



Rating Rationale

Adani Properties Pvt. Ltd.

13 Nov 2020

Brickwork Ratings affirms the Rating of the NCD Issue of Rs.2840 Cr and continues with the existing ratings of existing instruments / facilities of Adani Properties Pvt. Ltd. (APPL).

Particulars

Facility / Instrument	Amt (Rs. Cr)		Tenure	Rating*	
	Previous	Present		Previous (October 2020)	Present
Proposed NCD	1160	1160	Long Term	BWR Provisional AA-(CE) (Stable) (1)	BWR Provisional AA-(CE) (Stable) (1)
NCD	2840	2840	Long Term	BWR Provisional AA-(CE) (Stable) (1)	BWR AA-(CE) (Stable) (1) (Affirmation)
NCD	1500	1500	Long Term	BWR AA-(CE) (Stable) (2)	BWR AA-(CE) (Stable) (2)
NCD	450	450	Long Term	BWR AA-(CE) (Stable) (3)	BWR AA-(CE) (Stable) (3)
NCD	250	250	Long Term	BWR AA-(CE) (Stable) (3)	BWR AA-(CE) (Stable) (3)
Bank Term Loan	783	783	Long Term	BWR AA-(CE) (Stable) (4)	BWR AA-(CE) (Stable) (4)
Total	6983	6983	Rs. Six Thousand Nine Hundred and Eighty-three Crore Only		

*Please refer to BWR website www.brickworkratings.com/ for definition of the ratings

- (1) CE rating is based on the pledge of shares of Adani Ports and Special Economic Zone Ltd. (APSEZ), Adani Transmission Ltd. (ATL) and Adani Green Energy Ltd. (AGEL) with the security cover of 2.75x.
- (2) CE rating is based on the pledge of shares of Adani Ports and Special Economic Zone Ltd. (APSEZ), Adani Transmission Ltd. (ATL) and Adani Green Energy Ltd. (AGEL) with the security cover of 2.23x.
- (3) CE rating is based on the pledge of shares of Adani Ports and Special Economic Zone Ltd. (APSEZ), Adani Transmission Ltd. (ATL) and Adani Green Energy Ltd. (AGEL) with the security cover of 2.0x.



(4) CE rating is based on the pledge of shares of Adani Transmission Ltd. (ATL) with the security cover of 1.5x.

As per rating rationale dated [October 27, 2020](#) provisional rating was assigned to the proposed NCDs aggregating Rs.4000 Cr of APPL based on the draft term sheet. Of the proposed NCDs, the company issued NCDs of Rs.2840 Cr on November 2, 2020. Executed Debenture Trust Deed have been received for the same and terms of the DTD are in line with draft term sheet. Based on the same, provisional rating is affirmed for the issued amount of Rs.2840 Cr.

For other details, kindly refer to rating rationale dated [October 27, 2020](#).

COMPANY PROFILE

Adani Properties Pvt. Ltd.

APPL, an investment company of the Adani Group, was incorporated in May 1995. It is mainly engaged in the business of let-out and/or lease of immovable properties and wholesale trading of commodities, and is also a part of promoter group company that holds strategic investments in listed entities of Adani Group (Adani Enterprise Ltd., Adani Ports and SEZ Ltd., Adani Power Ltd., Adani Green Energy Ltd & Adani Transmission Ltd) through various LLPs. APPL also holds investments in various other businesses like real estate and financial services.

Mr. Karan Adani (Son of Mr. Gautam Adani) and Mr. Pranav Adani (nephew of Mr. Gautam Adani) are members of the Board of Directors of APPL. They are supported by a highly qualified and professional management team.

KEY FINANCIAL INDICATORS (in INR Crs) –

Borrower - APPL

Rs. Cr	FY19 (Audited)	FY20 Provisional
Total Operating income	883	1504
EBITDA	394	1137
PAT	40	750
Total debt	3740	8648
Networth	3445	4195
Total Debt to Equity (Excluding Contingent Liabilities)	1.09	2.06
Corporate Guarantees	764	1718
Total Debt to Equity (Including Contingent Liabilities)	1.3	2.5

NON-COOPERATION WITH PREVIOUS RATING AGENCY IF ANY : NA

RATING HISTORY including Withdrawn / Suspended Ratings

Sl. No.	Instrument/Particularity	Current Rating (Year 2020)							Rating History							
		Type	Amount				Jan-20	2019		2018				Jan-17		
		(Long Term/Short Term)	(Rs Crs)		27-Oct-20	17-Jul-20	10-Jul-20	Nov-19	Jan-19	Dec-18	Oct-18	Aug-18	Jul-18		Jan-18	
1	Proposed NCD	Long Term	1140	BWR Provisional AA- (CE) (Stable)	BWR Provisional AA- (CE) (Stable)											
2	NCD	Long Term	2840	BWR AA- (CE) (Stable)	BWR Provisional AA- (CE) (Stable)											
3	NCD	Long Term	100	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)										
4	NCD	Long Term	1400	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)									
5	NCD	Long Term	450	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)							
6	Bank Loan	Long Term	900	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)						
7	NCD	Long Term	250	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (SO) (Stable)					
8	NCD	Long Term	750				Withdrawn	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (SO) (Stable)	BWR AA- (SO) (Stable)					
9	NCD	Long Term	400				Withdrawn	BWR AA- (CE) (Stable)	BWR AA- (CE) (Stable)	BWR AA- (Stable)	BWR AA- (Stable)	BWR AA- (Stable)	BWR AA- (Stable)			
10	Bank Loan	Short Term	1050				Withdrawn	BWR A1	BWR A1							
11	NCD	Long Term									Withdrawn	BWR AA- (SO) (Stable)	BWR AA- (SO) (Stable)			
12	NCD	Long Term														Withdrawn
13	Term Loan	Long Term														Withdrawn
Total			6983													

COMPLEXITY LEVELS OF THE INSTRUMENTS

For more information, visit www.brickworkratings.com/download/ComplexityLevels.pdf

Hyperlink/Reference to applicable Criteria

- [Approach to Financial Ratios](#)
- [General Criteria on Credit Enhancement](#)
- [Ratings Based on Group Support](#)



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APPL

ANNEXURE I

Details of Bank Facilities rated by BWR

Sl. No.	Name of the Bank	Type of Facilities	Long Term (₹ Cr)	Short Term (₹ Cr)	Total (₹ Cr)
1.	Yes Bank Ltd	Term Loan	900	-	900

Annexure II

Details of the NCDs rated by BWR

Instruments	ISIN	Amt (Rs. Cr)	Issue Date	Maturity	Coupon
N CD	INE382G07117	2840	02-Nov-20	04-Jul-22	Zero Coupon with premium Redemption
NCD	INE382G07091	1125	21-Jul-20	21-Aug-23	Zero Coupon with premium Redemption
NCD	INE382G07083	225	21-Jul-20	22-Aug-22	Zero Coupon with premium Redemption
NCD	INE382G07109	150	21-Jul-20	23-Aug-21	Zero Coupon with premium Redemption
NCD	INE382G07067	250	31-Dec-18	31-Dec-21	Zero Coupon with premium Redemption
NCD	INE382G07075	450	30-Sep-19	25-Apr-23	Zero Coupon with premium Redemption



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