

**Tourism Finance Corporation of India Ltd.**

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CIN : L65910DL1989PLC034812

TF/LISTING/2021  
August 6, 2021

To

National Stock Exchange of India Ltd. Exchange Plaza, Bandra-Kurla Complex, Bandra (E), Mumbai- 400 051	Bombay Stock Exchange Ltd., Phiroze Jeejeebhoy Towers, Dalal Street, MUMBAI - 400 001
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**Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015.**

Dear Sir,

This is to inform you that credit rating of the company have been reaffirmed by ACUITE Rating as detailed below:

Rating Agency	Date of Receipt of Letter	Rating (Amount– Rs. in crore)			Rating Action
		Long-term Bonds	Bank Borrowings	Commercial Paper	
<b>ACUITE Rating</b>	5.8.2021	<b>AA-</b> Outlook:Negative (409.74)	<b>AA-</b> Outlook:Negative (200.00)	–	Reaffirmed & Assigned

The rating rationale given by the ACUITE Rating is enclosed as Annexure.

Yours faithfully,

(Sanjay Ahuja)

Company Secretary &  
Compliance Officer

**Press Release**

**Tourism Finance Corporation of India Limited**

August 05, 2021

**Rating Reaffirmed & Assigned**



<b>Total Facilities Rated*</b>	Rs. 750.00 Cr.
<b>Facilities Rated</b>	Rs. 159.74 Cr.
<b>Long Term Rating</b>	ACUITE AA-/ Outlook: Negative (Reaffirmed)
<b>Facilities Rated</b>	Rs. 140.26 Cr.
<b>Long Term Rating</b>	ACUITE AA- (Withdrawn)
<b>Facilities Rated</b>	Rs. 200.00 Cr.
<b>Long Term Rating</b>	ACUITE AA-/ Outlook: Negative (Assigned)
<b>Facilities Rated</b>	Rs.250.00 Cr.
<b>Long Term Rating</b>	ACUITE Provisional AA/ Outlook: Stable (Reaffirmed)

\* Refer Annexure for details

**Rating Rationale**

Acuite has reaffirmed the long-term rating of '**ACUITE AA-**' (read as **ACUITE double A minus**) on the Rs. 159.74 crore secured redeemable Non-convertible debenture issued by Tourism Finance Corporation of India Limited (TFCI). The outlook continues to remain '**Negative**'.

Acuite has withdrawn the long-term rating of '**ACUITE AA-**' (read as **ACUITE double A minus**) on the Rs. 140.26 crore proposed secured redeemable Non-convertible debenture issued by Tourism Finance Corporation of India Limited (TFCI). This rating is being withdrawn on account of the request received by the client as per Acuite's policy.

Acuite has assigned the long-term rating of '**ACUITE AA-**' (read as **ACUITE double A minus**) on the Rs. 200.00 crore proposed bank facilities of Tourism Finance Corporation of India Limited (TFCI). The outlook is '**Negative**'.

Acuite has reaffirmed the long-term rating of '**ACUITE Provisional AA**' (read as **ACUITE Provisional double A**) on the Rs. 250.00 crore proposed secured redeemable Non-Convertible debenture issued by Tourism Finance Corporation of India Limited (TFCI). The outlook is '**Stable**'.

The rating of Rs. 250.00 Cr proposed NCD issue of TFCI is provisional and final rating is subjected to

- Appointment of SEBI registered debenture trustee
- Execution of signing of Trust Deed with the proposed Structured Payment Mechanism (SPM) duly incorporated
- Receipt of final term sheet and confirmation from trustee regarding the compliance with all the terms and conditions of term sheet.

The rating factors in TFCI's long track record in financing tourism and related sectors, resourceful promoters coupled with capital raising ability as well as experienced management. The rating also takes into account its healthy capitalization of 39.87 per cent coupled with low gearing levels of 1.72 times as on March 31, 2021. While Acuite takes cognisance of TFCI's exposure towards tourism sector which is facing headwinds on account of Covid-19, the company is expecting resolution of few high ticket stressed assets in the near term which might ease asset quality/ profitability pressures.

The rating is, however, constrained due to TFCI's high exposure to tourism and related sectors coupled with wholesale nature of portfolio. The rating is further constrained on account of weak asset quality and low provisioning buffers. Owing to Covid-19 impact on tourism sector, TFCI has witnessed rise in level of stressed assets (i.e. GNPA) rose to 3.52 per cent as on March 31, 2021 from 0.87 per cent as on

December 31, 2020 [March 31, 20: 2.50 per cent]. Going forward, continued parent support, ability to scale up/ diversify its business, contain slippages while maintaining operating metrics will be key monitorables.

#### **Rating rationale for the proposed NCD of Rs. 250 Cr.:**

The rating factors in the Structured Payment Mechanism (SPM) put in place by TFCI to ensure timely availability of funds for servicing of debt obligations. The rating on the NCDs is secured by the presence of Structured Payment Mechanism, i.e. 15 per cent of the principal amount will be served as DSRA and this would be provided in the form of fixed deposit. TFCI shall ensure that there is adequate funds to meet scheduled interest and principal obligations at T-5 days (Tis the due date).

#### **About TFCI:**

TFCI is a Delhi-based NBFC-ND-SI, incorporated in 1989, as a Public Financial Institution (PFI) to cater to the financial needs of the tourism industry. The company is listed on Bombay Stock Exchange and National Stock Exchange. Since September 2018, there have been significant changes in the promoters' shareholding, with a stake dilution by IFCI Ltd., Life Insurance Corporation of India and other nationalised banks during FY19. As a result of this, the new incoming shareholders like India Opportunities III Pte Ltd. & Tamako Capital (Mauritius) Ltd. (managed by Ares SSG, a global Alternate Investment manager with approx. \$197 billion of assets under management) and Mr. Koppara Sajeeve Thomas, as promoter group along with existing promoters, together held 51.58 percent as on March 31, 2019 of the total shares in the company. Since March 2019, Redkite Capital Pvt. Ltd., erstwhile shareholder of TFCI also started diluting its stake and in July 2020, it has been classified as public shareholder under regulatory approvals. As on 31st March 2021, Life Insurance Corporation of India & The Oriental Insurance Co. Ltd., as promoters & Mr. Koppara Sajeeve Thomas and India Opportunities III Pte. Limited & Tamako Capital (Mauritius) Limited (managed by Ares SSG), as promoter group, hold 27.25per cent stake in the company.

#### **Analytical Approach**

Acuite has considered the standalone financial and business risk profile of TFCI to arrive at the rating. Further, the rating also takes the support of the presence of internal credit enhancement proposed in the form of Debt Service Reserve Account (DSRA) and the Structured Payment mechanism.

#### **Key Rating Drivers**

##### **Strengths**

##### **Established track record of long term funding; moderate business volumes along with gradual efforts to diversify into other sectors:**

The promoter group of TFCI consists of India Opportunities III Pte. Limited, Mr. Koppara Sojeeve Thomas, Life Insurance Corporation of India (LIC), Tomoko Capital (Mauritius) Limited and The Oriental Insurance Co. Ltd. The stake of the promoter group is 27.25 per cent as on March 31, 2021.

Mr. Koppara Sajeeve Thomas, Director, is an experienced banker with over three decades of experience in retail and corporate banking, Capital Markets, Treasury and Risk Management. Mr. Anirban Chakraborty, joined the board as Managing Director and CEO in April, 2019. Mr. Chakraborty has over two decades of experience in banking and finance. He was the deputy CEO of Axis Capital in his last assignment.

TFCI's loan book stood at Rs. 1976.64 Cr. as on March 31, 2021 (79 per cent comprised of tourism sector) as against Rs.1793.54 Cr. as on March 31, 2020 (73 per cent comprised of tourism sector). TFCI has disbursed Rs.457.27 Cr. in FY2021, out of which 31% was disbursed under Emergency Credit Line Guarantee Scheme (ECLGS). 86.31 per cent of the total portfolio is under on time as on March 31, 2021 as against 89.57 per cent of the total portfolio outstanding as on March 31, 2020 is under on time dpd.

Acuite believes that TFCI will continue to leverage its established position, proven underwriting skills in project financing and expertise of management to consolidate their position in the domestic lending sector.

##### **Prudent funding profile underpinned by low gearing and mix of medium term and long term borrowings:**

TFCI's gearing has improved to 1.72 times as on March 31, 2021 as against 1.80 times as on December 31, 2020 and 1.92 times as on March 31, 2020. Net worth of TFCI, mainly comprised accumulated reserves and stood at Rs. 791.63 Cr as on March 31, 2021 as against Rs. 773.62 Cr. as on December 31, 2020 and Rs. 753.52

Cr as on March 31, 2020. Its Capital adequacy ratio has also improved to 39.87 percent as on March 31, 2021 as against 37.59 percent as on December 31, 2020 (March 31, 2020: 37.56 percent), with tier-I at 39.33 percent, providing enough headroom to scale up its loan book.

Since most of TFCI's assets are long term loans, TFCI's borrowing profile is largely constituted of medium to long term borrowings. The total borrowings stood at ~Rs.1359.61 Cr. as on March 31, 2021. Out of which, 75 per cent of the borrowing are maturing in 1-5 years bucket and 25 per cent are maturing beyond 5 years bucket. This leads to a positive mismatch in asset liability mismatch statement as on March 31, 2021. The bank borrowings contributed 42 per cent and the rest is funded through other capital market instruments. Notwithstanding the wholesale lending, TFCI continued to be conservatively geared and has adequate headroom to meet near term business requirements.

#### **Weaknesses**

##### **Risk Inherent to wholesale lending segment:**

TFCI's loan book comprises long term loans (including project loans) primarily to tourism and tourism related sector. Since these loans are usually for activities such as the construction of hotels, etc. the average ticket size is high with individual exposures going beyond Rs. 75.00 Cr in few cases. The company's top 20 borrowers accounted for ~60 percent of its total loan book as on March 31, 2021 (~59 percent as on December 31, 2020). Given that wholesale exposures are chunky in nature, slippages in few accounts can lead to significant asset quality deterioration. Owing to Covid-19 impact on tourism sector, TFCI has witnessed deterioration in asset quality. GNPA and NNPA of TFCI is increased to 3.52 per cent [P.Y.: 2.50 per cent] and 2.84 per cent [P.Y.: 1.61 per cent] as on March 31, 2021 from 0.87 per cent and 0.63 per cent as on December 31, 2020, respectively. This steep increase is on the account of a pro-forma account of Rs.52.22, which classified as NPA as on March 31, 2021. However, owing to high asset cover ratio of its funded projects, TFCI would likely to recover its dues through enforcement process.

While Acuite takes cognisance of TFCI's asset quality stress, the company is expecting resolution of few high ticket stressed assets during FY22 which might ease asset quality/ profitability pressures.

Acuite believes that the ability of the management to curtail incremental slippages in asset quality and maintain the growth momentum in its loan book will remain key monitorable.

##### **Continued high exposures on tourism sector which are impacted by the pandemic:**

Covid -19 pandemic and the consequent lockdowns have adversely impacted the tourism sector. The recovery of occupancy rate is expected to happen in gradual manner. The total loan portfolio of TFCI stood at Rs.1976.64 Cr. as on March 31, 2021, out of which 79 per cent of the exposure was in the tourism sector. Given the current environment and intermittent lockdowns, there could be increased pressure on the asset quality for players like TFCI. The exposure of TFCI is mostly associated with established and reputed brands, which partly mitigates the risk. Any further slowdown in economic activities will impact the business, thereby affecting the cash flows of borrowers and impeding their ability to meet their commitment in a timely manner.

##### **Liquidity Position: Adequate**

As per the asset liability management statement as on March 31, 2021, TFCI has positive cumulative mismatch in most of its maturity buckets up to the next 1 year bucket. The company has unutilised bank lines in the form of cash credit with an average utilisation of ~60per cent for the past six months ending March 31, 2021. TFCI maintained unencumbered cash of Rs.18.18 Cr. as on March 31, 2021. TFCI has also undrawn facilities of Rs.40 Cr. from the banks. Further, it received a sanction of Rs. 50 Cr. from another bank during Q1 FY22. Hence, the liquidity position of the company is adequate. Acuite believes that TFCI has comfortable liquidity profile over near to medium term.

#### **Rating Sensitivities**

- Significant changes in Promoter holding/ Ownership pattern
- Asset quality slippages
- Changes in profitability parameters
- Significant growth/ diversification in loan book

#### **Material Covenants**

None

**Outlook: Negative\***

Acuite expects the credit profile of TFCI to be under pressure on account of its significant exposure to tourism and tourism related sectors. The rating could be downgraded in case of higher than expected deterioration in asset quality and material reduction in profitability. Conversely, the outlook may be revised to stable if the company is able to contain the asset quality pressures, maintain collection efficiency and profitability parameters at healthy levels.

\*As mentioned above, the analytical approach taken for rating of proposed non-convertible debentures of Rs.250.00 Cr. is based on internal credit enhancement in the form of DSRA of 15per cent of the principal amount. Hence, the outlook is 'Stable' for proposed facility of Rs.250.00 Cr., however, the outlook is reaffirmed at 'Negative' for the unsupported rating of TFCI.

**About the Rated Entity - Key Financials**

	Unit	FY21 (Actual)	FY20 (Actual)
Total Assets	Rs. Cr.	2177.71	2236.73
Total Income (Net of Interest Expense)	Rs. Cr.	128.39	138.59
PAT	Rs. Cr.	80.75	81.02
Net Worth	Rs. Cr.	791.63	753.52
Return on Average Assets (RoAA)	(%)	3.66	3.75
Return on Average Net Worth (RoNW)	(%)	10.45	10.87
Total Debt/Tangible Net Worth (Gearing)	Times	1.72	1.92
Gross NPAs	(%)	3.52	2.50
Net NPAs	(%)	2.84	1.61

**Status of non-cooperation with previous CRA (if applicable)**

Not Applicable

**Any other information**

Not Applicable

**Applicable Criteria**

- Default Recognition - <https://www.acuite.in/view-rating-criteria-52.htm>
- Non-Banking Financing Entities - <https://www.acuite.in/view-rating-criteria-54.htm>
- Financial Ratios And Adjustments - <https://www.acuite.in/view-rating-criteria-53.htm>

**Note on complexity levels of the rated instrument**

<https://www.acuite.in/view-rating-criteria-25.htm>

**Rating History (Upto last three years)**

Date	Name of Instrument/ Facilities	Term	Amount (Rs. Crore)	Ratings/Outlook
02-Mar-2021	Secured Redeemable Non-Convertible Debentures	Long Term	159.74	ACUITE AA-/Negative (Reaffirmed)
	Proposed Secured Redeemable Non- Convertible Debentures	Long Term	140.26	ACUITE AA-/Negative (Reaffirmed)
	Proposed Secured Redeemable Non- Convertible Debentures	Long Term	250.00	ACUITE Provisional AA/Stable (Assigned)
24-Nov-2020	Secured Redeemable Non-Convertible Debentures	Long Term	159.74	ACUITE AA-/ Negative (Reaffirmed)
	Proposed Secured Redeemable Non-	Long Term	140.26	ACUITE AA-/ Negative (Reaffirmed)

	Convertible Debentures			
05-Dec-2019	Secured Redeemable Non-Convertible Debentures	Long Term	159.74	ACUITE AA-/Negative (Reaffirmed; Outlook Revised from Stable)
	Secured Redeemable Non-Convertible Debentures	Long Term	140.26	ACUITE AA-/ Negative (Reaffirmed; Outlook Revised from Stable)
15-Jul-2019	Secured Redeemable Non-Convertible Debentures	Long Term	159.74	ACUITE AA-/Stable (Reaffirmed)
	Secured Redeemable Non-Convertible Debentures	Long Term	140.26	ACUITE AA-/Stable (Reaffirmed)
31-Jul-2018	Secured Redeemable Non-Convertible Debentures	Long Term	159.74	ACUITE AA-/Stable (Reaffirmed)
	Proposed Secured Redeemable Non-Convertible Debentures	Long Term	140.26	ACUITE AA-/Stable (Reaffirmed)
16-Sep-2017	Secured Redeemable Non-Convertible Debentures	Long Term	159.74	ACUITE AA-/Stable (Reaffirmed; Outlook revised from Negative to Stable)
	Proposed Secured Redeemable Non-Convertible Debentures	Long Term	140.26	ACUITE AA-/Stable (Reaffirmed; Outlook revised from Negative to Stable)
19-Oct-2016	Secured Redeemable Non-Convertible Debentures	Long Term	300.00	ACUITE AA-/Negative (Downgraded from ACUITE AA; Outlook Revised from Stable to Negative)
11-Aug-2015	Proposed Secured Redeemable Non-Convertible Debentures	Long Term	300.00	ACUITE AA/Stable (Reaffirmed)
27-Jul-2015	Proposed Secured Redeemable Non-Convertible Debentures	Long Term	50.00	ACUITE AA/Stable (Assigned)

**\*Annexure – Details of instruments rated**

ISIN	Lender Name	Name of the Facilities	Date of Issuance	Coupon Rate	Maturity Date	Size of the Issue (Rs. Cr.)	Ratings/Outlook
INE305A09232	Not Applicable	Secured Redeemable Non-Convertible Debentures	Nov 09, 2015	8.81per cent	Nov 09, 2025	159.74	ACUITE AA-/Negative (Reaffirmed)
-	Not Applicable	Proposed Secured Redeemable Non-Convertible Debentures	Not Applicable	Not Applicable	Not Applicable	140.26	ACUITE AA-(Withdrawn)

-	Not Applicable	Proposed Secured Redeemable Non-Convertible Debentures	Not Applicable	Not Applicable	Not Applicable	250.00	ACUITE Provisional AA/Stable (Reaffirmed)
-	Not Applicable	Proposed Bank Facilities	Not Applicable	Not Applicable	Not Applicable	200.00	ACUITE AA-/Negative (Assigned)

#### Contacts

Analytical	Rating Desk
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#### About Acuite Ratings & Research:

Acuite Ratings & Research Limited is a full-service Credit Rating Agency registered with the Securities and Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI), for Bank Loan Ratings under BASEL-II norms in the year 2012. Since then, it has assigned more than 6,000 credit ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Mumbai.

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**Rating Letter - Intimation of Rating Action**

Letter Issued on: August 05, 2021  
Letter Expires on: July 13, 2022  
Annual Fee valid till: July 13, 2022

Scan this QR Code to verify  
authenticity of this rating



**Tourism Finance Corporation of India Limited**  
4th Floor, Tower I, NBCC Plaza, Sector V, Pushp  
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Phone : +91-11-46727272,

Kind Attn.: Mr. Anirban Chakraborty, Managing Director (Tel. No. 99907 25624)

Dear Mr. Chakraborty,

Sub.: Rating(s) Assigned - Bank Loans/ Debt Instruments of Tourism Finance Corporation of India Limited

Please note that the current rating(s) and outlook, instrument details, and latest rating action for the aforementioned instrument are as under:

	Long Term Instruments	Short Term Instruments
Total Rated Quantum (Rs. Cr.)	200.00 Cr	Not applicable
Quantum of Enhancement (Rs. Cr.)	Not applicable	Not applicable
Rating	ACUITE AA-	Not applicable
Outlook	Negative	Not applicable
Most recent Rating Action	Assigned	Not applicable
Date of most recent Rating Action	August 05, 2021	Not applicable
Rating Watch	Not applicable	Not applicable

Acuité reserves the right to revise the ratings, along with the outlook, at any time, on the basis of new information, or other circumstances which Acuité believes may have an impact on the ratings. Such revisions, if any, would be appropriately disseminated by Acuité as required under prevailing SEBI guidelines and Acuité's policies.

This letter will expire on July 13, 2022 or on the day when Acuité takes the next rating action, whichever is earlier. It may be noted that the rating is subject to change anytime even before the expiry date of this letter. Hence lenders / investors are advised to visit <https://www.acuite.in/> OR scan the QR code given above to confirm the current outstanding rating.

Acuité will re-issue this rating letter on July 14, 2022 subject to receipt of surveillance fee as applicable. If the rating is reviewed before July 13, 2022, Acuité will issue a new rating letter.

*Suman Chowdhury*

Suman Chowdhury  
Chief Analytical Officer

Annexures: A. Details of the Rated Instrument  
B. Details of the rating prior to the above rating action

**Acuité Ratings & Research Limited**

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**Annexure A. Details of the rated instrument**

Bank	Facilities	Scale	Amt. (Rs. Cr)	Ratings	Rating Action
<b>Fund Based Facilities</b>					
	Proposed Bank Facility	Long Term	200.00	ACUITE AA- /Negative	Assigned
<b>Total Fund Based Facilities</b>			<b>200.00</b>		
<b>Total Facilities</b>			<b>200.00</b>		

**Annexure B. Details of the rating prior to the above rating action**

	Long Term Instruments	Short Term Instruments
Previous Rated Quantum	Not applicable	Not applicable
Rating	Not applicable	Not applicable
Outlook	Not applicable	Not applicable

**DISCLAIMER**

An Acuite rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Acuite ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuite, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuite is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind arising from the use of its ratings. Acuite ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website ([www.acuite.in](http://www.acuite.in)) for the latest information on any instrument rated by Acuite, Acuite's rating scale and its definitions.