

RATING RATIONALE

15 May 2023

Andhra Pradesh Township & Infrastructure Development Corporation Limited

Brickwork Ratings downgrades the long term rating for the Bank Loan Facilities of Rs.282.40 Crs of Andhra Pradesh Township & Infrastructure Development Corporation Ltd based on best available information, as the issuer did not cooperate.

Particulars

Instrument/ Facility	Amount (Rs.Crs.)		Tenure	Rating#	
	Previous	Present		Previous (18 Nov 2022)	Present
Fund Based Term Loans	282.40	282.40	Long Term	BWR BBB/Stable ISSUER NOT COOPERATING*/ Downgraded	BWR BB+ /Stable Continues to be in ISSUER NOT COOPERATING*/ Downgraded
Grand Total	282.40	282.40	Rupees Two Hundred and Eighty Two Crores and Forty Lakhs Only		

#Please refer to BWR website www.brickworkratings.com (<https://www.brickworkratings.com>) for definition of the ratings

*Issuer did not cooperate; based on best available information.

**Details of Bank Loan facilities is provided in Annexure-I

RATING ACTION / OUTLOOK

Brickwork Ratings (BWR) has consistently taken up with the company through emails and telephone calls to provide the requisite information for the review of the ratings. Despite the best efforts of BWR to get at least the minimum required information for a review, the company continues to be noncooperative. Due to the continued lack of management cooperation and in the absence of adequate information from the company, BWR is unable to assess the company's financial performance and its ability to service its debt and maintain a valid rating. Hence, based on the best available information, continued lack of management cooperation and in terms of extant regulatory requirements, BWR has downgraded the rating to BWR BB+/Stable and continued in the ISSUER NOT COOPERATING* category.

LIMITATIONS OF THE RATING

Information availability risk is a key factor in the assessment of credit risk as generally noncooperation by the rated entities to provide required information for a review of the assigned rating may also be accompanied by financial stress. Users of the credit rating should therefore take into account the possible deterioration in the credit quality of the rated entity arising from its non-transparency and withholding of information required for a review of the rating.

ABOUT THE ENTITY

Andhra Pradesh Township and Infrastructure Development Corporation Limited (APTIDCO) was established in August 2016 as a government syndicate to take up the task of integrated township and Infrastructure development across Andhra Pradesh. It is the state-level nodal agency for Pradhan Mantri Awas Yojana (PMAY) with capabilities of holistic planning, development, financing and implementation of affordable housing in the state, under Municipal Administration and Urban Development Department, so as to ensure the effective coordination of functioning among the key institutional stakeholders, viz., Urban Local Bodies (ULBs) and Development Authorities, and achieving desired mission outcomes including mandatory reforms, all of which fall under the domain of the Municipal Administration and Urban Development Department. The GoAP aims to construct 14 lakh houses for the urban poor by 2022 under the scheme titled Pradhan Mantri Awas Yojana – Housing for All Urban (PMAY)-U. The state government has already received sanctions for the construction of 6.81 lakh houses in the urban areas.

As per the information available in Sep 2021.

KEY FINANCIAL INDICATORS :

Key Parameters	Units	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Unaudited)
Operating Revenue	Rs.Crs.	564.57	597.67	NA
Operating Profit	Rs.Crs.	538.68	562.84	NA
Net Profit	Rs.Crs.	1.47	(5.40)	NA
Tangible Net Worth	Rs.Crs.	2.48	(3.21)	NA
Current Ratio	Times	0.89	0.05	NA

NON-COOPERATION WITH PREVIOUS CREDIT RATING AGENCY : Nil

ANY OTHER INFORMATION : Nil

RATING HISTORY FOR THE PREVIOUS THREE YEARS (including withdrawal and suspended)

S.NO	Facility	Current Rating (2023)			2022		2021		2020	
		Type	Tenure	Amount (Rs.Crs.)	Rating	Date	Date(s) & Rating assigned in 2022	Date	Date(s) & Rating(s) assigned in 2021	Date
1	Fund Based	Proposed Long Term	--	-	18 Nov 2022	Withdrawn ²	29 Apr 2021 08 Sep 2021	Withdrawn ¹ ^Provisional BWR A(CE) \$ / Stable Assigned ²	10 Feb 2020	Provisional BWR A (CE)\$ / Stable (Reaffirmed)
2	Fund Based	Long Term	282.40	BWR BB+ /Stable Continues to be in ISSUER NOT COOPERATING*/ Downgrade	18 Nov 2022	BWR BBB/Stable ISSUER NOT COOPERATING */ Downgraded [^]	29 Apr 2021 ³ 08-Sep-2021 ³	BWR A (CE) # / Stable Reaffirmed / Issuer Not Cooperating* BWR A (CE)# / Stable Reaffirmed	10 Feb 2020 ³	BWR A (CE)# / Stable (Reaffirmed)
Grand Total			282.40	Rupees Two Hundred and Eighty two crores and forty lakhs only.						

Credit Enhancement (CE) based on the unconditional and irrevocable guarantee from State Government of AP (GoAP)

\$ Credit Enhancement (CE) based on the proposed unconditional and irrevocable guarantee from the State Government of AP.

^Revision in the analytical approach from CE to Standalone.

*Issuer did not cooperate; based on best available information.

¹ Amount of Rs.4700 Crs; ² Amount of Rs.2700.00 Crs; ³ Amount of Rs.300 Crs.

COMPLEXITY LEVELS OF THE INSTRUMENTS - Simple

BWR complexity levels are meant for educating investors. The BWR complexity levels are available at [www.brickworkratings.com / download / ComplexityLevels.pdf](http://www.brickworkratings.com/download/ComplexityLevels.pdf). Investors' queries can be sent to info@brickworkratings.com.

Hyperlink/Reference to applicable Criteria

- [General Criteria](#)
- [Approach to Financial Ratios](#)
- [Infrastructure Sector](#)
- [Ratings based on Government Support](#)
- [What Constitutes Non-Cooperation](#)

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Andhra Pradesh Township & Infrastructure Development Corporation Limited
ANNEXURE
Details of Bank Facilities rated by BWR

S.No.	Name of the Bank/Lender	Type Of Facilities	Long Term (Rs.Crs.)	Short Term (Rs.Crs.)	Total (Rs.Crs.)
1	ICICI Bank	Term Loan	282.40	--	282.40
Total			282.40	--	282.40
TOTAL (Rupees Two Hundred and Eighty Two crores and forty lakhs Only)					

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