

## Piramal Enterprises Limited

October 04, 2024

Facilities / Instruments	Amount (₹ crore)	Rating <sup>1</sup>	Rating Action
Long-term / Short-term bank facilities	4,500.00	CARE AA; Stable / CARE A1+	Reaffirmed
Non-convertible debentures	3,000.00	CARE AA; Stable	Reaffirmed
Non-convertible debentures	4,000.00	CARE 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
Market-linked debentures	-	-	Withdrawn
Market-linked debentures	363.00 (Reduced from 1,000.00)	CARE PP-MLD AA; Stable	Reaffirmed
Market-linked debentures	1,000.00	CARE PP-MLD 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 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 (June 30, 2024: ₹23,151 crore) and demonstrated financial flexibility through fund raising by diversified sources.

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 legacy wholesale book (wholesale 1.0), largely comprising real estate. In FY24, the proportion of retail loan book increased and stood at 70% of asset under management (AUM) as on March 31, 2024, compared to 50% of AUM as on March 31, 2023. As on June 30, 2024, the retail loan book grew further and stood at 72% of the AUM. The company is building its wholesale lending book (wholesale 2.0), which has relatively lower ticket size and focus across 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, compared to 4% of AUM as on March 31, 2023, which further rose to 10% of the AUM as on June 30, 2024. Ratings remain constrained considering sector concentration within Wholesale 1.0, which is dominated by real estate loans having large ticket-size, and includes Security Receipts, Land Receivables, AIF.

The asset quality parameters remain moderate in FY24 and Q1FY25 with improvement in the last year as PEL reduced in the wholesale 1.0 book through sale to asset reconstruction companies (ARC), exit through recoveries and other means. As on June 30, 2024, ~29% of wholesale 1.0 book continues to be in Stage 2 & Stage 3, 44% of wholesale 1.0 book were in form of Security Receipts, Land Receivables, AIF and balance 27% of wholesale 1.0 book stood in Stage 1. Consolidated Gross stage 3 of the company stood at 2.40% as on March 31, 2024 (2.70% as on June 30, 2024), as against 3.76% as on March 31, 2023. The retail book grew rapidly in the recent past and is largely unseasoned, and its performance needs to be monitored in the medium term.

Scaling up of retail lending franchise, reducing wholesale 1.0 portfolio while maintaining asset quality and capitalisation, improving profitability with stabilisation of credit cost and PEL's ability 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

<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.

Piramal Capital & Housing Finance Limited (PCHFL). The merged entity would be renamed as Piramal Finance Limited. As PCHFL does not comply with the principal business criteria (PBC) applicable to housing finance companies (HFCs) 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. Following the Board approval, the scheme has been filed with the stock exchanges in Q1FY25. 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 ~9-12 months for completing this transaction.

CARE Ratings has withdrawn ratings assigned to one mandate of market-linked debentures, since it was matured and redeemed, is in line with CARE Ratings' withdrawal policy.

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

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

- Significant improvement in asset quality on a sustained basis
- Improvement in the scale of operations along with improvement in the profitability indicators, with a consolidated return on total assets (ROTA) of more than 3% on a sustained basis.

#### **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 net gearing beyond 3.5x.

#### **Analytical approach:**

CARE Ratings has taken a consolidated view of PEL. Subsidiaries considered for consolidated are listed under Annexure 6.

#### **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 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 majority of the net worth has been retained in PEL for financial services business post the restructuring. 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 liquidity of the company bolstered in FY24 mainly account of these stake sales. 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 ₹23,151 crore as on June 30, 2024 ( March 31, 2024: ₹23,460 crore), with an overall gearing of 2.37x (March31, 2024: 2.28x) and total capital adequacy ratio (CAR) of 24.40% as on June 30,2024 (March 31, 2024: 25.60%). 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 net gearing to remain under 3.5x 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 during the last five years. The focus of the group has now shifted towards building the retail portfolio and rebuilding the wholesale portfolio. Mr. Jairam Sridharan, Managing Director, heads the Retail Lending business and has over two decades of retail domain experience and specializes in setting up and scaling new businesses. Mr. Yesh Nadkarni, CEO Wholesale Lending, has over two decades of investing experience across debt, equity and special situations. 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). During FY24, 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, stood at ₹67,220 crore as on March 31, 2024 (June 30, 2024: ₹70,576 crore) as against ₹63,989 crore as on March 31, 2023. The overall wholesale lending portfolio (1.0 and 2.0) has decreased from ₹31,845 crore constituting 49% of total AUM as on March 31, 2023, to ₹20,919 crore constituting 30% of total AUM as on March 31, 2024 (June 30, 2024: ₹20,046 crore viz. 28% of total AUM) while the proportion of retail lending portfolio increased to 70% of AUM as on March 31, 2024 (June 30, 2024: 72%), 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 32% of the total AUM (largely on the books of PCHFL), followed by secured MSME lending at 16% and unsecured loans contributing 16% as on June 30, 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 501 conventional branches and 210 microfinance branches in Q1FY25. 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 1.0 book also helped improve the AUM mix favorably.

### **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 current strategy, the group has planned to change the AUM mix by focusing on building a granular wholesale 2.0 book which continues to be dominated by new real estate exposures with smaller ticket sizes targeting large and medium developers and new Corporate Mid-Market Lending (CMML) 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. Within the wholesale 1.0 segment, management has continuous aim to reduce the book consisting of real estate portfolio by refinancing and resolution of stressed assets especially the larger chunkier group exposures. Currently, as on June 30, 2024, wholesale 1.0 stands at ₹12,975 crore as compared to ₹14,572 crore as on Mar 31, 2024 and ₹29,053 crore as on March 31, 2023.

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

The Gross stage 3 assets on entire loan book stood at 2.7% as on June 30, 2024, as compared with at 2.4% as on March 31, 2024 (March 31, 2023: 3.8%). As on March 31, 2024, PEL had provisioning of 5.10% of overall asset under management (AUM) (4.40% as on June 30, 2024), and 12.57% provisioning on wholesale AUM (10.68% as on June 30, 2024), which provides comfort against future asset quality shocks.

The asset quality of the retail segment continues to be comparatively better with lower delinquencies than wholesale, As on Mar 31, 2024, Stage 3 for retail AUM book stood at 1.2%, although has been marginal uptick in the delinquencies majorly in the unsecured segment during Q1FY25, , As the retail book has witnessed rapid growth in the recent past, 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 1.0 and 2.0 gross stage 2 and stage 3 assets represented 18.83% of wholesale AUM as on June 30, 2024, and provisions cover of 37% for 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 of overall AUM and resolution of wholesale 1.0 portfolio and incremental slippages from Stage 1.

The management has indicated that the stressed assets in the wholesale book have been largely recognised and does not envisage any large slippages over the medium term. Furthermore, the company held total provision coverage ratio of 4.4% on its overall AUM as on June 30, 2024, which provides comfort.

However, the ability of the company to maintain healthy asset quality of its retail book and wholesale 2.0 book as it scales along with any further stress from the wholesale 1.0 which is being scaled down, would remain 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 as compared with ₹7,799 crore for FY23, 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, change is due to an increase in the retail proportion having lower yields with simultaneous reduction of wholesale along with increase in non-yielding wholesale book assets in overall AUM. 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 consolidated net interest income (calculated as 'Interest Income – Interest expense) decreased by 22% YoY to ₹2,970 crore in FY24. The average cost of borrowings for PEL increased from 7.6% during FY23 to 8.4% during FY24 on account of rising interest rates scenario. 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 an increase in the operating expenses. With an increase in book size, economies of scale will help taper this over time. Further during Q4FY24, the company made additional management overlay for wholesale real estate book of ₹729 crore. The net overall provisions/credit cost reduced to ₹2,677 in FY24 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. Net loss after tax for FY24 stood at ₹1,684 crore due to higher provisioning/written off done for wholesale 1.0 book as compared with net profit after tax of ₹9,969 crore in FY23 due to exceptional gain of ₹8,066 crore pertaining to demerger-related transaction and a one-time Deferred Tax Liability (DTL) reversal of ₹3,978 crore (related to the DHFL transaction).

Consolidated net interest income for quarter ending Q1FY25 stood at ₹732 crore as compared with ₹734 crore for Q4FY24. The operating expenses (including fee and commission expenses) decreased 51% y-o-y primarily due to one-time impairment of investment property during Q4FY24 of ₹660 crore. Total branches stood at 501 conventional branches and 210 microfinance branches during Q1FY25. Net profit after tax for quarter ending June 30, 2024, stood at ₹182 crore as compared with ₹137 crore for Q4FY24.

### **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 high. The subsidiary of PEL, PCHFL, has raised external commercial borrowings (ECB) during Q1FY25 of \$100 Mn and dollar bond during Q2FY25 of \$300 Mn, 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 ₹6,247 crore as on March 31, 2024, and on a standalone basis had liquidity of ₹1,852 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. Also, PEL on a consolidated basis had liquidity of ₹5,803 crore as on June 30, 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](#)

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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 collectively called the group has presence across retail lending, wholesale lending, and fund-based platforms. The group provides end-to-end financing solutions in both wholesale and retail funding opportunities across sectors.

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 under corporate mid-market lending.

#### PEL Consolidated Financials

Brief Financials (₹ crore)	31-03-2022 (A)	31-03-2023 (A)	31-03-2024 (A)	30-06-2024 (UA)
Total income	7,910.89	9,087.30	9,444.38	2,145
PAT	1,662.24	9,968.58	-1,683.53	181.48
Total assets	99,872.91	83,752.16	82,605.00	NA
Net NPA (%)	1.60	1.93	0.80	1.10
ROTA (%)	-	10.86	-2.02	NA

A: Audited UA: Unaudited; Note: these are latest available financial results; NA: Not available

#### PEL Standalone Financials

Brief Financials (₹ crore)	31-03-2022 (A)	31-03-2023 (A)	31-03-2024 (A)	30-06-2024 (UA)
Total income	2,396	4,796	2,938	545
PAT	964	14,333*	474	228
Total assets	33,331	33,104	29,806	NA
ROTA (%)		43.15	1.51	NA

\* 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; NA: Not available

#### PCHFL Standalone Financials

Brief Financials (₹ crore)	31-03-2022 (A)	31-03-2023 (A)	31-03-2024 (A)	30-06-2024 (UA)
Total income	6,105	6,650	6,712	1546
PAT	526	-7,425	-1,911	37
Total assets	79,702	61,748	65,380	NA
ROTA (%)	0.94	-11.32	-3.01	NA

A: Audited UA: Unaudited; Note: these are latest available financial results NA: Not available

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

**Any other information:** Not applicable

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

**Detailed explanation of covenants of rated instrument / facility:** Annexure-3

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

**Lender details:** Annexure-5

**List of 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	INE140A07807	27-Aug-24	9.50%	07-Jul-34	50.00	CARE AA; Stable
Non-convertible debentures	Proposed	-	-	-	4,724.00	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	-	Withdrawn*
Market-linked debentures	INE140A07633	05-Jul-21	8.25%	28-Jun-23	-	Withdrawn*
Market-linked debentures	INE140A07658	27-Sep-21	8.00%	27-Mar-24	-	Withdrawn*
Market-linked debentures	INE140A07666	02-Mar-22	8.00%	02-Sep-24	-	Withdrawn*
Market-linked debentures	INE140A07666	28-Mar-22	8.00%	02-Sep-24	-	Withdrawn*
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	-	Withdrawn*
Market-linked debentures	INE140A07682	15-Jul-22	8.00%	24-May-24	-	Withdrawn*
Market-linked debentures	INE140A07682	02-Aug-22	8.00%	24-May-24	-	Withdrawn*
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
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	-	Withdrawn*

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	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	4,063.50	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	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	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	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+
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+



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	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	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	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+
Commercial paper	INE140A143T1	08-Aug-24	8.75%	06-Feb-25	10.00	CARE A1+
Commercial paper	INE140A143U9	08-Aug-24	8.65%	07-Nov-24	10.00	CARE A1+
Commercial paper	INE140A143V7	12-Aug-24	8.75%	10-Feb-25	5.00	CARE A1+
Commercial paper	INE140A143W5	14-Aug-24	8.75%	11-Nov-24	75.00	CARE A1+
Commercial paper	INE140A143W5	16-Aug-24	8.75%	11-Nov-24	50.00	CARE A1+
Commercial paper	INE140A142V9	16-Aug-24	8.80%	13-Dec-24	25.00	CARE A1+
Commercial paper	INE140A142V9	16-Aug-24	8.80%	13-Dec-24	25.00	CARE A1+
Commercial paper	INE140A143R5	22-Aug-24	8.75%	20-Nov-24	100.00	CARE A1+
Commercial paper	INE140A143X3	22-Aug-24	8.75%	21-Nov-24	100.00	CARE A1+
Commercial paper	INE140A143Y1	23-Aug-24	8.75%	22-Nov-24	100.00	CARE A1+
Commercial paper	INE140A143Z8	23-Aug-24	8.75%	20-Feb-25	10.00	CARE A1+
Commercial paper	INE140A143Z8	23-Aug-24	8.75%	20-Feb-25	25.00	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	INE140A143X3	23-Aug-24	8.75%	21-Nov-24	25.00	CARE A1+
Commercial paper	INE140A143E3	28-Aug-24	8.55%	25-Nov-24	5.00	CARE A1+
Commercial paper	INE140A144A9	28-Aug-24	8.75%	26-Nov-24	25.00	CARE A1+

\*Withdrawn considering redemption

### 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 (01-Aug-24)	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)
2	Commercial Paper- Commercial Paper (Standalone)	ST	5000.00	CARE A1+	1)CARE A1+ (01-Aug-24)	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;	1)CARE AA;	1)CARE AA; Stable	1)CARE AA; Stable	1)CARE AA (CW with

				Stable / CARE A1+	Stable / CARE A1+ (01-Aug-24)	/ CARE A1+ (03-Aug-23)	/ CARE A1+ (20-Dec-22) 2)CARE AA; Stable (08-Jul-22) 3)CARE AA (CW with Developing Implications) (06-Apr-22)	Developing Implications) (11-Oct-21)
4	Inter Corporate Deposit	ST	250.00	CARE A1+	1)CARE A1+ (01-Aug-24)	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)
5	Commercial Paper- Commercial Paper (Standalone)	ST	1000.00	CARE A1+	1)CARE A1+ (01-Aug-24)	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+ (01-Aug-24)	1)CARE AA; Stable / CARE A1+ (03-Aug-23)	1)CARE AA; Stable / CARE A1+ (20-Dec-22) 2)CARE A1+ (08-Jul-22)	1)CARE A1+ (11-Oct-21)

							3)CARE A1+ (06-Apr-22)	
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) (06-Apr-22)	1)CARE AA (CW with Developing Implications) (11-Oct-21)
9	Debentures-Non Convertible Debentures	LT	200.00	CARE AA; Stable	1)CARE AA; Stable (01-Aug-24)	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 (01-Aug-24)	1)CARE AA; Stable (03-Aug-23)	1)CARE AA; Stable (20-Dec-22) 2)CARE AA; Stable (08-Jul-22)	1)CARE AA (CW with Developing Implications) (11-Oct-21)

							3)CARE AA (CW with Developing Implications) (06-Apr-22)	
11	Debentures-Market Linked Debentures	LT	-	-	1)CARE PP-MLD AA; Stable (01-Aug-24)	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	363.00	CARE PP-MLD AA; Stable	1)CARE PP-MLD AA; Stable (01-Aug-24)	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 (01-Aug-24)	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 (01-Aug- 24)	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 (01-Aug- 24)	1)CARE AA; Stable (03-Aug- 23)	-	-
16	Debentures-Non Convertible Debentures	LT	4000.00	CARE AA; Stable	1)CARE AA; Stable (01-Aug- 24)	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 rated instruments/facilities – Not applicable

### Annexure-4: Complexity level of 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

### Annexure-5: Lender details

To view 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

Sr. no.	Subsidiary	Extent of Consolidation (%)	Rationale for consolidation
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 for any clarifications.

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