

Elpro International Limited

April 02, 2026

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long-term bank facilities	377.60 (Reduced from 377.64)	CARE A-; Stable	Reaffirmed

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

Reaffirmation in the rating assigned to bank facilities of Elpro International Limited (EIL) factors in improvement in occupancy level in retail mall and consequent positive impact on financial performance in the ensuing quarters and sustained near full occupancy in business park. The rating further notes the healthy investment portfolio of the company.

The rating continues to derive strength from established promoter group with presence across diverse business verticals, favourable location of properties, diversified tenant profile comprising reputed tenants/brands, comfortable capital structure and debt protection metrics, and presence of escrow mechanism and debt service reserve account (DSRA).

However, the rating is constrained by risk of non-renewal of lease agreements and inherent risk associated with cyclical real estate industry.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Improving total debt [excluding loan against shares (LAS)] to earnings before interest, tax, depreciation, and amortisation (EBITDA) to below 3.5x, on a sustained basis.
- Improvement in cash coverage ratio (CCR) above 1.50x on a sustained basis.

Negative factors

- Significant delay in receipt of lease rentals on continuous basis.
- Non-renewal of expiring lease contracts leading to moderation in occupancy (< 75%) and cash coverage indicators.
- Any further substantial support given to subsidiary/group companies resulting in moderation in liquidity profile/ debt protection metrics.

Analytical approach: Standalone

Outlook: Stable

Given healthy occupancy in both properties (business park and the retail mall) and reputed tenant/brands profile, it is expected that the company will maintain occupancy at current level with timely rent escalation as anticipated leading to steady financial risk profile and continued healthy investment portfolio in ensuing years.

Detailed description of key rating drivers:

Key strengths

Healthy occupancy level and reputed tenant/brands profile

The company derives its rental income from two commercial properties, One Elpro Business Park (Business Park) and Elpro City Square Mall (Mall).

The Mall became operational in June 2019 and is spread across a leasable area of ~5.33 lakh sq. ft., including parking facilities for over 700 vehicles. Of the total area, ~1.66 lakh sq. ft. has been sold, with the balance available for lease. The mall has witnessed an improvement in occupancy, increasing from ~90% as on March 20, 2025, to ~98% as on December 31, 2025. The leased area stood at ~3.58 lakh sq. ft. as on December 31, 2025 (PY: 3.34 lakh sq. ft.).

¹Complete definition of ratings assigned are available at www.careratings.com and other CARE Ratings Limited's publications.

The tenant profile comprises established retail brands such as PVR Inox, Shoppers Stop Limited, Westside, and Lloyds, among others. The top 10 tenants account for ~18% of the leased area, indicating adequate tenant diversification.

Lease arrangements are typically structured as leave and license agreements for a tenure of five years, with a rent escalation clause of ~15% every three years, providing visibility to revenue growth.

The mall generates a monthly rental income of ~₹4.73 crore (excluding CAM) against a monthly debt obligation of ~₹2.65 crore, resulting in an adequate cash flow cushion.

The Business Park comprises a leasable area of ~5.62 lakh sq. ft. and has been operational for over two decades. The asset continues to maintain near-full occupancy (~99.47%), reflecting its established operational track record and stable tenant demand. The tenant profile includes reputed corporates such as Varroc Engineering Limited, Filt Red India Technologies Private Limited, Mahle Engineering Services Private Limited (part of the Germany-based MAHLE group), Hind Charity Trust, and Napino Auto and Electronics Limited, among others. The top 10 tenants account for ~57% of the leased area, indicating moderate-to-high tenant concentration risk. Lease contracts provide for rent escalation of 5% annually or 15% every three years, supporting steady growth in rental income.

The Business Park generates a monthly rental income of ~₹2.97 crore (excluding CAM) against a repayment obligation of ~₹1.22 crore, indicating a comfortable debt servicing position. The company has added a third floor in the business park with a leasable area of ~0.24 lakh sq. ft., of which ~0.19 lakh sq. ft. has been leased to Carl Zeiss India Private Limited and Atlas Copco (India) Private Limited from March 2026. The rental income from these tenants is expected to accrue from April 2026 onwards, providing incremental support to cash flows.

Healthy investment portfolio

The company has healthy investment portfolio marked by investment having market value of ~₹2,365 crore as on December 31, 2025. Out of ₹2,365 crore, ₹1,241 crore is invested in listed equities, ₹615 crore in unlisted equities and ₹509 crore in AIF/ Liquid funds. As on December 31, 2025, the company has availed LAS of ~₹596 crore (sanction limit of ₹1,135 crore) from non-banking financial companies (NBFCs). Although the security cover is 2x, it has already pledged listed, unlisted equities and AIF/Liquid funds having market value of ~₹1,851 crore. However, the management has articulated that the availment of LAS will range between ₹600 and ₹650 crore in near term. The available security excluding already pledged will be ~₹514 crore as on December 31, 2025.

EIL is servicing its interest obligation of LAS mainly through interest income from inter-corporate deposit (ICD), dividend income and realised gain on sale of investment.

Established promoter group with presence across diverse business verticals

Promoted by the Dabriwala family, EIL has been in the real estate development industry for over two decades. The first generation of the family owned Raniganj coal mines till its nationalisation in 1960s. The second generation (Late R.K. Dabriwala) ventured into manufacturing industry with— EIL (which was primarily into manufacturing power distribution equipment, such as surge arrestors, and varistors, among others) and International Conveyors Limited (rated 'CARE BBB-; Stable/ CARE A3'), which is engaged in manufacturing conveyor belts for underground mining. In the late 1990s, the third generation of the family, Surbhit Dabriwala, divested the company's operational profile by entering real estate development industry and also entered a joint venture (JV) with MetLife for insurance business with ~30% stake, which was later diluted when PNB became a part of the JV over the years.

Favourable location of properties

The company owns 40 acres of land in the Pimpri-Chinchwad area (automotive hub) of Pune. In its first phase of development in 2007, the company completed its maiden project 'Elpro Vision Exchange'. Subsequently, the company completed another three projects 'Elpro Metropolis', 'Elpro Business Bay', and '1Elpro Park' collectively referred as One Elpro Park (OEP). It comprises industrial sheds and the state-of-the-art infrastructure catering mainly to automotive engineering companies for setting up their R&D facilities at this business park. In June 2019, the company commissioned its mall – 'Elpro City Square Mall', in the heart of the Pimpri Chinchwad Municipal Corporation (PCMC) spread across 8 lakh square feet with parking facility for over 4000 vehicles. The mall accommodates over 100 outlets of brands across different categories. The mall also houses eight reputed fine dining chains and a multiplex, an entertainment zone, and a first of its kind auditorium-in-a-mall with a seating capacity of over 650 people. The properties are well connected with the International Airport, Pune's business centres, and residential areas in the vicinity.

Comfortable capital structure and debt protection metrics

The company's capital structure remains comfortable, though with some moderation during the year. Overall gearing increased to ~0.48x as on March 31, 2025, from ~0.24x as on March 31, 2024, primarily considering a significant increase in LAS, which increased from ~₹163.20 crore as on March 31, 2024 to ~₹612.64 crore as on March 31, 2025.

As on December 31, 2025, the company had total outstanding debt of ~₹974 crore, comprising lease rental discounting (LRD) debt and drop line overdraft facility (DLOD) of ~₹378 crore, and LAS of ~₹596 crore (against a sanctioned limit of ~₹1,135 crore). This is supported by a strong net worth base of ~₹1,986 crore and investments with an aggregate market value of ~₹2,365 crore, providing additional financial flexibility.

In September 2025, the company availed incremental LRD debt of ~₹75 crore. Despite the increase in borrowings, the debt protection metrics are expected to remain adequate, supported by stable rental income and high occupancy levels across assets. The average cash coverage ratio (CCR) is projected to remain satisfactory at ~1.33x over FY26-FY28.

Key credit metrics for LRD debt and DLOD (excluding LAS) continue to remain comfortable, with loan-to-value (LTV) stood at ~35%, debt (excluding LAS) to EBITDA at ~4.67x and debt to rental income (excluding CAM) stood at ~3.77x.

Overall, the company's comfortable leverage, strong asset backing, and stable cash flow generation support its debt servicing ability, although the increased reliance on LAS remains a key monitorable factor.

EIL has provided loans and advances to its wholly owned subsidiary (Ultra Sigma Pvt Ltd, Elpro Realty Private Limited, Fortune Capital Holding Pvt Ltd and Eduspace Services Pvt Ltd.) and associate company (Dabri Properties and Trading Co. Pvt Ltd) and holding company (IGE India Private Limited) to the tune of ₹231.19 crore (12% of net worth) as on December 31, 2025, compared to ₹193.77 crore (10% of net worth) as on March 31, 2025. Major exposure provided to two entities - Elpro Realty Private Limited to the tune of ₹148.28 crore (derives rental income from leasing of commercial real estate and commodity trading) and ₹46.62 crore in Eduspace Services Pvt Ltd. (derives rental income from leasing a school property).

Presence of escrow and DSRA

EIL raises monthly invoices for lease rentals in the first week of every month for both – mall and business park while debt obligations (incl. principal and interest) fall due by 15th of every month reducing the risk of mismatch in the cash flows from operations to a certain extent. Per the term of sanction, EIL shall deposit the lease rental income and receipts of car parking charges, fit-out charges and common area maintenance, among others, in the escrow account which shall be first utilised towards payment for taxes and statutory payments, interest and principal repayment of LRD loan and then towards followed by payment of operational, administrative and maintenance expenses. EIL is required to maintain DSRA equivalent to ensuing three months principal and interest repayment. As on December 31, 2025, the o/s balance of DSRA stood at ₹9.78 crore for the retail mall and ₹4.05 crore for OEP.

Key weaknesses

Risk of non-renewal of expiring lease agreements

EIL is exposed to lease termination risk as lessee has a right to terminate the lease after expiry of lock-in-period by giving prior notice period. EIL is also exposed to the risk of non-renewal of lease agreements as lock-in period of most of lease agreements expired. As on December 31, 2025, the weighted average lease expiry (WALE) for top 10 tenants stood at 61 months and is shorter than the average maturity of LRD loan of 141 months. However, CareEdge Ratings notes that most of the tenants have invested in the furnishing and maintenance of the premises which reduces the risk of non-renewal. The property is at Pimpri-Chinchwad area (automotive hub) of Pune and has limited competition in retail mall segment in its vicinity of 5 to 7 km, hence, new tenant can be easily found mitigating non-renewal risk to certain extent.

Inherent risk associated with cyclical real estate industry

The company is exposed to the cyclical nature associated with the real estate sector, which has direct linkage with general macroeconomic scenario, interest rates and level of disposable income available with individuals. Rental collection remains susceptible to economic downturns, which may constrain the tenant's business risk profile, and therefore, limit occupancy and rental rates. The emergence of competing facilities in the vicinity could cannibalise tenants or rental rates. This could adversely impact cash flow, and hence, will be monitorable.

Liquidity: Adequate

The liquidity position is adequate and sufficient to meet debt repayment obligations in FY26. As on December 31, 2025, the average monthly rental income from the mall is ₹4.73 crore (excluding CAM) against repayment obligation of ₹2.65 crore, whereas

the average monthly income from business park is ₹2.97 crore against repayment obligation of ₹1.22 crore. As on December 31, 2025, the o/s balance of DSRA stood at ₹9.78 crore for retail mall and ₹4.05 crore for business park (equivalent to three months' debt repayment obligations) aggregating ₹13.83 crore.

As on December 31, 2025, out of investment of ₹2,365 crore, ₹1,241 crore is invested in listed equities, ₹615 crore in unlisted equities and ₹509 crore in AIF/ Liquid funds. the company has availed LAS of ~₹596 crore (sanction limit of ₹1,135 crore) from NBFCs. Although the security cover is 2x, it has already pledged listed, unlisted equities and AIF/Liquid funds having market value of ~₹1,851 crore. However, the management has maintained that it will avail LAS between ₹600 crore and ₹650 crore in the near term.

Applicable criteria

[Definition of Default](#)

[Liquidity Analysis of Non-financial sector entities](#)

[Rating Outlook and Rating Watch](#)

[Financial Ratios – Non-financial Sector](#)

[Rating methodology for Debt backed by lease rentals](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer discretionary	Realty	Realty	Real estate related services

EIL was incorporated in July 1962 as a public limited company, in technical and financial collaboration with General Electric, USA ("GE"). Headquartered in Pune, its operations included manufacturing and distributing power distribution equipment such as Surge Arresters and Disconnecting Switches (Isolators), with manufacturing set-up in Pimpri-Chinchwad area, near Pune. In the last years, the company has divested its Isolator set-up in Hyderabad to Siemens Ltd and has scaled down its operations in Pune and has ventured into real estate development of the 40 acres of land in Pimpri-Chinchwad area owned by it, in phases. Currently, 99.47% of the total leasable area is leased out in business park and 98% of the total leasable area in mall.

Brief Financials (₹ crore)	March 31, 2024 (A)	March 31, 2025 (A)	9MFY26 (UA)
Total operating income	112.18	208.89	109.35
PBILDT*	62.61	71.34	57.94
Profit after tax (PAT)	46.57	37.78	27.78
Overall gearing (x)	0.24	0.48	0.49
Interest coverage (x)	2.48	1.14	0.82

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

*PBILDT: Profit before interest, lease rentals, depreciation, and tax

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

Annexure-1: Details of instruments/facilities

Name of the Instrument	ISIN	Date of Issuance (DD-MM-YYYY)	Coupon Rate (%)	Maturity Date (DD-MM-YYYY)	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Fund-based - LT-Term Loan	-	-	-	15-09-2035	198.97	CARE A-; Stable
Fund-based - LT-Working Capital Limits	-	-	-	-	178.63	CARE A-; Stable

Annexure-2: Rating history for 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 2025-2026	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
1	Fund-based - LT-Term Loan	LT	198.97	CARE A-; Stable	1)CARE A-; Stable (04-Apr-25)	1)CARE BBB+; Stable (02-Apr-24)	-	-
2	Fund-based - LT-Working Capital Limits	LT	178.63	CARE A-; Stable	1)CARE A-; Stable (04-Apr-25)	1)CARE BBB+; Stable (02-Apr-24)	-	-

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

Annexure-3: Detailed explanation of covenants of rated instruments/facilities: NA**Annexure-4: Complexity level of instruments rated**

Sr. No.	Name of the Instrument	Complexity Level
1	Fund-based - LT-Term Loan	Simple
2	Fund-based - LT-Working Capital Limits	Simple

Annexure-5: Lender details

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

Note on complexity levels of rated instruments: CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

Contact us

<p>Media Contact</p> <p>Mradul Mishra Director CARE Ratings Limited Phone: +91-22-6754 3596 E-mail: mradul.mishra@careedge.in</p> <p>Relationship Contact</p> <p>Ankur Sachdeva Senior Director CARE Ratings Limited Phone: 912267543444 E-mail: Ankur.sachdeva@careedge.in</p>	<p>Analytical Contacts</p> <p>Arindam Saha Director CARE Ratings Limited Phone: +91-033-40181631 E-mail: arindam.saha@careedge.in</p> <p>Punit Singhania Associate Director CARE Ratings Limited Phone: +91-033-40181620 E-mail: punit.singhania@careedge.in</p> <p>Sumit Shaw Analyst CARE Ratings Limited E-mail: Sumit.shaw@careedge.in</p>
--	---

About us:

Established in 1993, CareEdge Ratings is one of the leading credit rating agencies in India. Registered under the Securities and Exchange Board of India, it has been acknowledged as an External Credit Assessment Institution by the Reserve Bank of India. With an equitable position in the Indian capital market, CareEdge Ratings provides a wide array of credit rating services that help corporates raise capital and enable investors to make informed decisions. With an established track record of rating companies over almost three decades, CareEdge Ratings follows a robust and transparent rating process that leverages its domain and analytical expertise, backed by the methodologies congruent with the international best practices. CareEdge Ratings has played a pivotal role in developing bank debt and capital market instruments, including commercial papers, corporate bonds and debentures, and structured credit. For more information: www.careratings.com

Disclaimer:

This disclaimer pertains to the ratings issued and content published by CARE Ratings Limited ("CareEdge Ratings"). Ratings are opinions on the likelihood of timely payment of the obligations under the rated instrument and are not recommendations to sanction, renew, disburse, or recall the concerned bank facilities or to buy, sell, or hold any security. Any opinions expressed herein are in good faith and are subject to change without notice. The rating reflects the opinions as on the date of the rating. A rating does not convey suitability or price for the investor. The rating agency does not conduct an audit on the rated entity or an independent verification of any information it receives and/or relies on for the rating exercise. CareEdge Ratings has based its ratings/outlook on the information obtained from reliable and credible sources. CareEdge Ratings does not, however, guarantee the accuracy, adequacy, or completeness of any information and is not responsible for any errors or omissions and the results obtained from the use of such information. The users of the rating should rely on their own judgment and may take professional advice while using the rating in any way. CareEdge Ratings shall not be liable for any losses that user may incur or any financial liability whatsoever to the user of the rating. The use or access of the rating does not create a client relationship between CareEdge Ratings and the user.

CAREEDGE RATINGS DISCLAIMS WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR OTHER WARRANTIES OR CONDITIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAWS, INCLUDING WARRANTIES OF MERCHANTABILITY, ACCURACY, COMPLETENESS, ERROR-FREE, NON-INFRINGEMENT, NON-INTERRUPTION, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE OR INTENDED USAGE.

Most entities whose bank facilities/instruments are rated by CareEdge Ratings have paid a credit rating fee, based on the amount and type of bank facilities/instruments. CareEdge Ratings or its subsidiaries/associates may also be involved with other commercial transactions with the entity. CareEdge Ratings does not act as a fiduciary by providing the rating. The ratings are intended for use only within the jurisdiction of India. The ratings of CareEdge Ratings do not factor in any rating-related trigger clauses as per the terms of the facilities/instruments, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and triggered, the ratings may see volatility and sharp downgrades. CareEdge Ratings has established policies and procedures as required under applicable laws and regulations which are available on its website.

Privacy Policy applies. For Privacy Policy please refer to https://www.careratings.com/privacy_policy

© 2026, CARE Ratings Limited. All Rights Reserved.

This content is being published for the purpose of dissemination of information required as per applicable law and regulations and CARE Ratings Limited holds exclusive copyright over the same. Any reproduction, retransmission, modification, derivative works or use or reference to the contents, in whole, in part or in any form, is prohibited except with prior express written consent from CARE Ratings Limited.

**For detailed Rating Report and subscription information,
please visit www.careratings.com**