

# Ratings

CRISIL Ratings Limited (A subsidiary of CRISIL Limited)

**CRISIL**

An S&amp;P Global Company

## Rating Rationale

September 16, 2022 | Mumbai

### DLF Limited

Rating outlook revised to 'Positive'; Ratings Reaffirmed

#### Rating Action

Total Bank Loan Facilities Rated	Rs.3183 Crore
Long Term Rating	CRISIL AA-/Positive (Outlook revised from 'Stable'; Rating Reaffirmed)
Short Term Rating	CRISIL A1+ (Reaffirmed)

1 crore = 10 million

Refer to Annexure for Details of Instruments &amp; Bank Facilities

#### Detailed Rationale

CRISIL Ratings has revised its outlook on the long term bank facilities of DLF Limited (DLF) to '**Positive**' from 'Stable' while reaffirming the rating at '**CRISIL AA-**'; The rating on the short-term bank facilities has been reaffirmed at 'CRISIL A1+'.

The revision in outlook reflects further improvement in business risk profile of DLF driven by high sales booking, liquidation of finished inventory, healthy launch pipeline and steady receivables. Financial risk profile of DLF has also strengthened marked by significant reduction in debt levels and strong financial flexibility.

The company registered Rs. 1,453 crore of net sales booking (Rs. 2,040 crore including ONE Midtown JV) in the first quarter of fiscal 2023, driven by a healthy demand momentum, strong ~7.6 msf launch pipeline, focus on short cycle projects and liquidation of unsold inventory. New product offerings are also being planned in certain key markets such as Chandigarh Tri-city, Chennai and Goa in addition to its core markets of Delhi and Gurugram which will support the business risk profile of the company. In fiscal 2022, DLF recorded net sales booking of Rs. 5,321 crore (Rs 7,273 crore including ONE Midtown JV), the highest in the past six fiscals, driven by sustained sales momentum and fundamental drivers like affordability and the desire to own a home. The company also exhibited a strong double digit pricing growth across the product offerings resulting in significant value enhancement.

Liquidation of inventory of Rs. 4,478 Cr (including finished inventory of Rs 3,470 crore) as on June'22 along with receipt of pending receivables of around Rs 4,627 crore (including Rs. 1,199 Cr from finished inventory) as on June'22 from sales that have already been made will provide further stability to the cash flow, support construction costs and maintain debt at reduced levels. The company has significantly reduced gross debt from Rs. 6,510 crore in fiscal 2021 to Rs. 3,900 crore in fiscal 2022 due to higher prepayment of debt on account of strong collections. Consequently the debt/total assets reduced to 0.18 time in fiscal 2022 from 0.28 time the preceding fiscal and is expected to fall further in current fiscal. DLF has pre-paid close to Rs. 2,000 crore of debt in last two fiscals.

Out of the outstanding gross debt of Rs.3,900 crore, ~35% is lease rental discounting (LRD) debt against its commercial assets' portfolio, which further reduces burden on overall cash flows of DLF. Excluding the LRD debt, the gross debt was at Rs 2,552 crore as on March'22. In the development business under DLF, liquidity is supported by cash and bank balance of Rs 1,220 crore as on March 31, 2022 and the company emphasises to continue with its focus on debt reduction over the medium term.

The cash flow of DLF would also continue to be supported by the dividend income received from DLF Cyber City Developers Ltd (DCCDL; rated 'CRISIL AA/Stable'; joint venture [JV] of DLF with GIC; DLF has two-third stake in DCCDL), the rental arm of the group.

These strengths are partially offset by susceptibility to risks and cyclicity inherent in the real estate sector along with large contingent liabilities and pending litigation.

#### Analytical Approach

CRISIL Ratings has combined the business and financial risk profiles of DLF and its subsidiaries and associates because of their strong operational and financial linkages. Furthermore, CRISIL Ratings continues to moderately consolidate DCCDL to the extent of economic incentive it draws. With the settlement of assets and inter-party payables between the two entities in fiscal 2020, the debt and cash flow of DCCDL remain ring-fenced. Both the entities have an independent management, with no cross-guarantees/securities provided by either (except for a few specific assets, where the underlying land is with DLF); DLF and GIC have some affirmative rights for decisions taken at DCCDL. CRISIL Ratings continues to factor in the dividend that DLF would receive from DCCDL on account of its shareholding in DCCDL.

Please refer Annexure - List of entities consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

#### Key Rating Drivers & Detailed Description

**Strengths:**

- **Strong market position, aided by large, low-cost land bank and economies of scale:** DLF has an established track record in the domestic real estate sector across segments and regions. It is a well-recognised brand, with the most extensive track record among private developers. The large, low-cost land bank, with a development potential of 187 million square feet (msf) out of which about 35 msf is already identified for development in prime locations, underpins the company's strong market position, supports profitability and lends a significant competitive advantage over other real estate developers.
- **Healthy financial risk profile supported by reduction in debt levels:** The company has significantly reduced gross debt from Rs. 6,510 crore in fiscal 2021 to Rs. 3,900 crore in fiscal 2022 due to higher prepayment of debt on account of strong collections. The debt/total assets reduced to 0.18 time in fiscal 2022 from 0.28 time the preceding fiscal and is expected to fall further in current fiscal. Out of the outstanding gross debt, ~35% is LRD in nature. Excluding these, the gross debt would be Rs 2,552 crore as on March'22. DLF has emphasised to continue with its focus on debt reduction over the medium term. Any deviation from the debt reduction trajectory will be a key monitorable.

Furthermore, gradual sales of the finished inventory will continue to support the cash flow over the medium term while the rental portfolio of 2.1 msf would continue to contribute approximately Rs 250 crore annually. DLF also has certain projects under development in JV companies, debt for which is not consolidated. While these projects are expected to be incrementally funded out of their own collections and sanctioned debt limits, limited support from DLF is expected in the near term. Furthermore, the management has plans to launch some more projects in JVs over the medium term – of which some have already been launched in fiscal 2022.

- **Strong financial flexibility:** Financial flexibility is driven by annual dividend expected from DCCDL which supports the cash flow of the company. DLF also has a track record of raising funds from national and international investors, banks and financial institutions further providing liquidity cushion. Cash flows are also supported by the portfolio of leased assets and large land bank. Rental income of DLF, including DCCDL, stood at Rs 3,544 crore in fiscal 2022 against Rs. 3231 crore in fiscal 2021.

**Weaknesses:**

- **Exposure to inherent risks and cyclicity in the real estate industry and risk of geographical concentration in revenue profile:** Cyclicity in the real estate segment causes fluctuations in cash inflow. As against this, cash outflow towards projects and debt obligation are relatively fixed, resulting in substantial cash flow mismatch. The Covid-19 pandemic had caused some disruption and adversely impact the cash flow of real estate developers. The company experienced the same during the pandemic with collections at Rs. 2,509 crore in fiscal 2021. However, pick-up has been seen in the business environment leading to increased sales of the finished inventory. Any decline in the pace of sales in the inventory of Rs 4,478 crore as on June 2022 could lower collections and expose DLF to refinancing risk. Furthermore, occupancy levels and rental rates remain susceptible to economic downturns, which could constrain the tenant's business risk profile and rental collections.

DLF's reliance on Gurgaon's real estate market has been high and in case of any significant slowdown in demand or oversupply in the region, future revenues will be impacted. However, the company is slowly focusing on geographical diversification and has re-entered Chennai after 10 years & successfully launched Parc Estate worth Rs. 700 crore while has also planned launches across Goa, Panchkula and Mullanpur. However, the extend of geographical diversification in the revenue profile will remain a key monitorable.

- **Large contingent liabilities and pending litigations:** The group has significant contingent liabilities because of matters related to income tax and service tax along with indemnities provided to DCCDL and penalty imposed by the Competition Commission of India (CCI) in 2011 (for which DLF has already deposited Rs 630 crore with the Supreme Court towards the CCI penalty). Most of the matters are longstanding and have shown limited progress, and some amounts have been deposited pending resolution. While there has been no crystallisation of liabilities, the matters will be resolved in due course and, nonetheless, would remain closely monitored.

**Liquidity: Strong**

In the development business under DLF, liquidity is supported by cash and bank balance of Rs 1,220 crore as on March 31, 2022. Utilisation of fund based bank lines (sanctioned limit of Rs 2,482 crore) averaged 68% and non fund based limits (sanctioned limit of Rs. 850 crore) averaged 53% during the 12 months ended June 30, 2022. Financial flexibility is supported by a track record of raising funds from national and international investors, banks and financial institutions and from a portfolio of leased assets and a large land bank. Cash accrual, cash and equivalents and unutilised bank lines should be sufficient to meet the debt obligation as well as incremental capital expenditure (capex) and working capital requirement. For the rental business under DCCDL, cash accrual is healthy, backed by a steady rental portfolio and amortised repayment structure of the debt. CRISIL Ratings continues to factor in the annual dividend that DLF will receive from DCCDL to further cushion liquidity.

**ESG profile**

The environment, social and governance (ESG) profile of DLF supports its strong credit risk profile.

The real estate sector has a significant impact on the environment as a result of high emissions, waste generation and impact on land and biodiversity. The impact on social factors is indicated by labour-intensive operations and safety issues on account of construction-related activities.

DLF has an ongoing focus on strengthening various aspects of its ESG profile.

**Key ESG highlights:**

- DLF plans to reduce energy intensity in its rental assets (energy consumption per square foot of rental portfolio) by 15% by fiscal 2030 using fiscal 2020 as the baseline and increase renewable energy intensity in its rental assets by 20% by fiscal 2025 using fiscal 2020 as the baseline.
- DLF also plans to ensure zero harm - that is, zero fatalities resulting from operations - each year. Its loss time injury frequency rate was nil in fiscal 2022.
- On the operational side:
- DLF promotes local sourcing of raw materials within the organisation and among its supply chain partners to reduce emissions associated with transport and logistics.
- The company has implemented solid waste management technology to recycle house garbage and turn it into manure, which is used for horticulture.
- DLF is focused on effective management of water quality and usage across the lifecycle of its assets. It has installed zero-discharge sewage treatment plants at multiple sites across its portfolio.
- The governance structure of DLF is characterised by 50% of its board comprising independent directors, split into the chairman and chief executive officer (CEO) positions, presence of an investor grievance redressal cell and extensive disclosures

There is growing importance of ESG among investors and lenders. The company's commitment to ESG principles will play a key role in enhancing stakeholder confidence given its high foreign portfolio investor shareholding and access to capital markets.

### **Outlook: Positive**

CRISIL Ratings expects DLF is likely to generate healthy cash flow through new launches, liquidation of inventory in the absence of any large, debt-funded capex and pursuit of short-cycle projects while continuing to benefit from its strong market position and strengthened balance sheet.

### **Rating Sensitivity factors**

#### **Upward factors**

- Sustenance of improved operating performance and cash flow, driven by higher sales in residential projects and healthy liquidation of inventory in the absence of any large, debt-funded capex
- Sustained focus on short-cycle projects, thus limiting project execution and funding risks
- Better operating performance leading to significant and sustained deleveraging and strengthening of the financial risk profile, with debt to total assets sustaining under 15% and lower refinancing requirement

#### **Downward factors**

- Sharp decline in the operating cash flow, triggered by slackened saleability of ongoing and proposed projects or delays in project execution
- Weakening of the financial risk profile, driven by lower cash flow or higher capex leading to debt/total assets exceeding 30%

### **About the Company**

DLF is one of the oldest and largest real estate companies in India. It has a diverse asset portfolio across the real estate segment and is further expanding its presence across the country. The company has experience in developing real estate projects across business and customer segments.

DLF, on a standalone basis, will continue to focus on value and premium housing (independent floors) and commercial projects in the near term, which are short gestation projects. The company has launched multiple such projects in the Gurugram market; these projects have been well received. An aggregate of 15-20 msf is planned across Gurugram, Chennai and the tricity area (Chandigarh, Panchkula and Mohali). A few commercial projects in a similar build-and-sell model would also be pursued.

For the three months ended June 30, 2022, DLF reported profit after tax (PAT) of Rs 469 crore on operating income of Rs 1,442 crore against Rs 337 crore and Rs 1140 crore, respectively, for the corresponding period of the previous fiscal.

### **Key Financial Indicators - DLF (Consolidated\*)**

As on/for the period ended March 31	Unit	2022	2021
Revenue	Rs.Crore	5717	5414
PAT	Rs.Crore	1500	1083
PAT Margin	%	26.2	20.0
Adjusted debt/adjusted networkth	Times	0.11	0.19
Interest coverage	Times	4.28	2.83

\*CRISIL Ratings adjusted numbers

**Any other information:** Not applicable

### **Note on complexity levels of the rated instrument:**

CRISIL Ratings' complexity levels are assigned to various types of financial instruments. The CRISIL Ratings' complexity levels are available on [www.crisil.com/complexity-levels](http://www.crisil.com/complexity-levels). Users are advised to refer to the CRISIL Ratings' complexity levels for instruments that they consider for investment. Users may also call the Customer Service Helpdesk with queries on specific instruments.

### **Annexure - Details of Instrument(s)**

ISIN	Name of instrument	Date of allotment	Coupon rate (%)	Maturity date	Issue size (Rs crore)	Complexity level	Rating assigned with outlook
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NA	Proposed Term Loan	NA	NA	NA	106	NA	CRISIL AA-/Positive
NA	Working capital Facility	NA	NA	NA	2352	NA	CRISIL AA-/Positive
NA	Non-Fund Based Limit*	NA	NA	NA	100	NA	CRISIL A1+
NA	Non-Fund Based Limit	NA	NA	NA	625	NA	CRISIL A1+

\*Interchangeable with Working capital facility

#### Annexure - List of Entities Consolidated

(i)	Names of Entities Consolidated	Extent of Consolidation	Rationale for Consolidation
	<b>Subsidiaries and partnership firms</b>		
1	Aaralyn Builders & Developers Private Limited	Full	Strong operational and financial linkages
2	Abheek Real Estate Private Limited	Full	Strong operational and financial linkages
3	merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
4	Abhigyan Builders & Developers Private Limited	Full	Strong operational and financial linkages
5	Abhiraj Real Estate Private Limited	Full	Strong operational and financial linkages
6	Abjayoni Estates Developers Private Limited	Full	Strong operational and financial linkages
7	merged with Atherol Builders & Developers Private Limited]	Full	Strong operational and financial linkages
8	Adana Builders & Developers Private Limited	Full	Strong operational and financial linkages
9	w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
10	Adeline Builders & Developers Private Limited	Full	Strong operational and financial linkages
11	Adsila Builders & Developers Private Limited	Full	Strong operational and financial linkages
12	Afaaf Builders & Developers Private Limited	Full	Strong operational and financial linkages
13	Akina Builders & Developers Private Limited	Full	Strong operational and financial linkages
14	Alana Builders & Developers Private Limited	Full	Strong operational and financial linkages
15	Alfonso Builders & Developers Private Limited	Full	Strong operational and financial linkages
16	merged with Hoshi Builders & Developers Private Limited]	Full	Strong operational and financial linkages
17	Americus Real Estate Private Limited	Full	Strong operational and financial linkages
18	Amishi Builders & Developers Private Limited	Full	Strong operational and financial linkages
19	Amon Estates Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
20	Ananti Builders & Construction Private Limited	Full	Strong operational and financial linkages
21	Angelina Real Estates Private Limited	Full	Strong operational and financial linkages
22	Anuroop Builders & Developers Private Limited	Full	Strong operational and financial linkages
23	merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
24	Ariadne Builders & Developers Private Limited	Full	Strong operational and financial linkages
25	Arlie Builders & Developers Private Limited	Full	Strong operational and financial linkages
26	Armand Builders & Constructions Private Limited	Full	Strong operational and financial linkages
27	Arva Builders & Developers Private Limited	Full	Strong operational and financial linkages
28	[merged with Akina Builders & Developers Private Limited]	Full	Strong operational and financial linkages
29	Atherol Builders & Developers Private Limited	Full	Strong operational and financial linkages
30	Ati Sunder Estates Developers Private Limited	Full	Strong operational and financial linkages

31	w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
32	Baal Realtors Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
33	Balint Real Estates Private Limited	Full	Strong operational and financial linkages
34	merged with Akina Builders & Developers Private Limited]	Full	Strong operational and financial linkages
35	Bellanca Builders & Developers Private Limited	Full	Strong operational and financial linkages
36	Benedict Estates Developers Private Limited	Full	Strong operational and financial linkages
37	Beyla Builders & Developers Private Limited	Full	Strong operational and financial linkages
38	Bhamini Real Estate Developers Private Limited	Full	Strong operational and financial linkages
39	Blanca Builders & Developers Private Limited	Full	Strong operational and financial linkages
40	Breeze Constructions Private Limited	Full	Strong operational and financial linkages
41	Cadence Builders & Constructions Private Limited	Full	Strong operational and financial linkages
42	Cadence Real Estates Private Limited	Full	Strong operational and financial linkages
43	Calista Real Estates Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
44	Camden Builders & Developers Private Limited [merged with	Full	Strong operational and financial linkages
45	Atherol Builders & Developers Private Limited]	Full	Strong operational and financial linkages
46	Chakradharee Estates Developers Private Limited	Full	Strong operational and financial linkages
47	Chamundeswari Builders Private Limited	Full	Strong operational and financial linkages
48	Chandrajyoti Estate Developers Private Limited	Full	Strong operational and financial linkages
49	Charon Elevators Private Limited [merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
50	Chevalier Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
51	Chrysilla Builders & Developers Private Limited [merged with Arlie Builders & Developers Private Limited]	Full	Strong operational and financial linkages
52	Cirila Builders and Constructions Private Limited [merged with Verano Builders & Developers Private Limited]	Full	Strong operational and financial linkages
53	Cyrano Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
54	Dae Real Estates Private Limited	Full	Strong operational and financial linkages
55	Daffodil Hotels Private Limited (b)	Full	Strong operational and financial linkages
56	Dalmia Promoters & Developers Private Limited	Full	Strong operational and financial linkages
57	Damalis Builders & Developers Private Limited	Full	Strong operational and financial linkages
58	DLF Exclusive Floors Private Limited (formerly Delanco Home and Resorts Private Limited)	Full	Strong operational and financial linkages
59	Delanco Realtors Private Limited	Full	Strong operational and financial linkages
60	Deltaland Buildcon Private Limited	Full	Strong operational and financial linkages
61	Demarco Developers and Constructions Private Limited	Full	Strong operational and financial linkages
62	DLF Aspinwal Hotels Private Limited	Full	Strong operational and financial linkages
63	DLF Builders and Developers Private Limited	Full	Strong operational and financial linkages
64	DLF Cochin Hotels Private Limited	Full	Strong operational and financial linkages
65	DLF Commercial Developers Limited	Full	Strong operational and financial

			linkages
66	DLF Property Developers Limited (formerly DLF Emporio Restaurants Limited)	Full	Strong operational and financial linkages
67	DLF IT Offices Chennai Private Limited	Full	Strong operational and financial linkages
68	DLF Estate Developers Limited	Full	Strong operational and financial linkages
69	DLF Garden City Indore Private Limited	Full	Strong operational and financial linkages
70	DLF Gayatri Home Developers Private Limited	Full	Strong operational and financial linkages
71	DLF Golf Resorts Limited	Full	Strong operational and financial linkages
72	DLF Home Developers Limited	Full	Strong operational and financial linkages
73	DLF Homes Goa Private Limited	Full	Strong operational and financial linkages
74	DLF Homes Panchkula Private Limited	Full	Strong operational and financial linkages
75	DLF Homes Services Private Limited	Full	Strong operational and financial linkages
76	DLF Info City Hyderabad Limited	Full	Strong operational and financial linkages
77	DLF Info Park (Pune) Limited	Full	Strong operational and financial linkages
78	DLF Luxury Homes Limited	Full	Strong operational and financial linkages
79	DLF Office Developers Private Limited [w.e.f. 23 July 2021] (c)	Full	Strong operational and financial linkages
80	DLF Phase-IV Commercial Developers Limited [merged with DLF Limited]	Full	Strong operational and financial linkages
81	DLF Projects Limited	Full	Strong operational and financial linkages
82	DLF Real Estate Builders Limited [merged with DLF Limited]	Full	Strong operational and financial linkages
83	DLF Recreational Foundation Limited	Full	Strong operational and financial linkages
84	DLF Residential Builders Limited [merged with DLF Limited]	Full	Strong operational and financial linkages
85	DLF Residential Developers Limited	Full	Strong operational and financial linkages
86	DLF Residential Partners Limited	Full	Strong operational and financial linkages
87	DLF Southern Towns Private Limited	Full	Strong operational and financial linkages
88	DLF Universal Limited	Full	Strong operational and financial linkages
89	DLF Utilities Limited	Full	Strong operational and financial linkages
90	Dome Builders & Developers Private Limited	Full	Strong operational and financial linkages
91	Domus Real Estate Private Limited	Full	Strong operational and financial linkages
92	Eastern India Powertech Limited	Full	Strong operational and financial linkages
93	Edward Keventer (Successors) Private Limited	Full	Strong operational and financial linkages
94	Elvira Builders & Constructions Private Limited	Full	Strong operational and financial linkages
95	Erasma Builders & Developers Private Limited w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
96	Ethan Estates Developers Private Limited w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
97	Fabrizio Real Estates Private Limited [merged with Vamil Builders & Developers Private Limited]	Full	Strong operational and financial linkages
98	Faye Builders & Constructions Private Limited	Full	Strong operational and financial linkages
99	First India Estates & Services Private Limited w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
100	Galleria Property Management Services Private	Full	Strong operational and financial

	Limited		linkages
101	Garv Developers Private Limited	Full	Strong operational and financial linkages
102	Garv Promoters Private Limited	Full	Strong operational and financial linkages
103	Garv Realtors Private Limited	Full	Strong operational and financial linkages
104	Gavel Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
105	Gaynor Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
106	Grism Builders & Developers Private Limited [merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
107	Hansel Builders & Developers Private Limited	Full	Strong operational and financial linkages
108	Hathor Realtors Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
109	Havard Builders & Developers Private Limited [merged with Akina Builders & Developers Private Limited]	Full	Strong operational and financial linkages
110	Hesper Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
111	Hestia Realtors Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
112	Hemadri Real Estate Developers Private Limited [till 18 August 2020] (d)	Full	Strong operational and financial linkages
113	Hoshi Builders & Developers Private Limited	Full	Strong operational and financial linkages
114	Hurley Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
115	Isabel Builders & Developers Private Limited	Full	Strong operational and financial linkages
116	Jayanti Real Estate Developers Private Limited	Full	Strong operational and financial linkages
117	Jesen Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
118	Jingle Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
119	Kambod Real Estates Private Limited [merged with Qabil Builders & Developers Private Limited]	Full	Strong operational and financial linkages
120	Karena Estates Developers Private Limited [merged with Vamil Builders & Developers Private Limited]	Full	Strong operational and financial linkages
121	Karida Real Estates Private Limited	Full	Strong operational and financial linkages
122	Ken Buildcon Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
123	Keyna Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
124	Kokolath Builders & Developers Private Limited	Full	Strong operational and financial linkages
125	Kolkata International Convention Centre Limited	Full	Strong operational and financial linkages
126	Lada Estates Private Limited	Full	Strong operational and financial linkages
127	Laraine Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
128	Latona Builders & Constructions Private Limited	Full	Strong operational and financial linkages
129	Laxmibanta Estates Developers Private Limited [merged with Sagardutt Builders & Developes Private Limited]	Full	Strong operational and financial linkages
130	Lear Builders & Developers Private Limited	Full	Strong operational and financial linkages
131	Lempo Buildwell Private Limited	Full	Strong operational and financial linkages
132	Liber Buildwell Private Limited	Full	Strong operational and financial linkages
133	Livana Builders & Developers Private Limited	Full	Strong operational and financial linkages

134	Lizebeth Builders & Developers Private Limited	Full	Strong operational and financial linkages
135	Lodhi Property Company Limited	Full	Strong operational and financial linkages
136	Luvkush Builders Private Limited [merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
137	Mariabella Builders & Developers Private Limited	Full	Strong operational and financial linkages
138	Melosa Builders & Developers Private Limited	Full	Strong operational and financial linkages
139	Mens Buildcon Private Limited	Full	Strong operational and financial linkages
140	Milda Buildwell Private Limited	Full	Strong operational and financial linkages
141	Mohak Real Estate Private Limited	Full	Strong operational and financial linkages
142	Morgan Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
143	Morina Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
144	Morven Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
145	Mufallah Builders & Developers Private Limited	Full	Strong operational and financial linkages
146	Mujaddid Builders & Developers Private Limited [merged with Akina Builders & Developers Private Limited]	Full	Strong operational and financial linkages
147	Muriel Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
148	Musetta Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
149	Nadish Real Estate Private Limited	Full	Strong operational and financial linkages
150	Naja Builders & Developers Private Limited	Full	Strong operational and financial linkages
151	Naja Estates Developers Private Limited	Full	Strong operational and financial linkages
152	Narooma Builders & Developers Private Limited	Full	Strong operational and financial linkages
153	Nellis Builders & Developers Private Limited	Full	Strong operational and financial linkages
154	Niabi Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
155	Nilima Real Estate Developers Private Limited [merged with Atherol Builders & Developers Private Limited]	Full	Strong operational and financial linkages
156	Niobe Builders & Developers Private Limited	Full	Strong operational and financial linkages
157	Nudhar Builders & Developers Private Limited	Full	Strong operational and financial linkages
158	Ophira Builders & Developers Private Limited	Full	Strong operational and financial linkages
159	Oriel Real Estates Private Limited	Full	Strong operational and financial linkages
160	Paliwal Developers Limited	Full	Strong operational and financial linkages
161	Pariksha Builders & Developers Private Limited	Full	Strong operational and financial linkages
162	Peace Buildcon Private Limited [merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
163	Pegeen Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
164	Phoena Builders & Developers Private Limited	Full	Strong operational and financial linkages
165	Pyrite Builders & Constructions Private Limited	Full	Strong operational and financial linkages
166	Qabil Builders & Constructions Private Limited	Full	Strong operational and financial linkages
167	Qabil Builders & Developers Private Limited	Full	Strong operational and financial linkages
168	Rachelle Builders & Constructions Private Limited	Full	Strong operational and financial linkages



			linkages
169	Raeks Estates Developers Private Limited	Full	Strong operational and financial linkages
170	Rajika Estate Developers Private Limited [merged with Uncial Builders & Constructions Private Limited]	Full	Strong operational and financial linkages
171	Rinji Estates Developers Private Limited [merged with Hoshi Builders & Developers Private Limited]	Full	Strong operational and financial linkages
172	Riveria Commercial Developers Limited	Full	Strong operational and financial linkages
173	Rochelle Builders & Constructions Private Limited	Full	Strong operational and financial linkages
174	Rosalind Builders & Constructions Private Limited [merged with Atherol Builders & Developers Private Limited]	Full	Strong operational and financial linkages
175	Royalton Builders & Developers Private Limited	Full	Strong operational and financial linkages
176	Rujula Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
177	Sagardutt Builders & Developers Private Limited	Full	Strong operational and financial linkages
178	Saket Holidays Resorts Private Limited	Full	Strong operational and financial linkages
179	Seamless Constructions Private Limited	Full	Strong operational and financial linkages
180	Senymour Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
181	Shikhi Estates Private Limited [ merged with Qabil Builders & Developers Private Limited]	Full	Strong operational and financial linkages
182	Shivaji Marg Maintenance Services Limited	Full	Strong operational and financial linkages
183	Skyrise Home Developers Private Limited	Full	Strong operational and financial linkages
184	Snigdha Builders & Constructions Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
185	Sugreeva Builders & Developers Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
186	Talvi Builders & Developers Private Limited	Full	Strong operational and financial linkages
187	Tane Estates Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
188	Tatharaj Estates Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
189	Tiberias Developers Limited	Full	Strong operational and financial linkages
190	Uncial Builders & Constructions Private Limited	Full	Strong operational and financial linkages
191	Unicorn Real Estate Developers Private Limited	Full	Strong operational and financial linkages
192	Urvasi Infratech Private Limited	Full	Strong operational and financial linkages
193	Vamil Builders & Developers Private Limited	Full	Strong operational and financial linkages
194	Verano Builders & Developers Private Limited	Full	Strong operational and financial linkages
195	Vibodh Developers Private Limited	Full	Strong operational and financial linkages
196	Vismay Builders & Developers Private Limited [merged with Ananti Builders & Construction Private Limited]	Full	Strong operational and financial linkages
197	Vkarma Capital Investment Management Company Private Limited	Full	Strong operational and financial linkages
198	Vkarma Capital Trustee Company Private Limited	Full	Strong operational and financial linkages
199	Webcity Builders & Developers Private Limited	Full	Strong operational and financial linkages
200	Zanobi Builders & Constructions Private Limited	Full	Strong operational and financial linkages
201	Zebina Real Estates Private Limited [w.e.f. 11 June 2021] (a)	Full	Strong operational and financial linkages
202	Zima Builders & Developers Private Limited	Full	Strong operational and financial linkages

			linkages
(ii)	Partnership Firms (Accounted for as Subsidiaries)		
1.	DLF Commercial Projects Corporation	Equity Method	Proportionate consolidation
2.	DLF Gayatri Developers	Equity Method	Proportionate consolidation
3.	DLF Green Valley	Equity Method	Proportionate consolidation
4.	DLF Office Developers [till 22 July 2021] (c)	Equity Method	Proportionate consolidation
5.	Rational Builders and Developers	Equity Method	Proportionate consolidation
(iii)	Joint Ventures (JV) and Joint Operations (JO)/ Associates		
	Joint ventures		
1.	DLF Midtown Private Limited (JV)	Equity Method	Proportionate consolidation
2.	DLF SBPL Developers Private Limited (JV)	Equity Method	Proportionate consolidation
3.	DLF Urban Private Limited (JV)	Equity Method	Proportionate consolidation
4.	DESIGNPLUS GROUP (JV) Comprising investment in Designplus Associates Services Private Limited (JV) along with its following subsidiary:	Equity Method	Proportionate consolidation
4.1	Spazzio Projects and Interiors Private Limited (JV)		
5.	Joyous Housing Limited (JV)	Equity Method	Proportionate consolidation
6.	Arizona Globalservices Private Limited (A) (e)	Equity Method	Proportionate consolidation
7.	Aadarshini Real Estate Developers Private Limited	Equity Method	Proportionate consolidation
8.	Banjara Hills Hyderabad Complex (JO)	Equity Method	Proportionate consolidation
9.	GSG DRDL Consortium (JO)	Equity Method	Proportionate consolidation
10.	DCCDL GROUP (JV) Comprising investment in DLF Cyber City Developers Limited along with its following subsidiaries and joint venture:	Equity Method	Proportionate consolidation
(i)	DLF Assets Limited	Equity Method	Proportionate consolidation
(ii)	DLF City Centre Limited	Equity Method	Proportionate consolidation
(iii)	DLF Emporio Limited	Equity Method	Proportionate consolidation
(iv)	DLF Info City Chennai Limited	Equity Method	Proportionate consolidation
(v)	DLF Info City Developers (Chandigarh) Limited	Equity Method	Proportionate consolidation
(vi)	DLF Info City Developers (Kolkata) Limited	Equity Method	Proportionate consolidation
(vii)	DLF Info Park Developers (Chennai) Limited	Equity Method	Proportionate consolidation
(viii)	DLF Lands India Private Limited	Equity Method	Proportionate consolidation
(ix)	DLF Power & Services Limited	Equity Method	Proportionate consolidation
(x)	DLF Promenade Limited	Equity Method	Proportionate consolidation
(xi)	Fairleaf Real Estate Private Limited (formerly YG Realty Private Limited)	Equity Method	Proportionate consolidation
(xii)	Nambi Buildwell Limited [formerly known as Nambi Buildwell Private Limited]	Equity Method	Proportionate consolidation
(xiii)	Paliwal Real Estate Limited	Equity Method	Proportionate consolidation
(xiv)	Richmond Park Property Management Services Limited [merged with DLF Emporio Limited]	Equity Method	Proportionate consolidation

\*as on March 31, 2022

Notes:

a) During the year, the Group acquired 100% equity stake in 35 Indian companies. Consequently, these companies became wholly-owned subsidiaries of the Group w.e.f. 11 June 2021.

b) During the year, the Group has disposed-off its subsidiary Daffodil Hotels Private Limited.

c) During the year, partnership firm 'DLF Office Developers' is converted into a Private Limited Company i.e. DLF Office Developers Private Limited' w.e.f. 23 July 2021.

d) During the previous year, the Group disposed-off its subsidiary Hemadri Real Estate Developers Private Limited.

e) DLF Home Developers Limited, one of the wholly-owned subsidiary Company of the Group holds Compulsorily Convertible Preference Shares (CCPS) in Arizona Globalservices Private Limited (Arizona). These are convertible at the option of the investor. If these are converted (also considering the terms and conditions of the agreement), it will assure significant influence over Arizona by the Group. Hence, Arizona has been classified as an associate and the Group recognises its share in net assets through equity method.

### Annexure - Rating History for last 3 Years

	Current			2022 (History)		2021		2020		2019		Start of 2019
Instrument	Type	Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating
Fund Based Facilities	LT	2458.0	CRISIL AA-/Positive	17-02-22	CRISIL A1+ / CRISIL AA-/Stable	25-08-21	CRISIL A1+ / CRISIL AA-/Stable	30-07-20	CRISIL A+/Stable / CRISIL A1	30-01-19	CRISIL A+/Stable / CRISIL A1	CRISIL A+/Stable / CRISIL A1
			--		--		--	06-03-20	CRISIL A+/Stable / CRISIL A1		--	--
			--		--		--	30-01-20	CRISIL A+/Stable		--	--

									/ CRISIL A1			
<b>Non-Fund Based Facilities</b>	ST	725.0	CRISIL A1+	17-02-22	CRISIL A1+	25-08-21	CRISIL A1+	30-07-20	CRISIL A1	30-01-19	CRISIL A1	CRISIL A1
			--		--		--	06-03-20	CRISIL A1		--	--
			--		--		--	30-01-20	CRISIL A1		--	--
<b>Non Convertible Debentures</b>	LT		--		--		--	06-03-20	Withdrawn	30-01-19	CRISIL A+/Stable	CRISIL A+/Stable
			--		--		--	30-01-20	CRISIL A+/Stable		--	--
<b>Short Term Debt</b>	ST		--		--		--	06-03-20	Withdrawn	30-01-19	CRISIL A1	CRISIL A1
			--		--		--	30-01-20	CRISIL A1		--	--

All amounts are in Rs.Cr.

#### Annexure - Details of Bank Lenders & Facilities

Facility	Amount (Rs.Crore)	Rating
<b>Non-Fund Based Limit</b>	<b>150</b>	<b>CRISIL A1+</b>
<b>Non-Fund Based Limit</b>	<b>275</b>	<b>CRISIL A1+</b>
<b>Non-Fund Based Limit*</b>	<b>100</b>	<b>CRISIL A1+</b>
<b>Non-Fund Based Limit</b>	<b>200</b>	<b>CRISIL A1+</b>
<b>Proposed Term Loan</b>	<b>106</b>	<b>CRISIL AA-/Positive</b>
<b>Working Capital Facility</b>	<b>920</b>	<b>CRISIL AA-/Positive</b>
<b>Working Capital Facility</b>	<b>315</b>	<b>CRISIL AA-/Positive</b>
<b>Working Capital Facility</b>	<b>367</b>	<b>CRISIL AA-/Positive</b>
<b>Working Capital Facility</b>	<b>250</b>	<b>CRISIL AA-/Positive</b>
<b>Working Capital Facility</b>	<b>500</b>	<b>CRISIL AA-/Positive</b>

\*Interchangeable with Working capital facility

#### Criteria Details

<b>Links to related criteria</b>
<a href="#">CRISILs Approach to Financial Ratios</a>
<a href="#">CRISILs Bank Loan Ratings - process, scale and default recognition</a>
<a href="#">CRISILs Rating criteria for Real Estate Developers</a>
<a href="#">CRISILs Criteria for rating short term debt</a>
<a href="#">CRISILs Criteria for Consolidation</a>

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