



Performance review

Quarter ended December 31, 2020 (Q3FY21)

Bloomberg: IIFL IN

IIFL Finance Limited

January 29, 2021

I. Q3FY21 Financial performance

i. Key highlights

ii. Financial performance and growth

iii. Asset quality

iv. Liquidity position

II. Business segments review

III. Technology, Alliances and other updates

Key highlights for the quarter ended December 2020..

Loan AUM
₹42,264 Cr
Up 3% q-o-q

RoE / RoA*
18.4% / 2.6%
Previous quarter 17.1% / 2.4%

Profit after tax
₹ 268 Cr
Up 26% q-o-q

Cost of Funds
9.0%
down 10 bps q-o-q

Gross / Net NPAs
1.61% / 0.77%
Previous quarter 1.81% / 0.77%

Provision coverage ratio[#]
170%
Previous quarter 183%

Cash & undrawn lines
₹ 5,149 Cr
Previous quarter ₹4927Cr

Net Debt : Equity Ratio
5.13x
Previous quarter 5.24x

Cost to Income
33%
Previous quarter 34%

CRAR: NBFC/HFC/MFI (%)
21.4/24.8/23.6
Previous quarter 18.7/24.3/23.9

90% Retail loans
10% Wholesale loans

Employees / Branches
18,083 / 2439

*RoE and RoA quarterly numbers are annualised

[#]Excluding standard asset provision

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IIFL Finance – Consolidated results (as per IND AS)

Quarter and nine months ended December 31, 2020 (NBFC, HFC and MFI)



₹ Cr	Q3FY21	Q3FY20	Y-o-Y	Q2FY21	Q-o-Q	9MFY21	9MFY20	Y-o-Y
Interest income	1,184.5	965.2	23%	1,186.3	(0%)	3,454.8	2,939.4	18%
Interest expense	(611.3)	(599.1)	2%	(640.9)	(5%)	(1,874.7)	(1,798.8)	4%
Net interest income	573.2	366.1	57%	545.4	5%	1,580.1	1,140.6	39%
Income from assigned assets	208.2	175.5	19%	214.6	(3%)	612.0	529.3	16%
Other income	137.9	39.1	253%	96.9	42%	256.3	106.9	140%
Total income	919.3	580.7	58%	856.9	7%	2,448.5	1,776.8	38%
Operating expense	(303.9)	(310.0)	(2%)	(293.6)	4%	(872.6)	(937.9)	(7%)
Pre provision operating profit	615.4	270.7	127%	563.3	9%	1,575.9	838.9	88%
Loan losses & provision	(267.2)	(35.1)	662%	(302.2)	(12%)	(838.8)	(128.3)	554%
Profit before tax and exceptional items	348.2	235.6	48%	261.2	33%	737.1	710.6	4%
Exceptional items	-	-	0%	17.5		(52.9)	(99.3)	
Profit before tax	348.2	235.6	48%	278.7	25%	684.2	611.3	12%
Profit after tax	268.3	182.5	47%	212.6	26%	512.5	443.1	16%
Total Comprehensive Income(TCI)	231.3	186.8	24%	205.0	13%	466.2	440.5	6%
Book value per share (₹)	135.8	124.6	9%	129.8	5%	135.8	124.6	9%
Earnings per share (₹ not annualized)	7.1	4.8		5.6		13.5	11.7	
RoE (annualized)	18.4%	16.2%		17.1%		12.7%	13.1%	

Note: Difference between profit after tax and TCI is Other comprehensive income (OCI). OCI in Q3FY21 is primarily MTM loss on forex borrowings. As our forex loans are fully hedged, the accounting gain/loss will even out by maturity of the bonds

Income analysis (Consolidated as per IND AS)

Quarter and nine months ended December 31, 2020 (NBFC, HFC and MFI)

₹ Cr	Q3FY21	Q3FY20	Y-o-Y	Q2FY21	Q-o-Q	9MFY21	9MFY20	Y-o-Y
Assets under management	42,264	36,015	17%	40,843	3%	42,264	36,015	17%
Assigned assets	(11,371)	(10,114)	12%	(10,998)	3%	(11,371)	(10,114)	12%
Loan Book (Ind AS Balance sheet)	30,893	25,901	19%	29,845	4%	30,893	25,901	19%
Securitized book [#]	(3,201)	(2,208)	45%	(1,534)	109%	(3,201)	(2,208)	45%
Loan book using Risk Capital	27,692	23,693	17%	28,311	(2%)	27,692	23,693	17%

₹ Cr	Q3FY21	Q3FY20	Y-o-Y	Q2FY21	Q-o-Q	9MFY21	9MFY20	Y-o-Y
Interest income	1,184.5	965.2	23%	1,186.3	(0%)	3,454.8	2,939.4	18%
Interest expense	(611.3)	(599.1)	2%	(640.9)	(5%)	(1,874.7)	(1,798.8)	4%
NII at IndAS balance sheet loan book (A)	573.2	366.1	57%	545.4	5%	1,580.1	1,140.6	39%
Income from assigned assets	208.2	175.5	19%	214.6	(3%)	612.0	529.3	16%
Other Income (Fee and commission income)	77.6	40.4	92%	55.0	41%	148.6	115.3	29%
Non-fund based income (B)	285.8	215.9	32%	269.6	6%	760.6	644.6	18%
Net gain/loss on fair value changes (C)	60.3	(1.3)		41.9		107.8	(8.4)	
Total Income (A)+(B)+(C)	919.3	580.7	58%	856.9	7%	2,448.5	1,776.8	38%

Fund Based: Non fund based ratio (%)								
Fund based income	67%	63%		67%		68%	64%	
Non-fund based income	33%	37%		33%		32%	36%	

[#]In securitised book, our risk is limited to the value of cash collateral provided as credit enhancement (typically ~7%). As per RBI guidelines, 50% of the credit enhancement is reduced from tier 1 capital and the balance is reduced from tier 2 capital while computing capital adequacy ratio.

IIFL Finance – Consolidated Balance sheet

Unaudited as at December 31, 2020 (NBFC, HFC and MFI)

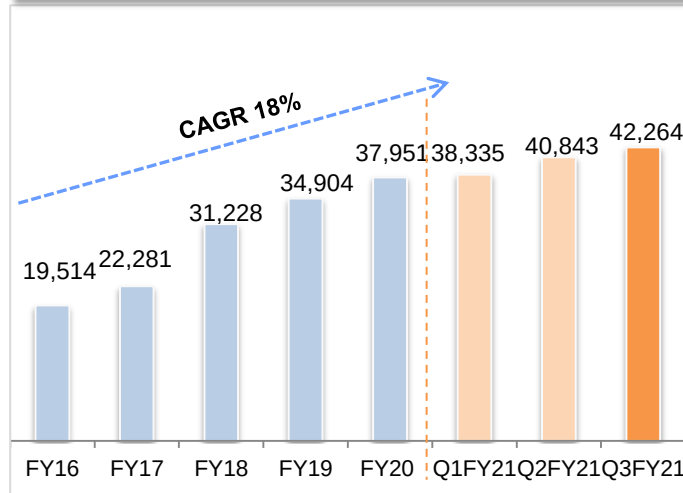


ASSETS		₹ Cr	LIABILITIES AND EQUITY		₹ Cr
1	Financial Assets		1	Financial Liabilities	
(a)	Cash and Bank Balances	4,484	(a)	Payables	116
(b)	Receivables	54	(b)	Borrowings	
(c)	Loan Assets	30,649		- NCDs	9,803
(d)	Investments	18		- Others	19,701
(e)	Other financial assets	537	(c)	Other financial liabilities	1,981
	Total Financial Assets (A)	35,742		Total Financial Liabilities (A)	31,601
2	Non-Financial Assets		2	Non-Financial Liabilities (B)	326
(a)	Current & Deferred tax assets (Net)	552			
(b)	Property, Plant and Equipment etc.	588	3	Equity & Reserves (C)	5,233
(c)	Other non-financial assets	278			
	Total Non-Finance Assets (B)	1,418			
	Total Assets (A)+(B)	37,160		Total Liabilities and Equity (A)+(B)+(C)	37,160

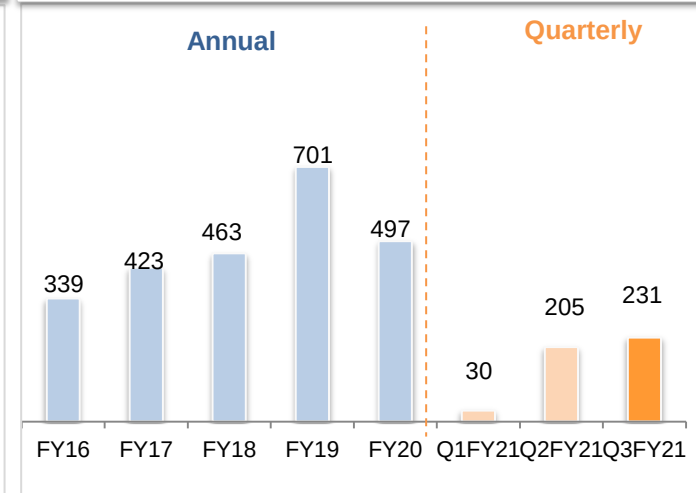
Consistent financial performance and growth over years IIFL FINANCE

- Loan AUM has grown 17% y-o-y and 3% q-o-q, driven primarily by core products micro & small business loans, gold loans and affordable home loans
- Profit after tax (PAT) grew 26% q-o-q, driven by loan growth, higher NIM and lower cost to income ratio.
- Spread on assigned assets hovers around 6%.

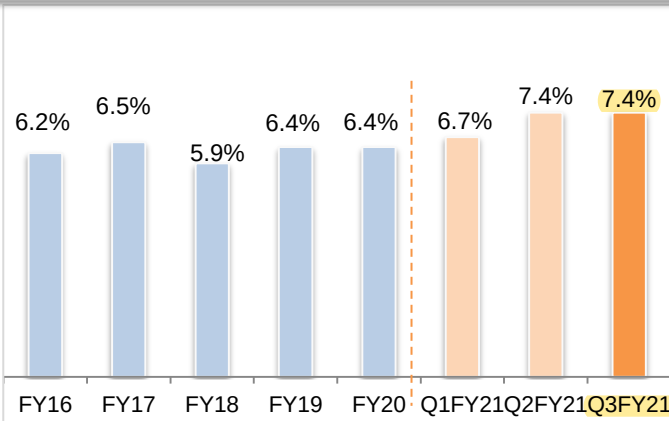
Loan AUM (₹ Cr)



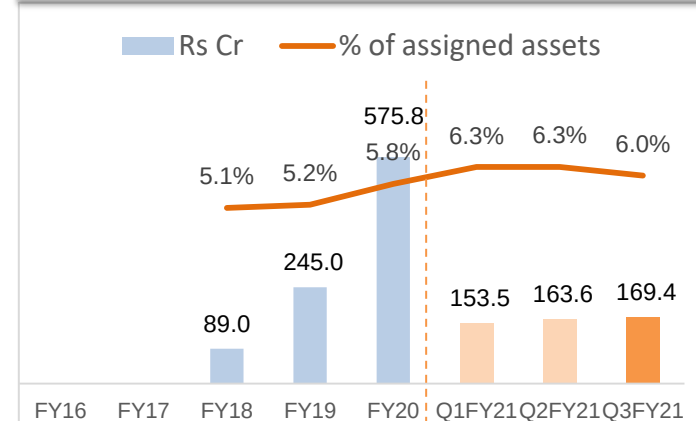
Total comprehensive income (₹ Cr)



NIM on Balance Sheet assets (%)



Spread on assigned assets

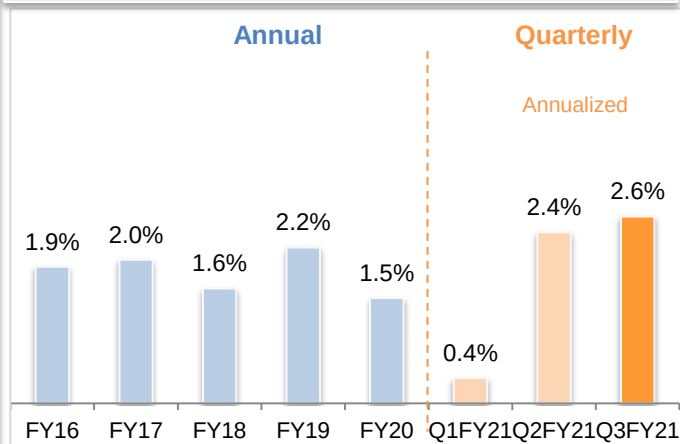


• Note: FY18 onwards numbers are as per IND AS. Prior years' numbers are as per IGAAP

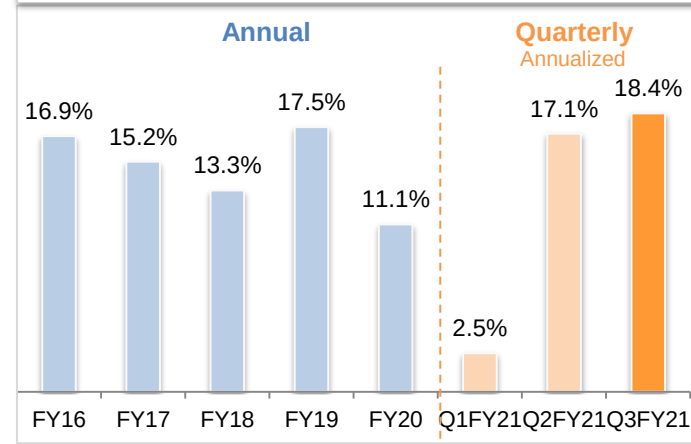
Robust and improving financial position

- ROE annualized has crossed FY19 level at 18.4%, driven by ROA of 2.6%. The same for 9 months, annualized are 12.7% and 1.9% respectively
- Capital Adequacy Ratio (CAR) stands at 21.4% for IIFL Finance Standalone and the same for Home Finance and Microfinance subsidiaries were 24.8% and 23.6% respectively

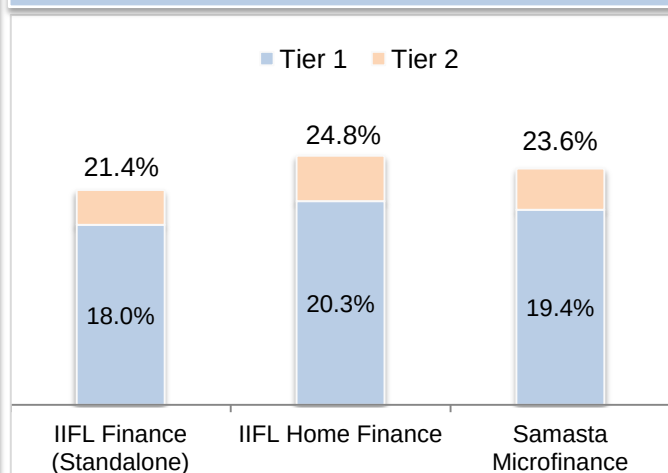
Return on assets (%)



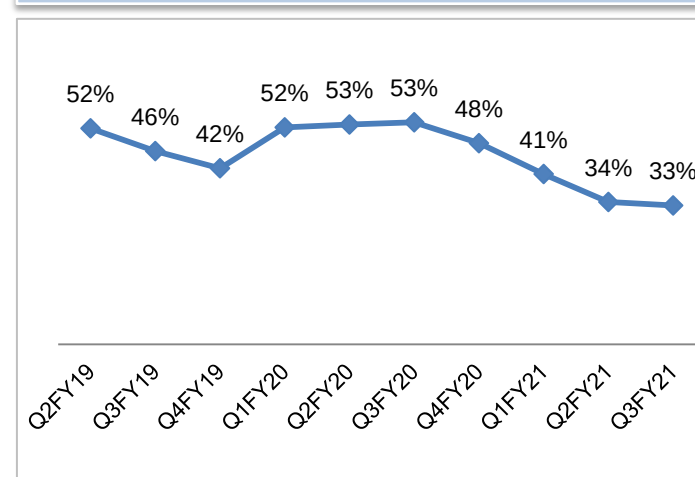
Return on equity (%)



Capital adequacy ratio (%)#



Cost to income (%)



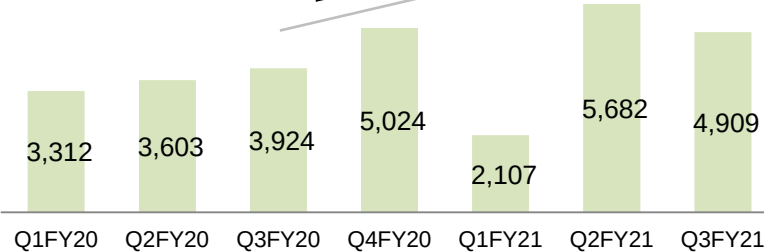
- Note: FY18 onwards numbers are as per IND AS. Prior years' numbers are as per IGAAP
- #IIFL Home Finance CAR is as per IGAAP, IIFL Finance and Samasta Microfinance CAR is as per IndAS

Loan disbursements across segments are higher than pre Covid levels..

Disbursement trends (₹ In Crs)

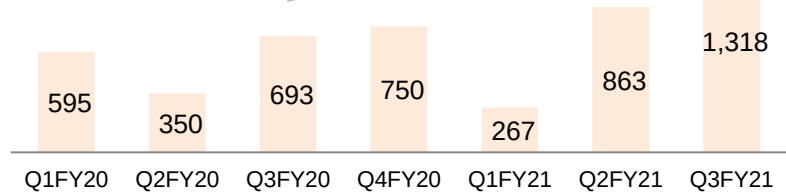
Gold Loan

25% y-o-y growth in Q3FY21



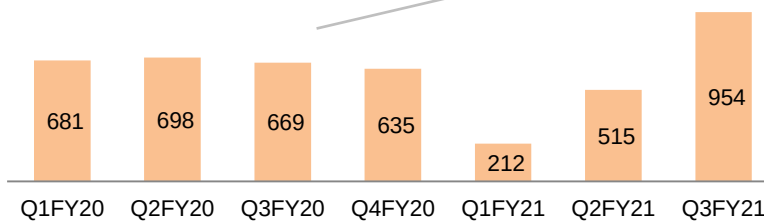
Home Loan

90% y-o-y growth in Q3FY21



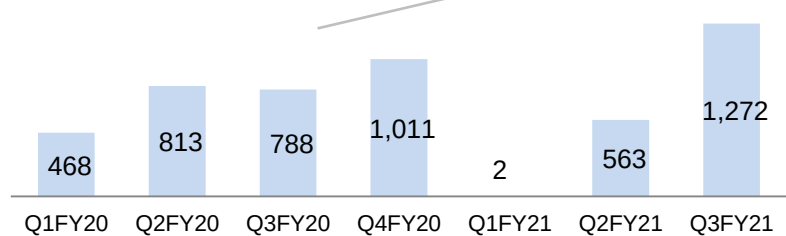
Business Loans

43% y-o-y growth in Q3FY21



Microfinance

61% y-o-y growth in Q3FY21



Till December 2020, we have disbursed ₹ 298 Cr. amount under Emergency Credit Line Guarantee Scheme (ECLGS), included in business loans

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II. Business segments review

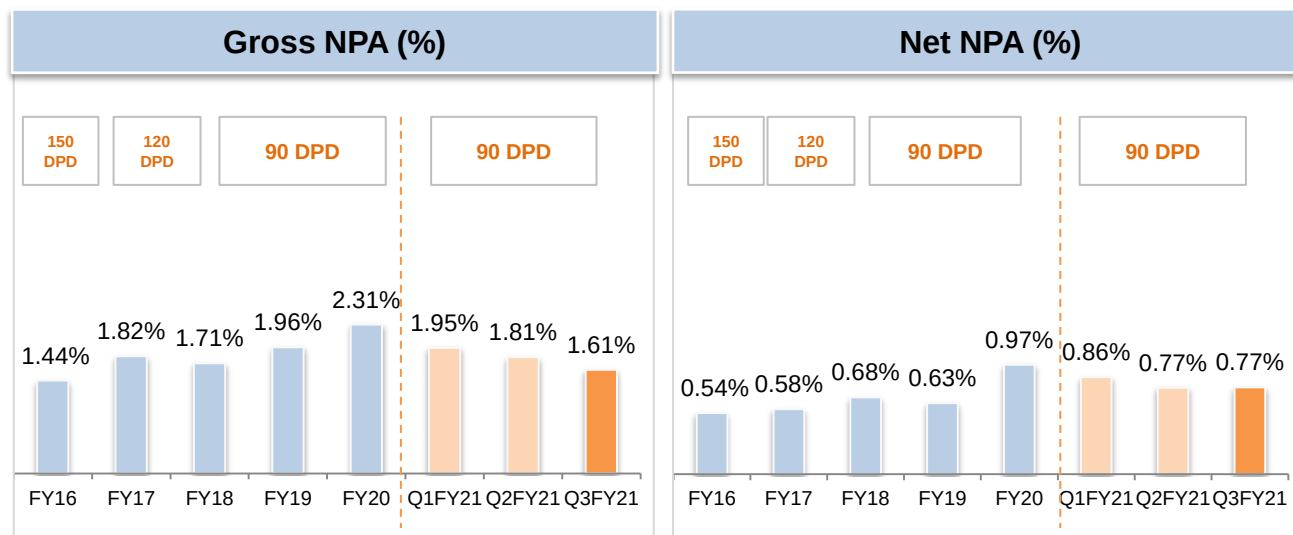
III. Technology, Alliances and other updates

Superior asset quality maintained through cycles....

- GNPA as at Q3FY21, was 1.61% and NNPA was 0.77%. Not considering Supreme Court deferment order, proforma GNPA was 2.87% and NNPA was 1.46%

- Excluding discontinued business of Healthcare Equipment Finance (HCF), the GNPA stands at 1.4% and NNPA at 0.7%,

- Under IndAS, provision coverage on NPAs was 170% (excluding standard asset provision), compared to 183% in the previous quarter.



Q3FY21	% Portfolio Share	GNPA %	NNPA%	Portfolio Yield %*	Portfolio average Ticket Size (₹ Lakhs)	Portfolio LTV %
Home Loans	32%	1.1%	0.9%	10.3%	17.8	71%
Gold Loans	29%	0.0%	0.0%	18.9%	0.6	72%
Business Loans	18%	3.3%	1.6%	15.9%	13.0	47%
Microfinance	9%	2.2%	0.0%	21.6%	0.2	-
Construction & Real Estate	10%	2.7%	1.3%	14.5%	3643.7	47%
Capital Market Finance	2%	0.0%	0.0%	13.1%	122.6	35%
Total	100%	1.6%	0.8%	15.4%		

Note: FY18 onwards numbers are as per IND AS. Prior years' numbers are as per IGAAP

*Portfolio yield % does not include processing fee and other charges

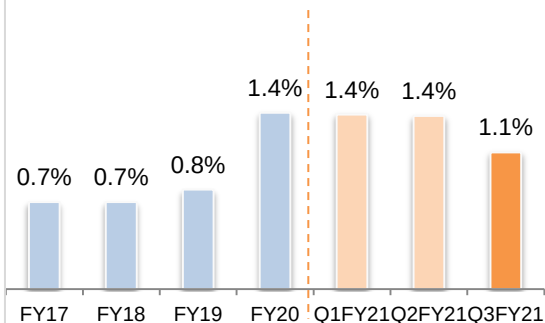
Asset quality standards maintained in all business segments

Credit quality has been steady across key product segments

Core growth segments

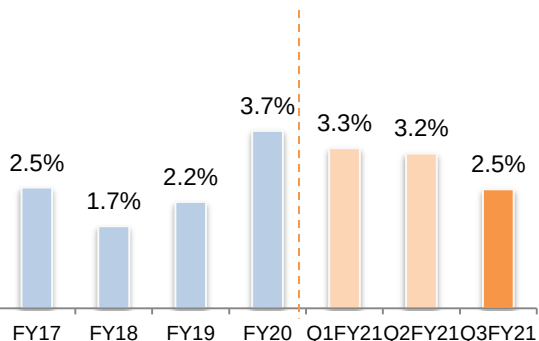
Home loans

Gross NPAs (%)



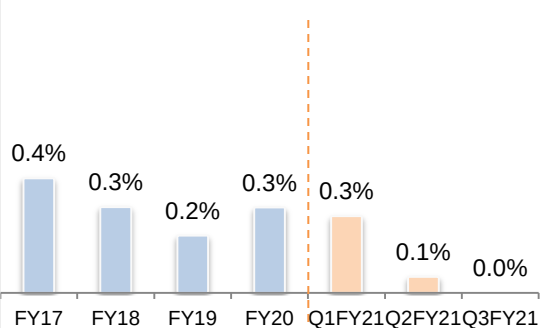
Business loans

Gross NPAs (%)



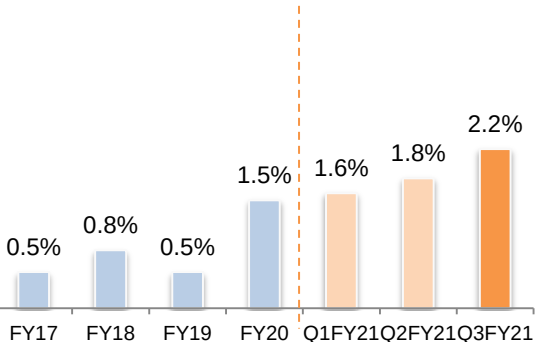
Gold loans

Gross NPAs (%)



Microfinance

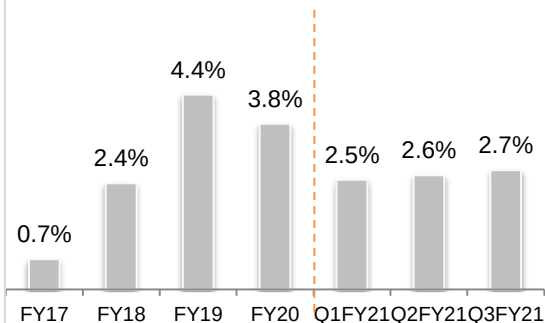
Gross NPAs (%)



Synergistic segments

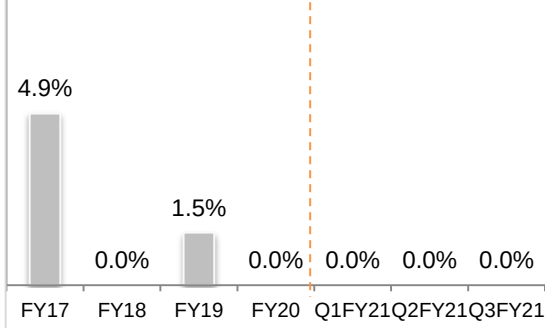
Construction & Real Estate finance

Gross NPAs (%)



Capital markets finance

Gross NPAs (%)



- Note:
- (i) Gross NPAs for FY18 onwards are as per IndAS (include securitized assets); other numbers are as per IGAAP
 - (ii) Business Loans excludes discontinued Healthcare Equipment HCF business

Conservative provisioning across all segments ..

As at December 31, 2020 (NBFC, HFC and MFI)

₹ in Crores

Business	Loan Book				Provision %			Total Provision
	Stage 1	Stage 2	GNPA	Total	Stage 1	Stage 2	GNPA	
	0-30 dpd	30-90 dpd	90+ dpd		0-30 dpd	30-90 dpd	90+ dpd	
Home Loans	8,285.1	382.8	96.2	8,764.0	1.2%	8.5%	20.5%	147.7
Business Loans	5,254.2	860.7	154.4	6,269.3	2.9%	23.5%	48.7%	427.5
- Secured	3,628.7	401.3	100.2	4,130.2	2.5%	13.7%	28.3%	175.3
- Unsecured	1,625.5	459.3	54.2	2,139.1	3.6%	32.0%	86.3%	252.1
Gold Loans	6,458.2	1,254.0	3.1	7,715.3	0.5%	1.5%	95.6%	54.8
Microfinance	2,981.8	77.3	70.1	3,129.2	2.2%	5.6%	100.0%	141.4
Construction & Real Estate	3,840.0	361.7	117.2	4,318.9	8.5%	19.8%	52.0%	458.7
Capital Market Finance	429.0	151.3	0.0	580.3	0.1%	10.9%	0.0%	17.1
Total	27,248.3	3,087.7	440.9	30,776.9	2.5%	11.2%	51.9%	1,247.2

Note:

1. Excluding discontinued Healthcare equipment financing business

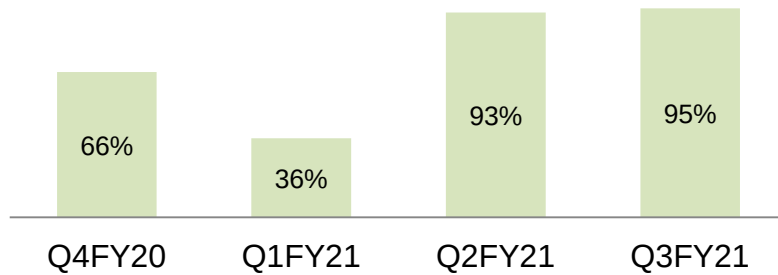
2. Based on Hon'ble Supreme Court's interim order of not classifying customers as NPA after August 31, 2020, GNPA and NNPA stood at 1.61% and 0.77% respectively. Not considering effect of Hon'ble Supreme Court interim order, proforma GNPA and proforma NNPA stood at 2.87% and 1.46% respectively

3. Dpd stands for 'Days past due'

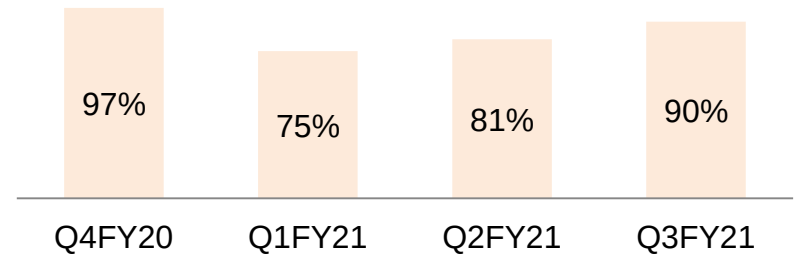
Collection efficiency across segments have bounced back to near pre Covid levels

Collection Efficiency trends (%) – moratorium period from Mar-Aug 2020

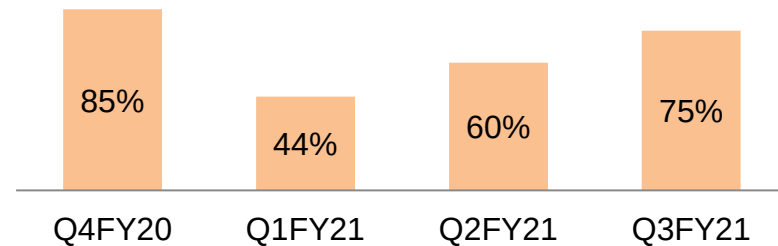
Gold Loan



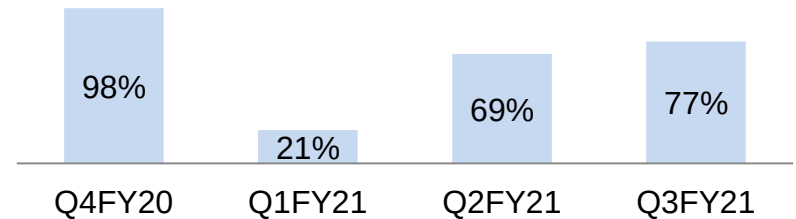
Home Loan



Business Loans



Microfinance



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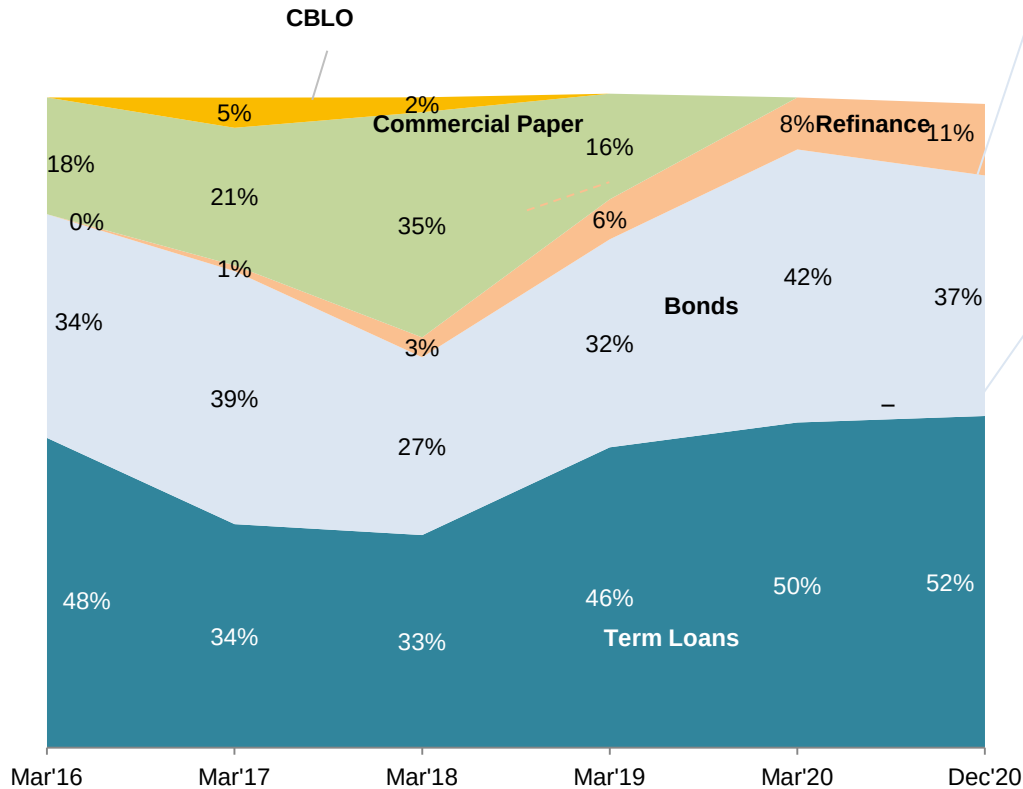
III. Technology, Alliances and other updates

Well diversified liability profile..

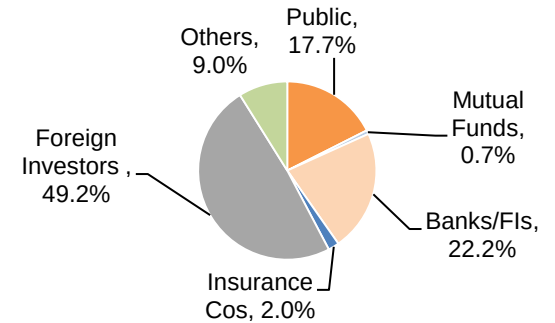
Resource profile is well diversified, with increasing share of bank loans

Outstanding borrowing (₹ Crs)

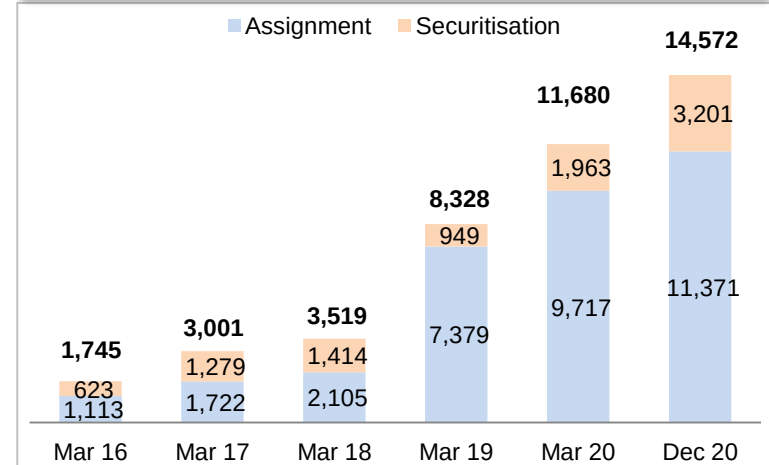
15,395	17,982	24,539	26,141	25,734	26,302
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Bonds/ NCDs investors split (%)



Outstanding assignment/securitisation (₹ Cr)



Structural Liquidity- Surplus across all buckets

₹ in Crores

Surplus/ (Deficit) as a % of outflow (cumulative)

534%

133%

140%

151%

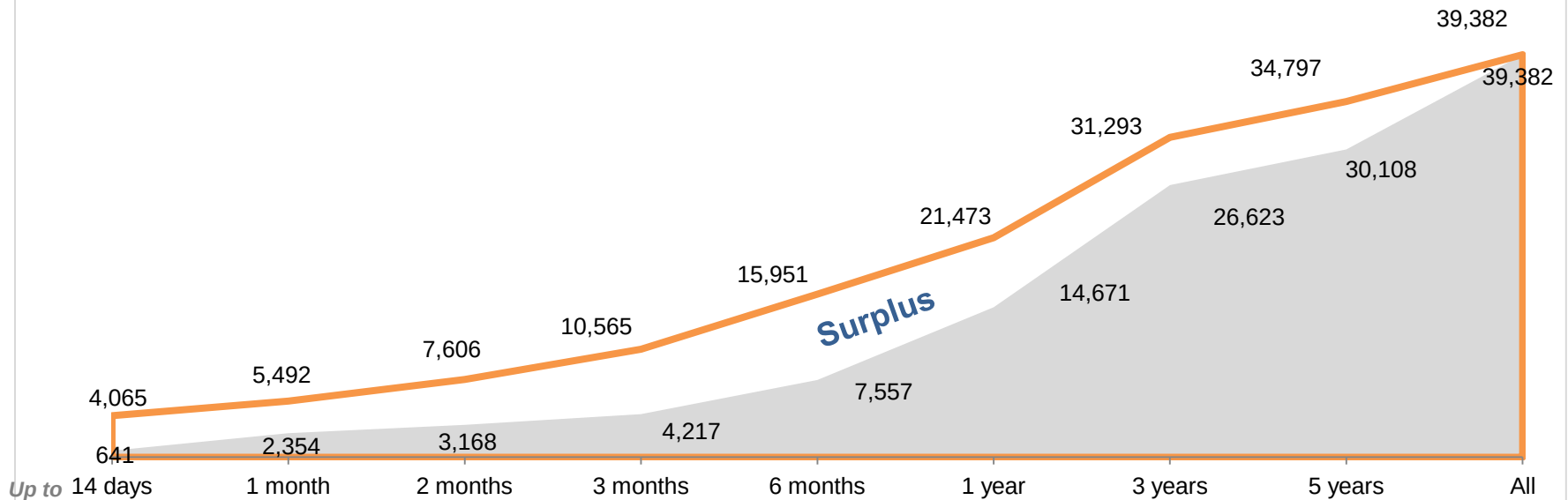
111%

46%

18%

16%

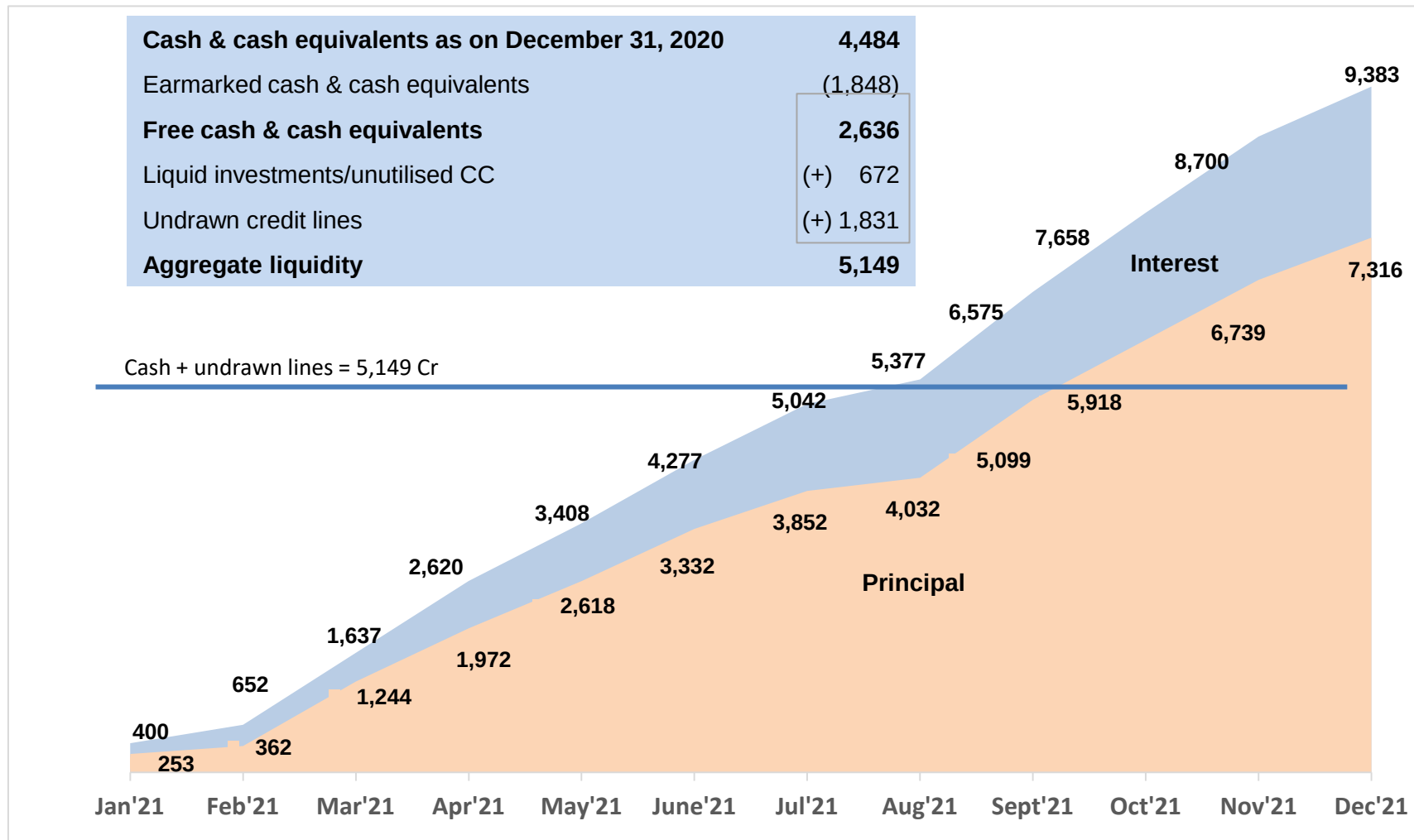
0%



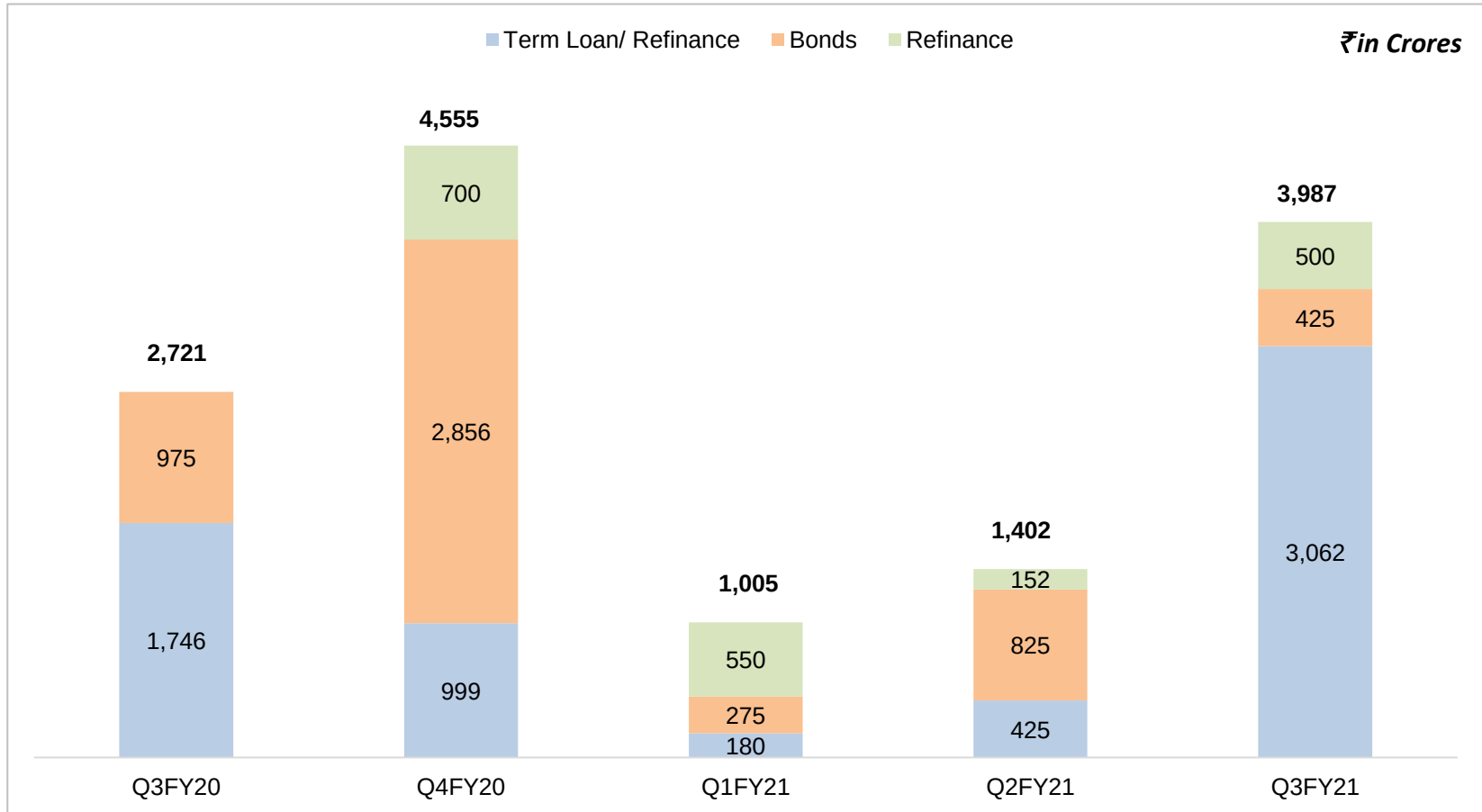
This ALM chart shows structural liquidity at consolidated level for IIFL Finance & its subsidiaries. This is prepared broadly based on RBI format, assuming static balance sheet position, not taking into account fresh disbursements. The inflows consider collection of only standard assets, excluding assigned assets as per IndAS, basis behavioral pattern applied conservatively. It takes only encumbrance free bank FDs and for outflows, operating expenses and liabilities.

Debt repayment obligation schedule, well covered

₹ in Crores



Debt resource raising trend



During the quarter:

- IIFL's long term credit rating from CRISIL, ICRA and CARE are **AA** (Outlook: Negative) as on date
- Raised ₹ 3,562 Cr through term loans and refinance from banks in Q3FY21. Besides, IIFL securitized/ assigned loans of ₹ 4,461 Cr in Q3FY21

I. Q3FY21 Financial performance

II. Business segments review

i. Overview and mix

ii. Home loan

iii. Business loan

iv. Gold loan

v. Microfinance

vi. Update on commercial & real estate

III. Technology, Alliances and other updates

Our diversified product portfolio

As on December 31, 2020

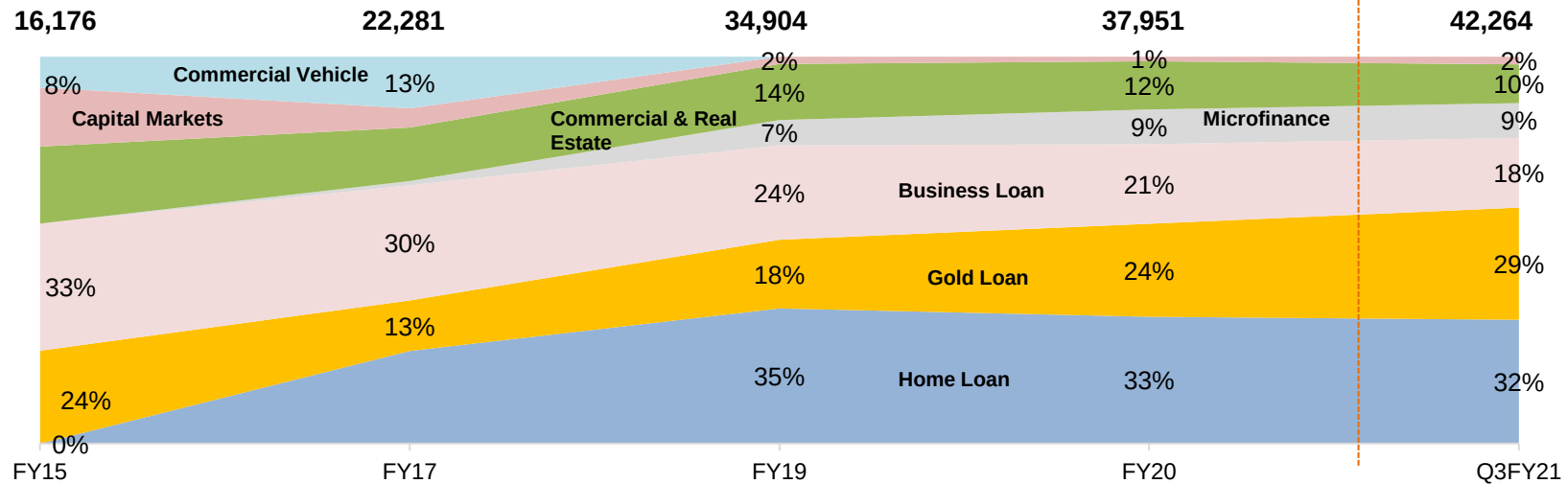
Strategic focus on segments that are core strengths and have *inter se* synergies

		AUM (₹ Cr)	Target customers	Unique features
CORE GROWTH SEGMENTS	 HOME	13,445	Salaried / Self-employed individuals	- Focused on affordable and non-metro housing segments - Leverages underwriting skills developed over time
	 BUSINESS	7,788	Medium, Small and Micro Enterprises	Predominantly lending to business owners backed by cash flows and collateral
	 GOLD	12,212	Individuals	- Small-ticket loans with very low delinquencies - Competitive advantage over peers given the vast branch network and segment experience
	 MICROFINANCE	3,920	Rural self-employed women	- High-yielding granular portfolio dominated by Self Help Groups (SHGs) of women for income generating activities - Presence across 17 states
NON-CORE SEGMENTS	 CONSTRUCTION & REAL ESTATE	4,319	Developers	Lending to residential projects and developers with a focus on affordable housing
	 CAPITAL MARKETS	580	Individuals / HNIs	Lending to HNIs, corporates, private trusts, etc. looking to monetize their investments to raise capital

Core growth segments account for around 88% of assets under management

The portfolio mix is becoming increasingly retail and granular

Diversified AUM portfolio disperses exposure and balances cyclical vagaries (₹ Cr)



Loan AUM (₹ Cr)	Q3FY21	Q-o-Q	Y-o-Y
Home Loans	13,445	4%	9%
Gold Loans	12,212	7%	61%
Business Loans	7,788	(1%)	(2%)
↳ Secured	5,411	2%	7%
↳ Unsecured	2,377	(9%)	(19%)
Microfinance	3,920	13%	33%
Core Segments (A)	37,365	5%	21%
Capital Market Finance	580	(20%)	16%
Construction & Real Estate	4,319	(4%)	(7%)
Non-core Segments (B)	4,899	(6%)	(5%)
Loan AUM (A+B)	42,264	3%	17%

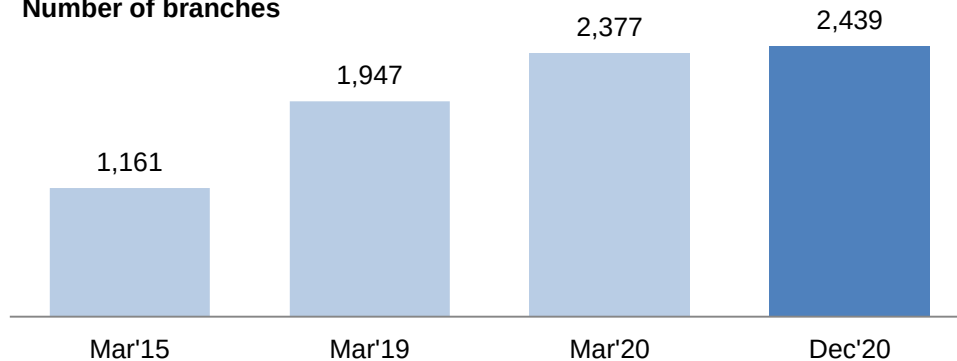
- Small ticket retail loans accounted for 90% of total loan AUM.
- Loan assets growth y-o-y driven by small ticket gold loans, microfinance loans and affordable home loans.
- Disbursements for core segments have picked up since Q2FY21.
- Construction & real estate Finance has declined both on y-o-y and q-o-q basis

Loans sourced through own network ..

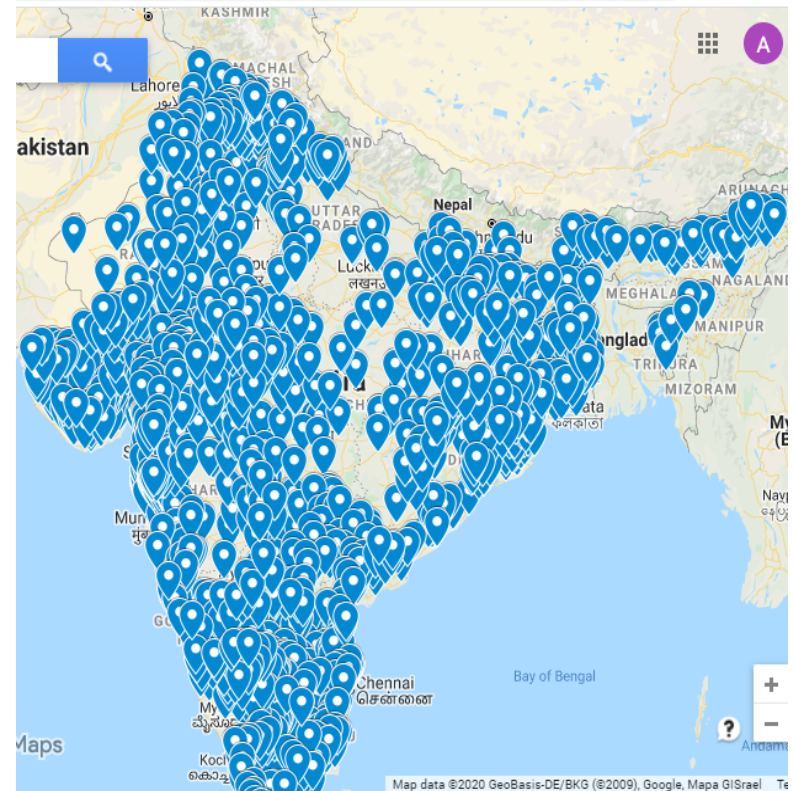
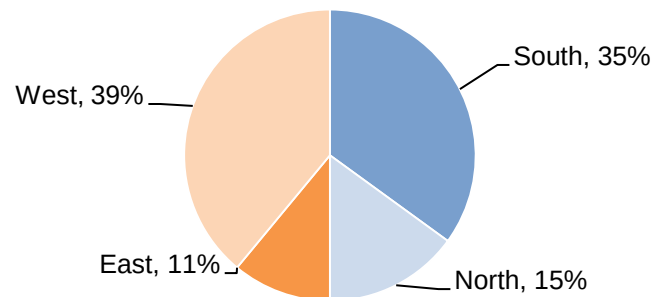
85% of branches are in Tier 2 and Tier 3 locations

Wide spread network across 25 states and over 600 locations, with over 17000 employees

Number of branches



Regional split of branches



Branches are strategically located in business districts in small towns/cities offering a significant opportunity for IIFL Finance to capture the credit market in these locations

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- Rising demand for housing in tier-II-III cities is expected to result into surge in construction which will increase the focus of financiers on urban areas.
- Rise in GDP per capita ('000), from 72 in FY12 to 152 in FY20, majorly contributed by private final consumption expenditure indicates growth in housing affordability of the people

Indian Mortgage market is expected to be INR 36.9 Trillion by Mar 2023[^]

INR
21 Trillion
+

INR 11
Trillion

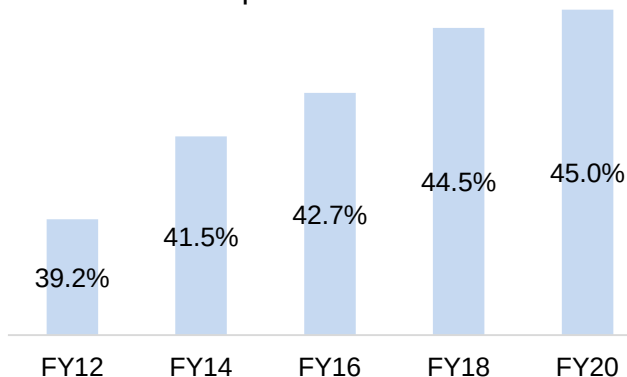
Total Loans of HFCs (FY20)

Mortgage Market In India (FY20)

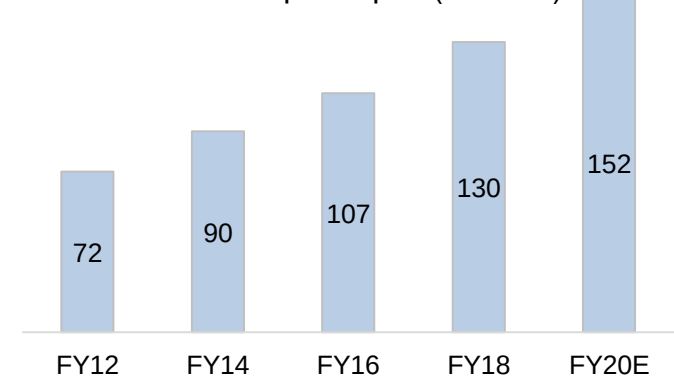
- Home Loan expected to grow due to Covid-19 vaccination and subsequent economic revival

Growth drivers*

Rise in finance penetration in urban areas



Rise in GDP per capita (Rs.'000)



Home loans – product overview

Product offering

- Affordable home loan
- Non-metro housing loan
- For home purchase, home renovation, home construction and plot purchase

Customer segments

- Affordable home loan: Salaried and self employed segment wherein household income is below ₹75k pm and are buying properties in the range of ₹ 30 to 50 Lakh
- Non-metro housing loan: Salaried (mostly blue collar jobs) and self employed who have a micro business. Here household income is below ₹ 40k pm and buying properties in the range of ₹ 10 to 30 Lakh

AUM
₹ 13,445 Crore

Gross /Net NPA
1.1% / 0.9%

Onboarding Average
Ticket Size
₹ 16 Lakhs

LTV
71%

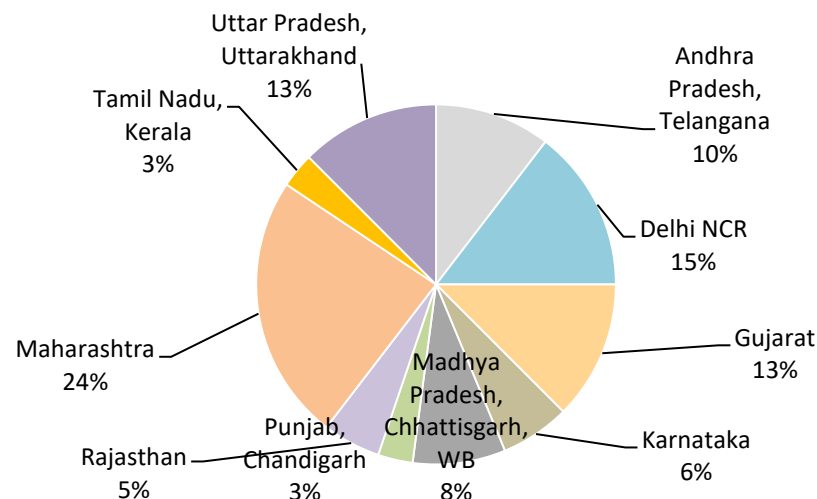
Tenor up to
19 years

91% Collection
Efficiency
(Dec'20)

Key differentiators and controls

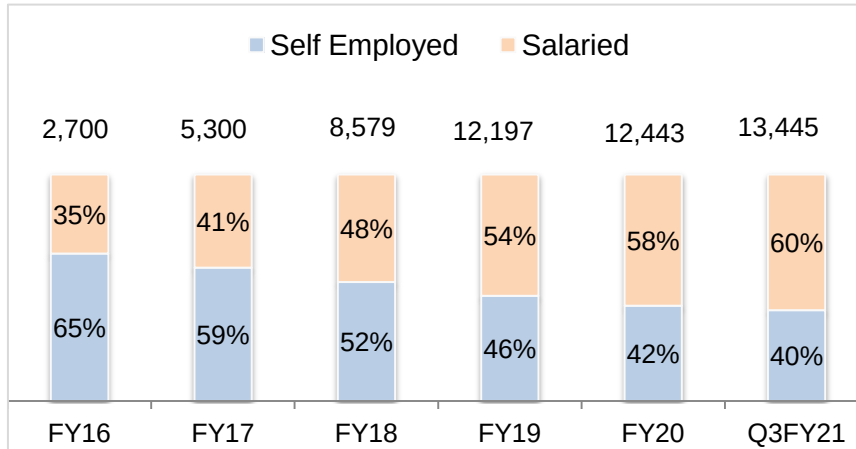
- ✓ Primary focus on affordable and non-metro housing finance to customer segments across Tier-1 suburbs, Tier- II and Tier- III cities
- ✓ Business strategy aligned with government mission of “Housing for All “ through CLSS subsidy
- ✓ ₹ 1,000+ Cr of subsidy received under Credit-linked Subsidy Scheme, which has benefitted over 49,500+ customers

Distribution of AUM as at December 31, 2020

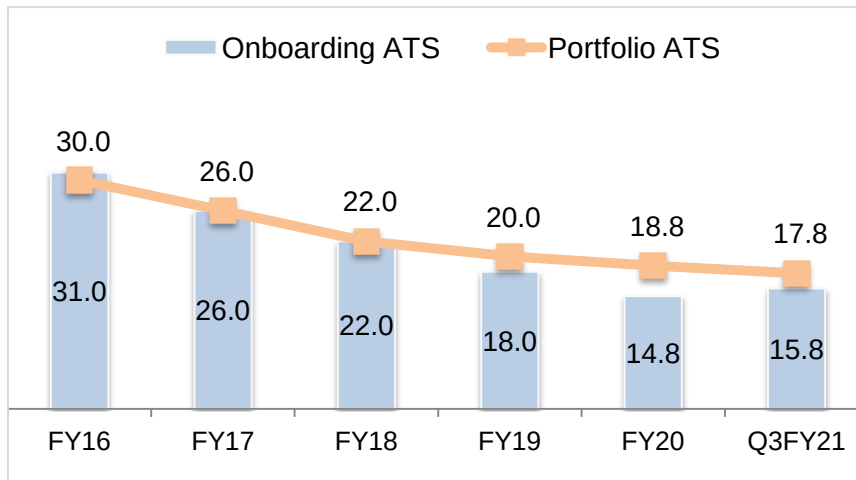


Home loans – financial overview

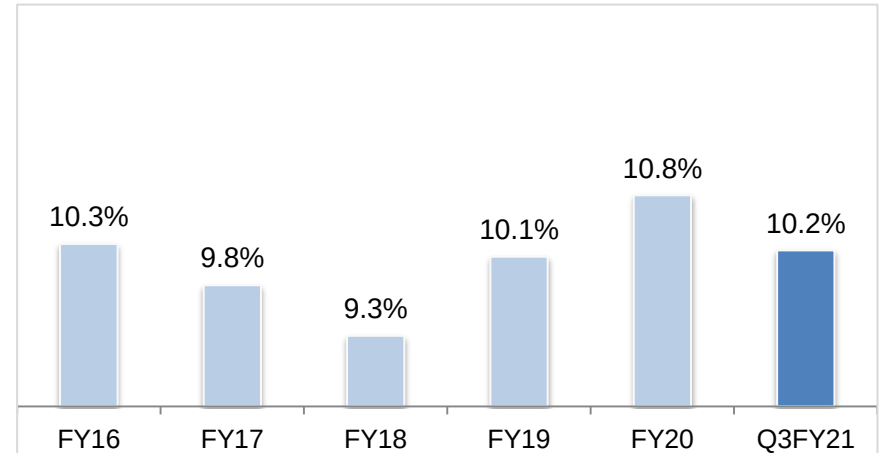
Assets Under Management (₹ Crore)



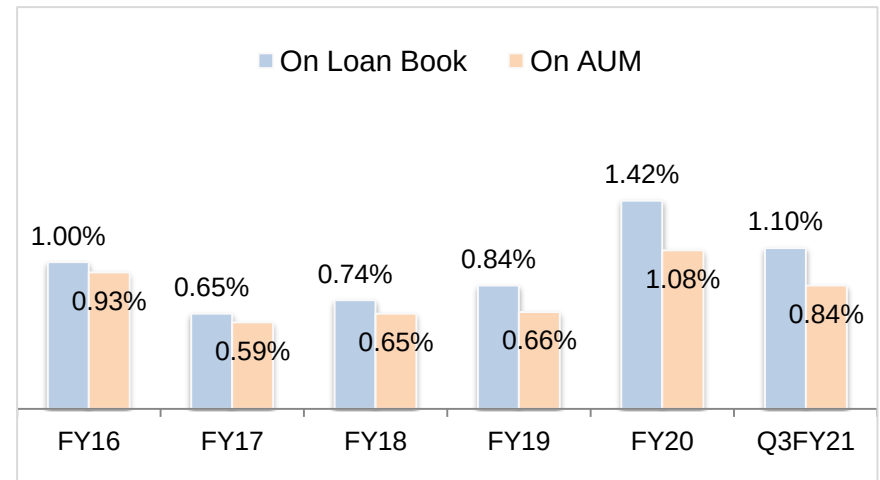
Average Ticket Size (₹ Lakhs)



Boarding Yield (%)



Gross NPAs (%)



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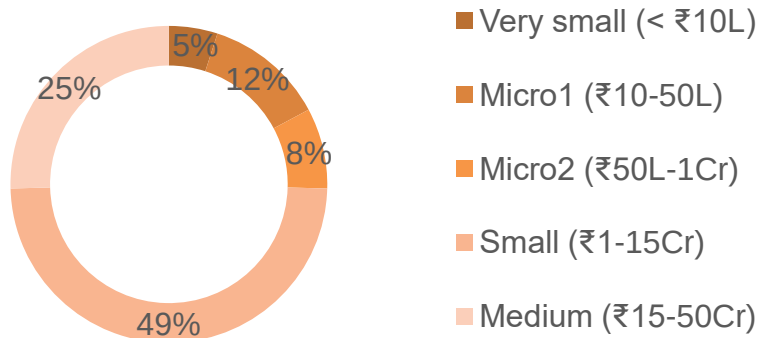
III. Technology, Alliances and other updates

Business loans (MSME) – industry overview

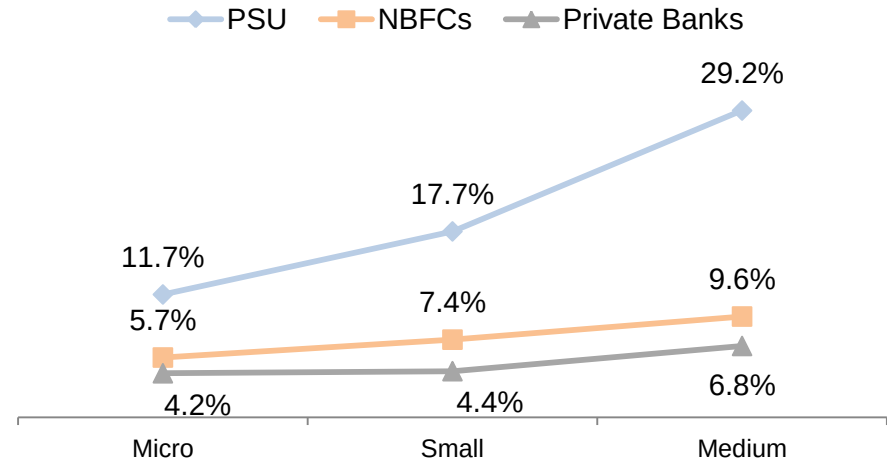
Micro segment: Biggest beneficiary of fresh disbursals with lowest default rates

MSME Exposure by ticket size

Total MSME Exposure - ₹ 17.75 lakh crores
(as on Jan'20)

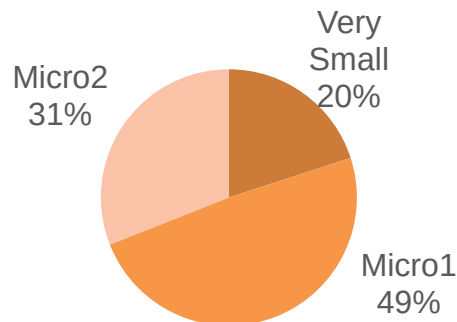


NPA rates across MSME segment

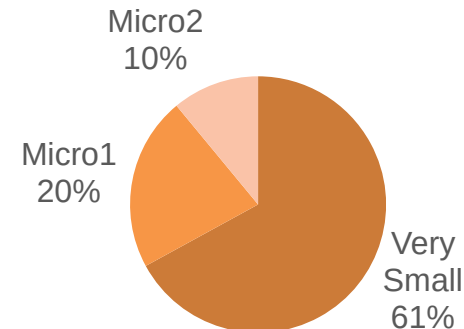


Fresh credit disbursals to the tune of ₹92.3 thousand cr was done in 2019 to Micro segment¹

Fresh disbursals in 2019 by value



Fresh disbursals in 2019 by count



¹Commercial loans classified on the basis of credit exposure aggregated at entity level, Very Small: <10L; Micro1: 10L-50L; Micro2: 50L-1Cr; Small: ≥1Cr <15Cr; Medium: ≥ 15Cr <50Cr; Large ≥ 50Cr. Micro segment includes Very Small, Micro1 and Micro2 segments (Source: SIDBI Pulse report Apr'20)

Business loans – product overview

Product offering

- For business loans backed by cash flows
- Collateral must for loans of more than ₹ 50 Lakh; LTV up to 70%

Customer segments

- MSME customers having established business performance
- Lending to manufacturing, trading and service sectors for working capital and business expansion
- 69% of unsecured portfolio covered through CGTMSE guarantee scheme

AUM
₹ 7,788 Crore

Gross/Net NPA*
2.5% / 1.3%

**On boarding
Average Ticket Size**
₹ 7 Lakh

Tenor
Upto 12 years

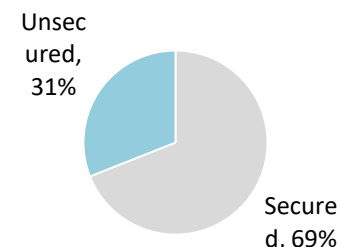
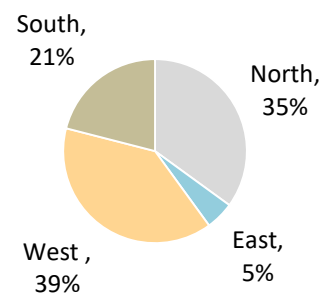
**75% Collection
Efficiency
(Dec'20)**

Key differentiators and controls

- ✓ Varied products – small ticket Insta loans, cash flow backed business loans and Loans against Property
- ✓ Focus on balancing prudent credit underwriting with instant in-principal decisioning and automated disbursements based on analytical scorecards
- ✓ Strong collections and portfolio monitoring based on risk events and triggers

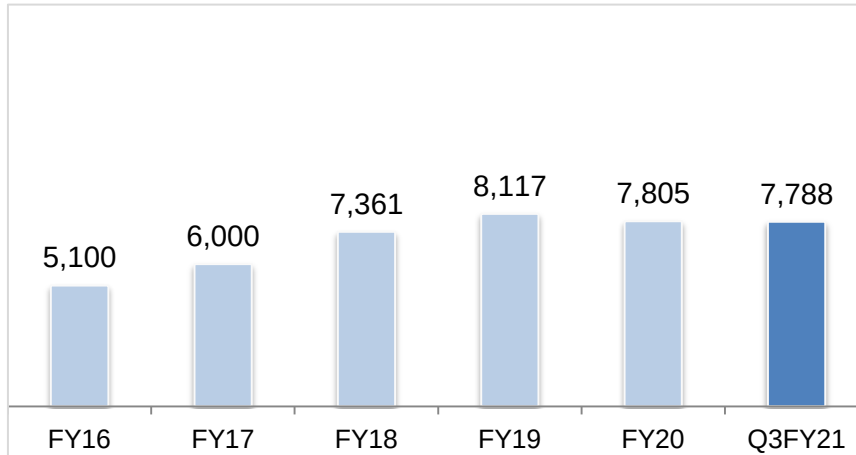
Distribution of AUM as at December 31, 2020

Region-wise distribution

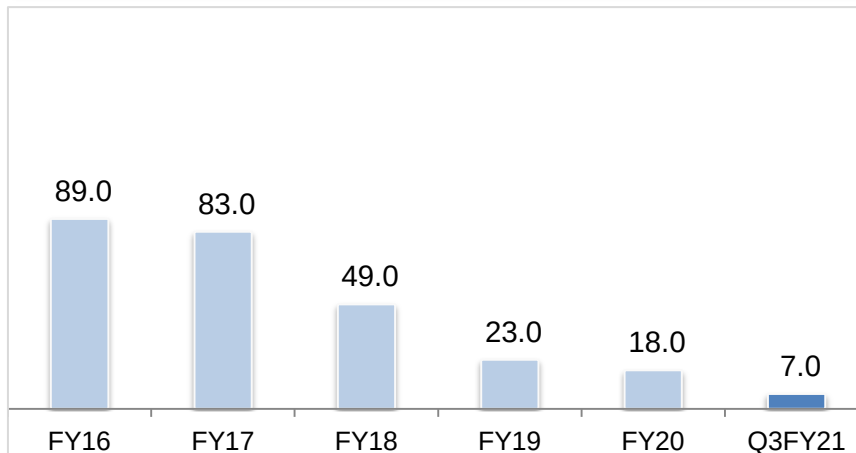


Business loans – financial overview

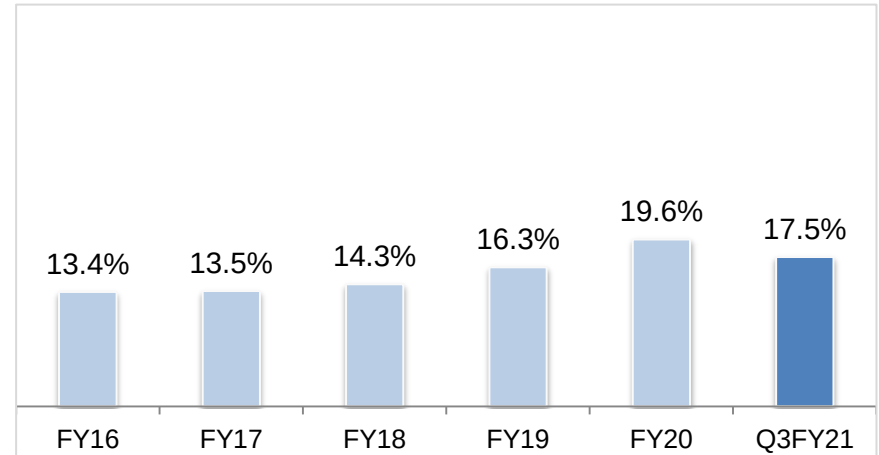
Assets Under Management (₹ Crore)



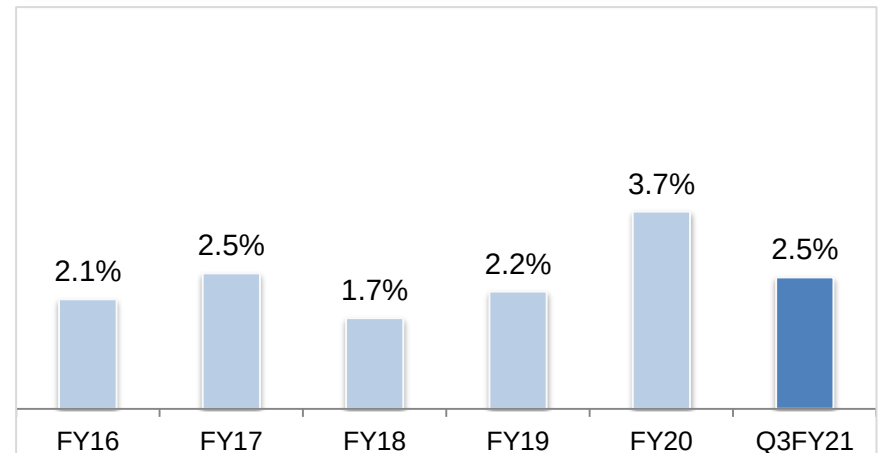
Onboarding Average Ticket Size (₹ Lakhs)



Boarding Yield (%)



Gross NPAs (%)



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25,000 tonnes
of gold is held by Indian
Households
(**65% in Rural India**)



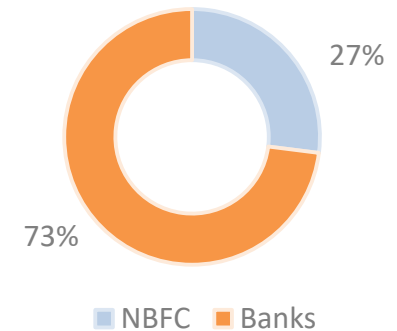
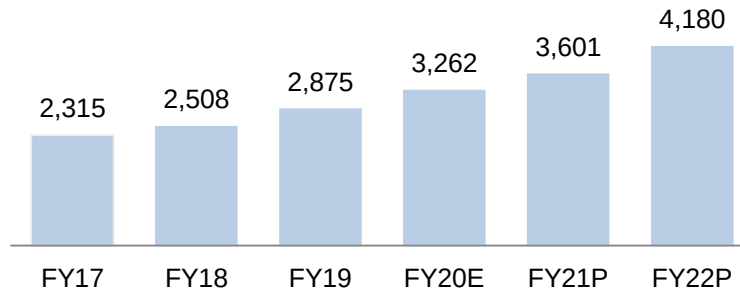
47%
of total gold globally is in
the form of Jewellery



1,97,576 tonnes
of gold mined world over
since the beginning of
civilisation (2019 estimate)

Industry Gold Loans – Organized Market

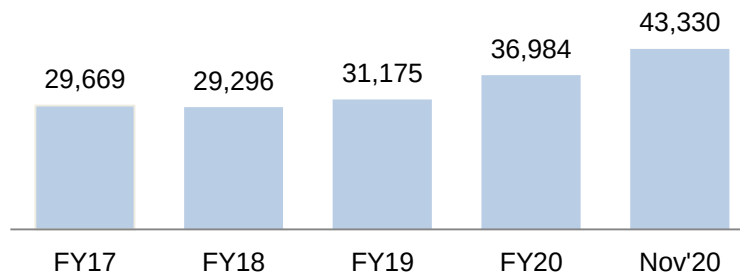
(₹ bn)



- Gold loans expected to growth at a higher rate amongst all asset classes

Growth drivers

Stable Gold Price



Technology
advancement



Increasing
customer
awareness



- Stable gold price outlook, instant disbursal and risk aversion by lenders will push borrowers to pledge gold in exchange for loan
- Lucrative for lenders owing to short term nature, 100% collateralized, regulated LTV, higher yields, liquid assets and limited asset quality concerns

Gold loans – product overview

Product offering

- Loan against jewellery provided for personal & business use;
- On-boarding LTV ~ 71%

Customer segments

- Salaried, self-employed and MSME businesses
- 70% are repeat customers

AUM
₹ 12,212 Crore

Gross/Net NPA
0.0% / 0.0%

**Onboarding
Average Ticket Size**
₹ 0.6 Lakhs

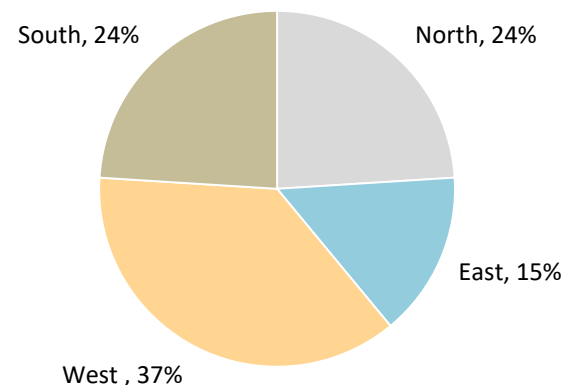
Tenor
~1 year

93% Collection Efficiency
(Dec'20)

Key differentiators and controls

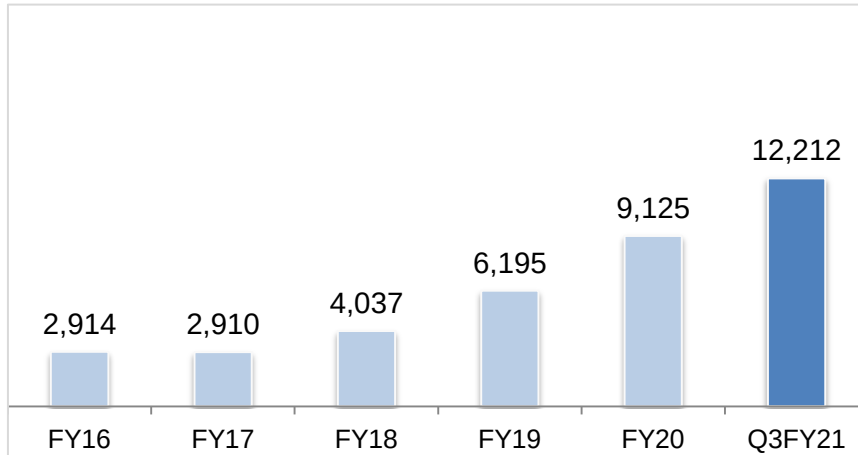
- ✓ Sourcing through sales executives in 600+ cities across 25 states
- ✓ In-house loan origination tablet application equipped to screen customers for earlier defaults, frauds and negative customer lists
- ✓ Strong emphasis on collections and resolution resulting in negligible losses
- ✓ Launched digital gold loan – for top-up and online renewal of gold loans
- ✓ Low auction to book ratio of 0.23%

Distribution of AUM as at December 31, 2020

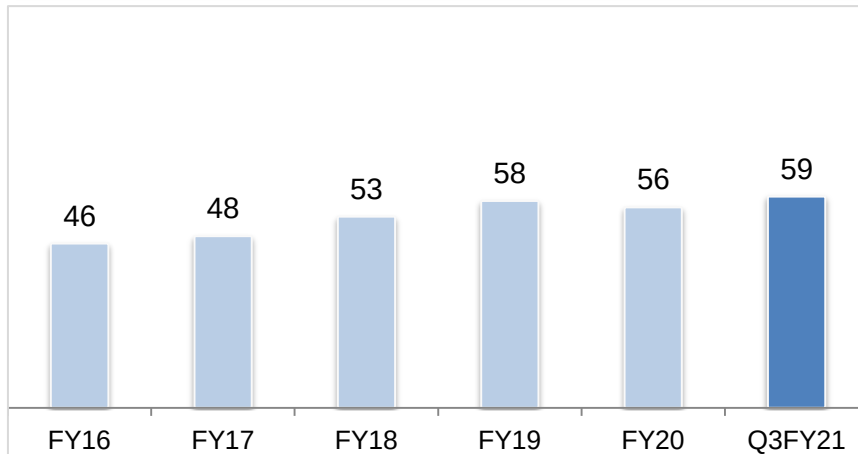


Gold loans – financial overview

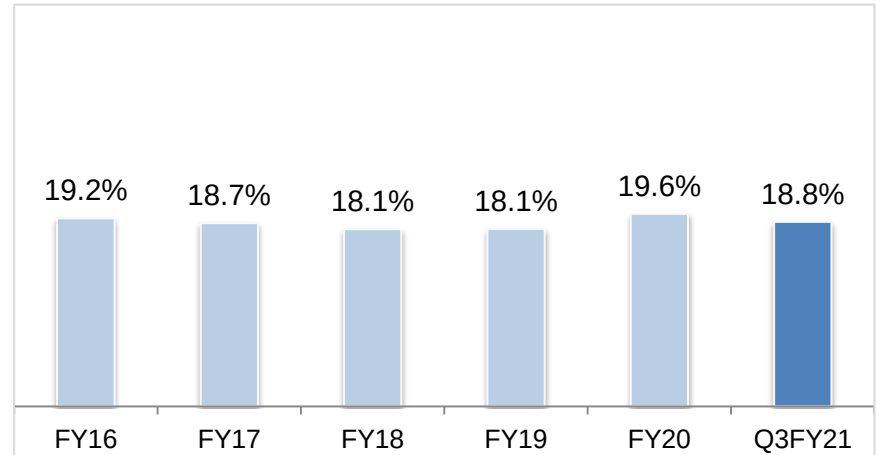
Assets Under Management (₹ Crore)



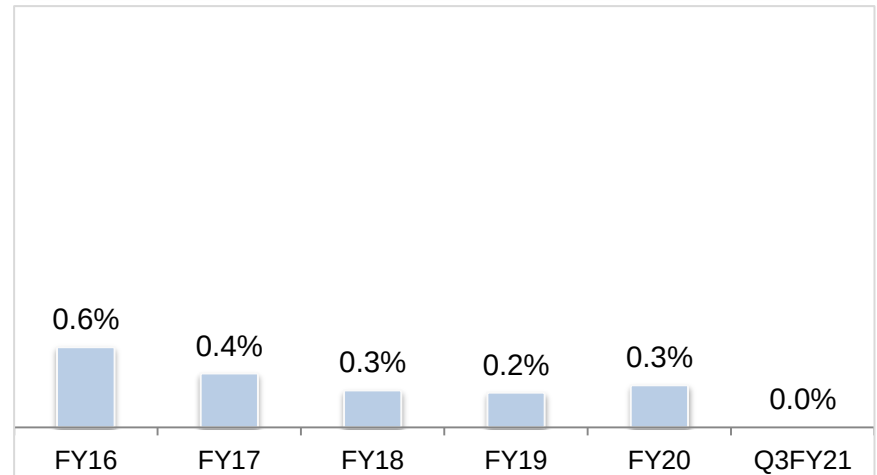
Onboarding Average Ticket Size (₹ '000s)



Boarding Yield (%)



Gross NPAs (%)



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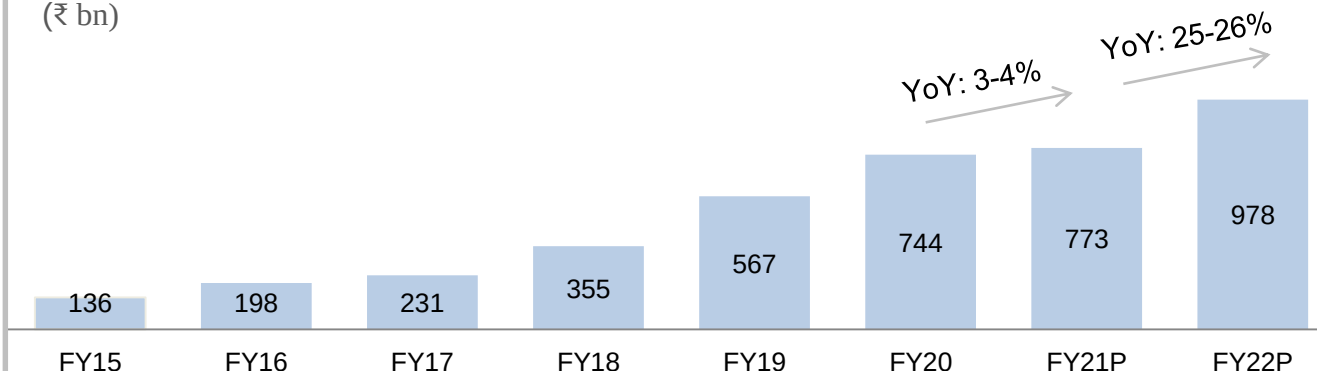
MFI growth is expected to pick up by **25-26%** in FY22

Out of the total disbursement expected in the FY21, **80%** to come in the second half of the year

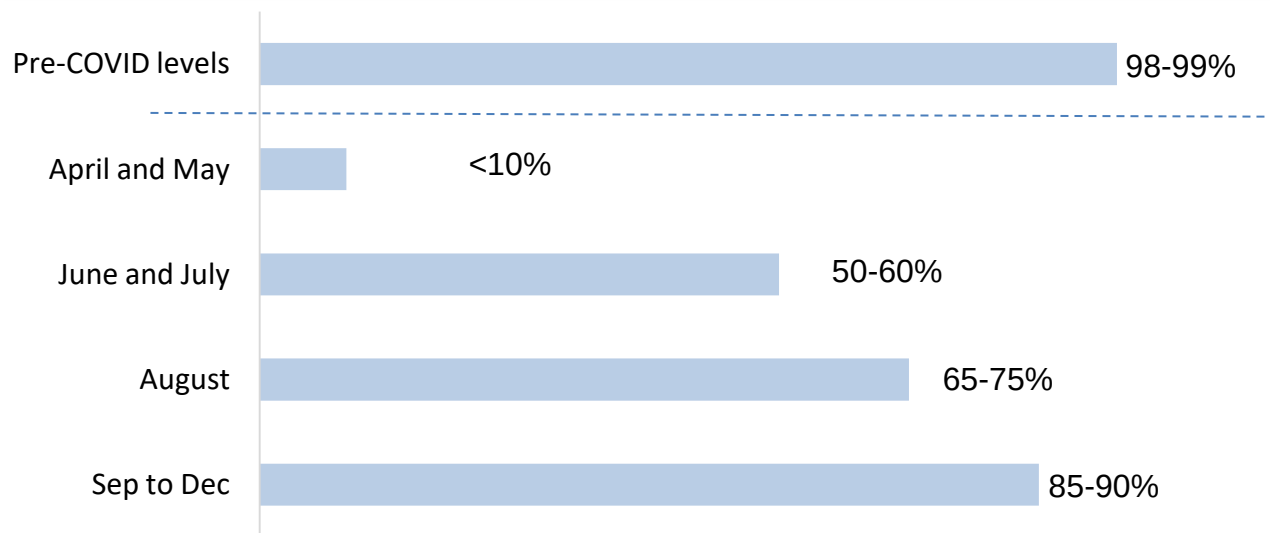
Also, collection efficiency is expected to be back to normal from Q4FY21

Overall MFI to grow by 25-26% in FY22*

(₹ bn)



Pre and Post COVID expected trend in collection efficiency*



Microfinance – product overview

Product offering

- Small-ticket loans for purpose of income generation activities

Customer segments

- Target segment is rural and semi-urban self-employed women formed into joint liability groups

AUM
₹ 3,920 Crore

Gross/Net NPAs
2.2% / 0.0%

States
17

Total Customers
15 Lakh

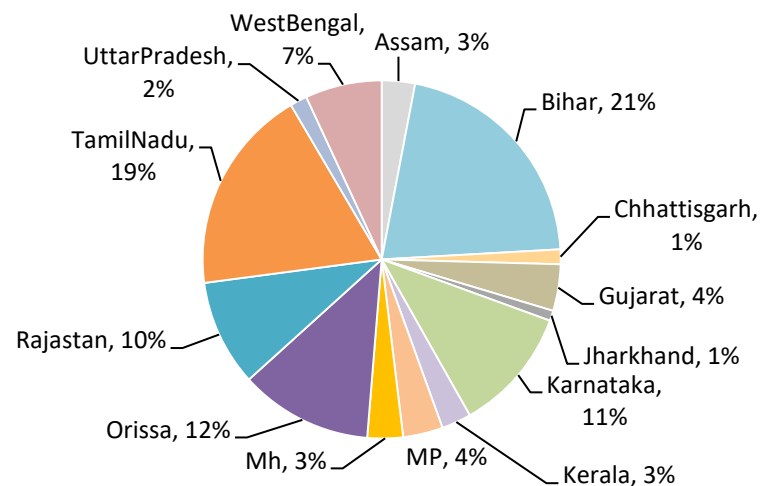
Tenor
~2 years

93% Collection Efficiency
(Dec'20)

Key differentiators and controls

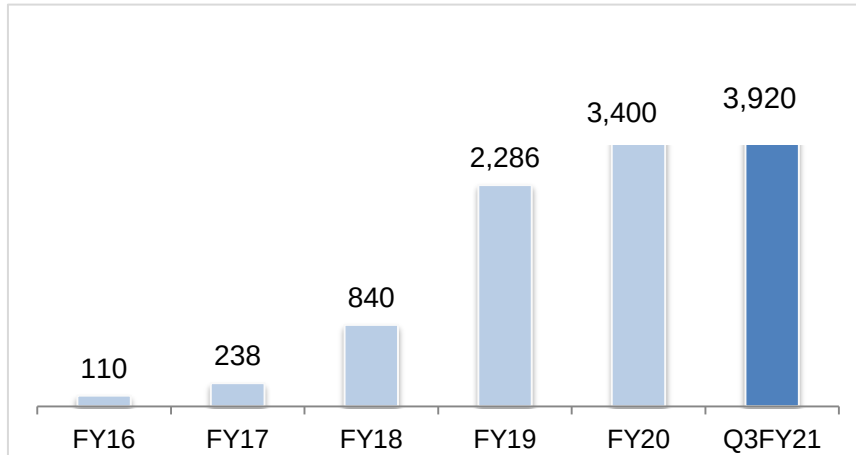
- ✓ Extensive presence in 17 states, 232 districts
- ✓ Strong emphasis on training and awareness of all customers detailing end use of funds, timely repayment and emphasis on joint liability
- ✓ Customer base likely to graduate to larger ticket-sized loans, like gold loans and affordable housing loans
- ✓ 100% credit-linked insurance coverage

Distribution of AUM as at December 31, 2020

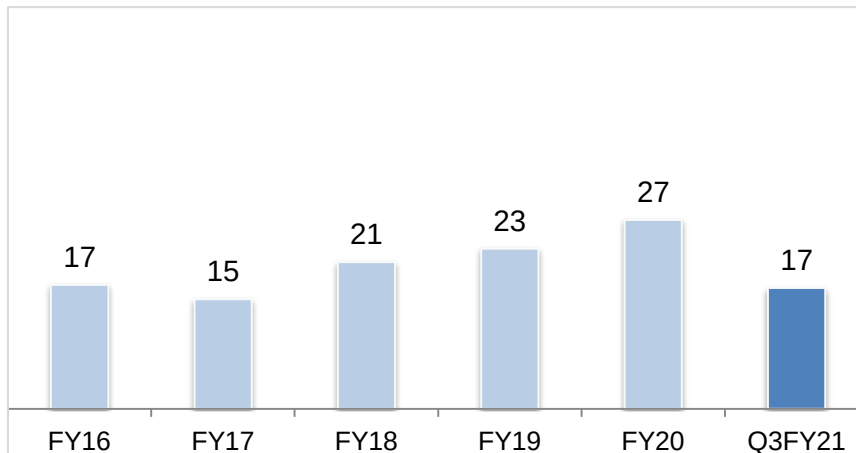


Microfinance – financial overview

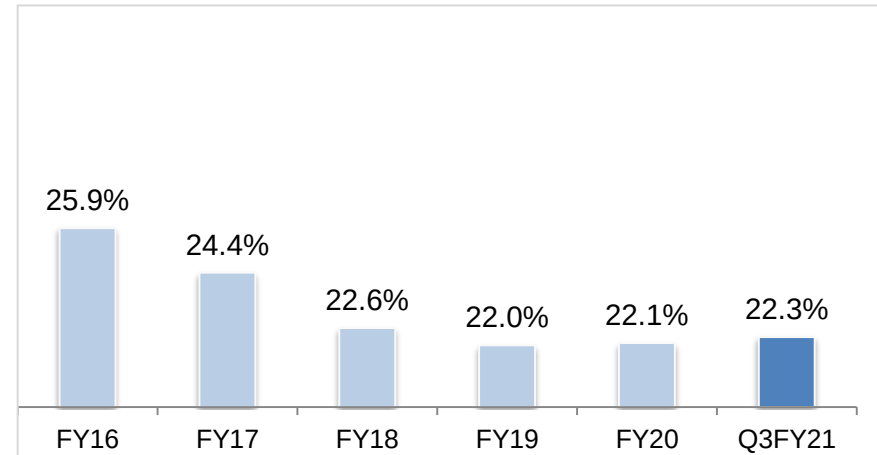
Assets Under Management (₹ Crore)



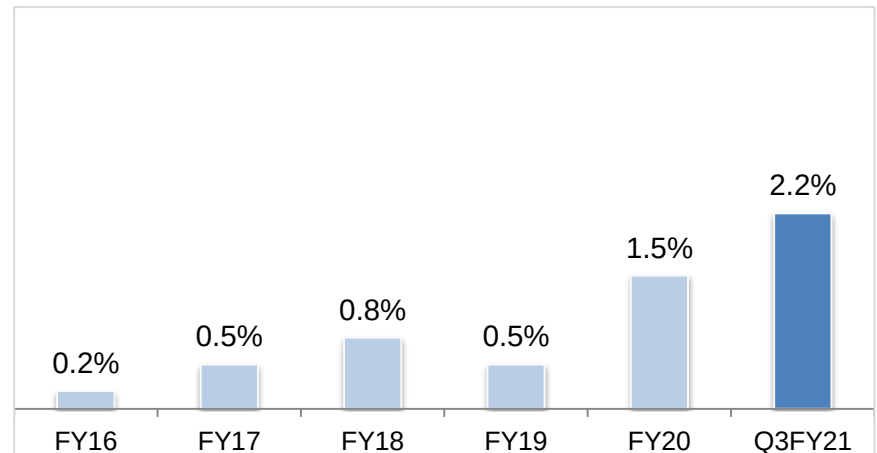
Onboarding Average Ticket Size (₹ '000s)



Boarding Yield (%)



Gross NPAs (%)



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Transfer of real estate credit assets to an Alternate Investment Fund (AIF)

IIFL Asset Management Limited (IIFL AMC) has executed a binding term sheet with a renowned global alternate investment manager (Investor) for 33.3% contribution by the Investor in the AIF, post due diligence to the satisfaction of the Investor. The AIF will have sponsor's contribution of around 33.3% from IIFL Finance Ltd. The balance contribution in the AIF is expected from other investors. The AIF will have target size of ₹3600 crores for secondary purchase of NCDs of real estate projects and providing additional liquidity for completion of the same.

Update on CRE projects financed by us

The analysis presented in the ensuing slides, is based on stage of project completion, target income segment of end users, geographical distribution of funded projects and developer track record; covers 48 projects, with total principal outstanding of ₹3,687 Cr as at Q3FY21. It accounts for 85% of IIFL CRE credit exposure. The balance 15% of CRE book is represented by very small projects.

93% of finance is for residential projects, and 76% of projects are in advanced stages of completion

Stage	No. of projects	POS as at 31 Dec	% to total
Residential	45	3,413	93%
Land stage	1	76	2%
Approval pending	0	-	0%
Construction in progress	36	3,057	83%
<i>Early stage (Upto 25%)</i>	8	525	14%
<i>Intermediate stage (25-75%)</i>	18	1,968	53%
<i>Near completion (> 75%)</i>	10	564	15%
Completed	8	280	8%
Commercial / Logistics	3	274	7%
Total	48	3,687	100%

Stages of construction

- 76% of funded projects are in advanced stages of completion or are already completed
- 14% of funded projects have commenced construction activities
- 2% of funded projects are at land stage
- Only 7% exposure to commercial / logistics sector
- No exposure to Lease Rental Discounting (LRD)

Note: Classification in residential and commercial / logistics is basis predominant usage

Progress during the quarter:

- 2 projects in Delhi NCR and 1 project in Mumbai MMR have commenced construction activities this quarter.
- One project at Pune at early stage have closed early with full payment from sales.

Affordable residential projects contribute 75%

Figs in Cr	No. of projects	POS as at 31 Dec	% to total
Residential	45	3,413	93%
<i>Affordable</i>	36	2,744	74%
<i>Mid Income</i>	5	418	11%
<i>Premium</i>	4	250	7%
Commercial	3	274	7%
Total	48	3,687	100%

What is the definition of Affordable Residential?

- Projects where unit sales realisation is less than 2 Cr in Mumbai, less than 1 Cr in Delhi, Bengaluru, Kolkata and 0.5 Cr in other non-metro cities
- Similarly Mid Income comprise projects where sales realisation are between 2 – 5 Cr in Mumbai, 1 – 3 Cr in metros and 0.5 Cr to 2 Cr in other cities.

Price psf	No. of projects	POS as at 31 Dec	% to total
<4000	17	503	14%
4 - 10k	14	697	19%
10 - 16k	1	335	9%
16 - 22k	9	1,591	43%
22 - 28k	2	210	6%
>28k	5	351	10%
Total	48	3,687	100%

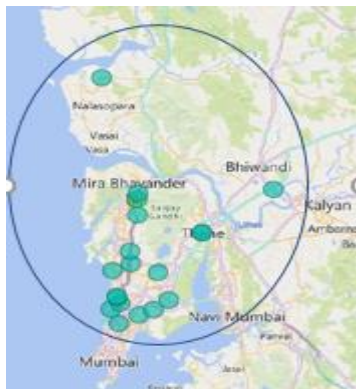
Key elements of the IIFL RE Corporate Loan Book

- Affordable residential projects contribute 74% of POS
- Mid Income projects contribute 11%
- Premium projects comprise 7% of POS. These projects are in the western suburbs of Mumbai where apartments are compact and prices are in the affordable range

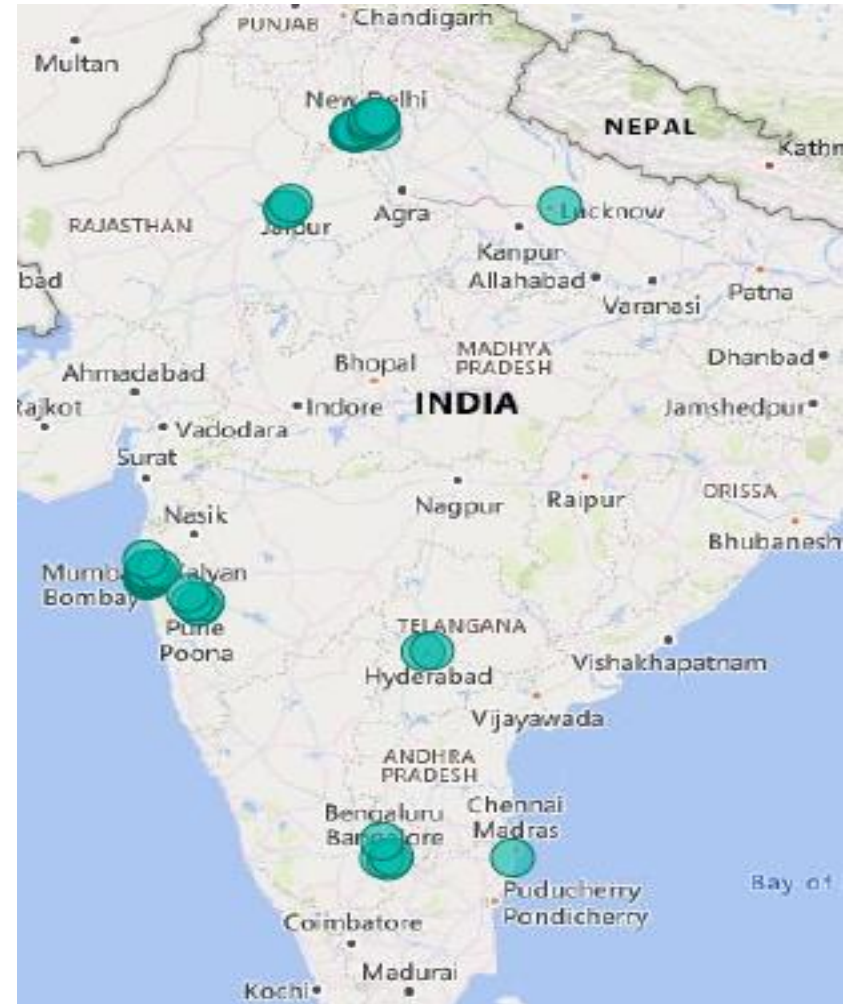
High velocity suburbs of Mumbai and Gurgaon have 61% of funded projects

Geography mix

Figs in Cr	No. of projects	POS as at 31 Dec	% to total
Mumbai	15	1,815	49%
Noida	2	391	11%
Gurgaon	2	346	9%
Delhi	9	342	9%
Pune	4	199	5%
Bangalore	3	197	5%
Hyderabad	2	118	3%
Jaipur	3	95	3%
Bhiwandi, Thane	1	79	2%
Ghaziabad	2	37	1%
Lucknow	2	22	1%
Greater Noida	1	22	1%
Chennai	1	19	0.5%
Faridabad	1	5	0.1%
Total	48	3,687	100%



- Mumbai and Gurgaon contribute to 58% of funded projects
- Projects in Mumbai MMR are mainly north of Andheri and hence in affordable residential segment and not high income segment



92% of funded developers have more than 10 years of successful track record

RE Experience of Developers

No. of years	No. of projects	POS as at 31 Dec	No. of Developers
5-9 yrs	5	280	5
10-14 yrs	10	474	5
15-19 yrs	6	497	7
20-24 yrs	7	940	9
25-30 yrs	7	850	9
>30 yrs	13	645	4
Total	48	3,687	39

Relationship with IIFL

No. of years	No. of projects	POS as at 31 Dec	No. of Developers
1-3 yrs	7	253	6
4-6 yrs	25	2,507	21
7-9 yrs	16	928	12
Total	48	3,687	39

Sft sold by Developer Group

Sft sold by Group	No. of projects	POS as at 31 Dec	No. of Developers
0-5 lacs	8	864	7
5-10 lacs	9	1,005	8
10-15 lacs	5	232	5
15-20 lacs	7	920	6
>20 lacs	19	665	13
Total	48	3,687	39

Track record of Developers

- 92% of POS is funded to developers who have a successful track record of more than 10 years
- 77% of POS is funded to developers who have historically sold more than 5 lac sft
- 93% of POS is funded to developers who have been in touch with IIFL for more than 4 years

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i. Technology and Alliances

ii. Social impact

iii. Corporate and others

Strategy driven by technology and partnerships

Simplified product offerings

Focused, simple products to keep costs low & facilitate rapid scale up

Digital platform

Self learning platform & data mastery

Open architecture coupled with machine learning ensures flexibility and scale while increasing retention & cross-sell



Digital Players

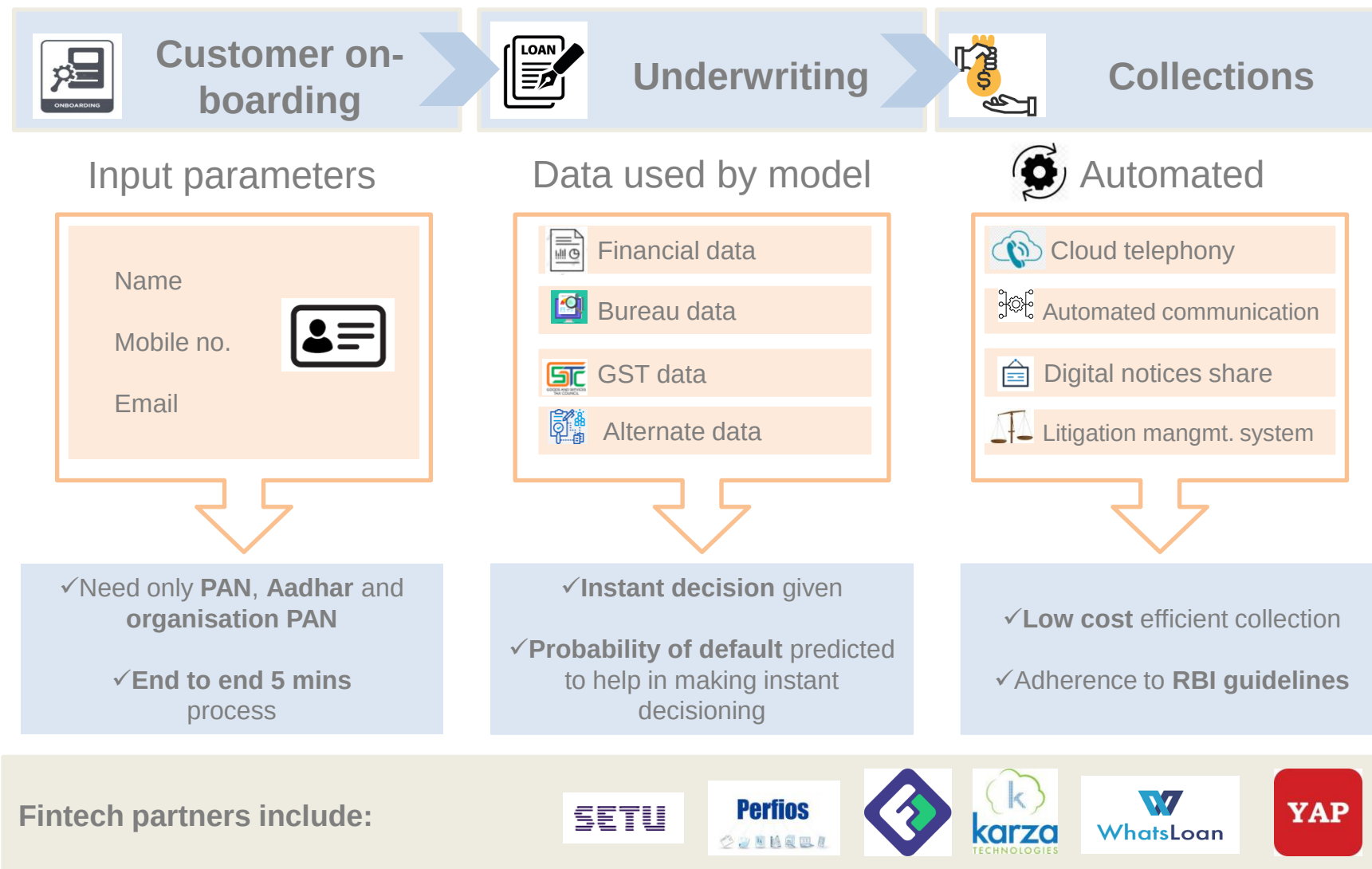
Strategic partnerships with Fintech ecosystem players to harness innovations in our business model

Partnerships

Banks

Lower risk capital requirements when co-lending with Banks for sustained growth

Business loans: Complete digital journey



Home loan mortgages: Digital up selling for quality customer retention

A complete paperless journey with no human touch points

Pool Selection

Identification of eligible pool through data analytics

Digital Interface

Customer details fetched from Parent loan

**₹ 10 Cr disbursed
till 21st Jan 2021**

ATS 3 lakhs

**Launch Date
01.01.2021**

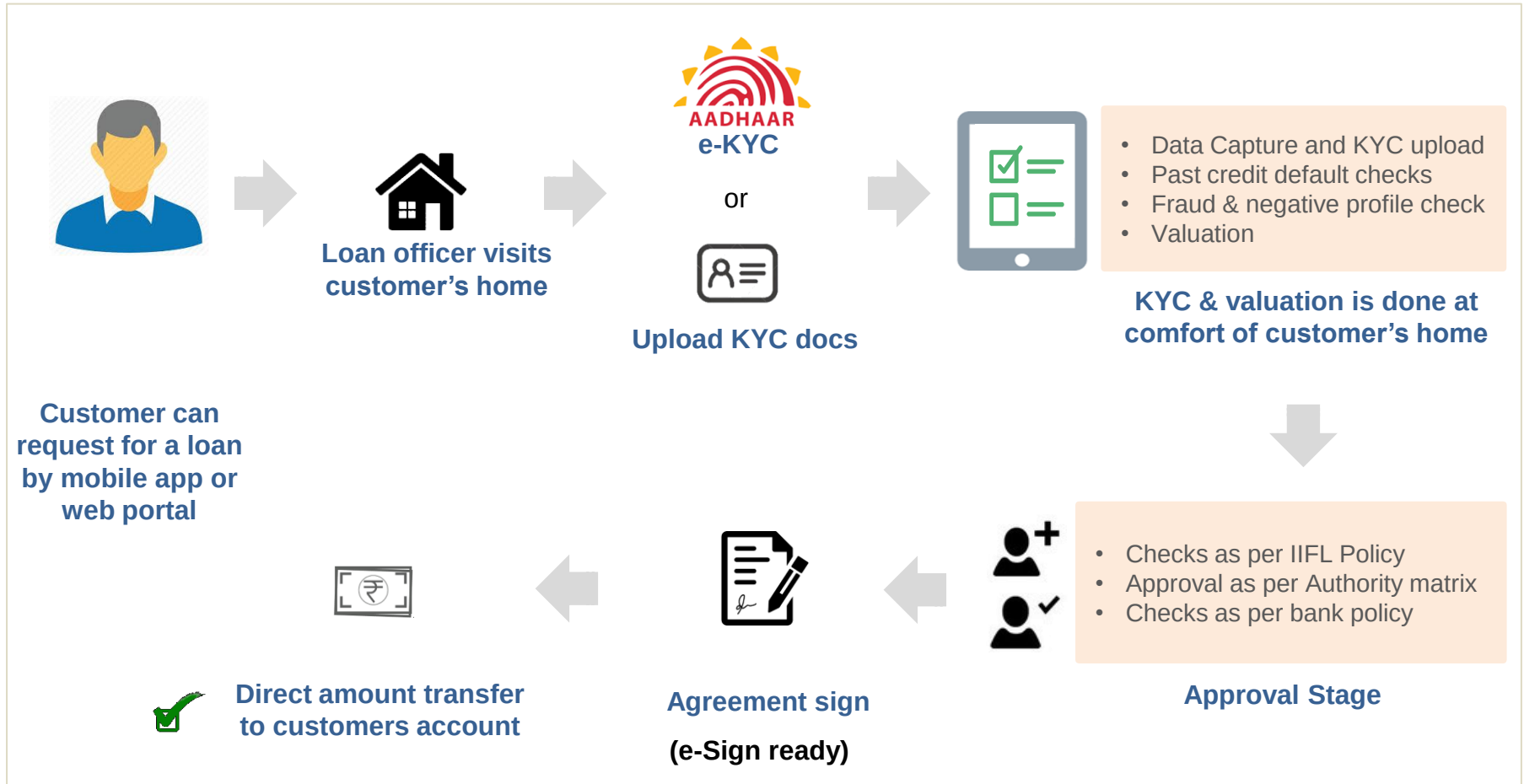
Customer communication

Link sent to eligible customers through SMS.
Customer to click the link and accept the Sanction letter and E-agreement

Auto Disbursal

Auto Disbursal with no manual intervention

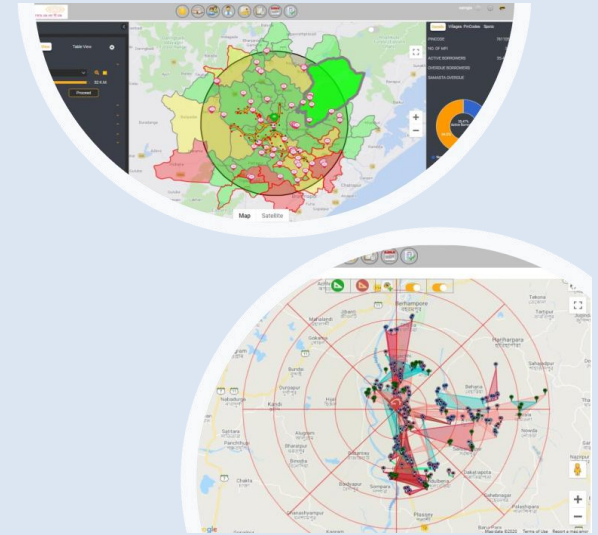
Gold loans: End to end digital on-boarding, sanction and disbursal



Microfinance: Key technology initiative

Geo Analytics

- Spotways - AI based field force automation and geo analytics system
- It gives location based information which provides greater context and perspective to the available data
- It identifies areas for business expansion
- Map BC points and bank branch locations
- Route optimization



Our technology vision



Enhance managerial and field efficiency through use of appropriate tools and technology

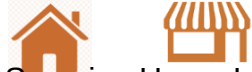


Build a Decision Support System to aid organisational decisions



Develop scalable platforms to manage change and growth in a flexible way

Our recent partnerships with banks..

Bank Name			
Product	 Sourcing Gold Loan	 Sourcing Home Loan & Business Loan	 Co-lending Business Loan
Nature of agreement	Sourcing Servicing arrangement	Sourcing Servicing arrangement	Co-Lending agreement
Funding by Partnering bank	100%	100%	80%
Services offered by us	All services from sourcing to collection and closure; including auction and storage of gold	All services from sourcing to collection of loans	All services from sourcing to collection of loans
Credit Policy	Mutually accepted policy	Mutually accepted policy	Mutually accepted policy

The above agreements are a win-win partnership for both IIFL Finance as well as the banks:

- Banks will be able to improve their reach to Tier 2 / Tier 3 cities by leveraging existing network of NBFC's
- NBFCs can increase their customer base without the need for regular fundraising
- Informal segment borrower will get access to cheaper source of funds

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i. Technology and Alliances

ii. Social impact

iii. Corporate and others



IIFL is firmly committed to support economic activity and financial inclusion through its loan offerings while adapting to changes in the external environment.

100,000+ loans to
first-time home buyers

42,900+ families
benefitted under **CLSS**

1,000+ Cr. **subsidy**
provided till date

33,000+ loans given to
the **informal segment**

60% loans given to
female owners/co-owners

53% loans given in **non-**
metro cities

IIFL Home Finance contribution to Environment Sustainability-

Green affordable housing impact by green value partners



- Pioneered Green Building concept in partnership with housing developers through "**Kutumb**" platform
- It provides industry experts and housing developers, a platform to promote sustainable infrastructure. The benefits of Green buildings are - with usage of sustainable raw materials, green buildings help protect biodiversity and ecosystem. It further allows reduced carbon footprint, cost efficient structures and better health of residents.

IGBC preliminary certified / certified projects under management – 7398 units

17

Projects registered with IGBC and GRIHA Green Certification Agencies

1

Project received final certification

8

Projects preliminary certified

8

Projects under Pre-Registration

**5,049
MWH p.a.**



ENERGY SAVINGS

**2,91,629
KL p.a.**



WATER SAVINGS

**4,140.29
Tonnes p.a.**



EMISSION SAVINGS

Total number of units
funded by
IIFL Home Loans
(IGBC & GRIHA
certified)
2,900+

Target Impact Through Kutumb (March 2023):

200

RESIDENTIAL
PROJECTS

~54,00,000

SQUARE
METERS

60,000

UNITS
CERTIFIED

Microfinance & Retail business loans are for income generating activities

88% of these benefited customers stay in the **rural area** of the country

15.6 lakhs+ families benefited in **17 states** with financial intervention

10,000+ of dairy farmers supported through 9 cattle health centres in 4 States

Supports **self-employed women** in under-served rural areas

44% of MSME loans are of **less than ₹10 lakhs ATS**

80% First time borrowers from **informal sector**

Gold loans are essentially small-ticket business loans

67% of gold loan are of **less than ₹ 50,000 value**

64% of the branches are located in **tier II, III cities and rural areas**

87% of loans are towards end use that classify as **PSL for banks**

73% of loans given to **small businesses**

Digital top-up, renewal and doorstep facility for convenience of borrowers

Instant hassle free loans ensure easy access to credit for underserved segments

I. Q3FY21 Financial performance

II. Business segments review

III. Technology, Alliances and other updates

i. Technology and Alliances

ii. Social impact

iii. Corporate and others

Distinguished Board of Directors

IIFL Finance – Board of Directors



Nirmal Jain, Chairman & Whole-time Director

- MBA from IIM Ahmedabad, rank-holder CA and ICWA.
- Worked with HUL for 5 years
- Founded and led IIFL since 1995



R Venkataraman, Managing Director

- MBA from IIM Bangalore, B-Tech from IIT Kharagpur
- Worked with ICICI Bank, Barclays, GE Capital
- Co-founder of IIFL



Chandran R, Non-Executive Director

- Managing Director, Hamblin Watsa Investment Counsel Ltd.
- Director & CEO, Fairfax India Holdings Corp.
- MBA from University of Toronto, B. E from IIT Madras



Nagarajan Srinivasan, Non-Executive Director

- Head of South Asia, CDC Advisers
- More than 30 years of investing and financial services experience



V. K. Chopra, Independent Director

- Chartered Accountant and Former Whole-Time Member, SEBI
- Former Chairman & MD - Corporation Bank and SIDBI



A K Purwar, Independent Director

- Chairman of Tadas Wind Energy Private Limited & Eroute Technologies Private Limited
- Former Chairman, State Bank of India



Nilesh Vikamsey, Independent Director

- Senior Partner at Khimji Kunverji & Co
- Past President of The Institute of Chartered Accountants of India



Geeta Mathur, Independent Director

- Co-chair for the India Chapter of Women Corporate Directors Foundation
- Chartered Accountant with over 20 years of experience as a Finance professional

Management team with rich domain experience

IIFL Finance

Chief Financial Officer	Rajesh Rajak
Chief Risk Officer	Sanjeev Srivastava
Compliance Officer	Sneha Patwardhan

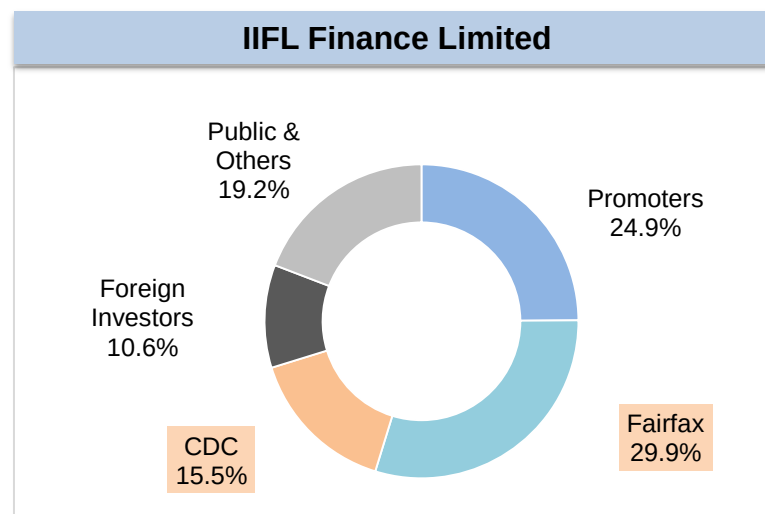
IIFL Home Finance

Chief Executive Officer	Monu Ratra
Chief Financial Officer	Amit Gupta
Chief Risk Officer	Abhishikta Munjal
Treasurer	Govind Modani

Samasta Microfinance

Chief Executive Officer	N. Venkatesh
Chief Financial Officer	Anantha Kumar
Chief Risk Officer	Sabari Krishna

Marquee investors



Note: Shareholding pattern as at December 31, 2020

- As a responsible corporate, IIFL Finance aims to deliver sustainable growth through financial products and services that help satisfy unmet societal needs, enable a thriving society, conserve environment and create long-term value for all
- The Company has a dedicated ESG committee which meets quarterly to discuss a range of ESG issues that aim to drive the Company's values and impact
- Marquee investors CDC have representation at the ESG committee and they continue to guide us with their rich, global experience in driving ESG initiatives.

Operational principles of Board approved ESG policy

Compliance to
environmental and social
safeguards

Environmental protection
and resource efficiency

Adherence to Fair
Practice Code

Good working conditions

Community **Health, Safety**
and **Security**

Borrower Protection and
Education

Sample CSR projects

Sakhion ki Badi (Rajasthan)

IIFL Foundation's Sakhion ki Badi are community based learning centers operating across 11 districts of Rajasthan, aiming towards eradication of Female Illiteracy. This flagship initiative of IIFL Foundation regained its operation during the unlock phase from June 2020. The team members followed safety guidelines issued by the Government and continued their engagement with the communities.

Centres	Districts	#Girls	#Boys
986	11	35,819	3,030



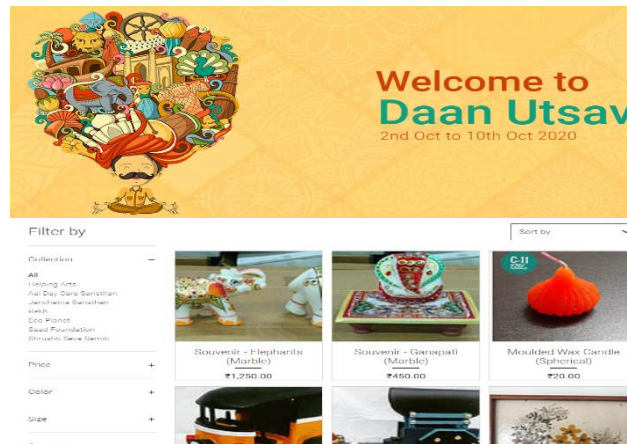
Chauras

Chauras is a learning centre cum crèche for children of migrant construction site workers. The centre is slowly regaining its operation in former momentum, as the lockdown opens up and the labourers return to the sites.



ë mela (Daan Utsav)

IIFL Foundation launched an unique online platform to support artisans, craftsmen and small scale producers across the country, to resurrect their livelihood in the post-lockdown phase. An online website - daanutsav.iifl.com, offering a platform for NGOs, Self Help groups and community based groups to showcase and sell their products directly to customers across india. The services of the platform were offered 'free of cost' to the participants.



Artificial Insemination (AI)

Through Artificial Insemination project, IIFL Foundation has supported farmers from low income groups to venture and progress in the vertical of Dairy production. This Livestock Development project is operational in 3 states across India – Rajasthan, Karnataka and Tamil Nadu, with a total of 7 AI centres.

Thank you

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DISCLAIMER: IIFL Finance Limited (Formerly known as IIFL Holdings Limited), subject to market conditions and other considerations is proposing a public issue of secured and/or unsecured, redeemable non-convertible debentures and has filed the Draft Shelf Prospectus dated June 30, 2020 (“Draft Shelf Prospectus”) with BSE Limited, National Stock Exchange of India Limited, and SEBI. The Draft Shelf Prospectus is available on our website www.iifl.com, on the website of the stock exchanges www.nseindia.com, www.bseindia.com, on the website of SEBI - www.sebi.gov.in and the respective websites of the lead managers at www.edelweissfin.com, www.iiflcap.com and www.equirus.com. Investors proposing to participate in the Issue, should invest only on the basis of the information contained in the Draft Shelf Prospectus. The unsecured, redeemable, non-convertible debentures shall be eligible for Tier II capital. Investors should note that investment in NCDs involves a high degree of risks and for details relating to the same, please refer to Draft Shelf Prospectus including the section on “Risk Factors” beginning on Page 22 of the Draft Shelf Prospectus.