

# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



## ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

January 19, 2024

<b>National Stock Exchange of India Limited</b> Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001
--	---

Dear Sir/Madam,

**Sub: Outcome of Board Meeting - Submission of Unaudited Financial Results along with Limited Review Report issued by the auditors for the quarter and nine months ended December 31, 2023 under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“LODR, 2015”)**

Pursuant to Regulation 51 (2) read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e. January 19, 2023, have, inter alia, considered and approved the Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2023.

Further as per SEBI Listing Regulations, the following are enclosed:

1. Unaudited Financial Results along with Limited Review Report issued by the Auditors;
2. Details as per Regulation 52(4) of SEBI Listing Regulations also form part of Financial Results;
3. A statement indicating the utilisation of the issue proceeds of non-convertible securities as per Regulation 52(7) read with SEBI Operational circular dated December 31, 2023, as amended;
4. A statement disclosing material deviations in the use of issue proceeds of non-convertible securities from the objects of the issue as per Regulation 52(7A) read with SEBI Operational circular dated December 31, 2023, as amended;
5. Security Cover certificate as per Regulation 54(3) of SEBI Listing regulations read with SEBI circular SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated January 19, 2023.

The Board Meeting commenced at 04:00 pm and concluded at 06:00 pm.

Thanking you,

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**  
**Company Secretary**  
**Membership No.: 32296**  
[Hiral.Sidhpura@adityabirlacapital.com](mailto:Hiral.Sidhpura@adityabirlacapital.com)

### Aditya Birla Housing Finance Limited

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,  
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.  
+91 22 6279 9505 | Toll-free number 1800-270-7000  
care.housingfinance@adityabirlacapital.com | <https://homefinance.adityabirlacapital.com>

### Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat -362 266  
CIN: U65922GJ2009PLC083779



# kkc & associates llp

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

Independent Auditor's review report on unaudited quarterly and year to date financial results of Aditya Birla Housing Finance Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To  
The Board of Directors of  
Aditya Birla Housing Finance Limited

## Introduction

1. We have reviewed the accompanying statement of unaudited financial results of Aditya Birla Housing Finance Limited ('the Company') for the quarter ended 31 December 2023 and year to date results for the period from 1 April 2023 to 31 December 2023 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013, the circulars, guidelines and directions issued by Reserve Bank of India ('RBI') from time to time ('RBI guidelines') and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

## Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements ('SRE') 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

## Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the applicable Ind AS and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

## For KKC & Associates LLP

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

Firm Registration Number: 105146W/W100621

  
**Hasmukh B Dedhia**  
Partner  
ICAI Membership No: 033494  
UDIN: 24033494BKCBVS1466



Place: Mumbai

Date: 19 January 2024

## Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

### STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023

Rs. in lakh

Particulars	Quarter ended			Nine Months ended		Year ended
	Dec 31, 2023	Sep 30, 2023	Dec 31, 2022	Dec 31, 2023	Dec 31, 2022	Mar 31, 2023
	Unaudited			Unaudited		Audited
<b>1 Revenue from operations</b>						
Interest income	43,760.73	42,224.67	36,176.47	1,26,160.75	99,632.80	1,36,397.92
Fees and commission income	1,671.00	1,624.68	917.02	4,737.63	3,031.26	3,783.22
Net gain on fair value changes	221.22	150.11	126.89	527.11	213.91	343.68
Net gain on derecognition of financial instruments classified under amortised cost category	1,450.57	1,395.56	-	2,468.64	-	-
<b>Total revenue from operations</b>	<b>47,103.52</b>	<b>45,395.02</b>	<b>37,220.38</b>	<b>1,33,894.13</b>	<b>1,02,877.97</b>	<b>1,40,524.82</b>
<b>2 Other income</b>	18.10	21.58	25.08	60.26	128.16	219.95
<b>3 Total income (1+2)</b>	<b>47,121.62</b>	<b>45,416.60</b>	<b>37,245.46</b>	<b>1,33,954.39</b>	<b>1,03,006.13</b>	<b>1,40,744.77</b>
<b>4 Expenses</b>						
Finance costs	26,064.13	24,544.10	19,508.57	73,428.50	54,044.28	74,836.99
Net loss on derecognition of financial instruments classified under amortised cost category	-	-	1,402.02	-	1,568.06	1,843.82
Impairment of financial instruments	(251.80)	506.91	1,162.84	400.20	4,597.66	5,392.51
Employee benefit expenses	7,091.44	7,061.98	4,498.35	20,496.95	13,132.09	17,900.77
Depreciation and amortization expenses	647.81	617.30	461.36	1,784.49	1,108.41	1,588.49
Other expenses	3,553.82	2,992.71	2,371.32	9,685.38	5,979.90	8,329.67
<b>Total expenses</b>	<b>37,105.40</b>	<b>35,723.00</b>	<b>29,404.48</b>	<b>1,05,795.52</b>	<b>80,430.40</b>	<b>1,09,892.25</b>
<b>5 Profit before tax (3-4)</b>	<b>10,016.22</b>	<b>9,693.60</b>	<b>7,841.00</b>	<b>28,158.87</b>	<b>22,575.73</b>	<b>30,852.52</b>
<b>6 Tax expense</b>						
Current tax	863.50	1,832.39	1,580.34	4,515.49	5,652.65	7,394.08
Deferred tax	1,516.08	378.74	201.82	1,981.93	(657.32)	(560.16)
Income tax for earlier years	(181.68)	-	-	(181.68)	-	(74.47)
<b>Total tax expense</b>	<b>2,197.90</b>	<b>2,211.13</b>	<b>1,782.16</b>	<b>6,315.74</b>	<b>4,995.33</b>	<b>6,759.45</b>
<b>7 Profit for the period (5-6)</b>	<b>7,818.32</b>	<b>7,482.47</b>	<b>6,058.84</b>	<b>21,843.13</b>	<b>17,580.40</b>	<b>24,093.07</b>
<b>8 Other comprehensive income</b>						
<b>Items that will not be reclassified to profit or loss</b>						
Re-measurement gains/ (losses) on defined benefit plans	(2.24)	(25.71)	(25.41)	4.13	56.44	59.71
Income tax effect of above	0.56	6.47	6.40	(1.04)	(14.20)	(15.03)
<b>Items that will be reclassified to profit or loss</b>						
Re-measurement gains/ (losses) on hedge instruments	-	-	222.95	-	664.93	664.93
Income tax effect of above	-	-	(56.11)	-	(167.35)	(167.35)
<b>Total other comprehensive Income</b>	<b>(1.68)</b>	<b>(19.24)</b>	<b>147.83</b>	<b>3.09</b>	<b>539.82</b>	<b>542.26</b>
<b>9 Total comprehensive income (7+8)</b>	<b>7,816.64</b>	<b>7,463.23</b>	<b>6,206.67</b>	<b>21,846.22</b>	<b>18,120.22</b>	<b>24,635.33</b>
<b>10 Paid up equity share capital</b> (Face value of Rs. 10 each)						50,119.77
<b>11 Other Equity</b>						1,46,680.10
<b>12 Earnings per share of Rs. 10 each (not annualised)</b>						
Basic & diluted earnings per share in ₹	1.56	1.49	1.21	4.36	3.51	4.81



Bh

# Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

## STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023

1. These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting as prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with Companies (Indian Accounting Standards), Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended.

2. Operating business segment results are reviewed regularly by the Company's Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. Business segment is the primary segment comprising of 'Housing finance'. As the Company operates only in a single business segment, no segment information thereof is given as required under Ind AS 108.

3. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 19, 2024. The statutory auditors of the Company have carried out limited review of the aforesaid results.

4. In terms of the RBI circular dated October 22, 2021 on "Scale Based Regulation: A Revised Regulatory Framework for all NBFC's and RBI's Press Release dated September 30, 2022, the Company falls under the Middle Layer. As on December 31, 2023, the Company has complied with the guidelines applicable to entities in the Middle Layer under the above Framework.

5. Disclosure pursuant to RBI Circular - RBI Master Direction - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 dated September 24, 2021 are as under:

a. Details of loans transferred through assignment in respect of loans not in default during the quarter ended 31 December 2023.

Particulars	Amount
Amount of loan assigned (Rs. in lakh)	18,949.34
Count of loan accounts assigned	2,189
Weighted average residual maturity (in months)	143.79
Weighted average holding period by originator (in months)	21.45
Retention of beneficial economic interest (MRR) (in %)	10.00%
Coverage of tangible security coverage (in %)	100.00%
Rating wise distribution of rated loans	NA
Number of instances (transactions) where transferor has agreed to replace the transferred loans	Nil
Number of transferred loan replaced	Nil

b. The Company has not transferred any non performing assets and any special mentioned account.

c. The Company has not acquired any loans through assignment, any stressed loans or Special Mention Account.

6. As on 31 December 2023, the security cover available in respect of secured non-convertible debt securities is 1.68 and the asset cover available in respect of NHB Borrowing having exclusive charge is 1.15. The Security cover format as per the Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Appendix I.

For and on behalf of the Board of Directors of  
Aditya Birla Housing Finance Limited



Pankaj Gadgil  
Managing Director & CEO  
DIN: 08521239

Place: Mumbai  
Date: January 19, 2024



(Rs in lakh)

Appendix I

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J (Total C to H)	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets <sup>iii</sup>	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. DSRA market value is not applicable)	Total Value=(K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)						
		Book Value	Book Value	Yes/No	Book Value	Book Value	Book Value							Relating to Column F
<b>ASSETS</b>														
Property, Plant and Equipment				*			2030		2,030					
Capital Work-in Progress				*										
Right of Use Assets				*			4092		4,092					
Goodwill				*										
Intangible Assets under Development				*			1704		1,704					
Investments				*			92		92					
Loans			3,63,628	*	4,96,848	7,13,979	21774		21,774					
Inventories				*			23254		15,97,709				4,96,848	8,60,476
Trade Receivables				*										
Cash and Cash Equivalents				*	1,386				1,386				1,386	
Bank Balances other than Cash and Cash Equivalents				*	35,014		41		35,055				35,014	
Others				*										
<b>Total</b>			<b>3,63,628</b>		<b>5,814</b>	<b>7,13,979</b>	<b>58,645</b>		<b>16,75,313</b>		<b>3,63,628</b>		<b>5,814</b>	<b>9,02,690</b>



AP



Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Debt for which this certificate being issued	Exclusive Charge	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari passu charge (excluding items covered in column F)	Assets not offered as Security	Elimination (amount, in negative)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets <sup>iii</sup>	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value=(K+M+N)
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains														
Other debt sharing pari-passu charge with above debt				Yes	3,20,806				3,20,806				3,20,806	3,20,806
Other Debt														
<b>Subordinated Debt</b>														
Borrowings	No Charge as unsecured Debt			No			34,103							
Bank	NA			No										
	Pari-Passu Charge			No		6,56,248	41		6,56,289					
Debt securities	No Charge as Commercial Paper													
	not to be filled			No			1,04,146		1,04,146					
Others	Exclusive charge on NHB Loan													
Trade Payables	NA		3,17,473	No					3,17,473					3,17,473
Lease Liabilities	NA			No			5,582		5,582					
Provisions	NA			No			4,224		4,224					
Others	NA			No			1,335		1,335					
	NA			No			12,631		12,631					
<b>Total</b>			<b>3,17,473</b>		<b>3,20,806</b>	<b>6,56,248</b>	<b>1,62,062</b>		<b>14,56,590</b>				<b>3,17,473</b>	<b>6,36,280</b>
Cover on Book Value			1.15		1.68									
Cover on Market Value													1.15	1.68

Note: We confirm that the company has complied with the covenants mentioned in the placement memorandums of the Secured Redeemable Non-Convertible Debentures for the period ended Dec 31, 2023.

AT

To,  
Board of Directors  
Aditya Birla Housing Finance Limited.

**Independent Auditor's Certificate on the Statement of maintenance of security cover and compliance with covenants in respect of listed non-convertible debt securities as at 31 December 2023.**

- 1 This Certificate is issued in accordance with the terms of our engagement letter dated 27 August 2021 with Aditya Birla Housing Finance Limited ('the Company') having its Registered office at Indian Rayon Compound, Veraval, Gujarat 362266 ('the Company') and pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular: SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated 19 May 2022 (Collectively referred to as "Regulations").
- 2 We, KKC & Associates LLP (Formerly known as Khimji Kunverji & Co LLP), statutory auditors of the Company, have examined the details given in the attached Annexure I (herein after referred to as the 'Statement') prepared by the management, stamped by us for identification purpose.

**Management's Responsibility**

- 3 The Compliance with the Regulations, the terms & covenants of the Non-Convertible Debentures ("NCD") as per the information memorandum ("IM") and Debenture Trust Deeds and computation of security cover as given in the attached Statement is the responsibility of the Company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the Company complies with the requirements, including those given in the Regulations and provides all relevant information to the Debenture Trustee.

**Auditor's Responsibility**

- 4 Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the financial information contained in the Statement have not been accurately extracted from the unaudited financial information as at/for the quarter and period ended 31 December 2023, other relevant records and documents maintained by the Company or that the computation thereof is arithmetically inaccurate.
- 5 The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.
- 6 For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:
  - 6.1 Obtained the unaudited financial information of the Company as at and for the period ended 31 December 2023.
  - 6.2 Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited financial information of the Company as at and for the period ended 31 December 2023.
  - 6.3 Ensured arithmetical accuracy of the computation of security cover in the Statement.
  - 6.4 Obtained the list of listed non-convertible debt securities outstanding as at 31 December 2023.



# kkc & associates llp

Chartered Accountants  
(formerly Khimji Kunverji & Co LLP)

- 6.5 Performed necessary Inquires with the management and on a test check basis, ensured that the Company made timely payments of interest and principal due, if any, during the period ended 31 December 2023.
  - 6.6 On test check basis, checked the compliance with the covenants stated in the Debenture Trust deed;
  - 6.7 Performed necessary inquiries with the management regarding any instances of non-compliance with covenants or communications received from the Trustee indicating any breach of covenants during the period ended 31 December 2023.
  - 6.8 Obtained necessary representations from the management.
- 7 We have performed verification procedures, in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI"). We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, on Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and other Assurance and Related Service Engagements.

## Conclusion

- 8 Based on the procedures performed mentioned in paragraph 6, evidence obtained, and the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that causes us to believe that:
- a. the financial information as contained in the Statement have not been accurately extracted from the unaudited financial information as at and for the period ended 31 December 2023 or that the computation thereof is arithmetically inaccurate.
  - b. The Company during the period ended 31 December 2023 has not complied, in all material respects, with the covenants in respect of the listed NCDs of the Company outstanding as at 31 December 2023 as mentioned in the Statement.

## Restriction on Use

- 9 This certificate is issued for the purpose of submission by the Company to the Debenture Trustee pursuant to the Regulations and should not be used, referred to or distributed for any other purpose or by any person other than the addressees of this report. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

## For KKC & Associates LLP

Chartered Accountants  
(formerly Khimji Kunverji & Co LLP)  
ICAI Firm Registration No. 105146W/W100621

## Hasmukh B Dedhia

Partner

ICAI Membership No.: 033494

UDIN: 24033494BKC@VV4473

Place: Mumbai

Date: 19 January 2024





# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



PROTECTING INVESTING FINANCING ADVISING

January 19, 2024

<b>National Stock Exchange of India Limited</b> Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001
--	---

Dear Sir/Madam,

**Sub: Disclosures as per Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

With reference to the subject matter, please find below information as per Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended December 31, 2023:

Sr. No.	Particulars	Disclosures
1	Debt-equity ratio <sup>1</sup>	6.55
2	Debt service coverage ratio	NA
3	Interest service coverage ratio	NA
4	Outstanding redeemable preference shares (quantity and value)	NA
5	Capital redemption reserve/debenture redemption reserve	NA
6	Net worth (Rs. in lakh)	2,18,723.00
7	Net profit after tax (Rs. in lakh)	21,843.13
8	Earnings per share	4.36
9	Current ratio	NA
10	Long term debt to working capital	NA
11	Bad debts to Account receivable ratio	NA
12	Current liability ratio	NA
13	Total debts to total assets <sup>2</sup>	0.86
14	Debtors turnover	NA
15	Inventory turnover	NA
16	Operating margin (%)	NA
17	Net profit margin (%) <sup>3</sup>	16.31
18	Sector specific equivalent ratios:	
	(a) Gross Stage 3	2.18%
	(b) Net Stage 3	1.44%
	(c) Gross NPA	2.18%
	(d) Net NPA	1.44%
	(c) Return on Total Assets (annualised)	2.01%

## Aditya Birla Housing Finance Limited

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,

Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

+91 22 6279 9505 | Toll-free number 1800-270-7000

care.housingfinance@adityabirlacapital.com | <https://homefinance.adityabirlacapital.com>

## Registered Office:

Indian Rayon Compound, Veraval,

Gujarat -362 266

CIN: U65922GJ2009PLC083779





19	Asset cover available, in case of non-convertible debt securities	1.68 times  The Company at all times maintains 100% or such higher asset cover as per the terms of offer document / information Memorandum sufficient to discharge its liabilities for the Non-Convertible Debentures (NCDs) issued, by way of first pari passu charge over its IMMOVABLE property, receivables, securities, future moveable assets and current assets as may be identified by the Company from time to time except those receivable(s) and assets of the Company, both present and future on which exclusive charge has been created to secure the Excluded Borrowings or any part thereof.
20	Statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.	Issue proceeds of Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on December 31, 2023 are being utilized as per the objects stated in the offer document.
21	Material deviation in the use of proceeds as compared to the objects of the issue.	There was no deviation in the use of proceeds of the issue of Non-Convertible Debt Securities from the objects stated in the offer document.

Notes:

1. Debt-equity ratio = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Net worth.
2. Total debts to total assets = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / total assets.
3. Net profit margin = Net profit after tax / total income.

Request to kindly take the same on your records.

Thanking you

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**

**Company Secretary**

**Membership No.: 32296**

[Hiral.Sidhpura@adityabirlacapital.com](mailto:Hiral.Sidhpura@adityabirlacapital.com)

**Aditya Birla Housing Finance Limited**

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,

Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

+91 22 6279 9505 | Toll-free number 1800-270-7000

care.housingfinance@adityabirlacapital.com | <https://homefinance.adityabirlacapital.com>

**Registered Office:**

Indian Rayon Compound, Veraval,

Gujarat -362 266

CIN: U65922GJ2009PLC083779



intertek

# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



## ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

January 19, 2024

<b>National Stock Exchange of India Limited</b> Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001
--	---

Dear Sir/Madam,

**Sub: Intimation under Regulation 52(7) & (7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the quarter ended December 31, 2023**

Pursuant to Regulation 52(7) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Operational circular SEBI/HO/DDHS/DDHS\_Div1/P/CIR/2022/0000000103 dated 29 July 2022, a statement indicating the utilization of issue proceeds of non-convertible securities is enclosed as **Annexure A**.

Further, in terms of Regulation 52(7A), a statement confirming NIL deviation or variation, in the format prescribed, in the use of proceeds of issue of listed nonconvertible securities, from the objects stated in the offer document, is enclosed as **Annexure B**.

Kindly take the same on your records.

Thanking you,

For **Aditya Birla Housing Finance Limited**

**Hiral Sidhpura**  
**Company Secretary**  
**Membership No.: 32296**  
[Hiral.Sidhpura@adityabirlacapital.com](mailto:Hiral.Sidhpura@adityabirlacapital.com)

### Aditya Birla Housing Finance Limited

One World Center, Tower 1, 18th Floor, 841, Jupiter Mill Compound,  
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.  
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000  
care.housingfinance@adityabirlacapital.com | adityabirlahousingfinance.com

### Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat -362 266  
CIN: U65922GJ2009PLC083779



**Annexure A**

**Statement indicating the utilisation of the issue proceeds of non-convertible securities under Regulation 52(7)**

Amount INR Crores

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Aditya Birla Housing Finance Limited	INE831R07409	Private Placement	Secured NCD	November 01, 2023	270.00	270.00	No	NA	NA
<b>Total</b>					<b>270.00</b>	<b>270.00</b>			

Note: The purpose of for which the funds were utilized as per placement memorandum-

The fund raised through this Issue, after meeting the expenditure of and related to the Issue, will be used for our various financing activities, to repay our existing loans and our business operations including for our capital expenditure and working capital requirements.

**For Aditya Birla Housing Finance Limited**

Name of signatory: **Hiral Sidhpura**

Designation: **Company Secretary**

Date: January 19, 2024

## Annexure B

### Statement of deviation/ variation in use of Issue proceeds under Regulation 52 (7A)

Particulars					Remarks		
Name of listed entity					Aditya Birla Housing Finance Limited		
Mode of fund raising					Private placement		
Type of instrument					Non-convertible Securities		
Date of raising funds					Refer Annexure A		
Amount raised (in Rs. Crore)					Refer Annexure A		
Report filed for quarter ended					December 31, 2023		
Is there a deviation/ variation in use of funds raised?					Nil Deviation / Variation		
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?					Yes		
If yes, details of the approval so required?					NA		
Date of approval					NA		
Explanation for the deviation/ variation					NA		
Comments of the audit committee after review					NA		
Comments of the auditors, if any					NA		
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table: Not Applicable							
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/ Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any	Date of Raising Funds
-	-	-	-	-	-	-	-
Deviation could mean: a. Deviation in the objects or purposes for which the funds have been raised. b. Deviation in the amount of funds actually utilized as against what was originally disclosed							
<b>For Aditya Birla Housing Finance Limited</b>							
Name of signatory: <b>Hiral Sidhpura</b> Designation: <b>Company Secretary</b> Date: January 19, 2024							