



## Rating Rationale

### Andhra Pradesh Township & Infrastructure Development Corporation Ltd

29 April 2021

Brickwork Ratings has withdrawn the rating for the bank loan facilities of the proposed term loans of Rs.4700.00 Crs and reaffirmed the rating for the bank loan facilities of Rs.300.00 Crs of Andhra Pradesh Township & Infrastructure Development Corporation Ltd based on best available information, as the issuer did not cooperate.

#### Particulars

Facility	Amount (Rs. Crs)		Tenure	Rating <sup>^</sup>	
	Previous	Present		Previous (10-Feb-2020)	Present
Fund based Proposed Term Loans	4700.00	0.00	Long Term	Prov BWR A (CE) <sup>\$/</sup> Stable	Withdrawn <sup>#</sup>
<b>Total</b>	4700.00	0.00			

<sup>#</sup>Rating withdrawn on account of proposed term loans have not been raised

<sup>\$</sup> Credit Enhancement (CE) was assigned based on the proposed unconditional and irrevocable guarantee from the State Government of Andhra Pradesh (GoAP)

#### Other O/s ratings

Facility**	Amount (Rs. Crs)		Tenure	Rating <sup>^</sup>	
	Previous	Present		Previous (10-Feb-2020)	Present
Fund based Term Loans	300.00	300.00	Long Term	BWR A (CE) <sup>&amp;</sup> / Stable	BWR A (CE) <sup>&amp;</sup> / Stable Reaffirmed Issuer Not Cooperating <sup>*</sup>
<b>Total</b>	300.00	300.00		<b>Rs. Three Hundred Crores Only</b>	

<sup>^</sup>Please refer to BWR website [www.brickworkratings.com/](http://www.brickworkratings.com/) for definition of the ratings

<sup>\*\*</sup>Details of Bank Loan facilities are provided in Annexure

<sup>\*</sup>Issuer did not cooperate, based on best available information

<sup>&</sup>Credit Enhancement (CE) was assigned based on the unconditional and irrevocable guarantee from the State Government of Andhra Pradesh (GoAP)

**Unsupported Rating:** BWR BB/Stable



### **RATING ACTION / OUTLOOK/ NATURE OF NON-COOPERATION**

Brickwork Ratings (BWR) has withdrawn the rating for the proposed term loans of bank loan facilities of Rs.4700.00 Crs on account of proposed term loans have not been raised as confirmed from the company.

In view of the non-availability of the information, and lack of cooperation from the company BWR has reaffirmed the rating at **'BWR A (CE) / Stable; Issuer Not Cooperating'** for the bank loan facility amounting **Rs.300.00 Crs** of **Andhra Pradesh Township & Infrastructure Development Corporation Ltd (APTIDCO or the company)**

The lenders/investors may note to exercise due caution while using the above rating which mentions "Issuer Not Cooperating" since the rating lacks any projections or forward looking component as it is arrived based on the best available information without any management/banker's interaction

The rating was due for a review in Feb 2021, BWR took up with the issuer to provide required information over emails dated 4 Feb 2021, 15 Mar 2021, 30 Mar 2021, 05 Apr 2021, 16 Apr 2021 and 27 Apr 2021 and through telephone calls. Despite the best efforts of BWR to get at least the minimum required information for a review, the entity has not provided the same. In the absence of adequate information from the issuer/Company, BWR is unable to assess the issuer's/Company's financial performance and its ability to service its debt and maintain a valid rating.

### **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 Company (Information as available in Feb 2020)**

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 the state of 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 effective coordination of functioning among the key institutional stakeholders – viz., Urban Local Bodies [ULBs] & 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 Government of Andhra Pradesh (GoAP) aims to construct 14 lakh houses for urban poor by 2022 under the scheme "Pradhan Mantri Awas Yojana – Housing for All Urban" (PMAY)-U.

The State Government has already received sanctions for construction of 6.81 lakhs in the urban areas.

### KEY FINANCIAL INDICATORS

The company has not provided the latest financial information to BWR .

**NON-COOPERATION WITH PREVIOUS CRA (IF APPLICABLE)- Nil**

### Rating History for the last three years (including withdrawn/suspended ratings)

S.No	Instrument /Facility	Current Rating (2021)			Chronology of Rating History for the past 3 years (Rating Assigned and Press Release date) along with outlook/ Watch, if applicable		
		Type (Long Term/ Short Term)	Amount (₹ Cr)	Rating^	Date(s) & Rating(s) assigned in 2020	Date(s) & Rating(s) assigned in 2019	Date(s) & Rating(s) assigned in 2018
1	Fund Based	Long Term	300.00	BWR A (CE)^& / Stable Reaffirm Issuer Not Cooperating*	BWR A (CE)/Stable (10-Feb-2020)	Affirmation at BWR A (CE) / Stable (31-Dec-2019)	Prov BWR A+ (SO)/ Stable (21-Dec-2018)
2	Fund Based	Long Term	0.00	Rating Withdrawn	Prov BWR A (CE)/Stable (10-Feb-2020)	Prov BWR A (CE)/ Stable (31-Dec-2019)	Prov BWR A+ (SO)/ Stable (21-Dec-2018)
3	Total		300.00	Rs. Three Hundred Crores Only			

\*Issuer did not cooperate, based on best available information

### COMPLEXITY LEVELS OF THE INSTRUMENTS:

For more information, visit [www.brickworkratings.com/download/ComplexityLevels.pdf](http://www.brickworkratings.com/download/ComplexityLevels.pdf)

### Hyperlink/Reference to applicable Criteria

- [General Criteria](#)
- [Approach to Financial Ratios](#)
- [Infrastructure Sector](#)
- [Credit Enhancement](#)
- [What Constitutes Non-Cooperation](#)

For any other criteria obtain [hyperlinks](#) from website

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**Andhra Pradesh Township & Infrastructure Development Corporation Ltd**

**ANNEXURE I**  
**Details of Bank Loan Facilities rated by BWR**  
**(As furnished during Feb-2020)**

Sl. No.	Type of Facilities	Long Term (Rs. Crs.)	Short Term (Rs. Crs.)	Total (Rs. Crs.)
1	Term Loans	300.00	--	300.00
<b>Total</b>		<b>300.00</b>	<b>--</b>	<b>300.00</b>

**Total Rupees Three Hundred Crores Only**

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