

# **AAVAS Financiers (AAVAS IN)**

Rating: ACCUMULATE | CMP: Rs1,715 | TP: Rs1,900

### November 8, 2024

## **Q2FY25 Result Update**

☑ Change in Estimates | ☑ Target | ■ Reco

#### **Change in Estimates**

	Cur	rent	Pre	vious
	FY26E	FY27E	FY26E	FY27E
Rating	ACCU	MULATE	ACCUI	MULATE
Target Price	1,9	900	1,8	875
NII (Rs.)	12,031	14,088	12,802	15,556
% Chng.	(6.0)	(9.4)		
PPoP (Rs.)	9,233	10,919	9,489	11,841
% Chng.	(2.7)	(7.8)		
EPS (Rs.)	87.0	102.9	90.0	112.4
% Chng.	(3.3)	(8.5)		

#### **Key Financials - Standalone**

Y/e Mar	FY24	FY25E	FY26E	FY27E
Net Int.Inc. (Rs m)	9,063	10,189	12,031	14,088
Growth (%)	13.7	12.4	18.1	17.1
Op. Profit (Rs m)	6,489	7,696	9,233	10,919
PAT (Rs m)	4,907	5,749	6,887	8,146
EPS (Rs.)	62.0	72.6	87.0	102.9
Gr. (%)	14.0	17.2	19.8	18.3
DPS (Rs.)	3.7	4.4	5.2	6.2
Yield (%)	0.2	0.3	0.3	0.4
Margin (%)	6.3	5.9	5.9	5.9
RoAE (%)	13.9	14.2	14.9	15.2
RoAA (%)	3.3	3.2	3.3	3.3
PE (x)	27.7	23.6	19.7	16.7
P/BV (x)	3.6	3.1	2.7	2.4
P/ABV (x)	3.7	3.2	2.8	2.4

l.	Key Data	AVAS.BO   AAVAS IN
	52-W High / Low	Rs.1,979 / Rs.1,307
	Sensex / Nifty	79,542 / 24,199
	Market Cap	Rs.136bn/ \$ 1,608m
	Shares Outstanding	79m
	3M Avg. Daily Value	Rs.501.21m

### **Shareholding Pattern (%)**

Promoter's	26.47
Foreign	35.50
Domestic Institution	25.56
Public & Others	12.47
Promoter Pledge (Rs bn)	_

#### Stock Performance (%)

	1M	6M	12M
Absolute	(0.7)	7.6	17.4
Relative	1.1	(0.6)	(4.2)

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## Earnings cut due to weaker disbursals/NIM

#### **Quick Pointers:**

- Weak quarter due to softer disbursals/ NIM; opex control cushioning PAT.
- We cut PAT for FY25/26/27E by 3.5%/3.3%/8.5% due to lower growth/NIM.

AAVAS saw a weak quarter as NIM was 18bps below PLe while disbursals were 11% lower to PLe. However, PAT (in-line) was cushioned by softer opex (ESOP reversal) and provisions. Credit flow was hit due to extended monsoon and LMS shutdown while NIM was weaker owing to slower yield re-pricing. Company reiterated its guidance of achieving AuM growth of ~20% YoY in FY25, as disbursals revived in September and October. Cost control is driving opex efficiency and opex to asset ratio is guided to improve by 20-30bps for FY25. Due to weak credit flow in H1FY25, NII was muted; hence, for FY25/26E we trim AuM growth by 3%/2% to 17%/18% YoY and cut NIM by 35/17bps which would be partly offset by opex reduction of ~9%. Stock is valued at 2.6x; we slightly trim multiple to 2.9x from 3.0x but our TP increases to Rs1,900 from Rs1,875 as we roll forward to Sep'26 ABV. Retain 'ACCUMULATE'.

- Soft quarter due to miss on NII/GNPA; beat on opex/provisions: NII was lower at Rs2.42bn (PLe Rs2.52bn) owing to miss on AuM growth/NIM. AuM grew by 20.1% YoY (PLe 21.1%); disbursals were softer at Rs12.9bn (PLe Rs14.5bn) while repayments were in-line at Rs7.4bn. NIM (calc.) was a miss at 5.84% (PLe 6.05%) due to miss on both yield on loans and cost of funds. Other income was a tad higher at Rs898mn (PLe Rs876mn) due to higher off-book income partly offset by lower fees. Opex at Rs1.4bn was 4% below PLe led by lower staff cost partially offset by higher other opex. On asset quality, gross stage-3 worsened by 7bps QoQ at 1.08% (PLe 1%); PCR was steady QoQ at 27.8%. Provisions were lower at Rs48.3mn (PLe Rs80mn). PAT was largely inline at Rs1.5bn due to better opex and provisions.
- Credit flow was weak; we cut AuM growth: Disbursals were impacted by (1) one-time LMS shutdown and (2) extended monsoon that disrupted construction and building activities. Management reiterated its guidance of achieving growth of ~20% YoY in AuM for FY25, as disbursals revived with a 22% YoY increase in September/October. Repayment rate is guided at 17-18% for FY25 which includes 1) BT-out (5-6%), 2) monthly EMI payment (6%) and 3) pre-payments (6%). Even after assuming a disbursal mix of ~60:40 between H2:H1, we trim AuM growth for FY25/26E by 3%/2% owing to weaker credit flow in H1FY25. Current HL:NHL mix of ~69:31 is likely to be maintained.
- Cut in margins but opex leverage benefitting: NIM was weaker due to slower than expected yield re-pricing and BT-out impact of 15bps. Disbursal yield for H1FY25 is 30bps lower to stock AuM yields. Owing to weaker NII in H1FY25, we cut NIM for FY25/26E by 35/17bps. Opex for Q2FY25 was softer due to one-time impact of 12bps related to ESOP cost reversal. Cost control is attributable to digitalization, which has led to improved operational efficiency in terms of sourcing, disbursals and collection. Opex to asset ratio is guided to improve by 20-30bps for FY25; we trim opex for FY25/26E by ~9% each.

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Exhibit 1: PAT increase due to better cost management and lower provision

Financial Statement	Q2FY25	Q2FY24	YoY gr. (%)	Q1FY25	QoQ gr. (%)	Q2FY25E	% Var.
Interest Income	4,906	4,259	15.2	4,797	2.3	4,983	(1.5)
Interest Expense	2,489	2,036	22.2	2,352	5.8	2,465	0.9
Net interest income (NII)	2,418	2,223	8.8	2,446	(1.1)	2,518	(4.0)
Other income	898	716	25.5	628	43.0	876	2.5
Total income	3,316	2,938	12.8	3,074	7.9	3,394	(2.3)
Operating expenses	1,368	1,308	4.6	1,378	(0.8)	1,425	(4.0)
Operating profit	1,948	1,631	19.5	1,695	14.9	1,969	(1.0)
Total provisions	48	65	(25.9)	86	(43.8)	80	(39.6)
Profit before tax	1,900	1,565	21.4	1,609	18.1	1,889	0.6
Tax	421	348	21.0	348	20.9	416	1.3
Profit after tax	1,479	1,217	21.5	1,261	17.3	1,473	0.4
AUM (Rs mn)	183,956	153,195	20.1	178,415	3.1	185,588	(0.9)
Disbursements (Rs mn)	12,937	12,585	2.8	12,109	6.8	14,531	(11.0)
Profitability ratios			Change in bps		Change in bps		
NIM	5.9	6.5	(66)	6.1	(23)	6.0	(18)
RoAA	3.1	3.0	6	2.7	38		
RoAE	15.7	14.9	78	13.9	182		
Asset Quality ratios							
Gross NPL (Rs m)	1,589	1,290	23.2	1,459	8.9	1,503	5.8
Net NPL (Rs m)	1,148	943	21.8	1,040	10.4	1,086	5. <i>7</i>
Gross NPL ratio	1.1	1.0	4bps	1.0	7bps	1.0	8bps
Net NPL ratio	0.8	0.8	2bps	0.7	6bps	0.7	6bps
Coverage ratio	27.8	26.9	85bps	28.7	(94bps)	27.7	8bps
Business & Other Ratios			Change in bps		Change in bps		
Yield on Loans (%)	13.0	13.2	(11)	13.1	(4)		
Cost of Borrowings (%)	8.2	7.9	29	8.1	7		
Spread (%)	4.9	5.3	(40)	5.0	(11)		
Cost/Income Ratio	41.2	44.5	(327)	44.8	(361)		
Source: Company, PL							



## **Q2FY25 Concall Highlights**

## **Assets/Liabilities**

- **Disbursals** were affected by a one-time LMS shutdown, along with an extended monsoon that disrupted construction and building activities. This resulted in reduced cash and power disbursements.
- However, management remains confident in achieving >20% YoY growth for FY25, as revival in disbursements has been observed, with 22% YoY increase in September and October.
- Aavas has entered into a co-lending tie-up with a PSU bank.
- Repayment rate is guided at 17-18% for FY25. This includes 1) BT-out (5-6%), 2) monthly EMI payment by customers (6%) and 3) customer payout their surplus money (6%).
- AUM guidance reiterated at >20%. HL:NHL is guided to be at optimum level and to be maintained.
- Borrowings: Aavas raised Rs6.3bn from IFC in Oct'24. These funds are guided to be channelized towards affordable housing and green individual homes. Aavas has also applied to NHB for further loan sanctioning.
- Five new branches were opened during the quarter, including one in Tamil Nadu, marking Aavas's entry into a new state. Differentiating factor for Aavas in Tamil Nadu will be underwriting 1) self-employed non-professionals with self-occupied residential properties, and 2) individual houses built through self-construction.
- **BT-out** improved to 5.2%(vs 5.6% QoQ). Focus is to retain customers with better risk-reward ratio.
- TAT improved to 8 days from 11 days a year ago.
- Intangible assets include capitalized cost for technological transformation. Once it goes live, it is a subscription model. Overall IT capitalization amounts to Rs600mn which is expected to be amortised over next 7 years.

## Fees/NIMs/Branches

- Incremental disbursement yield is up by 25bps with effect from Oct'24. H1FY25 disbursement yield is 30bps lower than AuM yield vs 50bps lower in H1FY24. Yield differential between HL and NHL is 200-300bps. BT-out had an impact of 15bps on annualized basis.
- Cost of funds are expected to have stabilized.
- Margins are guided at 4.8-5% for FY25.
- Rate cut expectation 30% book is EBLR linked leading to faster repricing on liability side.

- Staff count is at 5,761 while off-payroll count is 1,800. One-time ESOP cost reversal had a positive impact of 12bps on opex to asset. Constant headcount has aided in containing staff costs.
- Digitalization has led to improved operational efficiency in terms of digital sourcing, disbursements and collection.
- Long term target of opex to asset ratio is 3%; while improving by 20-30bps for EY25

## **Asset Quality**

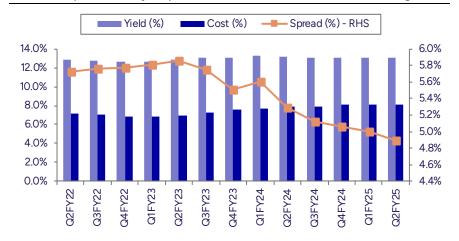
- 1+DPD Vintage states/Emerging states at <4%/<3.3%; GNPA Vintage states/Emerging states at <1.1%/<1%. Ticket size >1.5mn Vintage states/Emerging states at <4.0%/<0.8%; Ticket size <1.5mn Vintage states/Emerging states at <4.5%/<1.25%.
- 1+DPD is guided at <5%; GNPA guided at <1.5%; credit cost guided at <25bps.</p>

Exhibit 2: Loan Book mix largely steady at 69:31



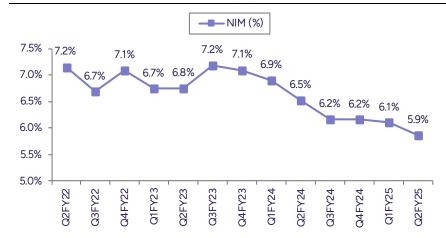
Source: Company, PL

Exhibit 3: Spreads fell by 11bps QoQ due to increase in cost of borrowings



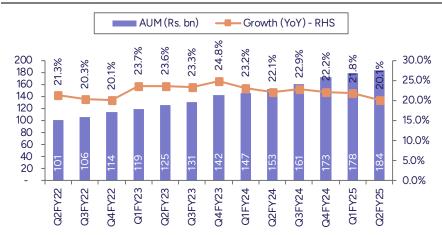
Source: Company, PL

Exhibit 4: NIM (calc) decline sequentially by 23bps to 5.9%



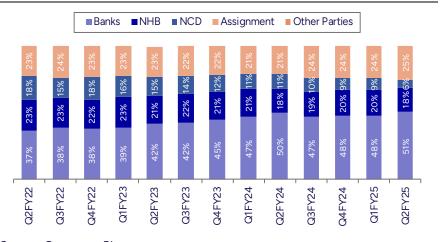
Source: Company, PL

Exhibit 5: AuM growth was at 20.1% YoY



Source: Company, PL

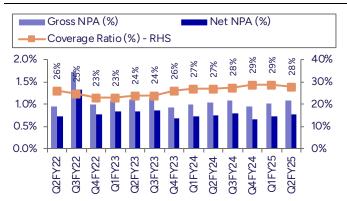
Exhibit 6: Borrowing mix mainly from Banks (51%) and Assignment (25%)



Source: Company, PL

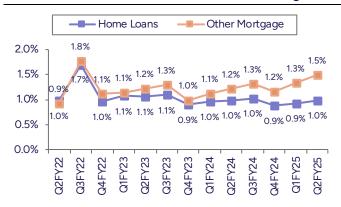
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Exhibit 7: GNPAs worsens by 7bps QoQ%; PCR at 28%



Source: Company, PL

Exhibit 8: GNPA deteriorated in both HL and NHL segment



Source: Company, PL

Exhibit 9: ROEs to remain ~15% levels led by decline in opex and stable provisions

	•							
RoE decomposition (%)	FY20	FY21	FY22	FY23	FY24	FY25E	FY26E	FY27E
Interest income	9.8	9.7	9.3	9.4	9.7	9.5	9.5	9.4
Interest expenses	4.4	4.5	3.9	4.0	4.6	4.7	4.7	4.6
Net interest income	5.3	5.1	5.4	5.4	5.0	4.7	4.8	4.7
Other Inc. from operations	1.4	1.3	1.5	1.5	1.6	1.5	1.5	1.5
Total income	6.8	6.4	6.8	6.9	6.6	6.3	6.3	6.3
Employee expenses	1.8	1.7	1.9	2.0	2.0	1.7	1.6	1.6
Other operating expenses	1.0	0.8	0.9	1.0	1.0	1.0	1.0	1.0
Operating profit	3.9	3.9	3.9	3.8	3.6	3.6	3.6	3.7
Tax	0.7	0.6	0.8	0.8	0.7	0.8	0.8	0.8
Loan loss provisions	0.2	0.4	0.2	0.1	0.1	0.1	0.2	0.2
RoAA (incl AuM)	3.1	2.9	2.9	2.9	2.7	2.7	2.7	2.7
RoAE	12.7	12.9	13.7	14.2	13.9	14.2	14.9	15.2

Source: Company, PL

Exhibit 10: One-year forward P/ABV of Aavas trades at 3.0x



Source: Company, PL



Income Statement (Rs. m)					Quarterly Financials (Rs. m)				
Y/e Mar	FY24	FY25E	FY26E	FY27E	Y/e Mar	Q3FY24	Q4FY24	Q1FY25	Q2FY25
Int. Inc. / Opt. Inc.	17,347	20,375	24,028	27,959	Int. Inc. / Operating Inc.	4,373	4,586	4,797	4,906
Interest Expenses	8,284	10,186	11,998	13,871	Income from securitization	_	_	_	_
Net interest income	9,063	10,189	12,031	14,088	Interest Expenses	2,166	2,216	2,352	2,489
Growth(%)	13.7	12.4	18.1	17.1	Net Interest Income	2,208	2,371	2,446	2,418
Non-interest income	2,856	3,281	3,897	4,595	Growth (%)	6.1	7.2	8.1	8.8
Growth(%)	28.7	14.9	18.8	17.9	Non-Interest Income	719	882	628	898
Net operating income	11,919	13,470	15,927	18,683	Net Operating Income	2,926	3,252	3,074	3,316
Expenditures	,	,	,.	,	Growth (%)	11.9	14.0	9.7	12.8
Employees	3,559	3,622	4,172	4,805	Operating expenditure	1,349	1,434	1,378	1,368
Other Expenses	1,544	1,776	2,091	2,462	PPP	1,577	1,818	1,695	1,948
Depreciation	327	376	432	497	Growth (%)	-		-,,,,,,	.,5
Operating Expenses	5,430	5,774	6,695	7,764	Provision	80	43	86	48
PPP	6,489	7,696	9,233	10,919	Exchange Gain / (Loss)	-	-	-	
Growth(%)	15.6	18.6	20.0	18.3	Profit before tax	1,497	1,775	1,609	1,900
Provisions	245	316	392	462	Tax	331	349	348	421
Profit Before Tax	6,244	7,380	8,841	10,457	Prov. for deferred tax liability	-	349	540	421
Tax	1,338	1,631	1,954	2,311	Effective Tax Rate	22.1	19.7	21.7	22.2
Effective Tax rate(%)	21.4	22.1	22.1	22.1	PAT	1,166	1,426	1,261	1,479
PAT						9		1,261	1,479
	4,907	5,749	6,887	8,146	Growth		13		
Growth(%)	14.1	17.2	19.8	18.3	AUM	1,60,795	1,73,126	1,78,415	1,83,956
Balance Sheet (Rs. m)					YoY growth (%)	22.9	22.2	21.8	20.1
Y/e Mar	FY24	FY25E	FY26E	FY27E	Borrowing	1,14,721	1,23,983	1,26,027	1,24,080
Source of funds					YoY growth (%)	25.2	26.0	18.0	11.3
Equity	791	791	791	791	Key Ratios				
Reserves and Surplus	36,942	42,346	48,820	56,477	Y/e Mar	FY24	FY25E	FY26E	FY27E
Networth	37,733	43,137	49,611	57,268	CMP (Rs)	1,715	1,715	1,715	1,715
Growth (%)	15.4	14.3	15.0	15.4	EPS (Rs)	62.0	72.6	87.0	102.9
Loan funds	1,23,365	1,46,240	1,73,698	2,06,322	Book value (Rs)	476.8	545.1	626.9	723.6
Growth (%)	25.4	18.5	18.8	18.8	Adj. BV(Rs)	464.9	530.5	609.9	703.7
Deferred Tax Liability	_	_	_	_	P/E(x)	27.7	23.6	19.7	16.7
Other Current Liabilities	4,012	3,924	4,487	5,155	P/BV(x)	3.6	3.1	2.7	2.4
Other Liabilities	84	74	88	105	P/ABV(x)	3.7	3.2	2.8	2.4
Total Liabilities	1.65.195	1,93,376	2,27,885	2,68,851	DPS (Rs)	3.7	4.4	5.2	6.2
Application of funds					Dividend Payout Ratio(%)	6.0	6.0	6.0	6.0
Net fixed assets	1,272	1,483	1,750	2,064	Dividend Yield(%)	0.2	0.3	0.3	0.4
Advances	1,40,044	1,63,841	1,93,283	2,28,028					
Growth (%)	22.0	17.0	18.0	18.0	Asset Quality				
Investments	1,822	2,333	2,752	3,246	Y/e Mar	FY24	FY25E	FY26E	FY27E
Current Assets	18,096	21,231	25,046	29,548	Gross NPAs(Rs m)	1,319	1,627	1,899	2,225
Net current assets	14,083	17,307	20,559	24,393	Net NPA(Rs m)	939	1,153	1,347	1,580
Other Assets	3,961	4,487	5,055	5,964	Gross NPAs to Gross Adv.(%)	0.9	1.0	1.0	1.0
Total Assets	1,65,195	1,93,376	2,27,885	2,68,851	Net NPAs to net Adv.(%)	0.7	0.7	0.7	0.7
Growth (%)	23.2	17.1	17.8	18.0	NPA coverage(%)	28.8	29.1	29.1	29.0
Business Mix	23.2	17.1	17.0	10.0	De Deut 0/ - f AllM				
AUM	1,73,127	2,02,828	2,39,269	2,82,282	Du-Pont as a % of AUM				
					Y/e Mar	FY24	FY25E	FY26E	FY27E
Growth (%)	22.2	17.2	18.0	18.0	NII	5.0	4.7	4.8	4.7
On Balance Sheet	1,73,127	2,02,828	2,39,269	2,82,282	NII INCI. Securitization	5.0	4.7	4.8	4.7
% of AUM	100.00	100.00	100.00	100.00	Total income	6.6	6.3	6.3	6.3
Off Balance Sheet	-	-	-	-	Operating Expenses	3.0	2.7	2.6	2.6
% of AUM	-	-	-		PPOP	3.6	3.6	3.6	3.7
Profitability & Capital (%)					Total Provisions	0.1	0.1	0.2	0.2
Y/e Mar	FY24	FY25E	FY26E	FY27E	RoAA	2.7	2.7	2.7	2.7
NIM	6.3	5.9	5.9	5.9	Avg. Assets/Avg. net worth	5.1	5.3	5.5	5.6
	5.5	0.0	0.5	0.5	RoAE	13.9	14.2	14.9	15.2

Source: Company Data, PL Research

2.7

13.9

2.7

14.2

2.7

14.9

ROAA

ROAE

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2.7

15.2

Source: Company Data, PL Research

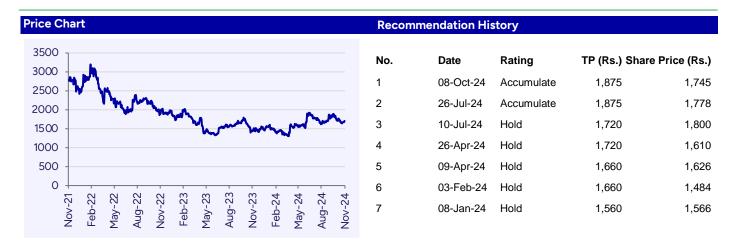
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**Analyst Coverage Universe** 

Sr. No.	Company Name	Rating	TP (Rs)	Share Price (Rs)
1	AAVAS Financiers	Accumulate	1,875	1,745
2	Axis Bank	BUY	1,530	1,132
3	Bank of Baroda	BUY	315	240
4	Can Fin Homes	BUY	1,000	871
5	City Union Bank	BUY	190	150
6	DCB Bank	BUY	155	116
7	Federal Bank	BUY	220	185
8	HDFC Asset Management Company	BUY	5,360	4,555
9	HDFC Bank	BUY	2,000	1,682
10	ICICI Bank	BUY	1,640	1,255
11	IndusInd Bank	BUY	1,600	1,280
12	Kotak Mahindra Bank	BUY	2,230	1,872
13	LIC Housing Finance	Hold	675	637
14	Nippon Life India Asset Management	BUY	820	680
15	State Bank of India	BUY	960	797
16	UTI Asset Management Company	BUY	1,320	1,155

## PL's Recommendation Nomenclature (Absolute Performance)

 Buy
 : > 15%

 Accumulate
 : 5% to 15%

 Hold
 : +5% to -5%

 Reduce
 : -5% to -15%

 Sell
 : < -15%</td>

Not Rated (NR) : No specific call on the stock
Under Review (UR) : Rating likely to change shortly

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