

August 13, 2024

DMI Finance Private Limited: Ratings reaffirmed; rated amount enhanced and [ICRA]A1+ assigned

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Non-convertible debentures	835.0	835.0	[ICRA]AA (Stable); outstanding
Long-term market linked debentures	150.0	150.0	PP-MLD[ICRA]AA (Stable); outstanding
Long-term fund-based term loan	3,450.0	3,450.0	[ICRA]AA (Stable); reaffirmed
Long-term fund-based cash credit	450.0	450.0	[ICRA]AA (Stable); reaffirmed
Long-term fund-based/non-fund based others	2,062.0	0.0	-
Long-term/short-term fund-based/non-fund based others	0.0	4,562.0	[ICRA]AA (Stable); reaffirmed/ assigned for the enhanced amount [ICRA]A1+; assigned
Commercial paper	600.0	600.0	[ICRA]A1+; outstanding
Total	7,547.0	10,047.0	

*Instrument details are provided in Annexure I

Rationale

To arrive at the ratings, ICRA has taken a consolidated view of DMI Finance Private Limited (DFPL) and DMI Housing Finance Private Limited (DHFPL), collectively 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 ratings factor in the DMI Group's strong capitalisation and improved investor profile, following the capital infusion in April 2023. The Group successfully closed a \$400-million equity investment round, which included primary and secondary transactions. The round was led by Mitsubishi UFJ Financial Group (MUFG), Inc. through its consolidated subsidiary – MUFG Bank, along with participation from Sumitomo Mitsui Trust Bank Limited (SMTB) and other investors. Following the receipt of capital in Q1 FY2024, the Group's net worth (DFPL (standalone) + DHFPL) stood at about Rs. 7,521 crore with a gearing of 1.1x as on March 31, 2024. While the increase in the risk weights for consumer credit by the Reserve Bank of India (RBI) has impacted DFPL's capital adequacy by about 6 percentage points, the existing capital base is sufficient to support the growth plans for the near to medium term. Further, the improved investor profile is expected to support the Group's financial flexibility, with access to funds from diverse sources and at competitive rates. Also, the cost of incremental borrowings from banks have been impacted across the industry, following the increase in the risk weights for bank lending to non-banking financial companies (NBFCs). The ratings also draw comfort from the Group's track record of strong liquidity. A considerable portion of the loan book has a residual tenor of up to one year, which supports the overall liquidity profile. ICRA notes that the Group plans to maintain prudent capitalisation with a peak gearing of 2x over the longer term.

ICRA has taken cognisance of the Group's improving 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 was previously characterised by concentrated wholesale exposures primarily to real estate builders. As on March 31, 2024, retail consumer loans constituted 84% of the

Group's consolidated loan book of Rs. 14,550 crore¹, followed by affordable housing finance loans (12%) and wholesale loans (4%). While the higher proportion of digital/retail loans is a positive from a concentration risk perspective, the risks associated with the target borrower profile and the nature of the loans increase the portfolio vulnerability. Further, the Group focusses on increasing the share of digital loans that are not backed by first loss default guarantee (FLDG) arrangements with its partners. Given the evolving regulatory landscape for the digital lending industry, the impact of changing regulations on the Group's business operations would be a monitorable. Nevertheless, ICRA expects the Group to maintain strong systems and processes, which would help it to report good risk-adjusted returns over the medium term.

As for DHFPL, ICRA notes that the company's scale of operations is modest on a standalone basis with assets under management of Rs. 1,861 crore² as on March 31, 2024 (Rs. 1,307 crore as on March 31, 2023). 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 that it is likely to grow as per its business plans with good asset quality and return indicators over the medium term.

The Stable outlook reflects ICRA's expectation that the Group would be able to absorb any asset-side shocks without impairing its financial profile significantly from the current level, given its healthy capital buffer.

Key rating drivers and their description

Credit strengths

Strong capitalisation and improved investor profile – The DMI Group's capitalisation has consistently remained strong, aided by regular equity infusions in the past by the promoter, i.e. DMI Limited, Mauritius, and the capital infusion from MUFG Bank, SMTB and other investors earlier in Q1 FY2024. DFPL successfully closed a \$400-million equity investment round, which included primary and secondary transactions. The round was led by MUFG, Inc. through its consolidated subsidiary – MUFG Bank, along with participation from SMTB and other investors. Following the receipt of capital in Q1 FY2024, the Group's net worth (DFPL (standalone) + DHFPL) increased to Rs. 7,521 crore with a gearing of 1.1x as on March 31, 2024 (Rs. 4,868 crore and 1.0x, respectively, as on March 31, 2023).

As for DFPL (standalone), the net worth increased to Rs. 6,816 crore as on March 31, 2024 with a gearing of 1.0x (Rs. 4,220 crore and 1.0x, respectively, for DFPL (consolidated) as on March 31, 2023). Further, ICRA notes the improved investor profile, following the capital infusion from MUFG Bank. While the increase in the risk weights for consumer credit by the RBI has impacted DFPL's capital adequacy by about 6 percentage points, 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 its 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 existing investors to be forthcoming as and when required. Moreover, ICRA notes that the Group plans to maintain prudent capitalisation over the longer term with a maximum gearing of 2x.

Strong liquidity profile; financial flexibility expected to improve – DFPL has a track record of strong liquidity, which is supported by the low leverage and sizeable cash and liquid investments. Moreover, a considerable portion of the loan book has a residual tenor of up to 1 year. Similarly, DHFPL has strong liquidity, which is supported by the low leverage and sizeable cash and liquid investments. Further, the track record of support from the promoter and MUFG Bank, in terms of equity infusions, provides comfort. While the Group is currently maintaining enhanced on-balance sheet liquidity, it endeavours to always keep on-balance sheet liquidity equivalent to six months of the total outflows.

¹ Including pass-through certificates (PTCs) of Rs. 367 crore for DFPL and Rs. 179 crore for DHFPL as on March 31, 2024

² Including off-book portfolio of Rs. 133 crore and PTCs of Rs. 179 crore as March 31, 2024 (Rs. 38 crore and Rs. 127 crore, respectively, as on March 31, 2023)

The Group's borrowing profile, as on March 31, 2024, comprised bank borrowings (75%), debentures (15%), securitisation (9%), and others including commercial paper (1%). ICRA notes that the Group intends to diversify its borrowing profile by raising incremental funds through capital market products and the securitisation route in addition to bank borrowings in order to meet its growth targets going forward as well. Further, the improved investor profile is expected to support the Group's financial flexibility, with access to funds from diverse sources and at competitive rates.

Credit challenges

Rising share of unsecured digital retail loans; high portfolio vulnerability could keep asset quality volatile – 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, recording a sharp growth since then. The Group's overall loan book (DFPL (standalone) + DHFPL), as on March 31, 2024, was about Rs. 14,550 crore³ with retail consumer lending accounting for 84%, affordable housing finance loans for 12% and wholesale loans for the remaining 4%. 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. Although consumption loans are backed by assets, the track record of actual recoveries from delinquent accounts of such secured products is yet to be established. 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. ICRA also notes the acquisition of the technology platform and assets of fintech startup, ZestMoney, by DMI Consumer Credit Private Limited (a fellow subsidiary of DFPL). ICRA expects the acquisition to bring in operating leverage and synergies by providing DFPL with immediate access to ZestMoney's merchants and customers and by DFPL being the preferred lender on the ZestMoney platform.

Going forward, the Group's ability to demonstrate the sustained effectiveness of its credit underwriting policies and partnerships and keep the asset quality indicators under control will be imperative. As on March 31, 2024, the Group's (DFPL (standalone) + DHFPL) gross stage 3 improved to 2.3% from 3.0% as on March 31, 2023 because of the relatively higher write-offs in the corporate book as compared to previous year and the base effect. As on March 31, 2024, the Group's total restructured book stood at 0.7% of the total loan book and the accounts largely pertain to the corporate segment. ICRA takes comfort from the high granularity of this portfolio due to the smaller ticket sizes. This enables risk diversification while the high yields earned help mitigate the inherent risk in the target segment. Also, DFPL has shifted its focus towards the consumer segment and is consciously reducing the wholesale book.

As for DHFPL at the standalone level, the loan book stood at Rs. 1,728 crore⁴ as on March 31, 2024, with an average ticket size of about Rs. 10 lakh. While home loans account for 82% of the loan book, the balance consists of loan against property (LAP; 18%). Herein, the reported gross stage 3 was comfortable at 0.5% as on March 31, 2024 (0.5% as on March 31, 2023). 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.

³ Including PTCs of Rs. 367 crore for DFPL and Rs. 179 crore for DHFPL as on March 31, 2024

⁴ Including PTCs of Rs. 179 crore as on March 31, 2024

Improving profitability trajectory; sustenance of the same with improvement in scale imperative for maintaining credit profile – While the Group’s (DFPL standalone + DHFPL) yields increased to 23.3% in FY2024⁵ (22.5% in FY2023⁶ for DFPL consolidated + DHFPL) due to the rising share of higher-yielding unsecured loans, the cost of funds grew to 8.8% in FY2024 (8.4% in FY2023) because of the impact of elevated systemic interest rates. Consequently, the lending spreads and net interest margin (NIM) improved to 14.6% and 16.4%, respectively, in FY2024 from 14.1% and 14.8%, respectively, in FY2023. While operating expenses, as a proportion of average total assets (ATA), moderated marginally to 5.8% in FY2024 from 6.1% in FY2023, credit costs increased sharply to 6.8% from 4.2% because of the relatively higher write-offs in the corporate book. Overall, the profitability weakened marginally with a return on assets (RoA) of 3.5% in FY2024 compared with 3.7% in FY2023. As the operating expenses stabilise with economies of scale, the profitability is expected to improve, provided the company is able to keep good control on slippages.

DHFPL’s profitability improved with RoA of 3.0% in FY2024 (2.6% in FY2023), supported by the higher operating efficiency despite the moderation in NIMs.

Liquidity position: Strong

DFPL’s asset-liability management (ALM) profile is characterised by positive cumulative mismatches in the near-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 March 31, 2024, the ALM reflected debt maturities of Rs. 3,379 crore for the 12-month period ending March 31, 2025 against expected inflows from performing advances of Rs. 8,222 crore. This, along with the sizeable cash and liquid investments of Rs. 1,026 crore at the standalone level (equivalent to ~15% of borrowings) and unutilised working capital lines of about Rs. 213 crore as on March 31, 2024, 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 ALM profile is characterised by positive cumulative mismatches across all buckets up to 12 months, supported by low leverage and sizeable on-balance sheet liquidity. As on March 31, 2024, the company’s ALM reflected debt maturities of Rs. 235 crore for the 12-month period ending March 31, 2025 against scheduled inflows from performing advances of Rs. 369 crore. This, along with sizeable cash and liquid investments of about Rs. 127 crore (equivalent to 11% of borrowings as on March 31, 2024) and unutilised working capital lines of Rs. 119 crore, augurs well for the liquidity profile.

Rating sensitivities

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

Negative factors – The ratings could come under pressure if the consolidated gearing increases beyond 2x or the pressure on the asset quality adversely impacts the company’s earnings profile on a sustained basis. Pressure on the ratings could also emerge if the liquidity profile weakens or on lower-than-expected support from investors.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	ICRA’s Credit Rating Methodology for Non-banking Finance Companies
Parent/Group support	-

⁵ The ratios for the Group for FY2024 are based on audited financials for DFPL (standalone) + DHFPL

⁶ The ratios for the Group for FY2023 are based on audited financials for DFPL (consolidated) + DHFPL

Consolidation/Standalone

Consolidation; to arrive at the ratings, 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

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 its 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.

As of March 31, 2024, the share of consumer loans increased to 95% of the Rs. 12,822-crore⁷ loan book (80% of the 7,864-crore⁸ loan book as on March 31, 2023) while the wholesale real estate lending book had a share of 5% (15% as on March 31, 2023) and the share of non-real estate wholesale loan book was negligible (5% as on March 31, 2023).

DMI Limited, Mauritius, which holds a 69.94% stake in DFPL (as on March 31, 2024), is backed by New Investment Solution (NIS), a Liechtenstein-based alternative asset manager with over \$2.2 billion of deployed capital. NIS is led by Takashi Sato, who was the Head of Private Wealth and Asset Management at Nomura Bank (Europe). The fund focusses on Japanese equities, US asset-backed debt and the emerging market debt. The other major shareholders in DFPL are NIS Ganesha (10.13% as on March 31, 2024) and MUFG Bank.

In FY2024⁹, DFPL reported a profit after tax (PAT) of Rs. 417 crore on a total gross asset base of Rs. 14,520 crore as on March 31, 2024 (PAT of Rs. 320 crore in FY2023¹⁰ on a total gross asset base of Rs. 9,060 crore as on March 31, 2023). The CRAR was 44.8% on a net worth of Rs. 6,816 crore as on March 31, 2024 (50.9% and Rs. 4,220 crore, respectively, as on March 31, 2023). Further, DFPL reported gross and net stage 3 of 2.5% and 1.5%, respectively, as on March 31, 2024 (3.4% and 1.4%, respectively, as on March 31, 2023).

DMI Housing Finance Private Limited

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. 1,728 crore as on March 31, 2024 (Rs. 1,269 crore as on March 31, 2023) with an average ticket size of about Rs. 10 lakh and a geographical footprint of 42 branches across nine states (though three states, i.e. Uttar Pradesh, Rajasthan and Madhya Pradesh, account for about 52% of the portfolio). While home loans account for 82% of the loan book, the balance consists of LAP (18%). Although DHFPL used to be a subsidiary of DFPL (till FY2018), DMI Limited, Mauritius directly holds 94.70% of the company (as on March 31, 2024).

DHFPL reported a PAT of Rs. 53 crore in FY2024 on a total gross asset base of Rs. 1,908 crore as on March 31, 2024 (PAT of Rs. 36 crore in FY2023 on a total gross asset base of Rs. 1,597 crore as on March 31, 2023). Its CRAR was 63% on a net worth of Rs. 705 crore as on March 31, 2024 (85.6% and Rs. 647 crore, respectively, as on March 31, 2023). Further, DHFPL reported gross and net stage 3 of 0.5% and 0.3%, respectively, as on March 31, 2024 (0.5% and 0.4%, respectively, as on March 31, 2023).

⁷ Including PTCs of Rs. 367.35 crore as on March 31, 2024

⁸ Including PTCs of Rs. 352 crore as on March 31, 2023

⁹ Figures and ratios for FY2024 are based on audited financials for DFPL (standalone)

¹⁰ Figures and ratios for FY2023 are based on audited financials for DFPL (consolidated)

Key financial indicators

	DFPL [^]				DFPL [^] + DHFPL			
	FY2021	FY2022	FY2023	FY2024*	FY2021	FY2022	FY2023	FY2024*
Total income	773	920	1,662	2,669	885	1,038	1,812	2,883
Profit after tax	27	59	320	417	53	78	355	469
Total gross assets	5,868	7,268	9,060	14,520	7,044	8,434	10,657	16,427
Return on average assets	0.5%	0.9%	3.9%	3.5%	0.8%	1.0%	3.7%	3.5%
Gearing (times)	0.6	0.7	1.0	1.0	0.6	0.7	1.0	1.1
Gross stage 3	3.9%	2.2%	3.4%	2.5%	3.3%	2.0%	3.0%	2.3%
CRAR	60%	61%	51%	45%	NA	NA	NA	NA

Source: DFPL, DHFPL, ICRA Research; Amount in Rs. crore; [^] KFI for FY2021, FY2022 and FY2023 are for DFPL on a consolidated basis while KFI for FY2024 are for DFPL on a standalone basis

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instrument	Current (FY2025)			Chronology of rating history for the past 3 years					
	Type	Amount rated (Rs. crore)*	13-AUG-2024	FY2024		FY2023		FY2022	
				Date	Rating	Date	Rating	Date	Rating
Non-convertible debenture	Long term	835.00	[ICRA]AA (Stable)	29-SEP-2023	[ICRA]AA (Stable)	18-APR-2022	[ICRA]AA- (Stable)	20-APR-2021	[ICRA]AA- (Stable)
				17-NOV-2023	[ICRA]AA (Stable)	02-SEP-2022	[ICRA]AA- (Stable)	-	-
				17-NOV-2023	[ICRA]AA (Stable)	18-OCT-2022	[ICRA]AA- (Stable)	-	-
				08-JAN-2024	[ICRA]AA (Stable)	24-FEB-2023	[ICRA]AA- (Stable)	-	-
				06-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				06-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				21-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
Long-term fund-based term loan	Long term	3,450.00	[ICRA]AA (Stable)	29-SEP-2023	[ICRA]AA (Stable)	18-APR-2022	[ICRA]AA- (Stable)	20-APR-2021	[ICRA]AA- (Stable)
				17-NOV-2023	[ICRA]AA (Stable)	02-SEP-2022	[ICRA]AA- (Stable)	-	-
				08-JAN-2024	[ICRA]AA (Stable)	18-OCT-2022	[ICRA]AA- (Stable)	-	-
				06-MAR-2024	[ICRA]AA (Stable)	24-FEB-2023	[ICRA]AA- (Stable)	-	-
				21-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
Commercial paper	Short term	600.00	[ICRA]A1+	29-SEP-2023	[ICRA]A1+	18-APR-2022	[ICRA]A1+	20-APR-2021	[ICRA]A1+
				17-NOV-2023	[ICRA]A1+	02-SEP-2022	[ICRA]A1+	-	-
				08-JAN-2024	[ICRA]A1+	18-OCT-2022	[ICRA]A1+	-	-
				06-MAR-2024	[ICRA]A1+	24-FEB-2023	[ICRA]A1+	-	-
				21-MAR-2024	[ICRA]A1+	-	-	-	-
Long-term market-linked debenture	Long term	150.00	PP-MLD[ICRA]AA (Stable)	29-SEP-2023	PP-MLD[ICRA]AA (Stable)	18-OCT-2022	PP-MLD[ICRA]AA- (Stable)	-	-
				17-NOV-2023	PP-MLD[ICRA]AA (Stable)	24-FEB-2023	PP-MLD[ICRA]AA- (Stable)	-	-
				08-JAN-2024	PP-MLD[ICRA]AA (Stable)	-	-	-	-
				06-MAR-2024	PP-MLD[ICRA]AA (Stable)	-	-	-	-
				21-MAR-2024	PP-MLD[ICRA]AA (Stable)	-	-	-	-
Long-term fund-based cash credit	Long term	450.00	[ICRA]AA (Stable)	29-SEP-2023	[ICRA]AA (Stable)	02-SEP-2022	[ICRA]AA- (Stable)	-	-
				17-NOV-2023	[ICRA]AA (Stable)	18-OCT-2022	[ICRA]AA- (Stable)	-	-
				08-JAN-2024	[ICRA]AA (Stable)	24-FEB-2023	[ICRA]AA- (Stable)	-	-

Instrument	Current (FY2025)			Chronology of rating history for the past 3 years					
	Type	Amount rated (Rs. crore)*	13-AUG-2024	FY2024		FY2023		FY2022	
				Date	Rating	Date	Rating	Date	Rating
Non-convertible debenture	Long term	0.00	[ICRA]AA (Stable)	06-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				21-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				29-SEP-2023	[ICRA]AA (Stable)	18-APR-2022	[ICRA]AA- (Stable)	20-APR-2021	[ICRA]AA- (Stable)
				17-NOV-2023	[ICRA]AA (Stable)	02-SEP-2022	[ICRA]AA- (Stable)	-	-
				17-NOV-2023	[ICRA]AA (Stable)	18-OCT-2022	[ICRA]AA- (Stable)	-	-
				08-JAN-2024	[ICRA]AA (Stable)	24-FEB-2023	[ICRA]AA- (Stable)	-	-
				06-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				06-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
Long-term fund-based/ non-fund based others	Long term	0.00	[ICRA]AA (Stable)	21-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				21-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				08-JAN-2024	[ICRA]AA (Stable)	-	-	-	-
				06-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
Long-term/ short-term fund-based/ non-fund based others	Long term/ Short term	4,562.00	[ICRA]AA (Stable)/[ICRA]A1+	21-MAR-2024	[ICRA]AA (Stable)	-	-	-	-
				-	-	-	-	-	-

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

* As of June 30, 2024 for bank facilities and as of July 31, 2024 for other instruments

Complexity level of the rated instruments

Instrument	Complexity Indicator
Non-convertible debentures	Very simple
Long-term market linked debentures	Moderately complex
Long-term fund-based TL	Simple
Long-term fund-based CC	Simple
Long-term fund-based/non-fund based others	Simple
Long-term/short-term fund-based/non-fund based others	Simple
Commercial paper	Very simple

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 I: Instrument details^A

ISIN	Instrument Name	Date of Issuance/ Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
INE604O14064	Commercial paper	May-02-2024	9.3000%	Oct-08-2024	20.00	[ICRA]A1+
INE604O14072	Commercial paper	Jun-18-2024	8.9500%	Sep-27-2024	50.00	[ICRA]A1+
INE604O14080	Commercial paper	Jun-28-2024	8.9500%	Oct-10-2024	25.00	[ICRA]A1+
INE604O14098	Commercial paper	Jul-10-2024	8.8000%	Sep-11-2024	150.00	[ICRA]A1+
INE604O14106	Commercial paper	Jul-19-2024	9.1000%	Dec-16-2024	25.00	[ICRA]A1+
NA	Commercial paper*	NA	NA	NA	330.00	[ICRA]A1+
INE604O07175	NCD	Nov-28-2023	9.7500%	Aug-22-2025	200.00	[ICRA]AA (Stable)
INE604O07183	NCD	Jan-24-2024	9.8000%	Jul-24-2026	50.00	[ICRA]AA (Stable)
INE604O08132	NCD	Mar-12-2024	9.8000%	Mar-12-2027	464.00	[ICRA]AA (Stable)
INE604O08140	NCD	Jun-04-2024	9.8000%	Jun-04-2027	13.40	[ICRA]AA (Stable)
NA	NCD*	NA	NA	NA	107.60	[ICRA]AA (Stable)
INE604O07167	Long-term MLD	Oct-21-2022	8.7500%	Oct-21-2024	150.00	PP-MLD[ICRA]AA (Stable)
NA	Term loan - 1	Nov-23-2023	NA	Nov-30-2026	41.67	[ICRA]AA (Stable)
NA	Term loan - 2	Jun-24-2024	NA	Jun-30-2027	55.00	[ICRA]AA (Stable)
NA	Term loan - 3	Apr-21-2023	NA	Jun-30-2025	49.66	[ICRA]AA (Stable)
NA	Term loan - 4	Dec-17-2022	NA	Dec-29-2026	32.99	[ICRA]AA (Stable)
NA	Term loan - 5	Dec-17-2022	NA	Dec-29-2026	1.41	[ICRA]AA (Stable)
NA	Term loan - 6	Nov-28-2023	NA	Dec-07-2027	93.64	[ICRA]AA (Stable)
NA	Term loan - 7	Nov-28-2023	NA	Dec-07-2027	1.91	[ICRA]AA (Stable)
NA	Term loan - 8	Mar-26-2021	NA	Mar-31-2025	9.38	[ICRA]AA (Stable)
NA	Term loan - 9	Mar-09-2022	NA	Mar-31-2026	21.88	[ICRA]AA (Stable)
NA	Term loan - 10	Sep-23-2022	NA	Sep-30-2025	41.67	[ICRA]AA (Stable)
NA	Term loan - 11	Mar-09-2023	NA	Mar-24-2026	58.33	[ICRA]AA (Stable)
NA	Term loan - 12	Jun-14-2021	NA	Jun-30-2025	14.27	[ICRA]AA (Stable)
NA	Term loan - 13	Jun-29-2022	NA	Jun-30-2026	114.13	[ICRA]AA (Stable)
NA	Term loan - 14	Jul-24-2023	NA	Aug-21-2026	157.39	[ICRA]AA (Stable)
NA	Term loan - 15	Jun-21-2023	NA	Jun-27-2027	85.70	[ICRA]AA (Stable)
NA	Term loan - 16	Jun-27-2022	NA	Jun-28-2025	16.36	[ICRA]AA (Stable)
NA	Term loan - 17	Aug-29-2023	NA	Aug-31-2026	18.63	[ICRA]AA (Stable)
NA	Term loan - 18	Nov-01-2022	NA	Oct-31-2025	13.50	[ICRA]AA (Stable)
NA	Term loan - 19	Oct-05-2023	NA	May-22-2026	39.77	[ICRA]AA (Stable)
NA	Term loan - 20	Oct-05-2023	NA	May-18-2026	49.99	[ICRA]AA (Stable)
NA	Term loan - 21	Jul-05-2022	NA	Jul-18-2024	12.50	[ICRA]AA (Stable)
NA	Term loan - 22	Mar-30-2023	NA	Mar-31-2025	75.00	[ICRA]AA (Stable)
NA	Term loan - 23	Aug-29-2023	NA	Aug-30-2026	150.00	[ICRA]AA (Stable)
NA	Term loan - 24	Aug-29-2023	NA	Aug-30-2026	75.00	[ICRA]AA (Stable)
NA	Term loan - 25	Mar-30-2024	NA	Mar-30-2026	256.38	[ICRA]AA (Stable)
NA	Term loan - 26	Jun-26-2024	NA	Jun-27-2026	100.00	[ICRA]AA (Stable)
NA	Term loan - 27	Mar-21-2022	NA	Mar-31-2026	37.50	[ICRA]AA (Stable)
NA	Term loan - 28	Mar-21-2023	NA	Mar-29-2026	32.10	[ICRA]AA (Stable)
NA	Term loan - 29	Jan-30-2024	NA	Jan-30-2028	46.87	[ICRA]AA (Stable)
NA	Term loan - 30	Jul-24-2023	NA	Jul-31-2027	46.24	[ICRA]AA (Stable)
NA	Term loan - 31	Jan-04-2022	NA	Feb-28-2025	12.30	[ICRA]AA (Stable)
NA	Term loan - 32	Dec-27-2022	NA	Mar-02-2026	29.00	[ICRA]AA (Stable)
NA	Term loan - 33	Sep-25-2023	NA	Sep-29-2026	187.07	[ICRA]AA (Stable)
NA	Term loan - 34	Sep-25-2023	NA	Mar-31-2027	45.77	[ICRA]AA (Stable)
NA	Term loan - 35	Jan-19-2023	NA	Mar-29-2027	39.07	[ICRA]AA (Stable)
NA	Term loan - 36	May-19-2022	NA	Mar-31-2025	13.60	[ICRA]AA (Stable)
NA	Term loan - 37	Aug-10-2023	NA	Jul-20-2026	18.4	[ICRA]AA (Stable)
NA	Term loan - 38	Dec-12-2023	NA	Oct-19-2026	82.36	[ICRA]AA (Stable)
NA	Term loan - 39	Jun-22-2023	NA	Jun-28-2025	37.50	[ICRA]AA (Stable)

ISIN	Instrument Name	Date of Issuance/ Sanction	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term loan - 40	Jun-22-2023	NA	Jun-28-2025	13.64	[ICRA]AA (Stable)
NA	Term loan - 41	Feb-18-2022	NA	Jan-31-2025	9.77	[ICRA]AA (Stable)
NA	Term loan - 42	Sep-27-2023	NA	Dec-31-2027	49.89	[ICRA]AA (Stable)
NA	Term loan - 43	Feb-19-2022	NA	Mar-11-2026	22.97	[ICRA]AA (Stable)
NA	Term loan - 44	Apr-27-2021	NA	Jul-31-2025	26.67	[ICRA]AA (Stable)
NA	Term loan - 45	Mar-25-2022	NA	Mar-28-2026	93.33	[ICRA]AA (Stable)
NA	Term loan - 46	Jan-09-2023	NA	Jan-31-2027	133.33	[ICRA]AA (Stable)
NA	Term loan - 47	Oct-12-2023	NA	Oct-31-2026	650.00	[ICRA]AA (Stable)
NA	Term loan - 48	Jun-26-2023	NA	Jul-05-2026	34.71	[ICRA]AA (Stable)
NA	Term loan - 49	Dec-28-2022	NA	Jan-25-2026	15.41	[ICRA]AA (Stable)
NA	Term loan - 50	Nov-24-2023	NA	Dec-01-2026	30.81	[ICRA]AA (Stable)
NA	Cash credit - 1	Mar-21-2023	NA	NA	1.00	[ICRA]AA (Stable)
NA	Cash credit - 2	Dec-17-2022	NA	NA	2.00	[ICRA]AA (Stable)
NA	Cash credit - 3	Jun-18-2021	NA	NA	1.00	[ICRA]AA (Stable)
NA	Cash credit - 4	Jun-21-2021	NA	NA	1.00	[ICRA]AA (Stable)
NA	Cash credit - 5	Mar-24-2023	NA	NA	0.25	[ICRA]AA (Stable)
NA	Cash credit - 6	Jun-27-2023	NA	NA	0.02	[ICRA]AA (Stable)
NA	Cash credit - 7	Oct-05-2023	NA	NA	0.01	[ICRA]AA (Stable)
NA	Cash credit - 8	Mar-16-2022	NA	Aug-12-2024	45.00	[ICRA]AA (Stable)
NA	Cash credit - 9	Mar-21-2022	NA	NA	25.00	[ICRA]AA (Stable)
NA	Cash credit - 10	Jan-04-2022	NA	NA	25.00	[ICRA]AA (Stable)
NA	Cash credit - 11	Aug-10-2023	NA	NA	5.00	[ICRA]AA (Stable)
NA	Cash credit - 12	Dec-14-2020	NA	NA	10.00	[ICRA]AA (Stable)
NA	Cash credit - 13	Jan-16-2023	NA	NA	123.00	[ICRA]AA (Stable)
NA	Cash credit - 14	Mar-12-2018	NA	NA	5.00	[ICRA]AA (Stable)
NA	Cash credit - 15	Jan-16-2023	NA	NA	77.00	[ICRA]AA (Stable)
NA	Cash credit - 16	Jan-09-2023	NA	NA	0.50	[ICRA]AA (Stable)
NA	Bank line - 1	Dec-22-2023	NA	Feb-28-2026	174.76	[ICRA]AA (Stable)
NA	Bank line - 2	Oct-30-2023	NA	Sep-30-2027	80.56	[ICRA]AA (Stable)
NA	Bank line - 3	Jun-25-2024	NA	Jun-27-2027	100.00	[ICRA]AA (Stable)
NA	Bank line - 4	Dec-27-2023	NA	Dec-31-2026	250.00	[ICRA]AA (Stable)
NA	Bank line - 5	Jun-25-2024	NA	Jun-29-2027	299.92	[ICRA]AA (Stable)
NA	Bank line - 6	Dec-20-2023	NA	Dec-29-2025	112.50	[ICRA]AA (Stable)
NA	Bank line - 7	Dec-20-2023	NA	Mar-26-2026	143.75	[ICRA]AA (Stable)
NA	Bank line - 8	Dec-20-2023	NA	Aug-30-2027	0.25	[ICRA]AA (Stable)
NA	Bank line - 9	Dec-23-2023	NA	Jan-05-2027	43.85	[ICRA]AA (Stable)
NA	Bank line - 10	May-30-2024	NA	Jun-05-2027	50.00	[ICRA]AA (Stable)
NA	Bank line - 11	Nov-23-2023	NA	Dec-13-2025	84.79	[ICRA]AA (Stable)
NA	Bank line - 12	Dec-13-2023	NA	Dec-31-2026	166.24	[ICRA]AA (Stable)
NA	Bank line - 13	Dec-26-2023	NA	Aug-14-2024	200.00	[ICRA]A1+
NA	Bank line - 14	Sep-12-2023	NA	Sep-06-2024	400.00	[ICRA]A1+
NA	Long-term fund-based term loan – Proposed	NA	NA	NA	155.53	[ICRA]AA (Stable)
NA	Long-term fund-based cash credit – Proposed	NA	NA	NA	129.22	[ICRA]AA (Stable)
NA	Long-term fund-based others	NA	NA	NA	2,455.38	[ICRA]AA (Stable)/ [ICRA]A1+

Source: ICRA Research, DFPL; ^ As of June 30, 2024 for bank facilities and as of July 31, 2024 for other instruments; * 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 Finance Private Limited (DFPL)	Rated Entity	Full Consolidation
DMI Housing Finance Private Limited (DHFPL)	Fellow Subsidiary	Full Consolidation
DMI Management Private Limited (DMPL)	Erstwhile 100% Subsidiary	Full Consolidation
DMI Capital Private Limited (DCPL)	100% Subsidiary	Full Consolidation
DMI Alternatives Private Limited (DAPL)	Erstwhile 49% Subsidiary	Full Consolidation
Appnit Technologies Private Limited	95% Subsidiary	Full Consolidation

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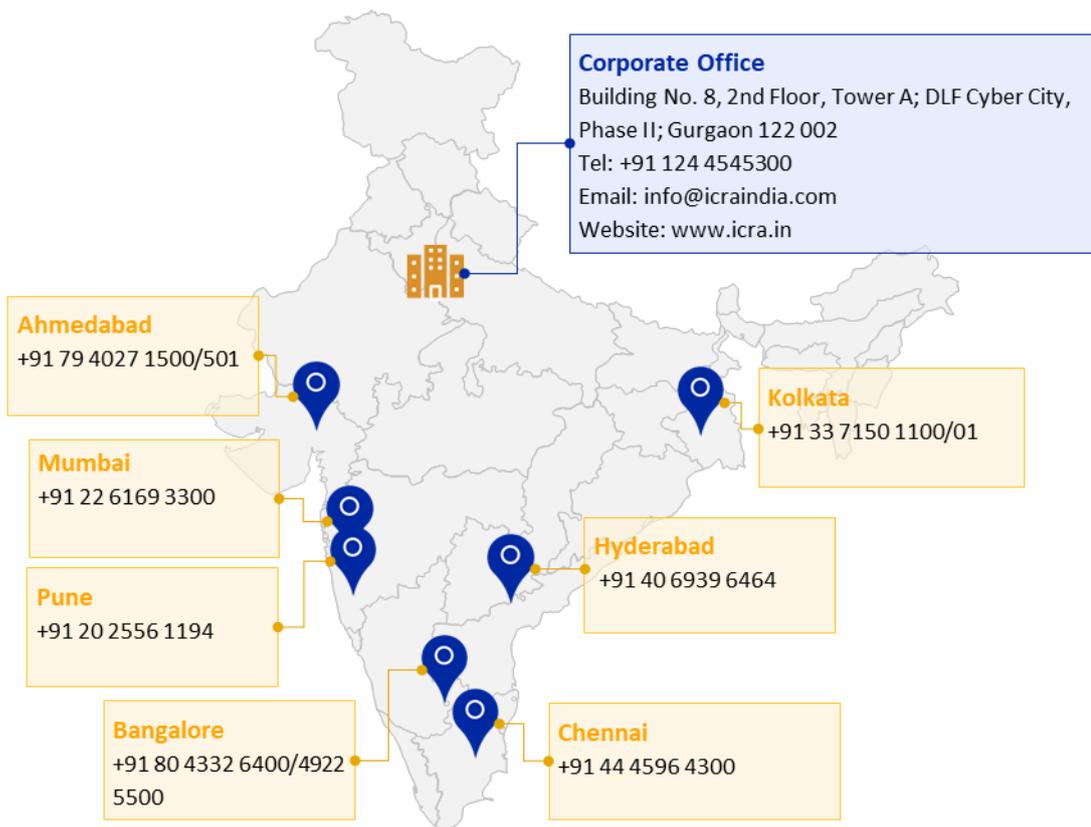
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