

**Piramal Enterprises Limited (Revised)**

August 01, 2024

Facilities/Instruments	Amount (₹ crore)	Rating <sup>1</sup>	Rating Action
Long-term / Short-term bank facilities	4,500.00 (Enhanced from 3,000.00)	CARE AA; Stable / CARE A1+	Reaffirmed
Market-linked debentures	898.00	CARE PP-MLD AA; Stable	Reaffirmed
Market-linked debentures	1,000.00	CARE PP-MLD AA; Stable	Reaffirmed
Market-linked debentures	1,000.00	CARE PP-MLD AA; Stable	Reaffirmed
Non-convertible debentures	100.00	CARE AA; Stable	Reaffirmed
Non-convertible debentures	200.00	CARE AA; Stable	Reaffirmed
Non-convertible debentures	334.00	CARE AA; Stable	Reaffirmed
Non-convertible debentures	460.00	CARE AA; Stable	Reaffirmed
Non-convertible debentures	3,000.00	CARE AA; Stable	Reaffirmed
Non-convertible debentures	4,000.00	CARE AA; Stable	Reaffirmed
Commercial paper	5,000.00	CARE A1+	Reaffirmed
Commercial paper	1,000.00	CARE A1+	Reaffirmed
Short-term instruments	250.00	CARE A1+	Reaffirmed

Details of instruments/facilities in Annexure-1.

**Rationale and key rating drivers**

Reaffirmation of ratings assigned to the debt instruments and enhanced bank facilities of Piramal Enterprises Limited (PEL) continues to factor in long track record of the Piramal group, moderate leverage supported by comfortable capitalisation levels with a consolidated tangible net worth (TNW) of ₹23,460 crore (as on March 31, 2024) and demonstrated financial flexibility through fund raising by diversified sources.

The ratings also take note of the group's plan to bring in more granularity to the loan book by focusing on the retail segment which would comprise diversified products apart from home loans while undertaking reduction of the legacy wholesale book (wholesale 1.0) largely comprising real estate. During FY24, the proportion of retail loan book increased and stood at 69% of AUM as on March 31, 2024, as compared to 50% of AUM as on March 31, 2023. The company is building its wholesale lending book (wholesale 2.0) which has relatively lower ticket size and focus across various sectors including emerging markets and real estate where the focus is largely on construction funding. Wholesale 2.0 constituted 9% of AUM as on March 31, 2024, as compared to 4% of AUM as on March 31, 2023.

The ratings remain constrained on account of sector concentration within Wholesale 1.0 which is dominated by real estate loans having large ticket-size, of which, a significant proportion is still under moratorium as on March 31, 2024. The concentration of top exposures continues to be sizeable and has not reduced materially over the past 3 years despite overall real estate exposure coming down significantly. The real estate portfolio remains susceptible to asset quality shocks due to higher concentration.

The asset quality parameters remain moderate during FY24 with improvement over the last year as PEL witnessed a reduction in the legacy Wholesale 1.0 book through sale to asset reconstruction companies (ARC), exit through recoveries and other means. However, around 20% of legacy Wholesale 1.0 continues to be in Stage 2 & Stage 3 as on March 31, 2024. Consolidated Gross Stage 3 of the company stood at 2.40% as on March 31, 2024, as against 3.76% as on March 31, 2023. The retail book has witnessed rapid growth in the recent past and is largely unseasoned, and its performance needs to be monitored over the medium term.

During FY24, the latest being from the stake sale of 20% of Shriram Investments during Q4FY24 for ₹1,440 crore and 8.34% stake sale in Shriram Finance Ltd during Q1FY24 for ₹4,824 crore which has bolstered its liquidity. The profitability has been impacted due to incremental provisioning and higher operational cost due to expansion of the retail franchise. PEL had provisioning of 5.10% of overall asset under management (AUM) and 12.57% on

<sup>1</sup>Complete definition of the ratings assigned are available at [www.careedge.in](http://www.careedge.in) and other CARE Ratings Ltd.'s publications.

wholesale AUM (37.46% on Stage 2 and 3) respectively as on March 31, 2024, which provides comfort against future asset quality shocks.

The scale-up of the retail lending franchise and reducing the legacy wholesale portfolio while maintaining asset quality and capitalisation, improvement in profitability with stabilisation of credit cost and the ability of PEL to raise funds from diverse sources at competitive rates are the key rating monitorable.

CARE Ratings Limited (CARE Ratings) has taken note of PEL's board approval as on May 08, 2024, for a composite scheme of amalgamation whereby PEL (NBFC-ICC) would be reverse merged with its wholly owned subsidiary Piramal Capital & Housing Finance Limited (PCHFL). The merged entity would be renamed as Piramal Finance Ltd. Further, as PCHFL does not comply with the principle business criteria (PBC) applicable to housing finance companies (HFCs) as per the Master Direction –Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, PCHFL is now in process of submitting an application to the RBI for conversion of its HFC license to an NBFC-ICC license. Additionally, as per the RBI's (NBFC –Scale Based Regulation) Master Directions, 2023 (Scale Based Regulations), all NBFCs identified as upper layer NBFCs are mandatorily required to be listed within three years of being identified as such, since PCHFL is an upper-layer NBFC, it is required to be mandatorily listed by September 2025. The management estimates a timeline of around 9 to 12 months for completion of this transaction.

### **Rating sensitivities: Factors likely to lead to rating actions**

#### **Positive factors – Factors that could lead to positive rating action/upgrade:**

- Substantial reduction in exposure to the real estate segment in overall loan book/AUM.
- Sizeable reduction in concentration of group exposure in the wholesale lending book with increase in granularity on a sustained basis.
- Significant improvement in asset quality and profitability.

#### **Negative factors – Factors that could lead to negative rating action/downgrade:**

- Inability to reduce the exposure to real estate loans in the loan book on a sustained basis.
- Mismatch in asset liability maturities and challenges in raising long-term funding at competitive rates.
- Deterioration in asset quality with net non-performing asset (NNPA)/ net worth of over 10%.
- Increase in the overall gearing beyond 3.5x.

#### **Analytical approach:**

CARE Ratings has taken a consolidated view of PEL

#### **Outlook: Stable**

The "stable" outlook factors in the continuation of diversification and granularisation of overall portfolio and limited impact on the net worth base and capitalisation levels despite higher credit costs and moderation in profitability. CARE Ratings expects improvement in the financial performance post recognition of stress in wholesale portfolio and improvement in overall asset quality profile.

### **Detailed description of the key rating drivers:**

#### **Key strengths**

##### **Comfortable capitalisation and gearing levels**

Over the last five years, the Piramal group has raised a significant amount of equity capital which has significantly scaled up the consolidated net worth of PEL. During FY20 and FY21, PEL raised nearly ₹18,173 crore of capital through multiple channels including sale of 10% stake in Shriram Transport Finance Company Ltd (₹2,300 crore in June 2019), rights issue of equity shares (₹3,650 crore including promoter investment of ₹1,600 crore in January 2020), preferential allotment of equity shares to Caisse de dépôt et placement du Québec (CDPQ) (₹1,750 crore in December 2019), sale of its DRG business (₹6,750 crore in February 2020) and stake dilution by 20% in Piramal Pharma Limited (PPL; to which the pharmaceuticals business of the group was transferred in FY23) to the Carlyle group (₹3,523 crore in October 2020), which were used to deleverage the balance sheet and provide capital for

its financial services business. During FY23, the group demerged its pharmaceutical (pharma) business from PEL and PEL got converted into a non-banking finance company (NBFC) post receiving the license from RBI on July 21, 2022, and a majority of the net worth has been retained in PEL for financial services business post the restructuring of business. During FY24, PEL sold its entire 8.34% stake of Shriram Finance Limited for ₹4,824 crore and sold its entire 20% stake in Shriram investments for ₹1,440 crore. The stakes in other unlisted Shriram Group companies viz 20% stake in Shriram GI Holdings Private Limited and 20% in Shriram LI Holdings Private Limited, valued at approximately ₹1,700 crore, continues to be held by PEL.

PEL has a consolidated tangible net worth of ₹23,460 as on March 31, 2024, with an overall gearing of 2.28x (March 31, 2023: 1.72x) and total capital adequacy ratio (CAR) of 25.60% (March 31, 2023: 31%). PEL has strong fund-raising capability as demonstrated by multiple equity raise in the past. As the company plans to further reduce its wholesale 1.0 lending book and scale up its retail business, it is expected to see an increase in the gearing levels. CARE Ratings expects the consolidated gearing to remain under 3x over the medium term.

### **Strong and resourceful promoters along with experienced management team**

PEL is the holding company of the Piramal Group headed by the Chairman, Mr. Ajay Piramal. The promoter group has presence in diversified businesses like financial services through PEL, pharma (CDMO, Critical Care, OTC) through Piramal Pharma Ltd (PPL), and real estate development and consulting (through a separate company). The Board of Directors of PEL comprises eminent individuals from the industry providing their experience and governance to the group. The senior management team comprises of professionals heading various verticals with adequate and relevant experience in their respective fields.

The group has experience of lending in the real estate industry for over a decade and forayed into mortgage lending around five years back. The focus of the group has now shifted towards building the retail portfolio and rebuilding the wholesale portfolio going forward. The group has appointed Mr. Jairam Sridharan as the Managing Director (MD of PCHFL), to head its retail finance business which is expected to scale up in the medium term. He has over two decades of retail domain experience and specialises in setting up and scaling new businesses. The company has appointed Mr. Yesh Nadkarni as Head of Wholesale Lending. The group is in the process of building teams, systems and processes as it undertakes retail book expansion post-acquisition of DHFL.

### **Increase in retail lending in AUM mix**

PEL has been focusing on increasing the proportion of retail lending portfolio and acquisition of erstwhile Dewan Housing Finance Limited (DHFL) during FY23, helped it to acquire a sizeable retail lending book (largely affordable housing). PEL has been diversifying its retail book by launching new products, such as unsecured loans, small and medium enterprises (SME) credit, used vehicle financing, personal loans, etc. and have made partnerships with fintech and consumer tech firms to grow its retail financing business.

The AUM as on March 31, 2024, stood at ₹67,220 crore as against ₹63,989 crore as on March 31, 2023. The overall wholesale lending portfolio (legacy book and 2.0) has decreased from ₹31,845 crore constituting 49% of total AUM as on March 31, 2023, to ₹20,919 crore constituting 31% of total AUM as on March 31, 2024 while the proportion of retail lending portfolio increased to 69% of AUM as on March 31, 2024, from 50% of AUM as on March 31, 2023, as the company has increased disbursements in retail and resolved part of wholesale portfolio. Housing loans continue to be the major proportion at 33% of the total AUM (largely on the books of PCHFL), followed by secured MSME lending at 16% and unsecured loans contributing 17% as on March 31, 2024, with the proportion of other newly launched products remaining relatively small.

PEL is also expanding geographically by opening new branches to the already existing branches acquired from DHFL. Retail lending branches increased from 404 conventional branches and 120 microfinance branches in FY23 to 487 conventional branches and 194 microfinance branches in FY24. The retail portfolio is gaining traction as the disbursements have improved quarter-on-quarter post-acquisition of DHFL and have exceeded the run-off rate of the legacy DHFL retail loan book. The reduction of wholesale loans, especially real estate, also helped improve the AUM mix favorably.

The company is working on plans for reducing the proportion of its wholesale 1.0 portfolio by way of exiting and building a new relatively granular wholesale portfolio (wholesale 2.0).

## Key weaknesses

### Concentration risk with sizeable amount of wholesale loan portfolio continuing

The lending portfolio of PEL in the past has predominantly been wholesale with high concentration on the real estate segment. As a strategy, the group has planned to change the AUM mix by increasing the share of the retail book and reduce the wholesale book proportion. As on March 31, 2024, the wholesale book stood at 31% of the AUM declined from 50% as on March 31, 2023. The wholesale segment continues to be dominated by real estate exposures and Corporate Mid-Market Lending (CMML). Within the wholesale segment, the management has continuous aim to reduce the legacy wholesale book (Wholesale 1.0) consisting of real estate portfolio by refinancing and resolution of stressed assets especially the larger chunkier group exposures, the progress is slow as there has been few takers for large exposures.

The top group exposures continue to remain high on an absolute basis and is expected to take longer time to have it meaningfully reduced in the medium term. The management is building a new granular real estate portfolio with smaller ticket sizes targeting large and medium developers and a new corporate book (Wholesale 2.0) which is cashflow backed and has better capitalisation. Loans under Wholesale 2.0 would be extended to cashflow generating operating companies and not lending at holding company level. CARE Ratings continues to monitor PEL's ability to reduce the wholesale 1.0 book over near term.

### Moderate asset quality of wholesale and unseasoned retail book

The Gross Stage 3 assets on entire loan book stood at 2.4% (2.1% on AUM) as on March 31, 2024, as compared with 3.8% (3.2% on AUM) as on March 31, 2023. The total provisions stood at 5.1% on overall asset under management (AUM) vs 6.2% of AUM as on March 31, 2023. The asset quality of the retail segment continues to be comparatively better with lower delinquencies than wholesale. However, as the retail book has witnessed rapid growth in the recent past, the incremental book is largely unseasoned, and its performance needs to be monitored over the medium term.

The wholesale AUM reduced significantly during Q3FY24 and Q4FY24 as PEL wrote off stressed assets and undertook its sale through ARC and others. The wholesale Gross Stage 2 and Stage 3 assets represented 20.4% of wholesale AUM as on March 31, 2024, and provisions cover 37% of Gross Stage 2 and Stage 3 assets. Although, as per the management, the recognition of stress in the wholesale portfolio is largely over with adequate provisioning on the same, the focus is more on resolution of the stress portfolio. CARE Ratings would continue to monitor the asset quality and resolution of wholesale portfolio and incremental slippages from Stage 1.

The management has indicated that the stressed assets in the wholesale book have been largely recognised and staging is done and does not envisage any large slippages over the medium term. Furthermore, the company held provision coverage ratio of 5% as on March 31, 2024, which provides comfort.

However, the ability of the company to maintain healthy asset quality of its retail book and wholesale book (especially the Wholesale 1.0 which is being scaled down) as it scales going forward would remain a monitorable.

### Modest profitability due to high operating expense and credit cost

The consolidated interest income saw a modest decrease of 6% Y-o-Y to ₹7,314 crore in FY24, primarily driven by a decrease in wholesale AUM (amid ongoing reduction of the wholesale loan book and a shift in the loan book mix towards retail). The yield on AUM fell from 12.07% during FY23 to 11.15% during FY24. The change is due to an increase in the retail proportion having lower yields with simultaneous reduction of wholesale along with increase in non-yielding assets in overall AUM. The consolidated interest expenses for FY24 increased by 9% y-o-y to ₹4,344 crore from ₹3,994 crore in FY23 due to increase in cost of funds during the year. The average cost of borrowings for PEL increased from 7.6% during FY23 to 8.4% during FY24. The consolidated net interest income (calculated as 'Interest Income – Interest expense) decreased by 22% YoY to ₹2,970 crore.

The operating expenses (including fee and commission expenses) increased 67% y-o-y primarily due to expenses associated with expansion of the cost intensive retail lending branches from 404 conventional branches and 120 microfinance branches in FY23 to 487 conventional branches and 194 microfinance branches in FY24. Investments in building retail infrastructure like an increase in branch network and employee headcount have led to increase in the operating expenses. With an increase in book size, economies of scale will help taper this over time. Operating expenses also include goodwill written off by the company amounting to Rs.278 crore during Q1FY24. Further, it included impairment on investment property of ₹660 crore which was made during Q4FY24.

The net overall provisions reduced to ₹2,677 from ₹5,295 crore in FY23. Net overall provisions are primarily driven by gain from Shriram stake sale, net loss on de-recognition of assets, AIF write-offs as per RBI circular and write back of provisions. During Q4FY24, the company made additional management overlay for wholesale real estate book of ₹729 crore.

Net loss after tax (excluding profit from discontinued operations) for FY24 stood at ₹1,684 crore as compared with net profit after tax of ₹9,969 crore in FY23 due to exceptional gain of ₹8,066 crore in FY23 pertaining to demerger-related transaction and a one-time DTL reversal of ₹3,978 crore (related to the DHFL transaction).

#### **Ability to raise funds at competitive rates**

Majority of the borrowings of PEL are in the form of non-convertible debentures (NCD) instruments and the largest category of lenders are banks as on March 31, 2024, due to issues of NCDs to the lenders in satisfaction of their claims during DHFL acquisition. These NCDs helped PEL reduce its cost of borrowings, elongate the weighted average tenor of borrowings in addition to increasing the proportion of fixed rate of borrowing. Around 50% of its borrowings are on a fixed rate, whereas 38% of its assets are on fixed rate as on March 31, 2024. . However, PEL is currently relying more on bank borrowings than capital markets instruments for its incremental funding requirements. PEL has, in the past, refinanced its debt and lowered its average borrowing cost but its average borrowing cost is still higher than similarly rated NBFCs. The subsidiary of PEL, PCHFL, has raised external commercial borrowings (ECB) during Q1FY25, to further diversify its resource profile. The ability of PEL to raise long-term funds at competitive rates from varied sources to fund its incremental loan book as well as repay its debt is a key rating sensitivity.

#### **Liquidity:** Adequate

PEL on a consolidated basis had liquidity of ₹5,085 crore as on March 31, 2024, and on a standalone basis had liquidity of ₹1,847 crore as on March 31, 2024, and scheduled collections from the loan portfolio provides additional comfort. PEL had a cumulative surplus in all the maturity buckets as on March 31, 2024.

#### **Environment, social, and governance (ESG) risks**

- Climate strategies and emissions management.
- Adoption of the 5R waste hierarchy to manage resources including paper and e-waste, promoting responsible usage and disposal.
- Installation of sensor-based taps in corporate office washrooms and monitoring consumption to identify areas for improvement.
- Gender-neutral leave policy for primary caregivers, as well as a 'Parental Support Scheme' applicable to all employees.
- Introduction of second innings initiative which aims to reintroduce experienced female workers to the organisation who have previously taken a sabbatical from their professions.
- By leveraging different perspectives, experience, expertise, gender, and culture, the Board aims to maintain the company's competitive advantage and establish itself as a leading entity. PEL has a Board gender diversity of 36%.

#### **Applicable criteria**

[Consolidation](#)

[Definition of Default](#)

[Factoring Linkages Parent Sub JV Group](#)

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## About the company and industry

### Industry classification

Macro-Economic Indicator	Sector	Industry	Basic Industry
Financial Services	Financial Services	Finance	Non-Banking Finance Company (NBFC)

Incorporated in April 1947, Piramal Enterprises Limited (PEL) is a systemically important non-deposit taking non-banking financial company (NBFC), which got registered with the Reserve Bank of India (RBI) w.e.f. July 22, 2022. Under the scale-based regulations of the RBI, PEL is classified as NBFC – Middle Layer. PEL along with its 100% subsidiary, PCHFL (Piramal Capital & Housing Finance Limited) collectively called the group has presence across retail lending, wholesale lending, and fund-based platforms with a network of over 49 branches across 26 states/UTs. The group provides end-to-end financing solutions in both wholesale and retail funding opportunities across sectors, such as real estate and infrastructure, renewable energy, hospitality, logistics, industrials and auto components.

Within retail lending, through its multi-product platform, the group offers home loans (through PCHFL), loans for small businesses and loans for working capital to customers in affordable housing and mass affluent segments across tier-I, tier-II, and tier-III cities. Within wholesale lending, the business provides financing to real estate developers, as well as corporate clients in select sectors.

### PEL Consolidated Financials

Brief Financials (₹ crore)	31-03-2022 (A)	31-03-2023 (A)	31-03-2024 (A)
Total income	7,911	9,087	9,444
PAT	1,662.24	9,968.58	-1,683.53
Total assets	99,873	83,752	82,605
Net NPA (%)	1.60	1.93	0.80
ROTA (%)	-	10.86	-2.02

A: Audited UA: Unaudited; Note: these are latest available financial results

### PEL Standalone Financials

Brief Financials (₹ crore)	31-03-2022 (A)	31-03-2023 (A)	31-03-2024 (A)
Total income	2,396	4,796	2,938
PAT	964	14,333*	474
Total assets	33,331	33,104	29,806
Net NPA (%)		2.27^	0.14^
ROTA (%)		43.15	1.51

\*Includes an exceptional gain of ₹11,912 crore considering revaluation of Pharma assets before demerger

A: Audited UA: Unaudited; Note: these are latest available financial results

^Per NBFC Regulatory Disclosures

### PCHFL Standalone Financials

Brief Financials (₹ crore)	31-03-2022 (A)	31-03-2023 (A)	31-03-2024 (A)
Total income	6,105	6,650	6,712
PAT	526	-7,425	-1,911
Total assets	79,702	61,748	65,380
Net NPA (%)	1.16	1.87	NA
ROTA (%)	0.94	-11.32	-3.01

A: Audited UA: Unaudited; Note: 'the above results are latest financial results available'

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

**Any other information:** Not applicable

**Rating history for last three years:** Annexure-2



**Covenants of rated instrument / facility:** Annexure-3

**Complexity level of various instruments rated:** Annexure-4

**Lender details:** Annexure-5

**List of all the entities consolidated:** Annexure-6

**Annexure-1: Details of instruments/facilities**

Name of the Instrument	ISIN	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned along with Rating Outlook
Fund-based – LT/ST-Term loan	-	-	-	31-Mar-27	4,500.00	CARE AA; Stable / CARE A1+
Non-convertible debentures	INE140A07179	14-Jul-16	9.75%	14-Jul-26	35.00	CARE AA; Stable
Non-convertible debentures	INE140A07211	19-Jul-16	9.75%	17-Jul-26	5.00	CARE AA; Stable
Non-convertible debentures	INE140A07732	10-Mar-23	8.75%	29-May-26	100.00	CARE AA; Stable
Non-convertible debentures	INE140A07799	29-Feb-24	9.35%	27-Feb-26	150.00	CARE AA; Stable
Non-convertible debentures	INE140A07807	09-Jul-24	9.50%	07-Jul-34	30.00	CARE AA; Stable
Non-convertible debentures	Proposed	-	-		4,774.00	CARE AA; Stable
Non-convertible debentures	INE140A07740	03-Nov-23	9.05%	03-Nov-26	131.35	CARE AA; Stable
Non-convertible debentures	INE140A07757	03-Nov-23	9.00%	03-Nov-25	272.91	CARE AA; Stable
Non-convertible debentures	INE140A07765	03-Nov-23	9.20%	03-Nov-28	72.75	CARE AA; Stable
Non-convertible debentures	INE140A07773	03-Nov-23	9.35%	03-Nov-33	55.89	CARE AA; Stable
Non-convertible debentures - Public	Proposed	-	-		2,467.10	CARE AA; Stable
Market-linked debentures	INE140A07633	28-Jun-21	8.25%	28-Jun-23*	365.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07633	05-Jul-21	8.25%	28-Jun-23*	125.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07658	27-Sep-21	8.00%	27-Mar-24*	400.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07666	02-Mar-22	8.00%	02-Sep-24	125.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07666	28-Mar-22	8.00%	02-Sep-24	175.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07674	04-May-22	8.00%	04-Nov-24	100.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07682	24-May-22	8.00%	24-May-24*	100.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07682	15-Jul-22	8.00%	24-May-24*	70.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07682	02-Aug-22	8.00%	24-May-24*	75.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07690	20-Sep-22	8.00%	20-Sep-24	215.00	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07708	23-Sep-22	8.10%	23-May-25	50.30	CARE PP-MLD AA; Stable

Name of the Instrument	ISIN	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned along with Rating Outlook
Market-linked debentures	INE140A07708	09-Nov-22	8.10%	23-May-25	50.50	CARE PP-MLD AA; Stable
Market-linked debentures	INE140A07682	01-Dec-22	8.00%	24-May-24*	100.00	CARE PP-MLD AA; Stable
Market-linked debentures	Proposed		-	-	947.20	CARE PP-MLD AA; Stable
Inter-corporate deposit	Proposed	-	-	Upto 365 days	250.00	CARE A1+
Commercial paper	Proposed		-	7-365 days	4,183.50	CARE A1+
Commercial paper	INE140A141R9	04-Dec-23	8.55%	30-Sep-24	5.00	CARE A1+
Commercial paper	INE140A141Y5	15-Feb-24	9.15%	14-Nov-24	30.00	CARE A1+
Commercial paper	INE140A141Z2	21-Feb-24	9.10%	16-Aug-24	200.00	CARE A1+
Commercial paper	INE140A142A3	22-Feb-24	9.15%	23-Aug-24	20.00	CARE A1+
Commercial paper	INE140A142D7	06-Mar-24	9.25%	05-Mar-25	10.00	CARE A1+
Commercial paper	INE140A142F2	07-Mar-24	9.15%	13-Sep-24	20.00	CARE A1+
Commercial paper	INE140A142G0	12-Mar-24	9.25%	12-Mar-25	5.00	CARE A1+
Commercial paper	INE140A142H8	22-Mar-24	9.10%	19-Sep-24	30.00	CARE A1+
Commercial paper	INE140A142P1	12-Apr-24	8.90%	12-Sep-24	38.85	CARE A1+
Commercial paper	INE140A142R7	12-Apr-24	9.00%	12-Dec-24	39.75	CARE A1+
Commercial paper	INE140A142Q9	12-Apr-24	9.10%	13-Mar-25	33.85	CARE A1+
Commercial paper	INE140A142T3	16-Apr-24	9.05%	16-Apr-25	25.00	CARE A1+
Commercial paper	INE140A142V9	22-Apr-24	8.90%	13-Dec-24	10.00	CARE A1+
Commercial paper	INE140A142W7	25-Apr-24	8.85%	24-Oct-24	10.00	CARE A1+
Commercial paper	INE140A142X5	02-May-24	8.90%	25-Sep-24	5.40	CARE A1+
Commercial paper	INE140A142Q9	02-May-24	8.95%	13-Mar-25	40.00	CARE A1+
Commercial paper	INE140A142Y3	09-May-24	8.55%	08-Aug-24	10.00	CARE A1+
Commercial paper	INE140A142Z0	10-May-24	8.95%	28-Mar-25	10.00	CARE A1+
Commercial paper	INE140A143A1	10-May-24	8.85%	04-Nov-24	150.00	CARE A1+
Commercial paper	INE140A142F2	22-May-24	8.85%	13-Sep-24	100.00	CARE A1+
Commercial paper	INE140A143C7	24-May-24	8.85%	18-Nov-24	150.00	CARE A1+
Commercial paper	INE140A143B9	27-May-24	8.55%	26-Aug-24	10.00	CARE A1+
Commercial paper	INE140A143D5	27-May-24	9.25%	20-Mar-25	50.00	CARE A1+
Commercial paper	INE140A142P1	28-May-24	8.85%	12-Sep-24	80.00	CARE A1+
Commercial paper	INE140A142P1	28-May-24	8.85%	12-Sep-24	35.90	CARE A1+
Commercial paper	INE140A142R7	28-May-24	8.95%	12-Dec-24	81.75	CARE A1+
Commercial paper	INE140A142R7	28-May-24	8.95%	12-Dec-24	36.65	CARE A1+



Name of the Instrument	ISIN	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned along with Rating Outlook
Commercial paper	INE140A142V9	28-May-24	8.95%	13-Dec-24	30.00	CARE A1+
Commercial paper	INE140A142Q9	28-May-24	9.00%	13-Mar-25	83.55	CARE A1+
Commercial paper	INE140A142Q9	28-May-24	9.00%	13-Mar-25	46.05	CARE A1+
Commercial paper	INE140A142Q9	29-May-24	9.00%	13-Mar-25	5.00	CARE A1+
Commercial paper	INE140A143F0	29-May-24	8.55%	28-Aug-24	5.00	CARE A1+
Commercial paper	INE140A143G8	30-May-24	8.58%	29-Aug-24	25.00	CARE A1+
Commercial paper	INE140A143H6	06-Jun-24	8.75%	04-Dec-24	10.00	CARE A1+
Commercial paper	INE140A143I4	07-Jun-24	8.55%	05-Sep-24	10.00	CARE A1+
Commercial paper	INE140A143J2	07-Jun-24	8.62%	27-Aug-24	200.00	CARE A1+
Commercial paper	INE140A143K0	11-Jun-24	8.55%	10-Sep-24	5.00	CARE A1+
Commercial paper	INE140A143L8	14-Jun-24	8.75%	30-Oct-24	15.00	CARE A1+
Commercial paper	INE140A143L8	19-Jun-24	8.75%	30-Oct-24	20.00	CARE A1+
Commercial paper	INE140A143M6	25-Jun-24	8.75%	23-Sep-24	5.00	CARE A1+
Commercial paper	INE140A142P1	25-Jun-24	8.75%	12-Sep-24	7.10	CARE A1+
Commercial paper	INE140A143N4	05-Jul-24	8.75%	02-Jan-25	25.00	CARE A1+
Commercial paper	INE140A143O2	10-Jul-24	8.65%	27-Sep-24	50.00	CARE A1+
Commercial paper	INE140A143Q7	19-Jul-24	8.65%	06-Dec-24	10.00	CARE A1+
Commercial paper	INE140A143R5	22-Jul-24	8.65%	20-Nov-24	5.00	CARE A1+
Commercial paper	INE140A143S3	26-Jul-24	9.00%	24-Jul-25	10.00	CARE A1+
Commercial paper	INE140A143S3	26-Jul-24	9.00%	24-Jul-25	7.00	CARE A1+
Commercial paper	INE140A142R7	29-Jul-24	8.65%	12-Dec-24	5.65	CARE A1+

\*Instruments redeemed but not withdrawn

#### Annexure-2: Rating history of last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023	Date(s) and Rating(s) assigned in 2021-2022
1	Debentures-Non Convertible Debentures	LT	100.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Aug-23)	1)CARE AA; Stable (20-Dec-22)	1)CARE AA (CW with Developing Implications)

							2)CARE AA; Stable (08-Jul-22)  3)CARE AA (CW with Developing Implications) (06-Apr-22)	(11-Oct-21)
2	Commercial Paper- Commercial Paper (Standalone)	ST	5000.00	CARE A1+	-	1)CARE A1+ (03-Aug-23)	1)CARE A1+ (20-Dec-22) 2)CARE A1+ (08-Jul-22) 3)CARE A1+ (06-Apr-22)	1)CARE A1+ (11-Oct-21)
3	Fund-based - LT/ ST-Term loan	LT/ST	3500.00	CARE AA; Stable / CARE A1+	-	1)CARE AA; Stable / CARE A1+ (03-Aug-23)	1)CARE AA; Stable / CARE A1+ (20-Dec-22) 2)CARE AA; Stable (08-Jul-22) 3)CARE AA (CW with Developing Implications) (06-Apr-22)	1)CARE AA (CW with Developing Implications) (11-Oct-21)
4	Inter Corporate Deposit	ST	250.00	CARE A1+	-	1)CARE A1+ (03-Aug-23)	1)CARE A1+ (20-Dec-22) 2)CARE A1+ (08-Jul-22) 3)CARE A1+	1)CARE A1+ (11-Oct-21)

							(06-Apr-22)	
5	Commercial Paper-Commercial Paper (Standalone)	ST	1000.00	CARE A1+	-	1)CARE A1+ (03-Aug-23)	1)CARE A1+ (20-Dec-22) 2)CARE A1+ (08-Jul-22) 3)CARE A1+ (06-Apr-22)	1)CARE A1+ (11-Oct-21)
6	Fund-based - LT/ST-Term loan	LT/ST	1000.00	CARE AA; Stable / CARE A1+	-	1)CARE AA; Stable / CARE A1+ (03-Aug-23)	1)CARE AA; Stable / CARE A1+ (20-Dec-22) 2)CARE A1+ (08-Jul-22) 3)CARE A1+ (06-Apr-22)	1)CARE A1+ (11-Oct-21)
7	Debentures-Non Convertible Debentures	ST	-	-	-	-	1)Withdrawn (08-Jul-22) 2)CARE A1+ (06-Apr-22)	1)CARE A1+ (11-Oct-21)
8	Debentures-Non Convertible Debentures	LT	-	-	-	1)Withdrawn (03-Aug-23)	1)CARE AA; Stable (20-Dec-22) 2)CARE AA; Stable (08-Jul-22) 3)CARE AA (CW with Developing Implications)	1)CARE AA (CW with Developing Implications) (11-Oct-21)

							(06-Apr-22)	
9	Debentures-Non Convertible Debentures	LT	200.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Aug-23)	1)CARE AA; Stable (20-Dec-22) 2)CARE AA; Stable (08-Jul-22) 3)CARE AA (CW with Developing Implications) (06-Apr-22)	1)CARE AA (CW with Developing Implications) (11-Oct-21)
10	Debentures-Non Convertible Debentures	LT	334.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Aug-23)	1)CARE AA; Stable (20-Dec-22) 2)CARE AA; Stable (08-Jul-22) 3)CARE AA (CW with Developing Implications) (06-Apr-22)	1)CARE AA (CW with Developing Implications) (11-Oct-21)
11	Debentures-Market Linked Debentures	LT	898.00	CARE PP-MLD AA; Stable	-	1)CARE PP-MLD AA; Stable (03-Aug-23)	1)CARE PP-MLD AA; Stable (20-Dec-22) 2)CARE PP-MLD AA; Stable (08-Jul-22) 3)CARE PP-MLD AA (CW with Developing Implications) (06-Apr-22)	1)CARE PP-MLD AA (CW with Developing Implications) (11-Oct-21) 2)CARE PP-MLD AA (CW with Developing Implications) (17-Jun-21)

12	Debentures-Market Linked Debentures	LT	1000.00	CARE PP-MLD AA; Stable	-	1)CARE PP-MLD AA; Stable (03-Aug-23)	1)CARE PP-MLD AA; Stable (20-Dec-22) 2)CARE PP-MLD AA; Stable (08-Jul-22) 3)CARE PP-MLD AA (CW with Developing Implications) (06-Apr-22)	1)CARE PP-MLD AA (CW with Developing Implications) (11-Oct-21)
13	Debentures-Market Linked Debentures	LT	1000.00	CARE PP-MLD AA; Stable	-	1)CARE PP-MLD AA; Stable (03-Aug-23)	1)CARE PP-MLD AA; Stable (20-Dec-22) 2)CARE PP-MLD AA; Stable (08-Jul-22)	-
14	Debentures-Non Convertible Debentures	LT	460.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Aug-23)	1)CARE AA; Stable (20-Dec-22)	-
15	Debentures-Non Convertible Debentures	LT	3000.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Aug-23)	-	-
16	Debentures-Non Convertible Debentures	LT	4000.00	CARE AA; Stable	-	1)CARE AA; Stable (03-Aug-23)	-	-

LT: Long term; ST: Short term; LT/ST: Long term/Short term

### Annexure-3: Detailed explanation of covenants of the rated instruments/facilities – Not Available

### Annexure-4: Complexity level of various instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Commercial Paper-Commercial Paper (Standalone)	Simple
2	Debentures-Market Linked Debentures	Highly Complex
3	Debentures-Non Convertible Debentures	Simple
4	Fund-based - LT/ ST-Term loan	Simple

5	Inter Corporate Deposit	Simple
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**Annexure-5: Lender details**

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

**Annexure 6: Entities considered for consolidation as on March 31, 2024**

Sr. no.	Subsidiary	Extent of Consolidation	Rationale for consolidation
1	Piramal Capital & Housing Finance Limited	Full	Wholly-owned subsidiary
2	Asset Resurgence Mauritius Manager	Proportionate	Joint Venture
3	DHFL Advisory and Investment Private Limited	Full	Wholly-owned subsidiary
4	DHFL Changing Lives Foundation	Full	Wholly-owned subsidiary
5	DHFL Holdings Limited	Full	Wholly-owned subsidiary
6	DHFL Investments Limited	Full	Wholly-owned subsidiary
7	DHFL Ventures Trustee Company Private Limited	Moderate	Associate
8	India Resurgence ARC Private Limited	Proportionate	Joint Venture
9	India Resurgence Asset Management Business Private Limited	Proportionate	Joint Venture
10	INDIAREIT Investment Management Co.	Full	Wholly-owned subsidiary
11	PEL Finhold Private Limited	Full	Wholly-owned subsidiary
12	Piramal Alternatives Private Limited	Full	Wholly-owned subsidiary
13	Piramal Asset Management Private Limited, Singapore	Full	Wholly-owned subsidiary
14	Piramal Corporate Tower Private Limited (Formerly known as Piramal Consumer Products Private Limited)	Full	Wholly-owned subsidiary
15	Piramal Finance Sales & Services Private Limited	Full	Wholly-owned subsidiary
16	Piramal Fund Management Private Limited	Full	Wholly-owned subsidiary
17	Piramal Investment Advisory Services Private Limited	Full	Wholly-owned subsidiary
18	Piramal Payment Services Limited	Full	Wholly-owned subsidiary
19	Piramal Securities Limited	Full	Wholly-owned subsidiary
20	Piramal Systems & Technologies Private Limited	Full	Wholly-owned subsidiary
21	Piramal Technologies SA	Full	Wholly-owned subsidiary
22	Pramerica Life Insurance Limited	Proportionate	Joint Venture
23	Piramal Agastya Offices Private Limited (Formerly known as PRL Agastya Private Limited)	Full	Wholly-owned subsidiary
24	Shriram GI Holdings Private Limited	Moderate	Associate
25	Shriram LI Holdings Private Limited	Moderate	Associate
26	Virdis Infrastructure Investment Managers Private Limited	Full	Wholly-owned subsidiary

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



## Contact us

<b>Media Contact</b>  Mradul Mishra Director <b>CARE Ratings Limited</b> Phone: +91-22-6754 3596 E-mail: <a href="mailto:mradul.mishra@careedge.in">mradul.mishra@careedge.in</a>	<b>Analytical Contacts</b>  Sanjay Agarwal Senior Director <b>CARE Ratings Limited</b> Phone: 022- 6754 3500 / 582 E-mail: <a href="mailto:sanjay.agarwal@careedge.in">sanjay.agarwal@careedge.in</a>
<b>Relationship Contact</b>  Pradeep Kumar V Senior Director <b>CARE Ratings Limited</b> Phone: 914428501001 E-mail: <a href="mailto:pradeep.kumar@careedge.in">pradeep.kumar@careedge.in</a>	Vineet Jain Senior Director <b>CARE Ratings Limited</b> Phone: 912267543623 E-mail: <a href="mailto:vineet.jain@careedge.in">vineet.jain@careedge.in</a>
	Akansha Manohar Jain Assistant Director <b>CARE Ratings Limited</b> Phone: 91226754410 E-mail: <a href="mailto:akansha.jain@careedge.in">akansha.jain@careedge.in</a>

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