% of initial pool principal) <sup>3</sup> | 0.09%                               | 0.03%                                   | 0.54%                                     | 0.11%                                   | 0.19%                                 |
| Cumulative prepayment rate                               | 51.46%                              | 46.80%                                  | 51.33%                                    | 54.68%                                  | 53.37%                                |
| Average monthly prepayment rate                          | 0.45%                               | 0.41%                                   | 0.47%                                     | 0.51%                                   | 0.54%                                 |
| Cumulative CC utilisation                                | 0.00%                               | 0.00%                                   | 0.00%                                     | 0.00%                                   | 0.00%                                 |
| Cumulative credit enhancement utilisation <sup>4</sup>   | 5.10%                               | 4.24%                                   | 5.51%                                     | 3.91%                                   | 0.48%                                 |
| Breakeven collection efficiency <sup>5</sup> (%)         | <0.00%                              | <0.00%                                  | <0.00%                                    | <0.00%                                  | <0.00%                                |
| CC available (as % of balance pool)                      | 219.46%                             | 188.23%                                 | 153.32%                                   | 174.90%                                 | 156.44%                               |
| EIS over balance tenure (as % of balance pool)           | 7.45%                               | 5.73%                                   | 6.05%                                     | 9.89%                                   | 5.22%                                 |

| Parameter  | HDFC ML Pool D.A. Mar-11 II [Mar-11 II] | HDFC ML Pool D.A. Mar-12 I [Mar-12 I] | HDFC ML Pool D.A. Mar-12 II [Mar-12 II] | MBS 2016 SERIES I TRUST [Jun-16] |
|--|---|---------------------------------------|---|----------------------------------|
| Months post securitisation                               | 142                                     | 130                                   | 130                                     | 78                               |
| Pool amortisation (%)                                    | 94.15%                                  | 88.30%                                | 89.72%                                  | 69.76%                           |
| Acquirer/purchaser payout amortisation (%)               | 94.15%                                  | 88.30%                                | 89.72%                                  | 69.76%                           |
| Cumulative collection efficiency (%)                     | 99.96%                                  | 99.84%                                | 99.93%                                  | 99.73%                           |
| Loss-cum-90+ (% of initial pool principal)               | 0.08%                                   | 0.25%                                 | 0.17%                                   | 0.38%                            |
| Loss-cum-180+ (% of initial pool principal) <sup>1</sup> | 0.08%                                   | 0.20%                                 | 0.05%                                   | 0.30%                            |
| Cumulative prepayment rate                               | 50.32%                                  | 45.39%                                | 46.64%                                  | 31.20%                           |
| Average monthly prepayment rate                          | 0.49%                                   | 0.46%                                 | 0.48%                                   | 0.48%                            |
| Cumulative CC utilisation                                | 0.00%                                   | 0.00%                                 | 0.00%                                   | 0.00%                            |
| Cumulative credit enhancement utilisation                | 4.40%                                   | 3.60%                                 | 2.89%                                   | 7.71%                            |
| Breakeven collection efficiency (%)                      | <0.00%                                  | 41.65%                                | 38.69%                                  | 77.33%                           |

<sup>1</sup> Cumulative collections till date / Cumulative billings till date plus opening overdues

<sup>2</sup> POS on contracts aged 90+ dpd + overdues / Initial POS on the pool

<sup>3</sup> POS on contracts aged 180+ dpd + overdues / Initial POS on the pool

<sup>4</sup> Includes utilisation of all forms of credit enhancement including EIS and cash collateral (CC)

<sup>5</sup> It is the minimum collection efficiency required over the balance tenure to ensure all investor payouts are met: (Balance cash flows payable to investor – Cash collateral available) / Balance pool cash flows

| Parameter                                      | HDFC ML Pool<br>D.A. Mar-11 II<br>[Mar-11 II] | HDFC ML Pool<br>D.A. Mar-12 I<br>[Mar-12 I] | HDFC ML Pool<br>D.A. Mar-12 II<br>[Mar-12 II] | MBS 2016 SERIES<br>I TRUST [Jun-16] |
|--|---|---|---|-------------------------------------|
| CC available (as % of balance pool)            | 153.85%                                       | 76.05%                                      | 76.87%  | 22.82%                              |
| EIS over balance tenure (as % of balance pool) | 7.95%   | 5.65%                                       | 5.52%   | 10.03%                              |

## Key rating drivers

### Credit strengths

- Healthy performance of all the pools with cumulative collection efficiency of over 99% after December 2022 payout and low delinquency levels (loss-cum 90+ days past due or dpd of sub-1% for all the pools)
- Excess interest spread (EIS) has been sufficient to meet shortfalls, if any, in the purchaser payouts resulting in nil CC utilisation till date
- Given the higher amortisation and strong performance of the underlying pools, high CC cover is available for future payouts; moreover, the second loss facility (SLF) in these transactions have sufficient support in the form of the first loss facility (FLF)
- Limited basis risk in most transactions (barring Jun-16 pool), as the purchaser yield is fixed at a constant spread below the pool yield, there is no interest rate risk

### Credit challenges

- High prepayment rate, especially for Mar-11 I and Mar-11 II pools, which could result in contraction of pool with prepayment of high interest rate bearing contracts. Nevertheless, high CC coverage over future payouts and linkage of investor yield to the pool IRR limits the risk
- For the Jun-16 pool, the PTC yield is linked to the investor MCLR, and the pool yield is linked to HDFC's RPLR, which exposes the transaction to interest rate risk

## Description of key rating drivers highlighted above

All the pools, except MBS 2016 SERIES I TRUST (Jun-16) have completed at least 130 months post securitisation and have amortised by more than 88% after the December 2022 payout. The Jun-16 pool has completed 78 months post securitisation and has amortised to the extent of 70% after the December 2022 payout. The underlying contracts in the pools have variable interest rates. For all the pools (except Jun-16), the acquirer/purchaser yield is linked to the pool yield at a spread which is below the pool yield, which limits the basis risk in the transactions. The rated pools have exhibited stable performance till the December 2022 payout, with a cumulative collection efficiency of more than 99.5% and loss-cum-180+ delinquency levels up to 0.6%. The basis risk exists in the Jun-16 pool as the PTC yield is linked to the investor yield with a constant spread. In all the pools, the EIS, after meeting the scheduled investor payouts, leaks out to the originator.

Overall, the credit enhancement available for meeting the balance payouts to the investors is sufficient to upgrade the ratings of the SLF present in some transactions and reaffirm the ratings of the acquirer payouts/purchaser payouts/PTCs in all the transactions and of the SLF in some of the other transactions. ICRA will continue to monitor the performance of these transactions. Any further rating action will be based on the pools' performance and the availability of credit enhancement relative to ICRA's expectations.

**Performance of past rated pools:** ICRA has no other live mortgage loan receivables pool originated by HDFC.

## Key rating assumptions

ICRA's cash flow modelling for the surveillance of mortgage-backed securitisation (MBS) transactions involves the simulation of potential delinquencies, losses (shortfall in principal collection during the balance tenor of the pool) and prepayments in the pool. The assumptions for the loss and coefficient of variation (CoV) are arrived at after considering the past performance of the originator's portfolio and rated pools as well as the performance and characteristics of the specific pool being evaluated. Additionally, the assumptions may be adjusted to factor in the current operating environment and any industry-specific factors that ICRA believes could impact the performance of the underlying pool of contracts.

After making these adjustments, the expected loss, and prepayments during the balance tenure of the pools are as given in the table below.

| Sr. No. | Transaction Name                                     | Expected Loss<br>(% of initial pool principal) | Prepayment     |
|---------|--|--|----------------|
| 1       | HDFC Mortgage Loan Pool D.A. Jul-09 [Jul-09]         | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 2       | HDFC Mortgage Loan Pool D.A. Mar-10 II [Mar-10 II]   | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 3       | HDFC Mortgage Loan Pool D.A. Mar-10 III [Mar-10 III] | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 4       | HDFC Mortgage Loan Pool D.A. Mar-10 IV [Mar-10 IV]   | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 5       | HDFC Mortgage Loan Pool D.A. Mar-11 I [Mar-11 I]     | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 6       | HDFC Mortgage Loan Pool D.A. Mar-11 II [Mar-11 II]   | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 7       | HDFC Mortgage Loan Pool D.A. Mar-12 I [Mar-12 I]     | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 8       | HDFC Mortgage Loan Pool D.A. Mar-12 II [Mar-12 II]   | 0.25% - 1.25%                                  | 12% - 18% p.a. |
| 9       | MBS 2016 SERIES I TRUST [Jun-16]                     | 0.50% - 1.50%                                  | 12% - 18% p.a. |

## Liquidity position

### Acquirer payouts/purchaser payouts/PTC Series A1: Superior

The pool collections and the availability of credit collateral are expected to be highly comfortable to meet the investor payouts. Assuming the monthly collection efficiency declines to 50% in the underlying pool of contracts in a stress scenario, the available credit collateral would still cover the shortfalls in the payouts for a substantial period.

### Second Loss Facility: Strong

An FLF is available in the transactions, which is in the range of 1.0 to 2.3 times of the SLF, along with the EIS for the top-up of the SLF if needed as per the defined waterfall mechanism.

## Rating sensitivities

**Positive factors** – The ratings of the SLF can be upgraded, provided there is a sustained strong collection performance of the underlying pool of contracts, resulting in an increase in the credit enhancement cover available for the SLF.

**Negative factors** – Pressure on the ratings could emerge in the event of consistently weak collection performance of the underlying pools, leading to higher-than-expected delinquency levels and credit enhancement utilisation levels.

## Analytical approach

The rating action is based on the pools' performance till December 2022 (payout month), the present delinquency profile of the pool of contracts, the performance expected over the balance pool tenure, and the credit enhancement available in these transactions.

| Analytical Approach             | Comments   |
|---------------------------------|--|
| Applicable Rating Methodologies | <a href="#">Rating Methodology for Securitisation Transactions</a> |
| Parent/Group Support            | Not Applicable   |
| Consolidation/Standalone        | Not Applicable   |

## About the company

HDFC, India's largest housing finance entity, has been in existence for over 40 years. With a presence in banking, insurance and asset management, the HDFC Group is an important part of the Indian financial services sector. HDFC reported a total income of Rs. 47,990 crore on an asset base of Rs. 6,40,862 crore compared to a total income of Rs. 48,176 crore on an asset base of Rs. 5,67,599 crore in FY2021. It reported a PAT of Rs. 13,742 crore for the year ended March 31, 2022 compared to Rs. 12,027 crore for the year ended March 31, 2021.

## Key financial indicators (audited)

| HDFC Limited                       | FY2021   | FY2022   |
|------------------------------------|----------|----------|
| Accounting as per                  | Ind-AS   | Ind-AS   |
| Profit after tax                   | 12,027   | 13,742   |
| Gross managed portfolio            | 5,69,894 | 6,53,902 |
| Total assets                       | 5,67,599 | 6,40,862 |
| Return on average total assets (%) | 2.20%    | 2.27%    |
| Gross stage 3 (%)                  | 2.33%    | 2.27%    |
| Net stage 3 (%)                    | 1.15%    | 1.06%    |
| CRAR (%)                           | 22.2%    | 22.8%    |

Source: Company data; Amount in Rs. crore

## Status of non-cooperation with previous CRA: Not applicable

Any other information: None

## Rating history for past three years

| Trust Name                          | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|-------------------------------------|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|                                     | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|                                     |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Jul-09 | Acquirer Payouts        | 214.03                           | 10.73                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|                                     | Second Loss Facility    | 9.42                             | 9.42                           | [ICRA]AA+(SO)           | [ICRA]AA+(SO)                                     | [ICRA]AA+(SO)           | [ICRA]AA+(SO)           |  |

| Trust Name                             | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|--|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|  | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|  |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Mar-10 II | Purchaser Payouts       | 181.95                           | 10.15                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|  | Second Loss Facility    | 6.69                             | 6.69                           | [ICRA]AA+(SO)           | [ICRA]AA+(SO)                                     | [ICRA]AA+(SO)           | [ICRA]AA+(SO)           |  |

| Trust Name                              | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|---|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|   | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|   |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Mar-10 III | Purchaser Payouts       | 192.85                           | 11.95                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|   | Second Loss Facility    | 6.41                             | 6.41                           | [ICRA]AA+(SO)           | [ICRA]AA+(SO)                                     | [ICRA]AA(SO)            | [ICRA]AA(SO)            |  |

| Trust Name                             | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|--|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|  | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|  |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Mar-10 IV | Purchaser Payouts       | 402.98                           | 18.43                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|  | Second Loss Facility    | 9.67                             | 9.67                           | [ICRA]AA+(SO)           | [ICRA]AA+(SO)                                     | [ICRA]AA+(SO)           | [ICRA]AA+(SO)           |  |

| Trust Name                            | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|---------------------------------------|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|                                       | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|                                       |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Mar-11 I | Purchaser Payouts       | 829.56                           | 57.80                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|                                       | Second Loss Facility    | 45.21                            | 45.21                          | [ICRA]AA+(SO)           | [ICRA]AA+(SO)                                     | [ICRA]AA(SO)            | [ICRA]AA(SO)            |  |

| Trust Name | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|------------|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|            | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|            |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |

|  |                      |        |      |               |               |               |               |
|--|----------------------|--------|------|---------------|---------------|---------------|---------------|
| HDFC Mortgage Loan Pool D.A. Mar-11 II | Purchaser Payouts    | 139.06 | 8.13 | [ICRA]AAA(SO) | [ICRA]AAA(SO) | [ICRA]AAA(SO) | [ICRA]AAA(SO) |
|  | Second Loss Facility | 6.26   | 6.26 | [ICRA]AA+(SO) | [ICRA]AA+(SO) | [ICRA]AA(SO)  | [ICRA]AA(SO)  |

| Trust Name                            | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|---------------------------------------|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|                                       | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|                                       |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Mar-12 I | Purchaser Payouts       | 657.00                           | 76.88                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|                                       | Second Loss Facility    | 26.31                            | 26.31                          | [ICRA]AA+(SO)           | [ICRA]AA(SO)                                      | [ICRA]AA-(SO)           | [ICRA]AA-(SO)           |  |

| Trust Name                             | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|--|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|  | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|  |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| HDFC Mortgage Loan Pool D.A. Mar-12 II | Purchaser Payouts       | 268.03                           | 27.54                          | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |
|  | Second Loss Facility    | 10.59                            | 10.59                          | [ICRA]AA+(SO)           | [ICRA]AA(SO)                                      | [ICRA]AA-(SO)           | [ICRA]AA-(SO)           |  |

| Trust Name              | Current Rating (FY2023) |                                  |                                |                         | Chronology of Rating History for the Past 3 Years |                         |                         |  |
|-------------------------|-------------------------|----------------------------------|--------------------------------|-------------------------|---|-------------------------|-------------------------|--|
|                         | Instrument              | Initial Amount Rated (Rs. crore) | Amount Outstanding (Rs. crore) | Date & Rating in FY2023 | Date & Rating in FY2022                           | Date & Rating in FY2021 | Date & Rating in FY2020 |  |
|                         |                         |                                  |                                | Jan 27, 2023            | Jan 31, 2022                                      | Jan 18, 2021            | Dec 20, 2019            |  |
| MBS 2016 SERIES I TRUST | PTC Series A1           | 944.84                           | 285.72                         | [ICRA]AAA(SO)           | [ICRA]AAA(SO)                                     | [ICRA]AAA(SO)           | [ICRA]AAA(SO)           |  |

### Complexity level of the rated instrument

| Trust Name                              | Instrument           | Complexity Indicator |
|---|----------------------|----------------------|
| HDFC Mortgage Loan Pool D.A. Jul-09     | Acquirer Payouts     | Moderately Complex   |
|   | Second Loss Facility | Moderately Complex   |
| HDFC Mortgage Loan Pool D.A. Mar-10 II  | Purchaser Payouts    | Moderately Complex   |
|   | Second Loss Facility | Moderately Complex   |
| HDFC Mortgage Loan Pool D.A. Mar-10 III | Purchaser Payouts    | Moderately Complex   |
|   | Second Loss Facility | Moderately Complex   |
| HDFC Mortgage Loan Pool D.A. Mar-10 IV  | Purchaser Payouts    | Moderately Complex   |
|   | Second Loss Facility | Moderately Complex   |
| HDFC Mortgage Loan Pool D.A. Mar-11 I   | Purchaser Payouts    | Moderately Complex   |

|   |                      |                    |
|---|----------------------|--------------------|
|   | Second Loss Facility | Moderately Complex |
| <b>HDFC Mortgage Loan Pool D.A. Mar-11 II</b> | Purchaser Payouts    | Moderately Complex |
|   | Second Loss Facility | Moderately Complex |
| <b>HDFC Mortgage Loan Pool D.A. Mar-12 I</b>  | Purchaser Payouts    | Moderately Complex |
|   | Second Loss Facility | Moderately Complex |
| <b>HDFC Mortgage Loan Pool D.A. Mar-12 II</b> | Purchaser Payouts    | Moderately Complex |
|   | Second Loss Facility | Moderately Complex |
| <b>MBS 2016 SERIES I TRUST</b>                | PTC Series A1        | Moderately Complex |

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: [Click Here](#)

**Annexure-1: Instrument details**

| Trust Name                              | Instrument Type      | Date of Issuance | Coupon Rate                             | Scheduled Maturity Date* | Amount Rated (Rs. crore) | Current Rating |
|---|----------------------|------------------|---|--------------------------|--------------------------|----------------|
| HDFC Mortgage Loan Pool D.A. Jul-09     | Acquirer Payouts     | July 2009        | Floating (linked to HDFC base rate)     | April 2047               | 10.73                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 9.42                     | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-10 II  | Acquirer Payouts     | March 2010       | Floating (linked to HDFC base rate)     | January 2046             | 10.15                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 6.69                     | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-10 III | Acquirer Payouts     | March 2010       | Floating (linked to HDFC base rate)     | July 2043                | 11.95                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 6.41                     | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-10 IV  | Acquirer Payouts     | March 2010       | Floating (linked to HDFC base rate)     | April 2047               | 18.43                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 9.67                     | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-11 I   | Acquirer Payouts     | March 2011       | Floating (linked to HDFC base rate)     | December 2047            | 57.80                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 45.21                    | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-11 II  | Acquirer Payouts     | March 2011       | Floating (linked to HDFC base rate)     | March 2043               | 8.13                     | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 6.26                     | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-12 I   | Acquirer Payouts     | March 2012       | Floating (linked to HDFC base rate)     | November 2040            | 76.88                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 26.31                    | [ICRA]AA+(SO)  |
| HDFC Mortgage Loan Pool D.A. Mar-12 II  | Acquirer Payouts     | March 2012       | Floating (linked to HDFC base rate)     | May 2040                 | 27.54                    | [ICRA]AAA(SO)  |
|   | Second Loss Facility |                  | -                                       |                          | 10.59                    | [ICRA]AA+(SO)  |
| MBS 2016 SERIES I TRUST                 | PTC Series A1        | June 2016        | Floating (linked to Investor base rate) | January 2046             | 285.72                   | [ICRA]AAA(SO)  |

\*Scheduled maturity at transaction initiation; may change on account of prepayments

Source: Company

**Annexure-2: List of entities considered for consolidated analysis**

Not Applicable

**Corrigendum:**

Document dated January 27, 2023, has been corrected with revision as detailed below:

**Sections where revision has been made:**

Key Financial Indicators

**Revision:**

- CRAR (%) has been changed
- FY2019 and FY2020 data has been removed

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