



IPO INSIGHTS



India Shelter Finance Corporation Limited

Issue Dates - Opens: 13-12-2023 | Closes: 15-12-2023

IPO Note	<ol style="list-style-type: none"> India Shelter Finance Corporation Limited is engaged in the business of housing finance. The Company provides loans for house construction, extension, renovation, and purchase of new homes or plots also offers loans against property (LAP).
Rating	★★★ (Good)

IPO SNAPSHOT

Issue Size	₹ 1200 Crores
Issue Type	Book Built Issue IPO
Fresh Issue	₹ 800 Crores
Offer for Sale	₹ 400 Crores
Face Value Per Share	₹5
Price Band Per Share	₹469 to ₹493
Minimum Lot Size	30 shares
Listing On	BSE, NSE
Registrar to the Issue	Kfin Technologies Ltd

IPO SNAPSHOT – India Shelter Finance Corporation Limited

About the Company

- Incorporated in 1998
- The Company a retail focused affordable housing finance company with an extensive distribution network comprising 203 branches as of September 30, 2023 and a scalable technology infrastructure across our business operations and throughout the loan life cycle.
- The Company offers loan amounts between Rs. 5 Lakhs to Rs. 50 Lakhs for a tenure of up to 20 years. As of 30th Nov 2023, IndiaShelter has disbursed over Rs. 5500 Crores in loans, helping families own, extend, or improve their homes.
- The Company has a network of 183 branches spread across 15 states with a presence in Rajasthan, Maharashtra, Madhya Pradesh, Karnataka, and Gujarat. The company's number of branches increased from 115 as of March 31, 2021, to 130 as of March 31, 2022, and 183 as of March 31, 2023.
- India Shelter has launched iServe - a dedicated customer service application catering to queries and concerns of existing customers online on time.
- As of March 31, 2023, of the company borrowers, 97.5% had one or more borrowers as women and 71.3% of our customers were first-time home loan takers.
- The Company has also adopted an end-to-end in-house approach to key aspects of our lending operations including customer acquisition, underwriting, collateral valuation, legal assessment, and collections.

Competitive Strengths

- One of the Fastest Growing Assets under Management among Housing Finance Companies in India, High Yields, and Granular, Retail Focused Portfolio
- Extensive and Diversified Phygital Distribution Network with Significant Presence in Tier II and Tier III cities
- In-house Origination Model to Ensure Efficient and Seamless Operations across Various Key Functions
- Technology and Analytics-Driven Company with Scalable Operating Model
- Robust Underwriting, Collection and Risk Management Systems
- Diversified Financing Profile with a Demonstrated Track Record of Reducing Financing Costs
- Experienced Management Team Supported by Qualified and Experienced Personnel

Financials (₹ in Crores)

Particulars	31-3-2021	31-3-2022	31-03-2023	Y-o-Y
Revenue	316.71	447.98	584.53	30%
EBITDA	217.31	309.95	398.32	29%
EBITDA Margin	68.6%	69.2%	68.1%	
PAT	87.39	128.45	155.34	21%
PAT Margin	27.6%	28.7%	26.6%	

Valuation

- Attributing Annualized FY23 Earnings asking P/E = 28.21

Peers

Company Name	P/E ratio
Aptus Value Housing Finance India Limited	29.40
Aavas Financiers Limited	27.79
Home First Finance Company India Limited	39.64

- Note : P/E ratio is calculated as closing share price as on December 08, 2023.

Promoters

- Anil Mehta
- WestBridge Crossover Fund, LLC
- Aravali Investment Holdings

Objects of the issue

- To meet future capital requirements towards onward lending
- General Corporate purposes

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