

## Ashiana Housing Ltd — 14 Jun 2024 Credit Rating Summary

Based on the ICRA rating disclosures provided for **Akara Capital Advisors Private Limited** (dated February 27 and March 02, 2026), here is the summary from an equity-focused credit perspective.

Section	Details
Agency	ICRA
Rating Change	Reaffirmed (0 notches moved); Rated amount enhanced
Outlook (Current vs Previous)	Stable (Reaffirmed)
Key Drivers of Change	<ol style="list-style-type: none"><li><b>Asset Growth:</b> Increase in rated amount signifies a scale-up in the lending book/AUM.</li><li><b>Structured Finance Utilization:</b> Issuance of PTCs (PLATINUM WELL-2026) indicates diversified funding through securitization.</li><li><b>Portfolio Stability:</b> Reaffirmation suggests asset quality in the personal loan segment remains within acceptable thresholds despite expansion.</li></ol>
Rated Instruments	<ol style="list-style-type: none"><li><b>PTCs (Personal Loan Receivables):</b> Provisional [ICRA]A(SO)</li><li><b>Enhanced Bank Facilities:</b> Reaffirmed (Ratings not explicitly detailed in snippet, typically Investment Grade).</li></ol>
Key Observations	<ul style="list-style-type: none"><li><b>Strengths:</b> Successful securitization of personal loan receivables enhances liquidity.</li><li><b>Strengths:</b> Reaffirmation during a period of "enhanced amount" shows the agency's confidence in the management's ability to scale without deteriorating credit metrics.</li><li><b>Risks:</b> High sensitivity to the personal loan segment (unsecured nature).</li><li><b>Risks:</b> Macroeconomic headwinds (as noted in ICRA's GDP/Fiscal Deficit special comments) could impact the repayment capacity of the underlying borrower base.</li></ul>
Investor Impact	<p><b>Growth Positive:</b> Enhancement of rated limits allows for immediate AUM expansion, driving interest income.</p> <p><b>Margin Stability:</b> Securitization (PTCs) helps manage cost of funds.</p> <p><b>Leverage:</b> Increasing debt limits suggests higher leverage; equity investors should monitor Debt/Equity ratios to ensure growth isn't over-leveraged.</p>
Agency / Cross Analysis	<p><b>Same Agency:</b> The review confirms the status quo on credit quality while acknowledging a larger balance sheet ("Amount Enhanced").</p> <p><b>Conclusion: Improvement in Scale.</b> The reaffirmation alongside limit enhancement is a positive credit signal, showing the business model is "funding-ready" for the next growth phase.</p>
Final Inference	<p><b>Real Growth Signal.</b> The reaffirmation combined with "enhanced rated amounts" indicates a transition from a small-cap lender to a mid-scale player with stable underwriting. Low risk of immediate equity dilution as debt-led growth is currently supported by credit rating stability.</p>

### Secondary Note: Prateek Apparels Private Limited

As a contrast for your portfolio monitoring: \* **Rating Change:** Downgraded to **Issuer Non-Cooperating**. \* **Significance:** Extreme risk signal. Suggests a total breakdown in transparency and potential liquidity distress. \* **Investor Action:** Likely a "Sell" or "Avoid" signal for equity/debt holders due to high probability of default/hidden losses.