



# CreditScape



Insights on **Housing Finance**

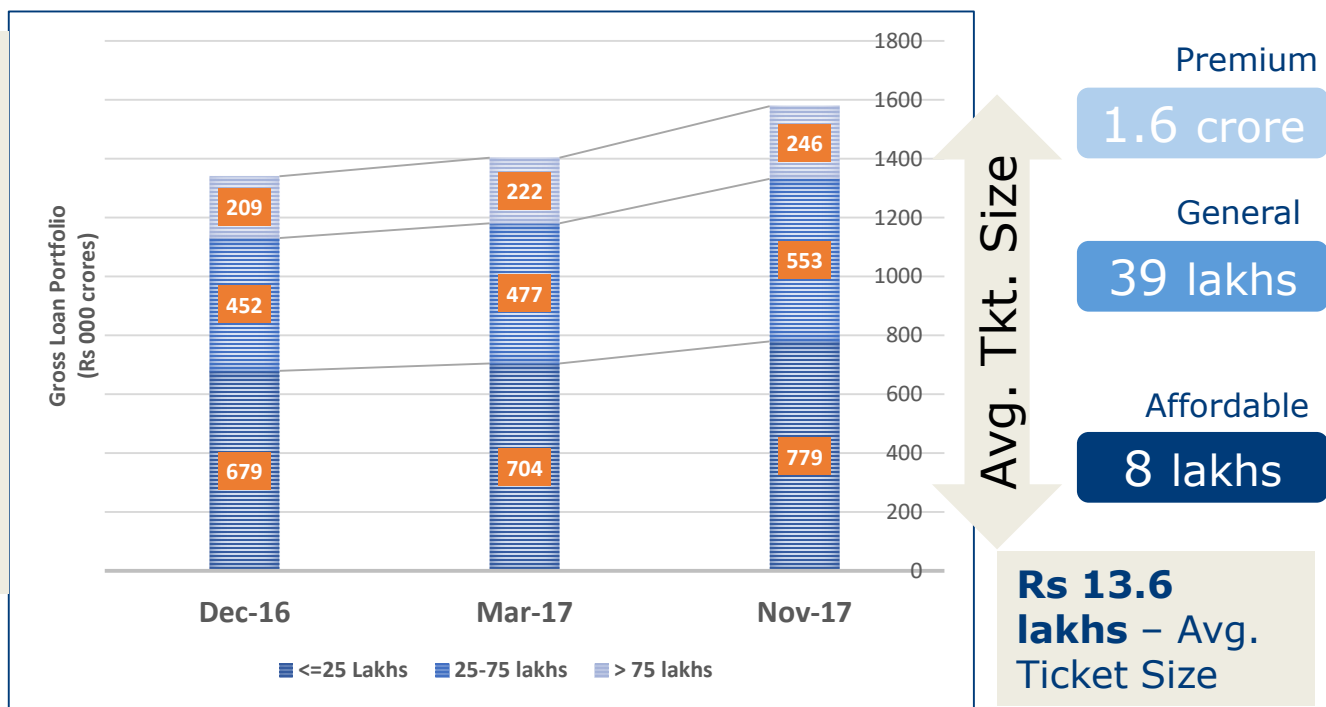


# Rs 15.8 lakh crore loan book – Maharashtra the biggest market

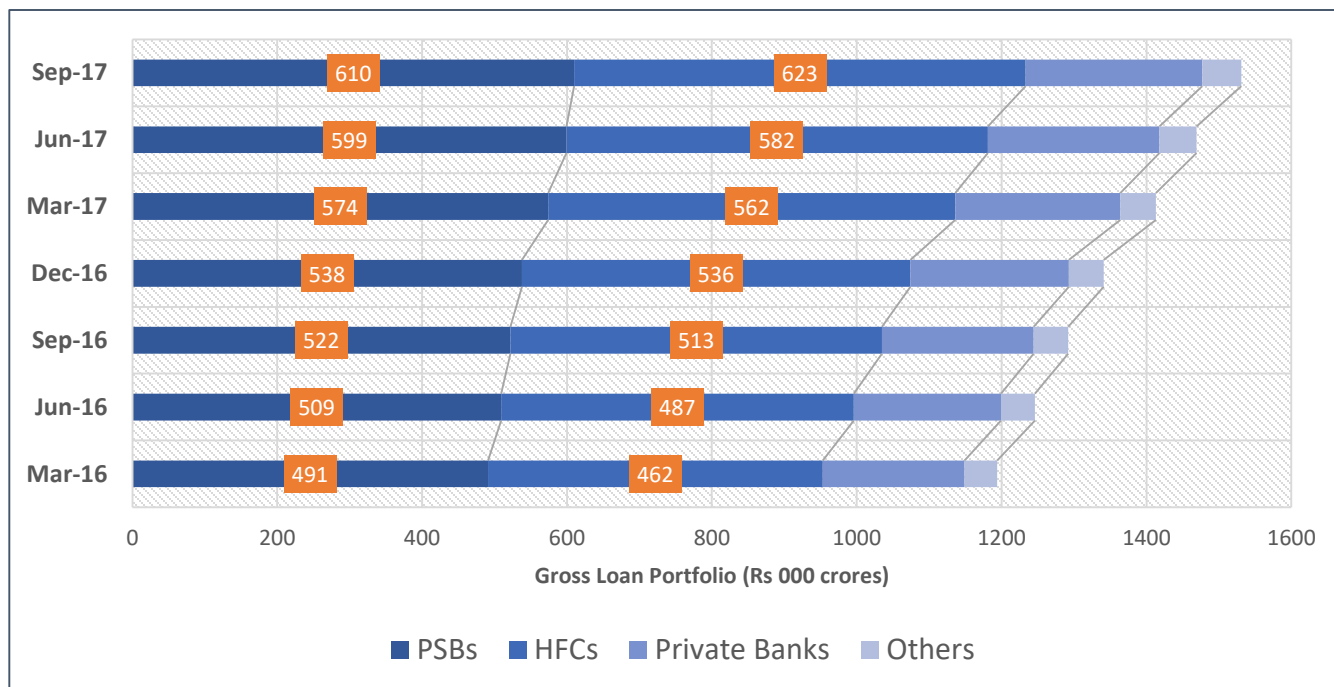
- **13.6% GLP growth** GLP so far this fiscal
- **1.96% NPA** – 60 bps rise in 18 months since Mar-16

- **23%** of total portfolio is in Maharashtra alone
- Top 5 regions have **57%+** portfolio - KA, TN, NCR, GJ follow Maharashtra

- **16% growth** seen in General Housing segment this fiscal
- **Rs 7.79 lakh crore (50%)** for affordable housing segment ( $\leq$ Rs 25 lakh ticket size)



# PSBs and HFCs continue to dominate – HFCs growing faster

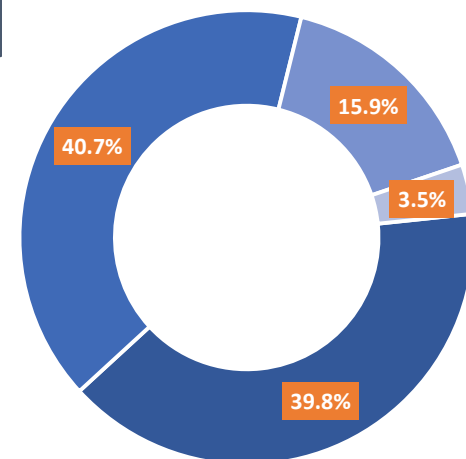


Rs 15.3 lakh cr

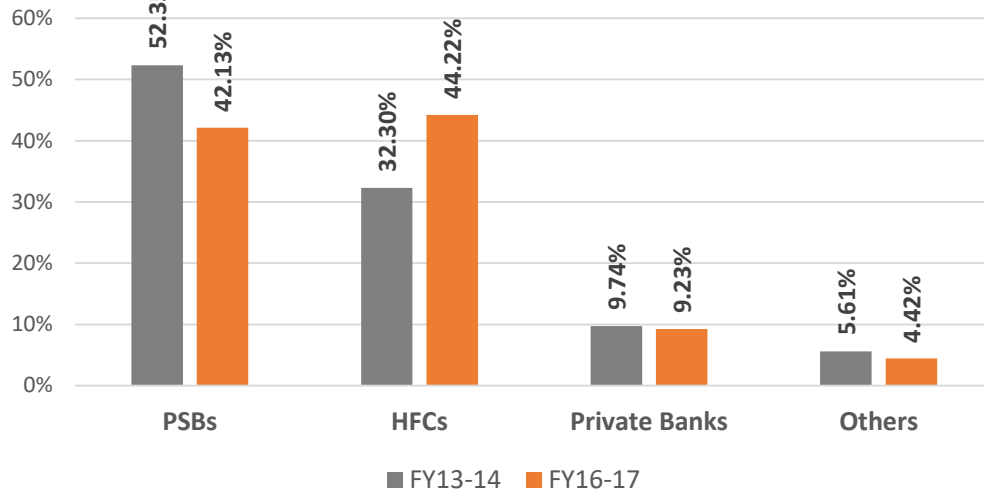
↑  
18% YOY

Rs 11.9 lakh cr

- PSBs and HFCs both have **40%** share each
- **18%** year-on-year growth in GLP
- GLP with HFCs growing faster at **21% YOY** change

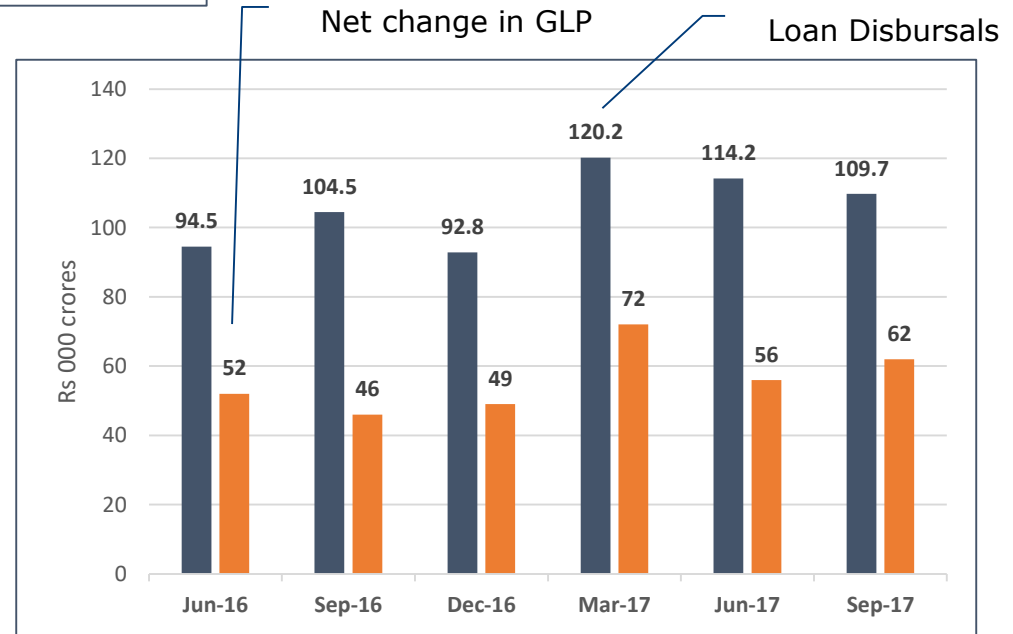


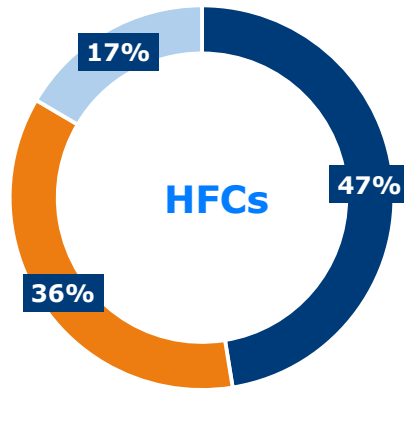
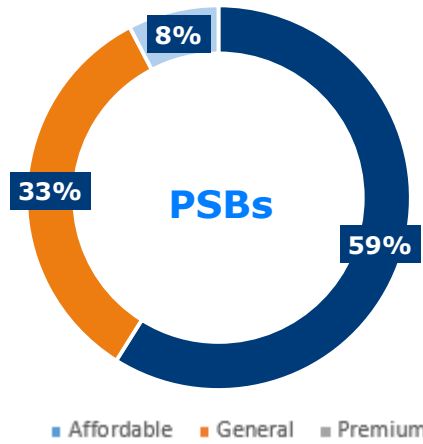
### Share in Loan Disbursals



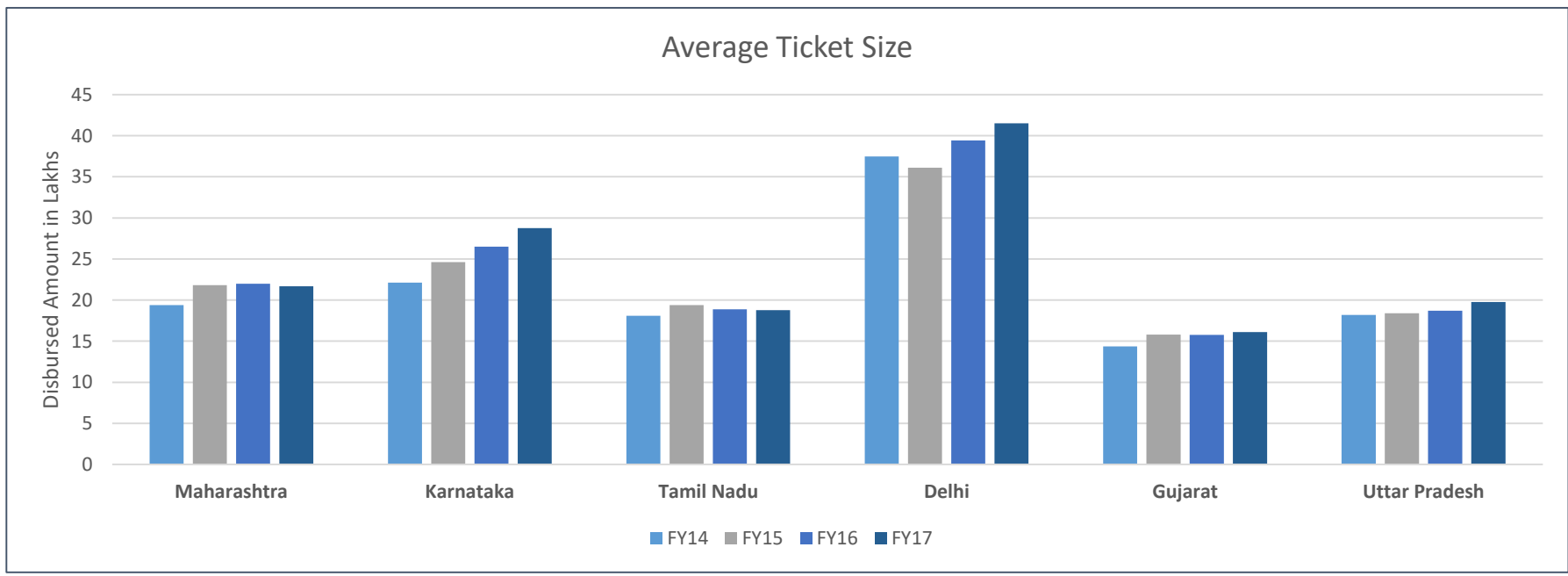
- PSB lost **10%** share in new disbursements over last 3 years
- HFCs gained **12%** share in new disbursements
- HFCs now disburse more than PSBs

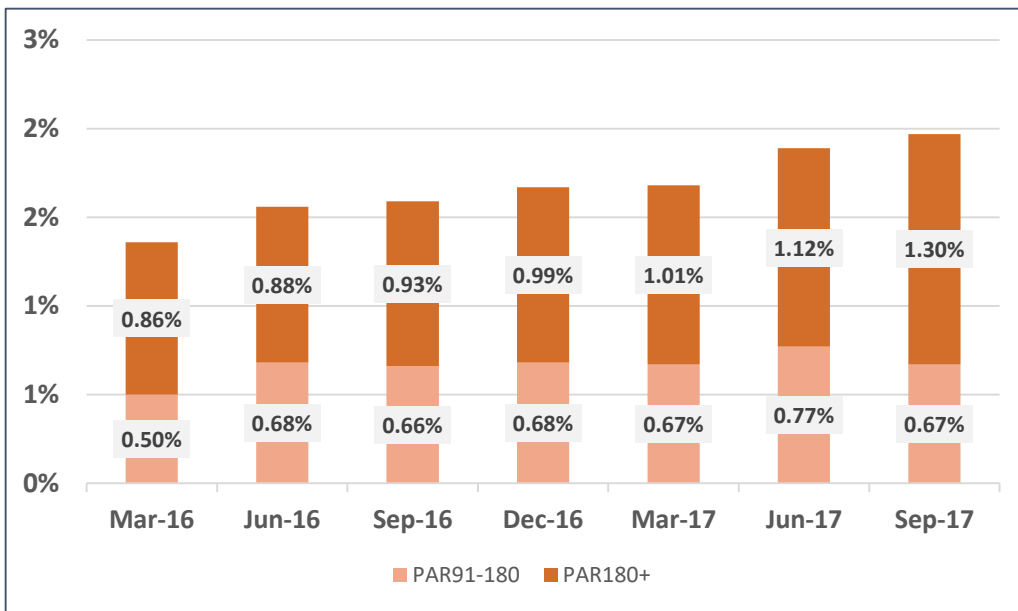
- ~50% Net change in GLP of total disbursements
- Perhaps more balance transfers than fresh disbursements
- Disbursal per quarter ~ Rs 1 lakh crores





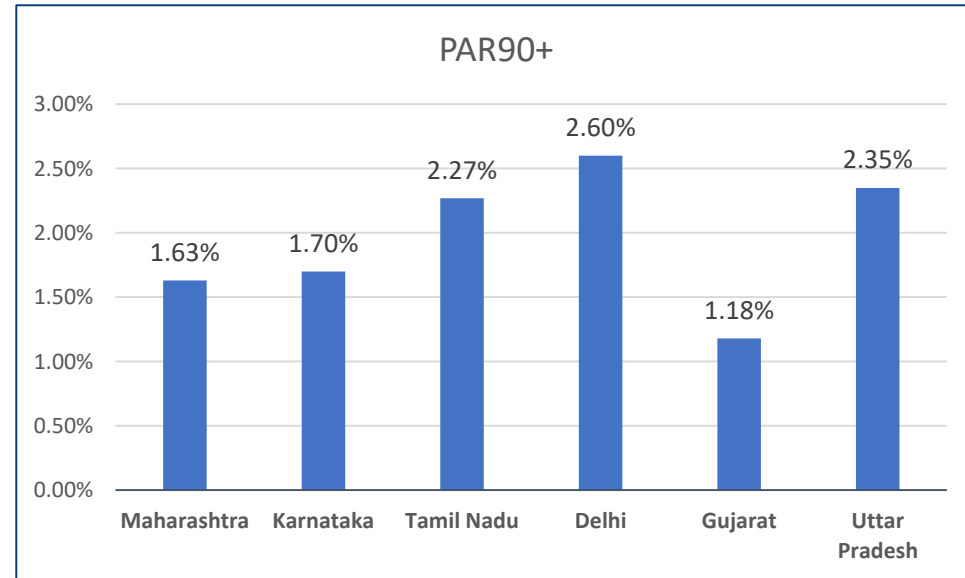
- Premium Housing – **50%** share with NBFCs; just 20% with PSBs
- **59%** of PSB portfolio towards affordable housing
- **Delhi** much higher ticket size – nearly **Rs 40 lakhs**





- PAR90+ is at **1.96%**
- PAR180+ increased from 0.86% to **1.3%**
- PAR91-180 has been around **0.7%** for last 5 quarters

- *Delhi, UP and TN* – Higher NPA than national average
- *Kolkata, Chennai and Ghaziabad* – higher NPA in affordable housing



## 1.95% Industry PAR90+ : 2.33% for the Affordable Segment

| Lender Type       | Category                           |                                     |                             | Data as of Nov 2017   |
|-------------------|------------------------------------|-------------------------------------|-----------------------------|-----------------------|
|                   | Affordable Housing (up to 25 Lacs) | Regular Housing (25 Lacs - 75 Lacs) | Premium Housing (> 75 Lacs) | Grand Total           |
| NBFCs (incl.HFCs) | 306,620 Cr<br>1.76%                | 233,154 Cr<br>1.35%                 | 106,917 Cr<br>2.31%         | 646,691 Cr<br>1.70%   |
| PSU BANKS         | 369,642 Cr<br>2.56%                | 209,815 Cr<br>1.53%                 | 47,614 Cr<br>2.60%          | 627,071 Cr<br>2.22%   |
| PRIVATE BANKS     | 78,749 Cr<br>1.60%                 | 97,544 Cr<br>1.17%                  | 73,079 Cr<br>0.87%          | 249,372 Cr<br>1.22%   |
| FOREIGN BANKS     | 2,683 Cr<br>8.42%                  | 7,363 Cr<br>1.94%                   | 18,401 Cr<br>1.32%          | 28,446 Cr<br>2.15%    |
| Others            | 21,569 Cr<br>8.29%                 | 5,222 Cr<br>5.04%                   | 440 Cr<br>17.69%            | 27,232 Cr<br>7.82%    |
| Grand Total       | 779,264 Cr<br>2.33%                | 553,099 Cr<br>1.43%                 | 246,450 Cr<br>1.89%         | 1,578,812 Cr<br>1.95% |

Asset Quality is better for Private Banks, followed by HFCs

# 4% PAR90+ in Sub 10 Lakh Ticket Size

Data as of Nov 2017

| Lender Type          | up to 10L           | 10L-15L             | 15L-20L             | 20L-25L             | Grand Total         |
|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| PSU BANKS            | 124,652 Cr<br>4.03% | 91,142 Cr<br>1.98%  | 91,860 Cr<br>1.78%  | 61,988 Cr<br>1.63%  | 369,642 Cr<br>2.56% |
| NBFCs<br>(incl.HFCs) | 82,086 Cr<br>3.03%  | 80,191 Cr<br>1.27%  | 78,636 Cr<br>1.29%  | 65,708 Cr<br>1.33%  | 306,620 Cr<br>1.76% |
| PRIVATE<br>BANKS     | 16,089 Cr<br>2.94%  | 19,023 Cr<br>1.44%  | 22,048 Cr<br>1.24%  | 21,589 Cr<br>1.12%  | 78,749 Cr<br>1.60%  |
| Others               | 12,350 Cr<br>10.68% | 3,983 Cr<br>5.25%   | 2,983 Cr<br>5.37%   | 2,253 Cr<br>4.38%   | 21,569 Cr<br>8.29%  |
| FOREIGN<br>BANKS     | 585 Cr<br>16.20%    | 574 Cr<br>9.04%     | 737 Cr<br>6.19%     | 787 Cr<br>4.29%     | 2,683 Cr<br>8.42%   |
| Grand Total          | 235,761 Cr<br>3.98% | 194,914 Cr<br>1.72% | 196,265 Cr<br>1.59% | 152,324 Cr<br>1.48% | 779,264 Cr<br>2.33% |

**30%** of Affordable Housing Finance is in the Sub 10L Ticket Size with **~2x** Segment Avg. NPA Levels





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