# INSTITUTI NAL

# **Repco Home Finance**

# Solving for the growth puzzle

REPCO's incumbent MD & CEO has implemented several initiatives over the past three years, including organisational restructuring, investments in distribution, tech transformation, and a focus on collections and recoveries. These initiatives are likely to enhance loan growth, which has remained significantly sub-par for the past few years (~5% CAGR during FY18-FY24). Productivity metrics (per employee, per branch) remain significantly low compared to peers, with room for improvement from diversification of sourcing channels and introduction of sales vertical. While early delinquencies remain elevated (GS II at ~11%), enhanced collections and recoveries have led to a favourable turn in credit costs, which is likely to remain muted in the near term. We believe that the impending management transition towards the end of FY25 is unlikely to disrupt these changes. We revise our FY25/FY26 estimates to factor in lower NIMs and higher other income and maintain ADD with a revised RI-based TP of INR560 (1x Sep-26 ABVPS). Revival in loan growth remains the key for any meaningful re-rating in the stock.

- Management transition unlikely to disrupt structural initiatives: REPCO's current MD & CEO has introduced significant initiatives over the past three years, overhauling the organisational structure (verticalization of different roles such as sales, collections etc.), turning around the asset quality with enhanced collections and recoveries efforts, and implementing tech transformation to improve productivity. These changes are likely to sustain despite impending management transition towards the end of FY25 and are likely to translate into stronger growth impulses during FY26 and beyond.
- Productivity initiatives to reflect in stronger growth outcomes: REPCO has implemented several initiatives to address its sub-par productivity (per branch, per employee). The major ones include investments in distribution network (35 branches/375 employees added since Mar-23), alongside reactivation of the DSA channel. REPCO continues to focus on home equity (LAP, top-up home loans etc.) to drive loan growth (26% CAGR during FY23-H1FY25 vs. 3% for home loans during the same period). With the share of home equity at ~26% of AUM, we believe there is still headroom for growth.
- Early delinquencies elevated; credit costs under control: REPCO's early delinquencies (GS II) remain significantly higher (~11%) compared to peers. However, overall credit costs have seen a significant turn for the better on the back of relentless collection and recovery efforts, and are likely to remain muted, going ahead. Net slippages turned negative during FY3-FY24 and are likely to sustain during FY25 as well.
- **Re-rating contingent on growth recovery:** The stock has de-rated significantly over the past decade on the back of sub-par growth and moderation in profitability. While REPCO is unlikely to regain its earlier growth and profitability levels in the near term, the current valuation offers a favorable risk reward for re-rating. We expect FY25 growth to remain sub-10% for FY25, with improvement during FY26-FY27E. To that extent, loan growth remains a key monitorable for the stock's re-rating.

**Financial summary** 

Timurician Samming						
(INR bn)	FY22	FY23	FY24	FY25E	FY26E	FY27E
NII	5.7	5.6	6.5	6.9	7.8	8.8
PPOP	4.9	4.5	5.2	5.6	6.4	7.3
PAT	1.9	3.0	3.9	4.3	4.5	5.1
EPS (INR)	30.6	47.3	63.1	69.5	72.2	80.9
ROAE (%)	8.9	12.5	14.6	14.0	12.8	12.7
ROAA (%)	1.6	2.4	3.0	3.0	2.8	2.7
ABVPS (INR)	258	332	416	490	555	623
P/ABV (x)	1.7	1.3	1.1	0.9	0.8	0.7
P/E (x)	14.3	9.3	6.9	6.3	6.1	5.4

Source: Company, HSIE Research

### **ADD**

CMP (as on 02	CMP (as on 02 Jan 2025)	
Target Price		INR 560
NIFTY		24,189
KEY CHANGES	OLD	NEW
Rating	ADD	ADD
Price Target	INR580	INR560
EDC 0/	FY25E	FY26E
EPS %	1.6%	-0.1%

#### **KEY STOCK DATA**

Bloomberg code	REPCO IN
No. of Shares (mn)	63
MCap (INR bn) / (\$ mn)	27/321
6m avg traded value (INR m	n) 113
52 Week high / low	INR 595/366

#### STOCK PERFORMANCE (%)

	3M	6 <b>M</b>	12M
Absolute (%)	(17.9)	(20.3)	6.9
Relative (%)	(12.7)	(20.9)	(4.3)

### SHAREHOLDING PATTERN (%)

	Jun-24	Sep-24
Promoters	37.1	37.1
FIs & Local MFs	18.8	19.9
FPIs	14.0	12.9
Public & Others	30.0	30.1
Pledged Shares	-	
Source: BSE		

Pledged shares as % of total shares

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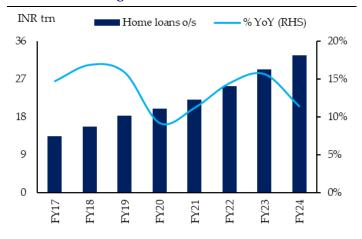
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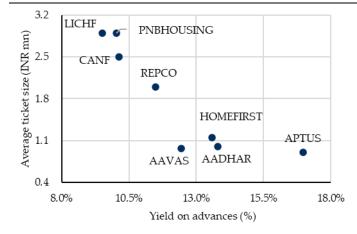
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Exhibit 1: Home loans growth for the industry has moderated during FY24



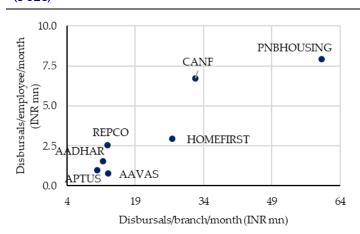
Source: CRIF Highmark, HSIE Research

Exhibit 3: REPCO remains in a sweet spot among primefocused HFCs and affordable-focused HFCs (FY24)



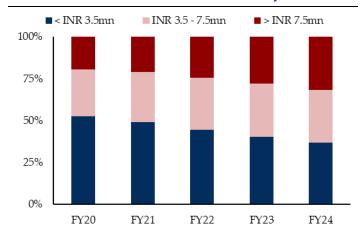
Source: Company, HSIE Research

Exhibit 5: Branch and employee productivity metrics of REPCO similar to those of affordable-focused HFCs (FY24)



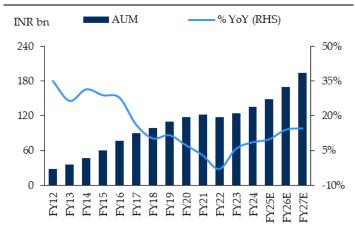
Source: Company, HSIE Research

Exhibit 2: Declining share of home loans sub INR 3.5mn ticket size in new sanctions for the industry



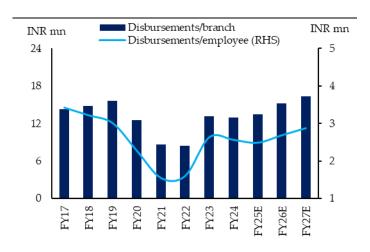
Source: CRIF Highmark, HSIE Research

Exhibit 4: REPCO's loan growth is expected to improve during FY25-FY27E



Source: Company, HSIE Research

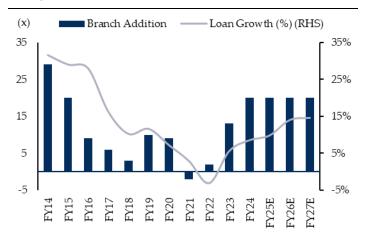
Exhibit 6: REPCO's employee and branch productivity metrics expected to improve during FY26-FY27E



Source: Company, HSIE Research | Note: Disbursements per month

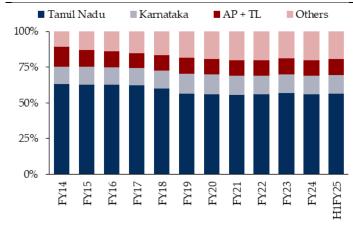
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Exhibit 7: Loan growth has remained muted with low branch additions in the past; likely to revive during FY26-FY27E



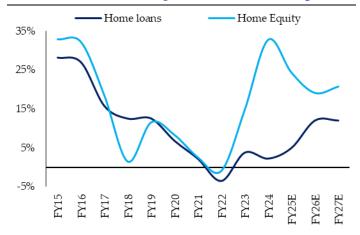
Source: Company, HSIE Research | Note: Branches include satellite centres

Exhibit 8: Geographical diversification of AUM happening at a protracted pace



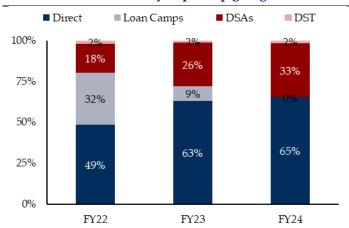
Source: Company, HSIE Research

Exhibit 9: Home equity has grown at a rapid pace since FY23, while home loans growth has remained tepid



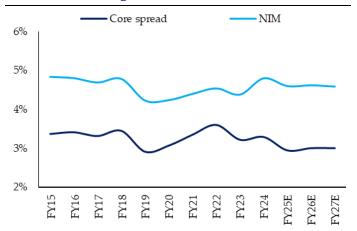
Source: Company, HSIE Research

Exhibit 10: Increasing share of DSAs in the sourcing mix; share of DSTs likely to pick up going ahead



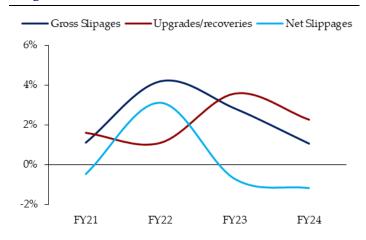
Source: Company, HSIE Research

Exhibit 11: NIMs are exepcted to stabilise post moderation during FY25



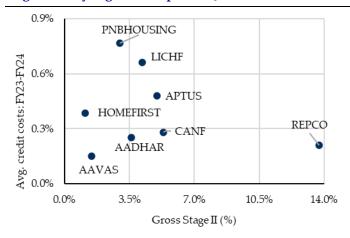
Source: Company, HSIE Research | IND AS from FY18 onwards

Exhibit 12: Negative net slippages during FY23-FY24 (% of gross advances)



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Exhibit 13: Credit costs in-line; GS-II remain significantly higher than peers (Q2FY25)



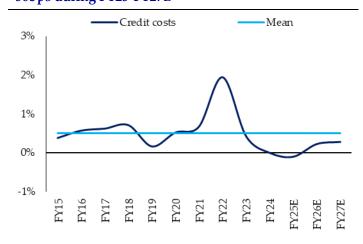
Source: Company, HSIE Research

Exhibit 15: REPCO's stock has de-rated significantly during the last decade



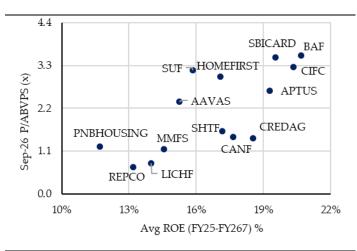
Source: Bloomberg, HSIE Research

Exhibit 14: REPCO's credit costs likely to remain sub-50bps during FY25-FY27E



Source: Company, HSIE Research

Exhibit 16: Sep-26 P/ABVPS vs. avg. RoE (FY25-FY27E)



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Exhibit 17: Q2FY25 dashboard

Q2FY25	Units	LICHF	BHFL	PNBHOUSING	CANF	REPCO
AUM	INR bn	2,946	1,026	747	366	140
Disbursements	INR bn	165	120	53	24	9
Sep-26 P/ABV	X	0.8	NA	1.2	1.5	0.7
Growth (% YoY)						
AUM	%	6%	26%	11%	10%	8%
Disbursements	%	12%	-1%	28%	18%	9%
Margins %						
Yield on advances	%	9.8%	9.9%	10.1%	10.1%	12.1%
Cost of funds	%	7.8%	8.2%	7.9%	7.4%	8.6%
∆ Cost of funds	bps	27	34	1	-10	-6
Spread	%	2.0%	1.7%	2.1%	2.7%	3.5%
∆ Spread	bps	-33	-24	1	10	16
NIM	%	2.7%	3.2%	3.6%	3.6%	4.5%
ΔNIM	bps	-5	1	3	2	-21
% Borrowings	P	- J	-			
Banks	%	34%	44%	39%	60%	81%
NCD + CPs	%	58%	45%	19%	25%	0%
NHB	%	4%	11%	8%	14%	9%
Off balance sheet	%	0%	12%	7%	0%	0%
Cost efficiency	70	0 70	1270	7 /0	0 70	070
Cost-to-income ratio	%	15%	21%	27%	17%	27%
Opex-to-AUM ratio	%	0.4%	0.7%	1.1%	0.7%	1.5%
alary/employee	INR mn	2.8	2.2	NA	NA	0.9
Other opex/branch	INR mm	16.3	12.1	12.3	5.6	4.1
Portfolio mix	IINK IIIII	10.3	12.1	12.3	5.0	4.1
	%	85%	57%	70%	89%	74%
Housing loans ATS	INR mn	3.0	4.6	2.9	2.5	2.0
	11 <b>VK</b> 11111 %	12%	14%	39%	2.3	52%
Self-employed mix %	70	12%	14%	39%	29%	52%
Productivity	INID	0.551	4.760	2.466	1 (71	(01
AUM/branch	INR mn	8,551	4,760	2,466	1,671	621
Disbursals/branch (/month)	INR mn	159	186	59	36	13
Repayment rate	%	15%	27%	17%	15%	17.6%
Asset Quality	0/	2.10/	2.22/	4.00/	0.00/	4.00/
GS III	%	3.1%	0.3%	1.2%	0.9%	4.0%
NS III	%	1.6%	0.1%	0.9%	0.5%	1.6%
GS II	%	3.9%	0.3%	2.8%	5.2%	11.0%
PCR - Stage III	%	49.3%	57.8%	32.7%	46.3%	60.7%
Credit costs	%	0.1%	0.0%	-0.3%	0.2%	-0.5%
ROA profile (% of avg. assets)		0.571	0	0.77	10.571	
nterest earned	%	9.3%	9.8%	9.6%	10.0%	11.2%
nterest expended	%	6.6%	6.6%	6.0%	6.5%	6.6%
Net interest income	%	2.7%	3.1%	3.6%	3.6%	4.6%
Non-interest income	%	0.1%	0.8%	0.5%	0.1%	0.6%
Operating expenses	%	0.4%	0.8%	1.1%	0.6%	1.4%
Pre-provisioning profit	%	2.4%	3.1%	3.0%	3.0%	3.8%
Provisions	%	0.1%	0.0%	-0.2%	0.1%	-0.4%
PBT	%	2.3%	3.1%	3.2%	2.9%	4.2%
ROAA	%	1.8%	2.4%	2.5%	2.2%	3.1%
Assets/Equity (x)	x	9.2	5.4	4.8	8.2	4.9
RoAE	%	16.6%	13.0%	12.0%	18.3%	15.3%



We revise our FY25/FY26 earnings forecasts marginally to adjust for lower NIMs and higher other income. We maintain an ADD with a revised RI-based TP of INR 560 (implying 1x Sep-26 ABVPS).

**Exhibit 18: Change in estimates** 

(INR bn)		FY25E			FY26E			FY27E	
(INK DII)	Old	New	Change	Old	New	Change	Old	New	Change
AUM	148	148	0.0%	169	169	0.0%	194	194	0.0%
NIM (%)	4.6	4.6	0 bps	4.7	4.6	-7 bps	4.7	4.6	-7 bps
NII	6.9	6.9	0.0%	7.9	7.8	-1.4%	8.9	8.8	-1.4%
PPOP	5.6	5.6	1.6%	6.4	6.4	-0.1%	7.3	7.3	-0.2%
PAT	4.3	4.3	1.6%	4.5	4.5	-0.1%	5.1	5.1	-0.2%
Adj. BVPS (INR)	489	490	0.2%	554	555	0.2%	622	623	0.1%



# **Financials**

### **Income Statement**

(INR mn)	FY22	FY23	FY24	FY25E	FY26E	FY27E
Interest earned	12,582	12,570	14,960	16,380	18,445	21,068
Interest expended	6,899	7,011	8,456	9,520	10,689	12,279
Net interest income	5,682	5,559	6,504	6,860	7,757	8,789
Other income	484	421	448	791	931	1,038
Total income	6,166	5,980	6,952	7,651	8,687	9,827
Operating expenditure	1,241	1,458	1,710	2,006	2,307	2,569
Pre-provisioning operating profit	4,926	4,522	5,242	5,645	6,380	7,258
Non-tax provisions	2,331	516	-5	-150	355	506
Profit before tax	2,595	4,007	5,247	5,794	6,025	6,751
Share of net profit of associates and joint ventures	0	0	0	0	0	0
Exceptional gain/(loss)	0	0	0	0	0	0
Tax expenditure	680	1,047	1,300	1,449	1,506	1,688
Profit attributable to non-controlling interests	0	0	0	0	0	0
Profit after tax	1,915	2,960	3,947	4,346	4,519	5,063

Source: Company, HSIE Research

### **Balance Sheet**

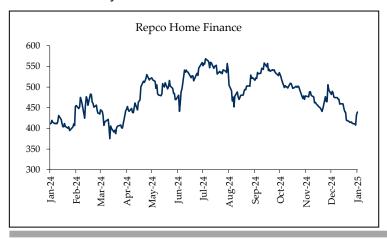
(INR mn)	FY22	FY23	FY24	FY25E	FY26E	FY27E
Share capital	626	626	626	626	626	626
Reserves and surplus	21,730	24,536	28,314	32,441	36,725	41,554
Net worth	22,356	25,162	28,940	33,066	37,351	42,179
Borrowings	96,920	99,241	107,010	118,848	135,945	156,766
Other liabilities and provisions	698	832	1,103	1,436	1,644	1,889
Total equity and liabilities	119,974	125,234	137,053	153,351	174,939	200,834
Cash and cash equivalents	6,077	4,544	5,080	6,814	7,252	8,233
Investments	316	316	316	1,752	1,960	2,205
Advances	112,918	119,622	130,371	143,623	164,410	188,898
Fixed assets	356	435	621	701	793	896
Other assets	308	318	666	460	525	603
Total assets	119,974	125,234	137,053	153,351	174,939	200,834



**Key Ratios** 

	FY22	FY23	FY24	FY25E	FY26E	FY27E
VALUATION RATIOS						
EPS	31	47	63	69	72	81
Earnings Growth (%)	-33.4%	54.5%	33.3%	10.1%	4.0%	12.1%
BVPS (ex reval.)	357.4	402.2	462.6	528.6	597.0	674.2
Adj. BVPS (ex reval. & 100% cover)	258.1	331.8	416.3	490.1	554.8	622.7
ROAA (%)	1.6%	2.4%	3.0%	3.0%	2.8%	2.7%
ROAE (%)	8.9%	12.5%	14.6%	14.0%	12.8%	12.7%
P/E (x)	14.3	9.3	6.9	6.3	6.1	5.4
P/ABV (x)	1.7	1.3	1.1	0.9	0.8	0.7
P/PPOP (x)	5.6	6.1	5.2	4.9	4.3	3.8
PROFITABILITY (%)						
Yield on Advances (%)	10.5%	10.4%	11.5%	11.4%	11.4%	11.4%
Cost of Funds (%)	6.9%	7.1%	8.2%	8.4%	8.4%	8.4%
Core Spread (%)	3.6%	3.2%	3.3%	3.0%	3.0%	3.0%
NIM (%)	4.5%	4.4%	4.8%	4.6%	4.6%	4.6%
OPERATING EFFICIENCY						
Cost to average AUM ratio (%)	1.0%	1.2%	1.3%	1.4%	1.5%	1.4%
Cost-income ratio (%)	20.1%	24.4%	24.6%	26.2%	26.6%	26.1%
BALANCE SHEET STRUCTURE RATIOS						
Loan growth (%)	-4.6%	5.9%	9.0%	10.2%	14.5%	14.9%
AUM growth (%)	-3.0%	5.7%	8.5%	9.9%	14.0%	14.6%
Borrowing growth (%)	-5.0%	2.4%	7.8%	11.1%	14.4%	15.3%
Debt/Equity (x)	4.3	3.9	3.7	3.6	3.6	3.7
Equity/Assets (%)	18.6%	20.1%	21.1%	21.6%	21.4%	21.0%
Equity/Loans (%)	19.8%	21.0%	22.2%	23.0%	22.7%	22.3%
Total Capital Adequacy Ratio (CAR) (%)	33.3%	35.8%	34.0%	35.1%	35.0%	34.5%
Tier I CAR (%)	32.8%	35.0%	33.2%	34.4%	34.3%	34.0%
ASSET QUALITY						
Gross NPL (INR mn)	8,820	7,972	6,491	5,727	5,882	6,432
Net NPL (INR mn)	6,209	4,406	2,895	2,404	2,644	3,224
Gross NPL (%)	4.2%	2.8%	1.1%	1.2%	1.1%	1.1%
Net NPL (%)	7.5%	6.4%	4.8%	3.9%	3.5%	3.3%
Coverage Ratio (%)	5.5%	3.7%	2.2%	1.7%	1.6%	1.7%
Provision/Avg. AUM (%)	29.6%	44.7%	55.4%	58.0%	55.0%	49.9%
DUPONT ANALYSIS						
Interest earned	10.3%	10.3%	11.4%	11.3%	11.2%	11.2%
Interest expended	5.7%	5.7%	6.4%	6.6%	6.5%	6.5%
Net interest income	4.7%	4.5%	5.0%	4.7%	4.7%	4.7%
Non-interest income	0.4%	0.3%	0.3%	0.5%	0.6%	0.6%
Operating expenses	1.0%	1.2%	1.3%	1.4%	1.4%	1.4%
Pre-provisioning profit	4.0%	3.7%	4.0%	3.9%	3.9%	3.9%
Provisions	1.9%	0.4%	0.0%	-0.1%	0.2%	0.3%
Tax	0.6%	0.9%	1.0%	1.0%	0.9%	0.9%
ROAA	1.6%	2.4%	3.0%	3.0%	2.8%	2.7%
Leverage (x)	5.7	5.2	4.8	4.7	4.7	4.7
ROAE	8.9%	12.5%	14.6%	14.0%	12.8%	12.7%

### 1 Yr. Price history



### **Rating Criteria**

BUY: >+15% return potential
ADD: +5% to +15% return potential
REDUCE: -10% to +5% return potential
SELL: >10% Downside return potential



#### Disclosure:

We, Deepak Shinde, PGDM, Krishnan ASV, PGDM & Keshav Maheshwari, CA authors and the names subscribed to this report, hereby certify that all of the views expressed in this research report accurately reflect my views about the subject issuer(s) or securities. SEBI conducted the inspection and based on their observations have issued advise/warning. The said observations have been complied with. I also certify that no part of our compensation was, is, or will be directly or indirectly related to the specific recommendation(s) or view(s) in this report.

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