Housing and Urban Development Corporation Ltd.
(A Govt. of India Enterprise)

Building Assets for Viksit Bharat

Investors Presentation & Performance Highlights
Q2 & H1 FY25

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- Borrowing Profile
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HUDCO - A UNIQUE INSTITUTION

- More than 5 decade of expertise as techno-financial institution.
- Financing, Consultancy and Capacity Building support – entire landscape of Housing and Infrastructure projects.
- Multi sectoral focus with strong relationship with State Govts. & its agencies.
- Strategic Partner in supplementing efforts of Govt. of India – Housing for All, Smart City, AMRUT, Swachh Bharat, Jal Jeevan Mission, etc.
- Listed company with 75% ownership of Govt. of India.
- A Navratna CPSE registered as NBFC-IFC with Reserve Bank of India.
- Consistently profit making company with the motto of "Profitability with Social Justice"

JOURNEY

1970-1980

- 1970: Incorporation Under Companies Act
- Equity: ₹2 Cr
- Funding of rural housing
- Design & Development activities

1980-1990

- 1985: HSMI
- 1989: Exclusive Urban Infra window

1990-2000

- 1998: Key role in 2MHP
- 1999-2000: PM's award for top 10 PSUs
- 1996: Public Financial Institution (PFI)

2000-2010

- 2000: HUDCO Niwas
- 2001: Authorized Capital increased to ₹2500 Crore 2002: Schedule-A
- 2004: Miniratna-I

2010-2020

- 2011-2016-Public Issue of Tax Free Bonds
- 2015-16 Credit Rating upgraded to "AAA"
- 2017: Public Listing of 10.19%
- Consistently got 'Excellent' MoU rating

2020- till date

- 2023-24: Public holding increased to 25%.
- 2023-24 - All time high dividend of ₹830.79 Crore

2024-25:

- **Accorded Navratna Status**
- **Registered as NBFC-IFC**

Navratna Status: Accorded in April, 2024

- 2nd highest recognition for PSUs in India

2MHP – 2 Million Housing Programme
HSMI – Human Settlement Management Institute

MAJOR INITIATIVES DURING LAST 1 YEAR

	Issues	Action Taken
1	Navratna Status	Places HUDCO amongst elite CPSEs, Boosts Brand Image, enhanced operational & financial autonomy.
2	NBFC-IFC registration	• Prominent place among leading Govt. NBFCs in the country • Long term Infrastructure Lending Opportunity covering wide spectrum of infra projects incl. those under Harmonized List of DEA
3	Stagnant BS size for almost last half decade	Loan Book increased to ₹ 1,11,068 crore in Sep 2024 from ₹ 81,594 crore in Sep 2023, growth of 36%
4	Amendment in Object Clause of MoA	• Expanding HUDCO's Horizon : to address the evolving needs and opportunities within Infrastructure subsectors. • Enhancing its operational outreach within the broader financial sector.
5	Lowering cost of funds	• Establishing international footprints through a JPY ECB loan and FCNR(B) loans. • Incremental cost of borrowing reduced from 7.46% in FY2023 to 7.10% during FY 2024 and from 7.28% during H1FY24 to 6.99% during H1FY25.
6	Updation of old policies	Introduction of innovative lending products aligned with Customer Centric Approach and reduction in turn around time (TAT)
7	HR issues	Recruitment of professionals, Promotions at all levels, Restructuring of Departments for operational efficiency
8	Resolution of Stressed Asset	Recovered around ₹ 456 crore from NPA cases during FY 2023-24 and ₹ 255 crore in H1FY25.
9	IT initiatives	ERP, E-Office and E-Dak system with an objective to enhance connectivity, business outreach, reduce turnaround time (TAT) and move towards paperless office.

Key Strengths

Pan-India Presence, Strong Relationships with States

Key Role in Various Schemes of Govt. of India - Housing for All, Jal Jeevan Mission etc.

Strong Asset Quality - Lowest NPA

Strong Financial Ratios - consistent Profitability

Highest Credit Ratings: Domestic-AAA International-Sovereign

Value added services including Training and Consultancy services

'Navratna' Company
&
Strategic Player in the Housing & Infrastructure Sector

360° Partnership for Sustainable Asset Creation for Viksit Bharat

FINANCING

- Affordable Housing
- Counterpart Funding – PMAY
- Infrastructure:
  - Social Infra- Hospital, Govt. Bldg, Water Supply;
  - Commercial Infra – Roads, Highways, Mass Rapid Transit System, Ports, Energy
- Land Acquisition

GOI SCHEMES

- PMAY-Urban and Rural
- Smart City
- AMRUT
- Swachh Bharat Mission
- Jal Jeevan Mission

CONSULTANCY

- Architectural
- Urban & Regional Planning
- Appraisal & Monitoring
- Asset Monetization
- Environmental Studies

CAPACITY BUILDING

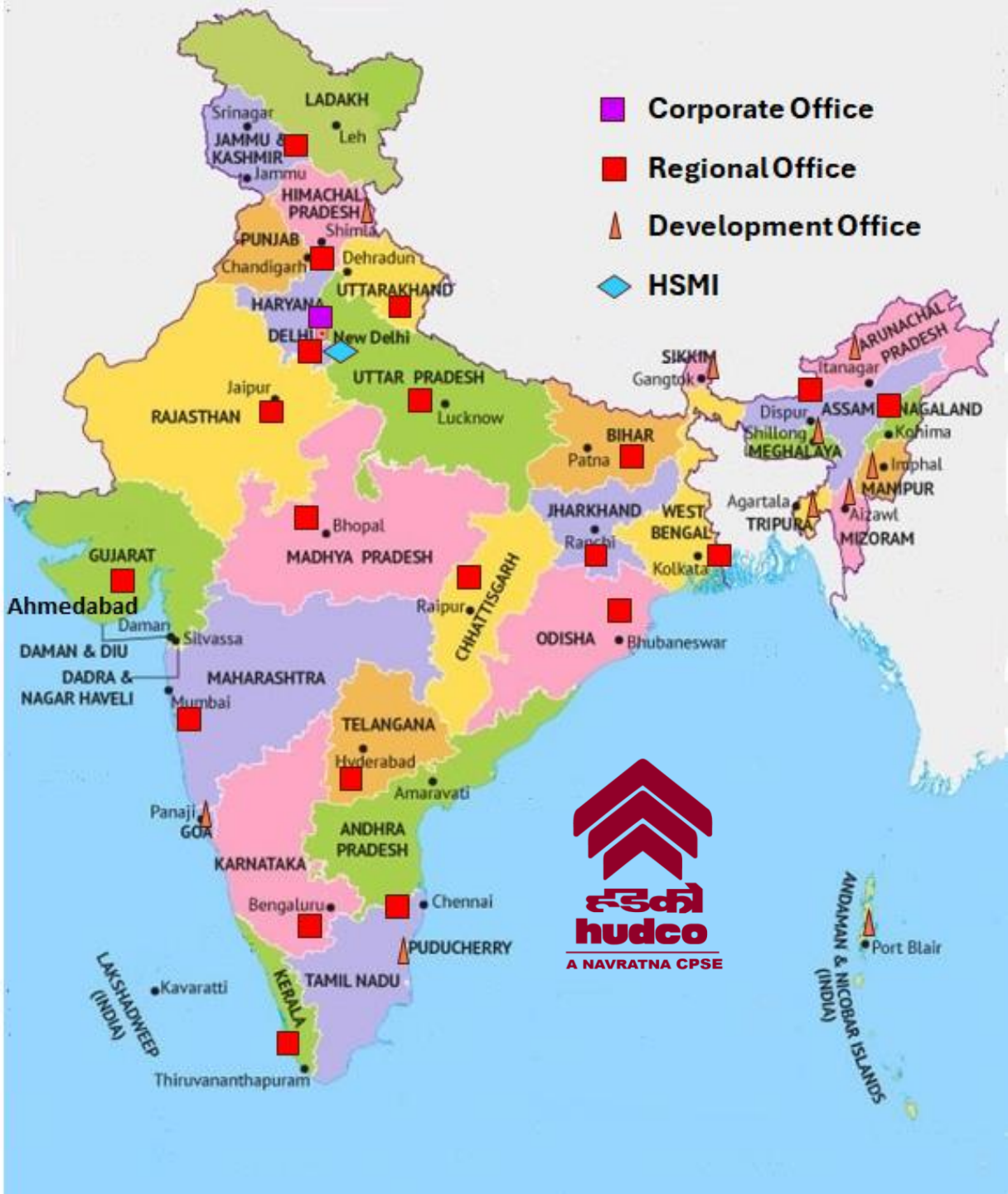
- Training of professionals / In-house employees
- Domestic & International Training Programmes
- Supports Research in urban sector.

Borrowing Partners: Central/State Govts., State Public Agencies, ULBs and Specialized Entities

Pan-India Presence

(Enabling - Business Diversification, Enhanced Brand Recognition, Better Leverage of Govt. initiatives and Adaptation of Regional Dynamics)

- **Registered Office and Corporate Office at New Delhi.**
- **21 Regional Offices and 11 Development Offices across India.**
- **Training & Research arm of HUDCO - Human Settlement Management Institute (HSMI) at New Delhi**
- **Employee strength (as on Sep, 2024)- 587**
  - Executives from diverse background – 504 [Technical, Finance, Legal, HR, Social Sciences and IT]
  - Promoting women empowerment - 31% (184) women employees



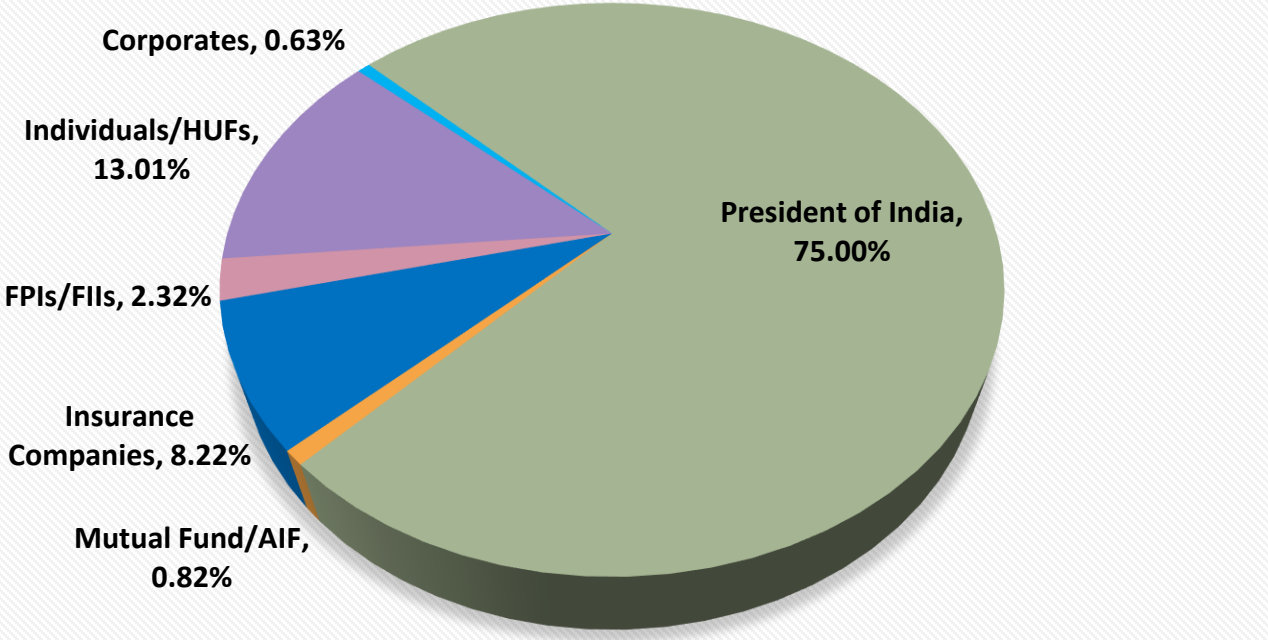
Highest Credit Ratings

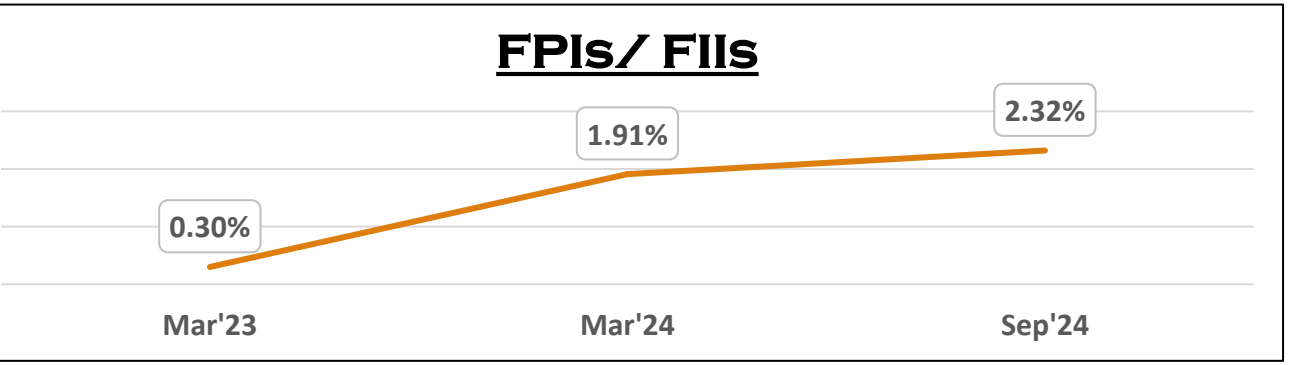
Rating of AAA for Long Term Debt

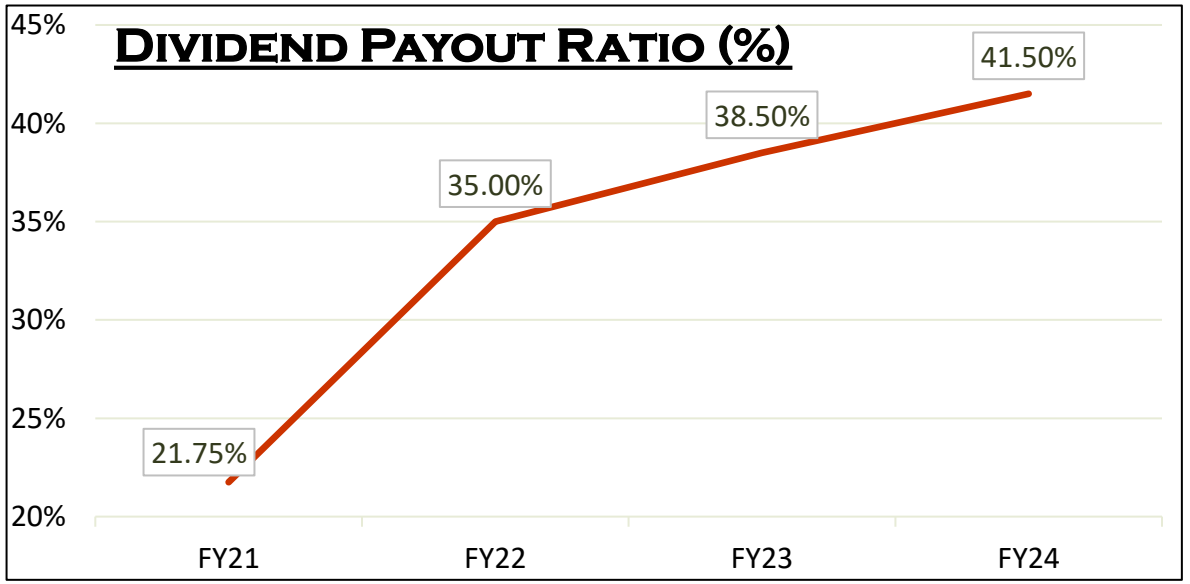
** Two notch higher than the conventional rating*

International Rating at par with Sovereign Rating

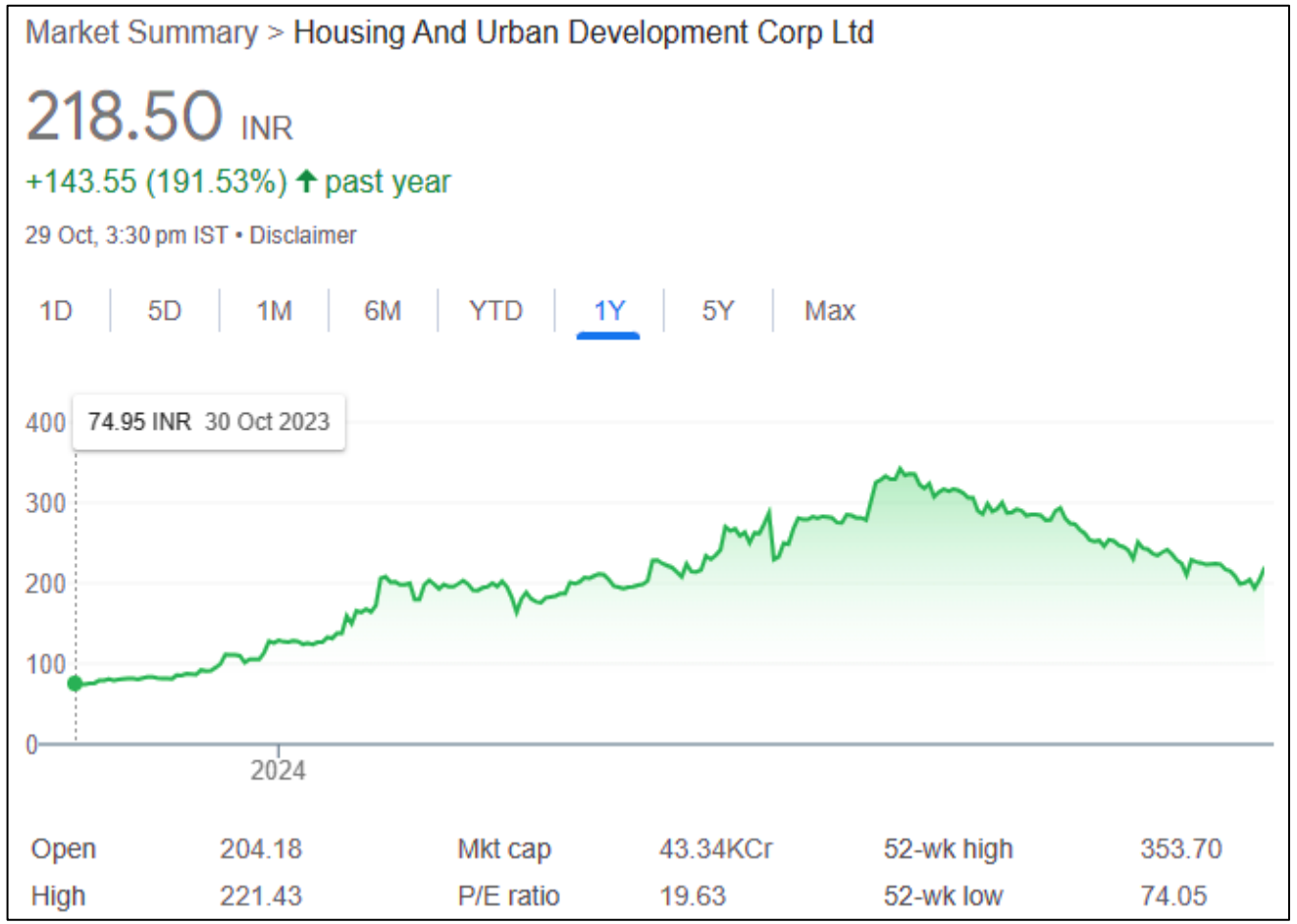
Shareholders Prospect as on Q2FY25





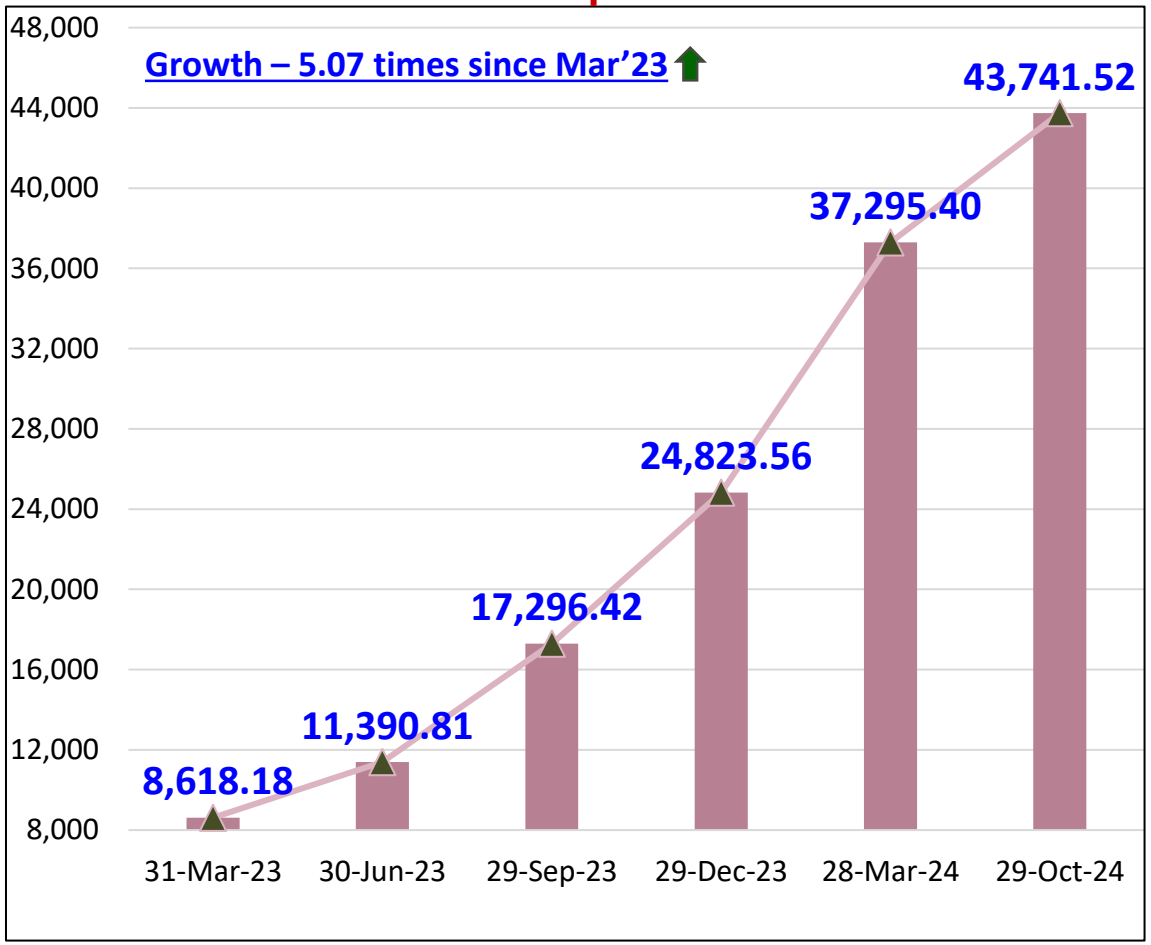


STAKEHOLDERS CONFIDENCE IN HUDCO



Market Capitalisation

(₹ Crore)



Amongst top 200 Companies by Market Cap. (as on March, 2024)

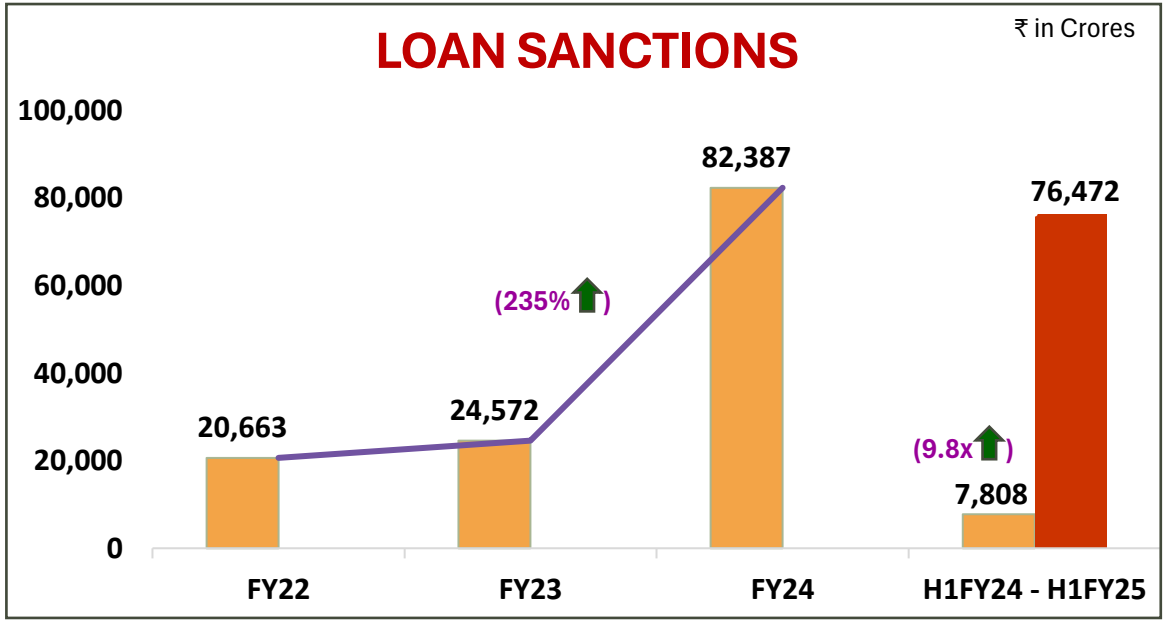
Earning Per Share – ₹ 12.46 (Annualized)

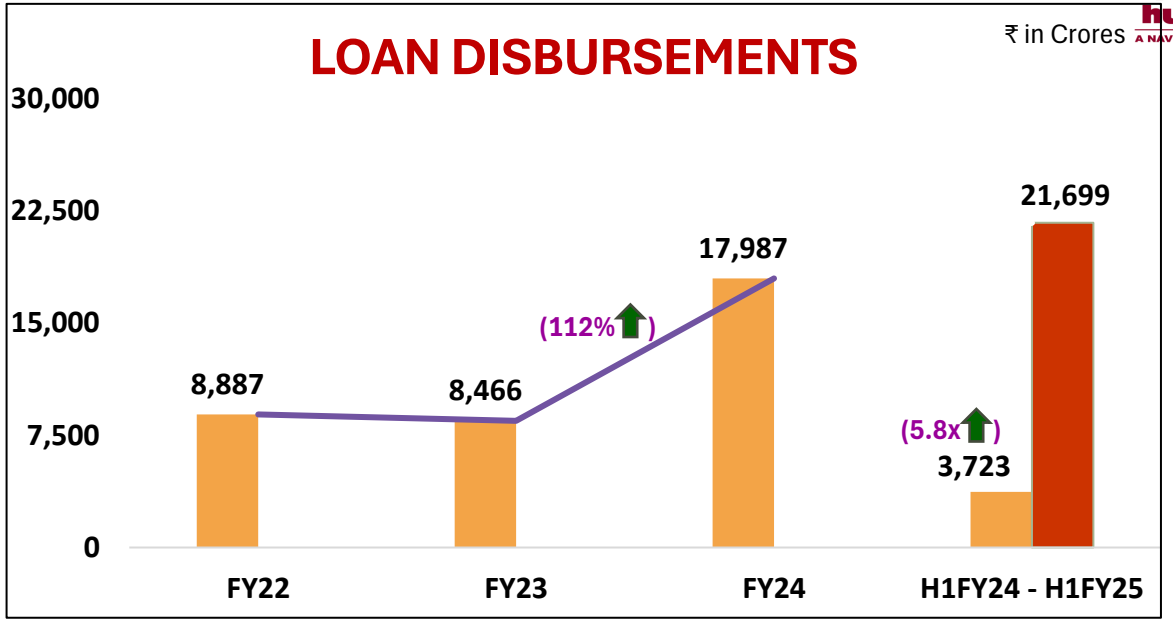
Book Value Per Share – ₹ 85.54

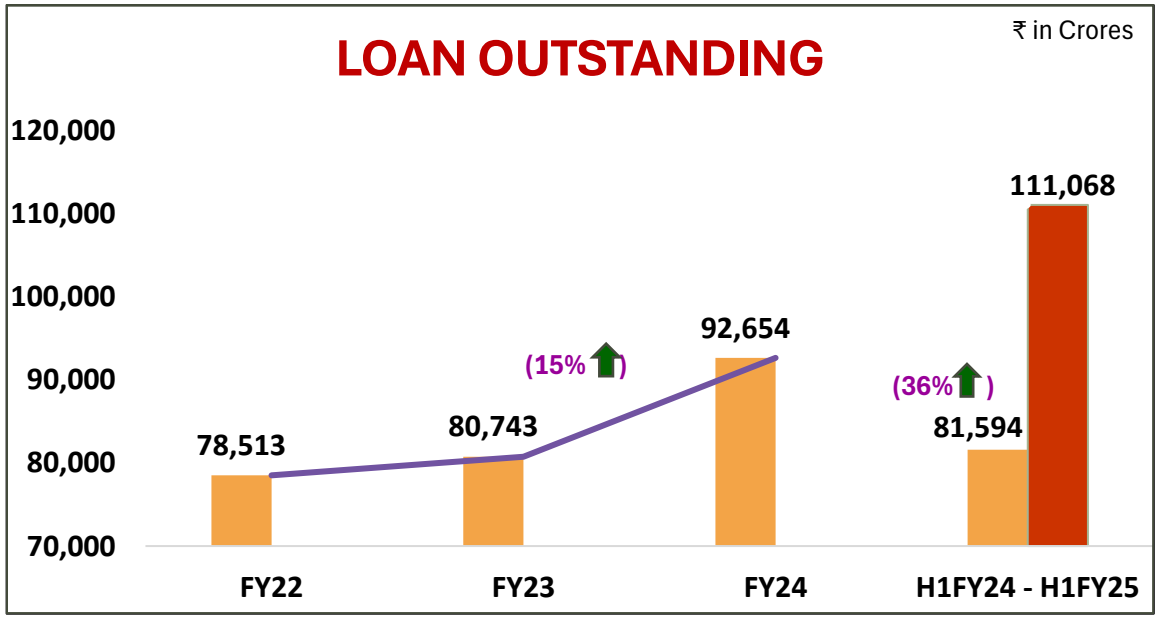
Operational Performance

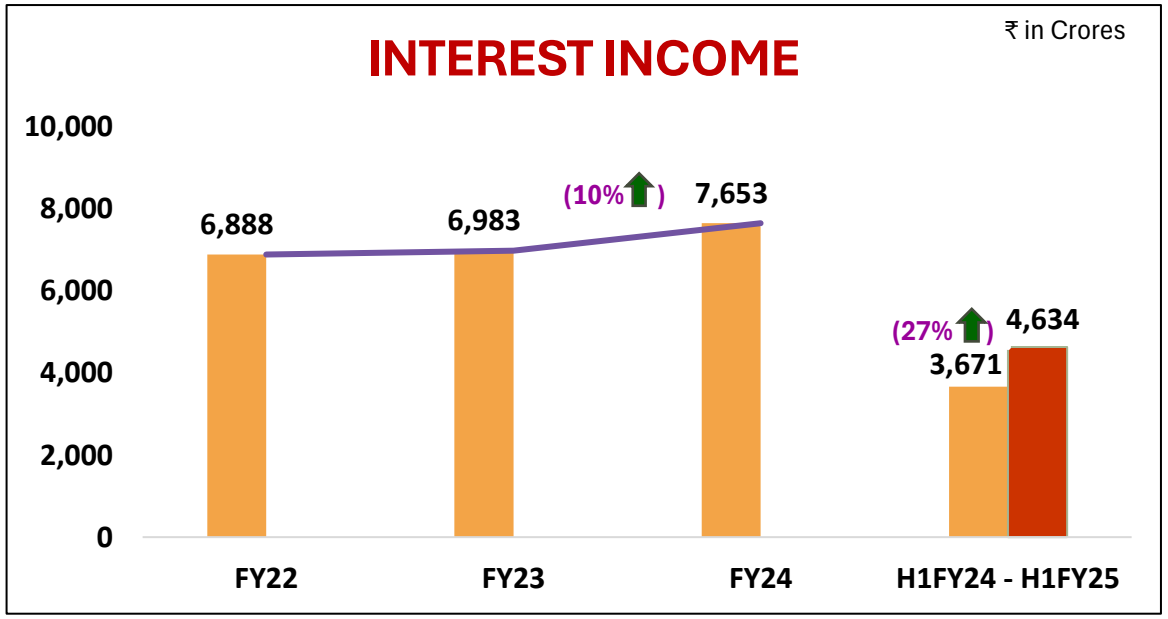
- Key highlights
- Category wise Sanctions
- Category wise Disbursements
- Loan Portfolio

KEY OPERATIONAL HIGHLIGHTS

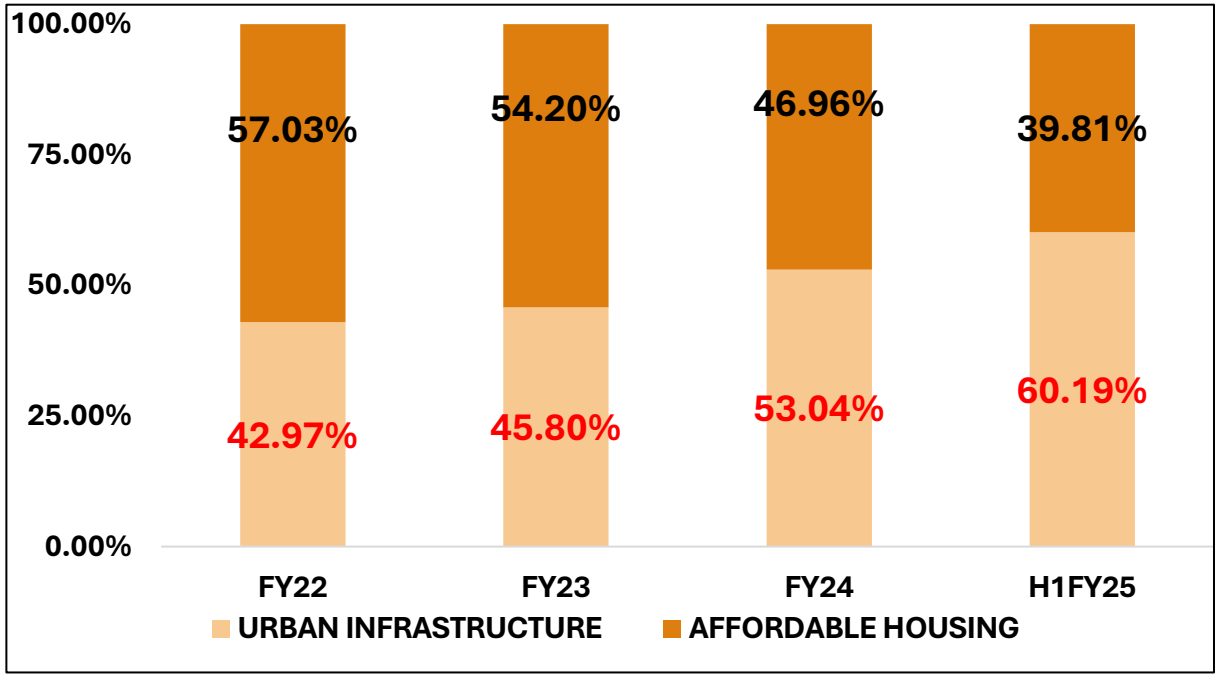


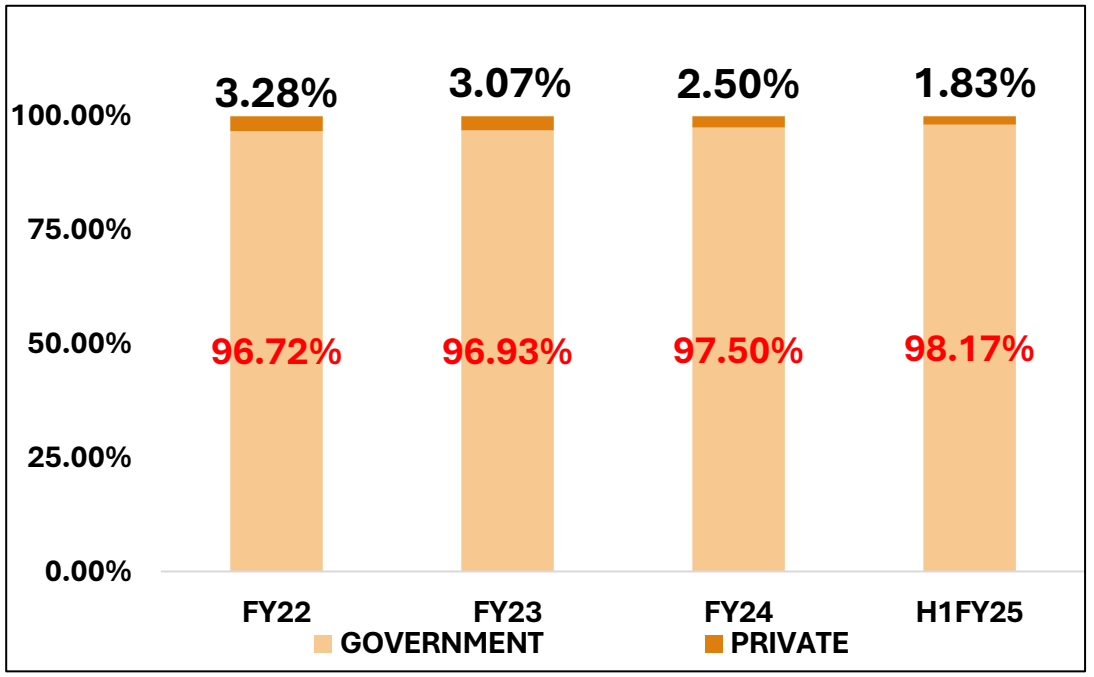






Loan Portfolio

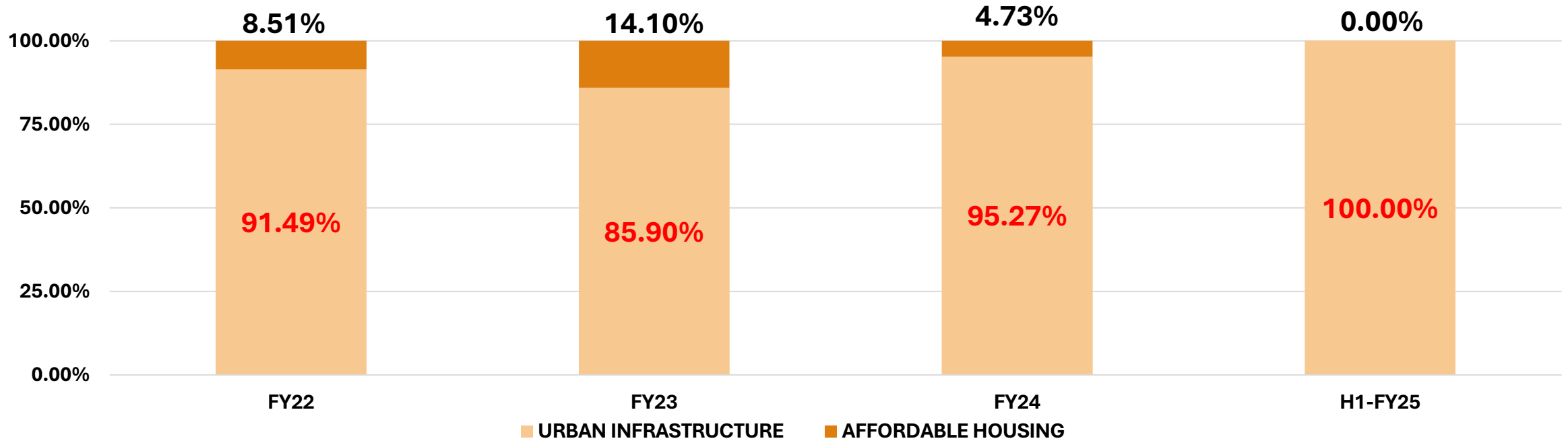




Particulars (₹ in Crores)	FY22	FY23	FY24	H1	
				FY24	FY25
Urban Infrastructure	33,735	36,982	49,143	38,674	66,857
Affordable Housing	44,778	43,761	43,511	42,920	44,211
Total	78,513	80,743	92,654	81,594	1,11,068
Government	75,934	78,267	90,342	79,111	1,09,241
Private	2,579	2,476	2,312	2,483	2,027

Affordable Housing portfolio to increase with PMAY 2.0

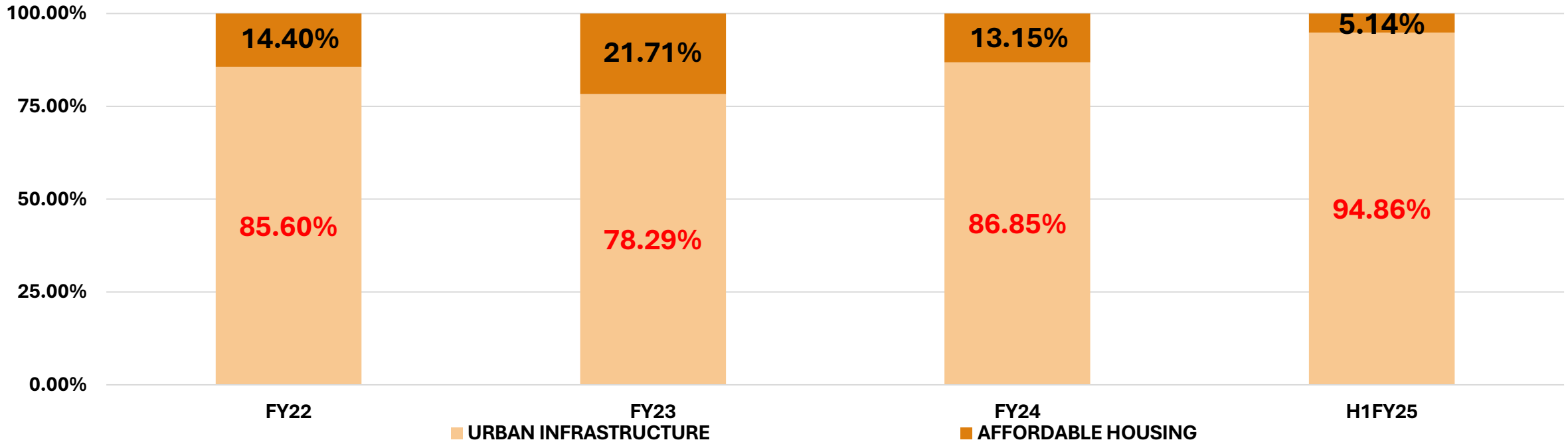
Loan Sanctions



Particulars (₹ in Crores)	FY22	FY23	FY24	H1	
				FY24	FY25
Urban Infrastructure	18,904	21,106	78,488	7,435	76,472
Affordable Housing	1,759	3,466	3,899	373	-
Total	20,663	24,572	82,387	7,808	76,472

Highest Ever Half Yearly Sanctions during H1FY25

Loan Disbursement



Particulars (₹ in Crores)	FY22	FY23	FY24	H1	
				FY24	FY25
Urban Infrastructure	7,607	6,628	15,621	3,225	20,583
Affordable Housing	1,280	1,838	2,366	498	1,116
Total	8,887	8,466	17,987	3,723	21,699

Highest Ever Half Yearly Disbursements during H1FY25

Financial Performance at a Glance

BORROWING PROFILE

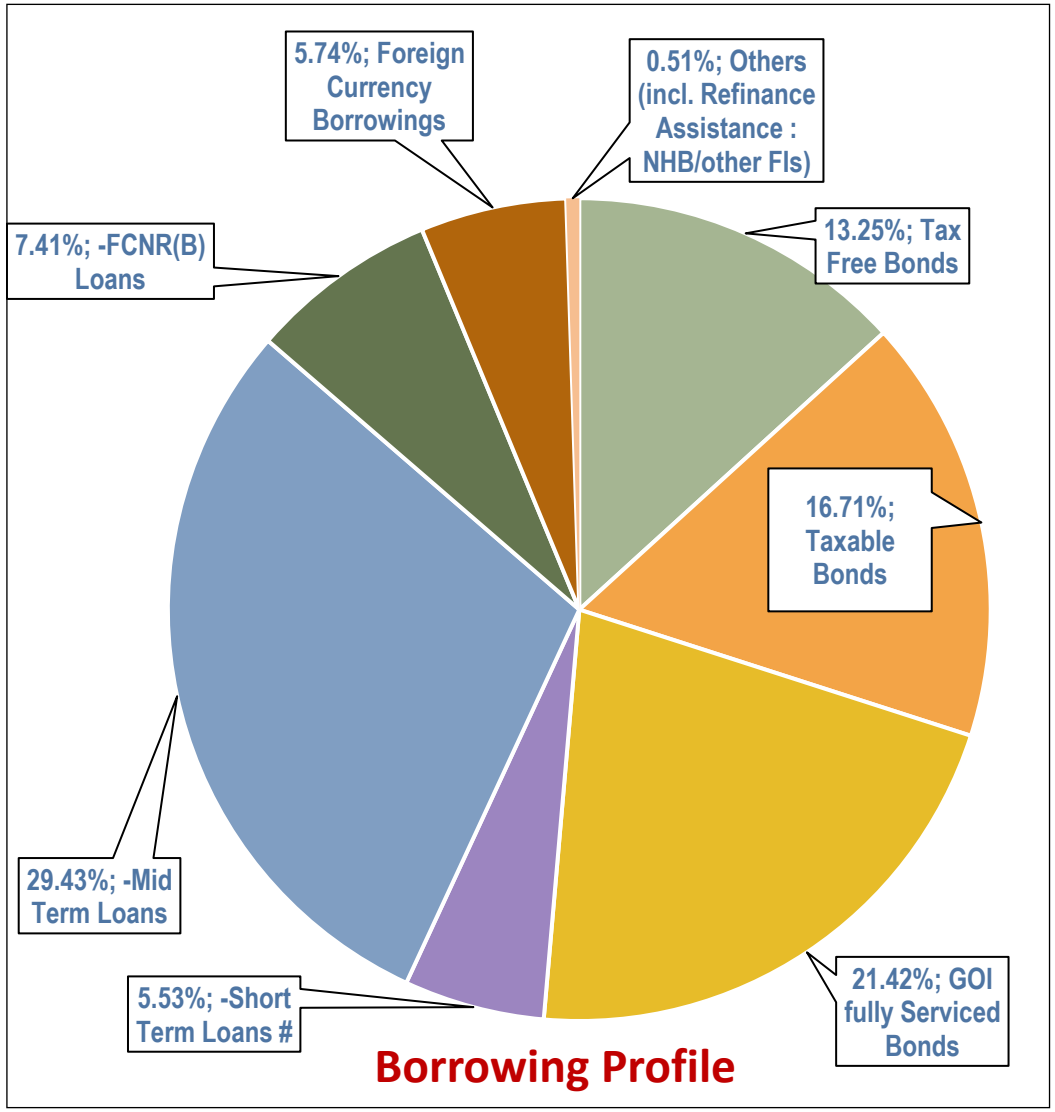
ASSET QUALITY

KEY FINANCIAL HIGHLIGHTS

Outstanding Borrowings

(₹ in Crore)

Particulars	H1-FY25	Average Cost of Borrowings	H1-FY24	Average Cost of Borrowings
A. GoI fully Serviced Bonds	20,000.00	8.47%	20,000.00	8.47%
B. Others				
Tax Free Bonds	12,372.38	8.04%	14,014.04	8.10%
Taxable Bonds	15,596.00	7.00%	10,750.00	6.64%
Bank Loans:				
- Short Term	5,165.20	7.20%	2,870.80	6.89%
- Mid Term	27,480.63	7.50%	14,941.21	7.73%
- FCNR(B)	6,913.18	6.06%	-	-
ECB/ODA	5,360.39	5.54%	71.22	8.21%
Refinance Assistance from NHB	476.89	5.08%	671.19	5.05%
Sub-Total (B)	73,364.67	7.17%	43,318.46	7.48%
Grand Total (A+B)	93,364.67	7.45%	63,318.46	7.79%



- Access to multiple sources of funding with a mix of international and domestic sources to meet the business growth.
- All Forex exposures, including JPY exposure, have been hedged against market volatility.

Funds Raised During the Period

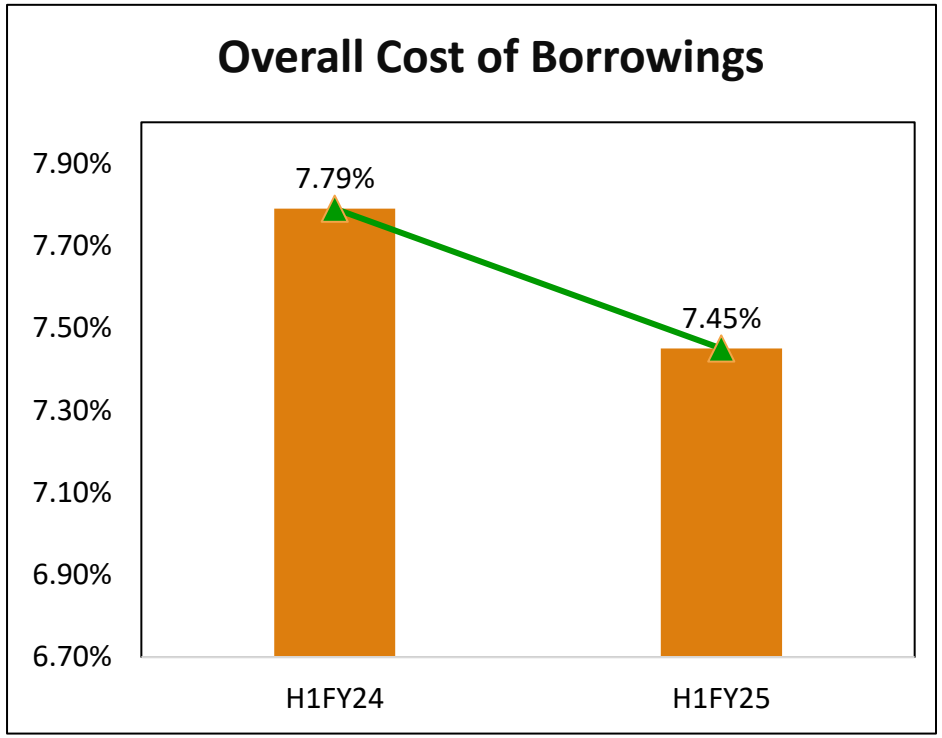
(₹ in Crore)

Category	H1				12M			
	FY25	Average Cost	FY24	Average Cost	FY24	Average Cost	FY23	Average Cost
Taxable Bonds	5,786.00	7.30%	1,500.00	7.48%	1,500.00	7.48%	3,970.00	7.61%
Bank / FI Loans								
- Short Term	5,165.20	7.20%	2,870.80	6.85%	6,654.60	7.32%	1,769.50	6.99%
- Medium Term	9,291.00	7.62%	3,853.50	7.50%	9,002.50	7.55%	10,421.50	7.49%
- FCNR(B)	2,923.00	6.20%	-	-	3,990.18	5.96%	-	-
Foreign Currency	4,471.37	5.51%	-	-	827.85	5.29%	-	-
Total	**27,636.57**	**6.99%**	**8,224.30**	**7.28%**	**21,975.13**	**7.10%**	**16,161.00**	**7.46%**

Raised ₹ 27,636 Crore in H1 FY25 as compared to ₹ 8,224 Crore in the corresponding H1FY24

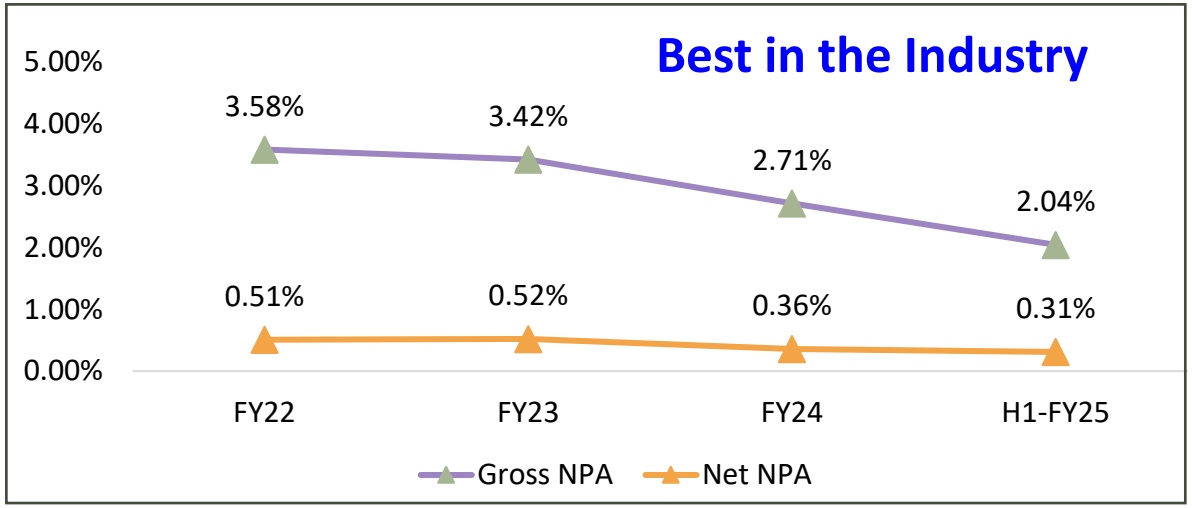
Efforts for cost optimization

- **Judicious mix of borrowings** through various sources, both Domestic and International, based on ALM profile.
- FCNR(B) Loan of US$ 830 Million (₹ 6,900 Crore) @6.03%.
- **Established footprints in International market -** ECB borrowings of ¥ 94 Billion (₹ 5,360 Crore) for tenor of 5 years @ 5.50%.
- **Continued focus on borrowings thru FCNR/ECB route:**
  - Additional FCNR loan of US$ 500 Million (₹4,200 Crore) being tapped @expected cost of 6%.
  - HUDCO to explore various other geographies, including exploring possibility of raising Dollar / EURO denominated loans.



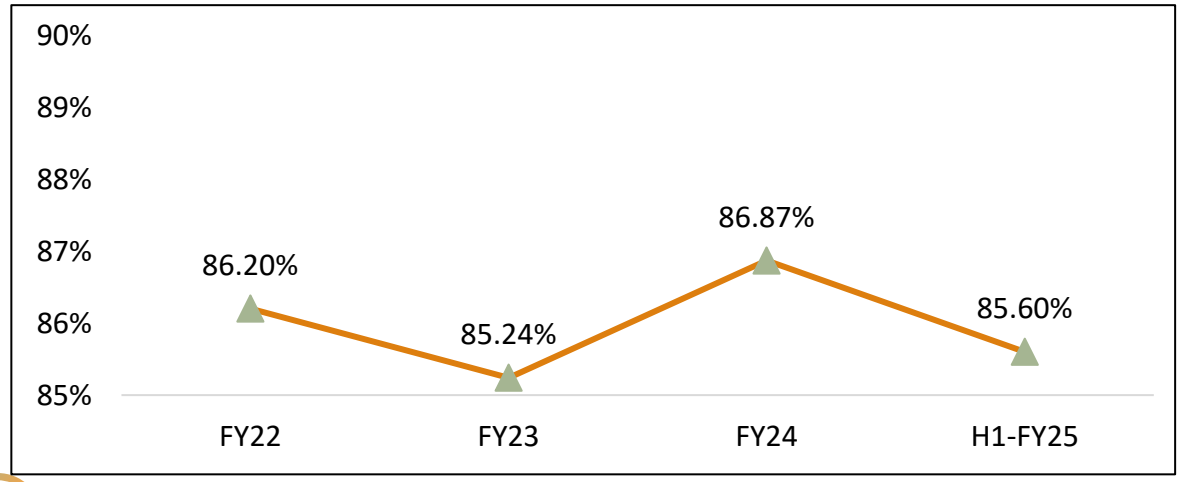
Gross Fiscal Deficit for FY 25 aimed at 4.90%, resulting in lower Govt. Borrowings. This might have positive impact on G Sec./Bond yields going forward.

Stable Asset Quality



Adequate Provision Coverage Ratio (%)[1]

1. PROVISION COVERAGE RATIO REFLECTS THE RATIO OF PROVISION CREATED AGANST NPA LOANS



- **Robust appraisal and monitoring mechanism**
- **Periodic review of policies and procedures** - in line with best market practices
- **Loans to Govt. & its agencies**: 98% of the loan book consists of loan to Govt. and its agencies
- **Govt. Guaranteed loans**: 77% of the loans are backed by State Government Guarantee.

Credit Impaired Assets – Resolution Status

Gross NPA ₹ 2270.42 Crore, Net NPA ₹ 342.84 Crore, Provision coverage 85.60%

Consortium Projects

- ₹1,257.10 Crore
- 09 No. of Accounts
- Provision made – 100%

Consortium Under NCLT Resolution

- ₹ 1222.12 Crore
- 06 No. of Accounts
- Provision made – 100%

Outside NCLT (Consortium Projects)

- ₹34.98 Crore
- 03 No. of Accounts
- Provision made – 100%

Non-Consortium Projects

NCLT

- ₹29.78 Crore
- Provision made – 100%

Suit Filed Cases/ DRT

- ₹429.75 Crore
- Top 10: ₹ 280.12 Crore (65%)
- Provision made – 100%

4 Long pending NPA A/Cs resolved during FY25 (till date) - ₹ 255.44 Crore

Key Financial Highlights

(₹ in Crore)

	Particulars	H1FY25	H1FY24	% change - YoY	FY24	FY23	% change-YoY
1	Loan Sanctions	76,472	7,808	Highest ever H1 Loan Sanctions	82,387	24,572	235%
2	Loan Disbursements	21,699	3,723	Highest ever H1 loan disbursements	17,987	8,466	112%
3	Profit After Tax (PAT)	1,246.37	897.39	Highest ever H1 PAT, 39%	2,116.74	1,701.62	24%
4	Revenue from Operation	4,706.07	3,706.41	Highest ever H1 Revenue from operations, 27%	7,784.29	7,049.46	10.42%
5	Loan Book	1,11,068	81,594	Growth of 36%	92,654	80,743	15%
6	Net Worth	17,124.35	15,724.40	Growth of 9%	16,614	15,445	7.60%
7	EPS	6.23	4.48	Increased by 39%	10.57	8.50	24%
8	Market Cap.	43,741.52	17,296.42	Over 2.53 times in 1 yr	37,295	8,618	
9	Gross NPAs (%)	2.04	3.36	Significant improvement	2.71%	3.42%	
10	Net NPAs (%)	0.31	0.49	Best in the industry	0.36%	0.52%	
11	Return on Equity (%)	14.56	11.41	Significant improvement	12.74	11.02	
12	Return on Assets (%)	2.40	2.20	Significant improvement	2.42	2.13	

Standalone Statement of Profit & Loss

(₹ in Crore)

Particulars	Q2		H1		12 MONTHS
	FY25 (Reviewed)	FY24 (Reviewed)	FY25 (Reviewed)	FY24 (Reviewed)	FY24 (Audited)
Income:					
- Revenue from Operations	2517.72	1864.80	4706.07	3706.41	7,784.29
- Other Income	8.42	16.05	17.26	24.71	163.81
Total Income (1)	2526.14	1880.85	4723.33	3731.12	7,948.10
Expenses:					
- Finance Cost	1662.02	1217.61	3125.85	2409.05	4,963.94
- Other Cost	97.23	84.29	164.58	168.70	348.81
- Impairment of Financial Instruments	(233.15)	(27.47)	(251.84)	(50.86)	(208.09)
Total Expenses (2)	1526.10	1274.43	3038.59	2526.89	5,104.66
PROFIT BEFORE TAX {3= (1-2)}	1000.04	606.42	1684.74	1204.23	2,843.44
Tax Expense (4)	311.42	154.73	438.37	306.84	726.70
NET PROFIT AFTER TAX {5 = (3-4)}	688.62	451.69	1246.37	897.39	2,116.74

KEY INDICATORS

Particulars	H1-2025		H1-2024		FY24	
	Incl. EBR	Excl. EBR	Incl. EBR	Excl. EBR	Incl. EBR	Excl. EBR
Loan Portfolio (₹ Crore)	1,11,068	91,068	81,594	61,594	92,654	72,654
Yield on Loan (%)	9.24	9.34	9.34	9.50	9.04	9.09
Cost of Funds (%)	7.46	7.15	7.63	7.25	7.25	6.75
Interest Spread (%)	1.78	2.19	1.70	2.25	1.79	2.34
Net Interest Margin (%)	3.01	3.66	3.22	4.18	3.18	4.04

Particulars	H1-2025	H1-2024	FY24
Interest Coverage Ratio (times)	1.54	1.50	1.57
Debt Equity Ratio (times)	5.46	3.84	4.05
Return on Assets (%) (Annualized)	2.40	2.20	2.42
Return on Equity (%) (Annualized)	14.56	11.41	12.74
Net Worth (₹ Crore)	17,124.35	15,724.40	16,614.30
Average Net Worth (₹ Crore)	17,198.94	15,811.17	16,029.78
Book Value in ₹ per Share of ₹ 10	85.54	78.55	82.99
Earning per Share (EPS) in ₹	6.23	4.48	10.57

1. Yield on loan is calculated by dividing interest income (including interest received on settlement of NPA cases) on loan assets by average loan assets.
2. Cost of funds is calculated by dividing interest expenses by average total borrowings.
3. Interest spread is difference between yield on loan and cost of funds.
4. Net interest margin is calculated by net interest income on interest earning assets by average interest earning assets.
5. Interest coverage ratio is calculated by dividing Earnings before interest and tax by finance cost.
6. Debt equity ratio is calculated by dividing total debt by equity.
7. Return on equity is calculated by dividing the profit after tax for the period by shareholders' fund at the end of the period, expressed as a percentage.
8. Return on average assets (after tax) is calculated by dividing the PAT for the period by average total assets.

Sector outlook and Opportunities

$ 7 Trillion Economy @ 2030
&
VIKSIT BHARAT @ 2047
(DEVELOPED INDIA @ 2047)

Opportunity & Role in PMAY 2.0

HUDCO to play a critical role in implementation of PMAY 2.0 and related infrastructure

PMAY (U) 2.0

- 1 Crore houses for urban poor and middle class
- Total Outlay : ₹ 10 Lakh Crore
- **Components**
  - Beneficiary Led Construction (BLC)
  - Affordable Housing in Partnership (AHP)
  - Affordable Rental Housing (ARH)
  - Interest Subsidy Scheme (ISS)
- **Role assigned to HUDCO as per PMAY 2.0 Guidelines issued by MoHUA**
  - Designated as Technical Agency for - Desk-cum-site scrutiny of DPRs/Projects
  - Loans to State/UT/ULBs/Parastatals and other implementing agencies to construct affordable houses
  - Site Inspection
  - Central Nodal Agency (CNA) for channelizing subsidy under ISS
- **Opportunity**
  - Counter Part funding towards State/ Beneficiary Share – **₹ 2.20 Lakh Crore**

PMAY (G) 2.0

- 2 crore more houses - benefit to 10 Crore individuals
- Total Outlay: ₹ 3 lakh crore (Centre : 2 lakh crore and States: 1 lakh crore)
- HUDCO to provide Counter part funding for State share

Infrastructure Development in India

1. **CRISIL Year Book 2023:** India will spend nearly **₹ 143 lakh crore** on infrastructure in seven fiscals through **2030**, more than twice the ₹ 67 lakh crore spent in the previous seven starting fiscal 2017

(₹ in lakh crore)

Sector	Investment 2024-2030 P
Roads	37.30
Railways	25.60
Urban Infra	18.90
Other Infra	15.0
Energy	39.10
Transport	7.0
Total	**142.90**

2. **Morgan Stanley** in its recent report, **"The New India – Infrastructure"** has anticipated a 15.3 per cent compound annual growth rate (CAGR) in infrastructure investments, which is projected to result in a cumulative expenditure of **in India over the next five years**.

HUDCO's Role – Drivers for Growth

HUDCO's recently acquired NBFC-IFC status (from RBI), would further reinforce HUDCO's role in mitigating funding gap for infrastructure development

The Government's vision for $7 trillion economy by 2030 and Viksit Bharat by 2047 (Developed India by 2047) is poised to generate huge demand of funding for infra development with initiatives like:

- **Land Acquisition**
- **Integrated Township & Industrial Corridors**
- **Mobility – Metro, Expressways etc.**
- **PMAY, Smart Cities, AMRUT, JJM, SBM 2.0**
- **Health Infrastructure, Green Infrastructure & Energy Transition**
- **Port Financing (Seaport & Airport)**

Thank You

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